

400 Otarre Parkway, Cayce, SC, 29033

# Dominion Energy

## CAMPUS



**ALLEN WILKERSON, SIOR**  
Vice President  
803-401-4210  
[allen.wilkerson@colliers.com](mailto:allen.wilkerson@colliers.com)



**Dominion  
Energy®**

# Dominion Energy Campus

## ±102,608 RSF Office Building for Lease

- First Floor ±51,304 Square Feet
- Second Floor ±51,304 Square Feet
- Exceptional corporate campus environment
- Superior quality space & service areas
- High-level security on campus & at gated entrances
- Convenient parking - covered & uncovered
- Located at the I-77 and I-26 interchange

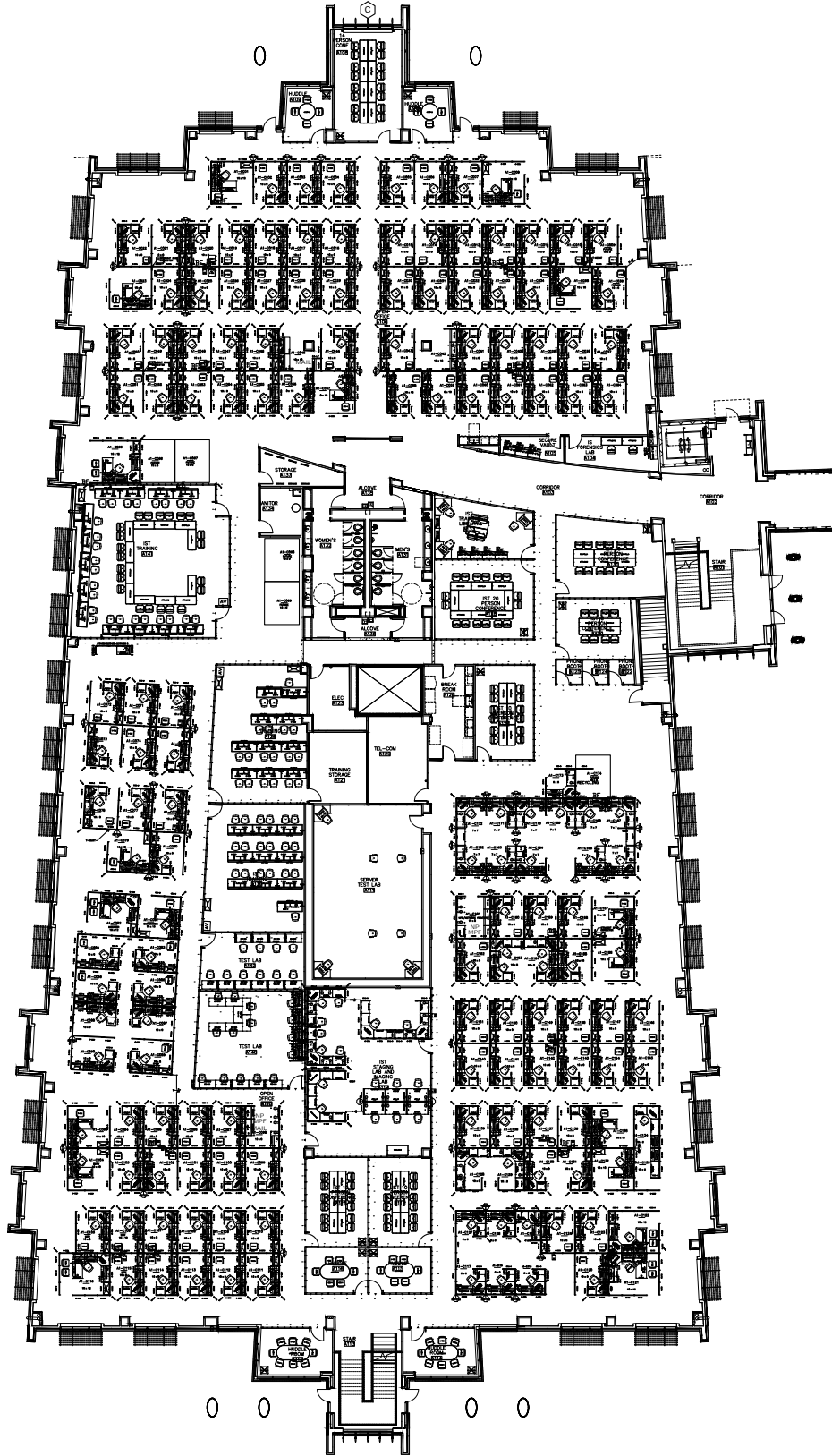


# Property Highlights

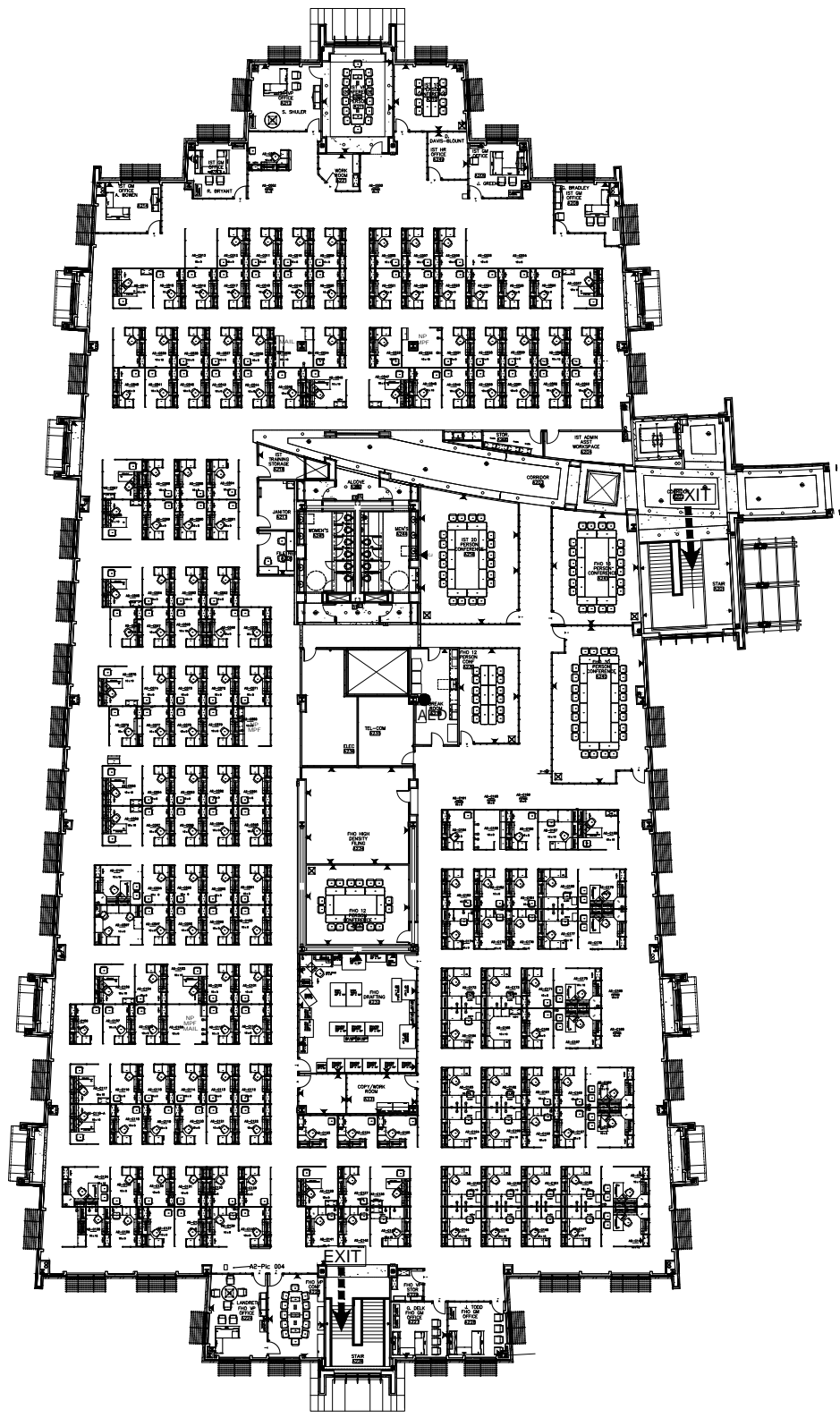
- Highest quality suburban office space in the Columbia, South Carolina market and among the highest quality in the entire eastern United States
- Well located from a human resources and recruiting standpoint due to its proximity to a growing workforce population
- ±500,000 SF corporate campus on ±92 acres
- Class A building and amenities that were completed in 2009
- Exterior monument signage opportunity for a new tenant



