

FOR SUBLEASE:

±1,821 SF OFFICE IN DOWNTOWN COLUMBIA

514 GERVAIS STREET COLUMBIA, SOUTH CAROLINA

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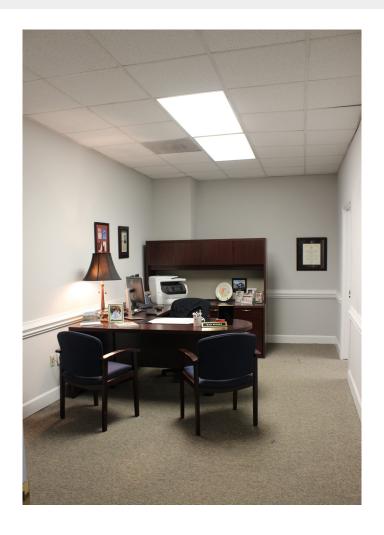
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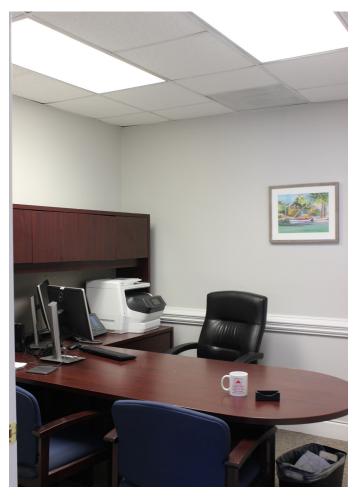
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PROPERTY OVERVIEW

514 GERVAIS STREET COLUMBIA, SOUTH CAROLINA





- ±1,821 square foot office sublease in Columbia's Central Business District (CBD)
- Available January 15, 2020
- Initial lease expires December 31, 2020
- Potential for longer lease and up to ±3,700 SF (direct deal with landlord)
- Traffic Counts (Station 104): 27,600 VPD

•	Demographics (2018):	<u>1-mile:</u>	<u>3-miles:</u>	<u>5-miles:</u>
	Population:	7,787	79,840	167,161
	Households:	3,568	33,221	71,324
	Avg. Household Income:	\$64,013	\$66,852	\$72,610

• Lease rate: \$3,900/month

