

# PRICE BUILDING

1005 GERVAIS ST & 1200 PARK ST | COLUMBIA | SOUTH CAROLINA



**FOR LEASE** | 1200 Park St, Suite 200:  $\pm 2,825$  SF office space  
1005 Gervais St:  $\pm 1,430$  SF office space

## CONTACT:

**J.P. SCURRY, CCIM**

JP@croslandbarnesgroup.com

Office: 803.254.0350

Cell: 803.361.7464

**SCOTTIE SMITH**

Scottie@croslandbarnesgroup.com

Office: 803.254.0350

Cell: 864.230.7076

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CROSLAND BARNES GROUP

1332 Main Street | Suite 30

Columbia, SC 29201

[croslandbarnes.com](http://croslandbarnes.com)



**FOR LEASE** | 1200 Park St, Suite 200: ±2,825 SF office space  
1005 Gervais St: ±1,430 SF office space



## *An urban destination with downtown desirability.*

Discover the Historic Congaree Vista and Entertainment District, located along the Gervais Street retail corridor, which is a renovated textile mill and trainyard district transformed into a one-stop entertainment and arts hub of antique and gallery stores, national chain clothing stores, outdoor outfitters, office buildings and hotels. Many of these are lined along brick streets and all surrounded by downtown eateries and historic landmarks.

- Two suites available
- 1200 Park St Suite 200: ±2,825 SF office space
- 1005 Gervais St: ±1,430 SF office space
- Located in the heart of the Vista
- Walking distance to the State House grounds
- Walking distance to Starbucks, Panera Bread, Mellow Mushroom and dozens of other restaurants
- Parking available behind the building with reserved spaces also available
- Lease rate: \$25. per SF, net utilities and janitorial

### 2019 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,991	79,866	164,989
Growth 2018 - 2023	3.2%	0.8%	1.1%
Average Income	\$55,891	\$56,100	\$61,582
Median Age	21.1	27.9	31.3
Daytime Employees	52,450	123,231	182,515

**1005 GERVAIS ST & 1200 PARK ST | THE VISTA**