# Building A Floor Plan: 1st Floor



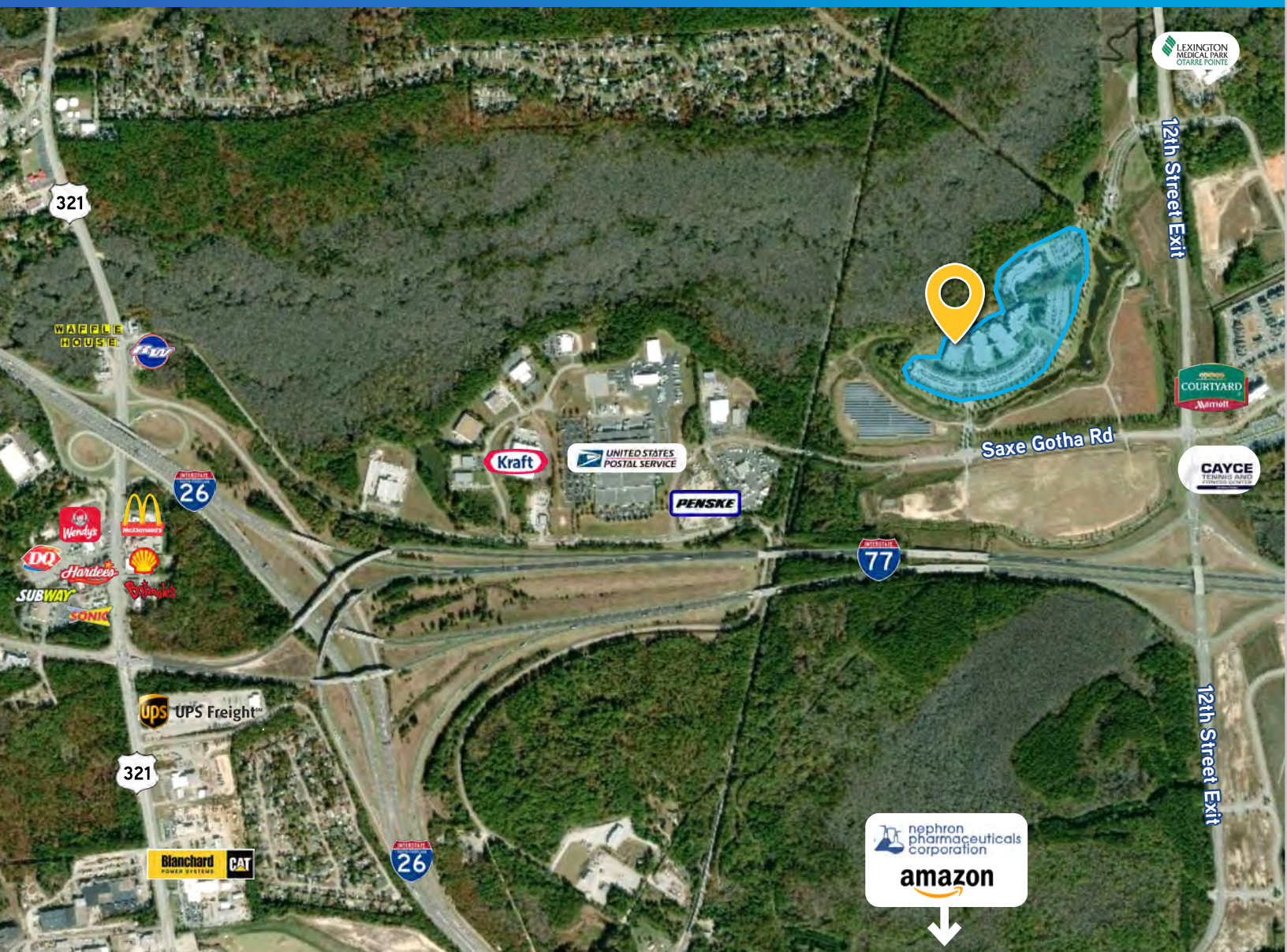
# Building A Floor Plan: 2nd Floor



# Access

DISTANCE TO ROADWAYS	MILES
Interstate 77	.5 Mile
Interstate 26	2 Miles
Highway 321	2 Miles
Interstate 20	13 Miles
Interstate 95	58 Miles

DISTANCE TO HUBS	MILES
Downtown Columbia	6 Miles
Columbia Metro Airport	7 Miles
University of South Carolina	7 Miles
Charleston International Airport	100 Miles
Greenville International Airport	110 Miles



# Location

DISTANCE TO	TIME
Charlotte Int'l Airport	1 Hour 30 Minutes
Port of Charleston	1 Hour 30 Minutes
Greenville, SC	1 Hour 43 Minutes
Charleston, SC	1 Hour 30 Minutes
Charlotte, NC	1 Hour 42 Minutes

The campus provides access to an unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system.



# Campus Amenities

- Interior corridors connect each building on the campus providing tenants coverage and protection from inclement weather
- Nature trail runs along the protected forest and offers tenants recreation and relaxation
- Unique outdoor courtyard and seating that overlooks protected forest land and can be used for company events
- Class A café and dining
- 390 person auditorium with state of the art audio visual technology
- Fitness center with locker rooms
- 24/7 security with access control systems and top of the line camera systems
- Redundant power and water supply
- Freestanding electrical in each building if sub-metering is required



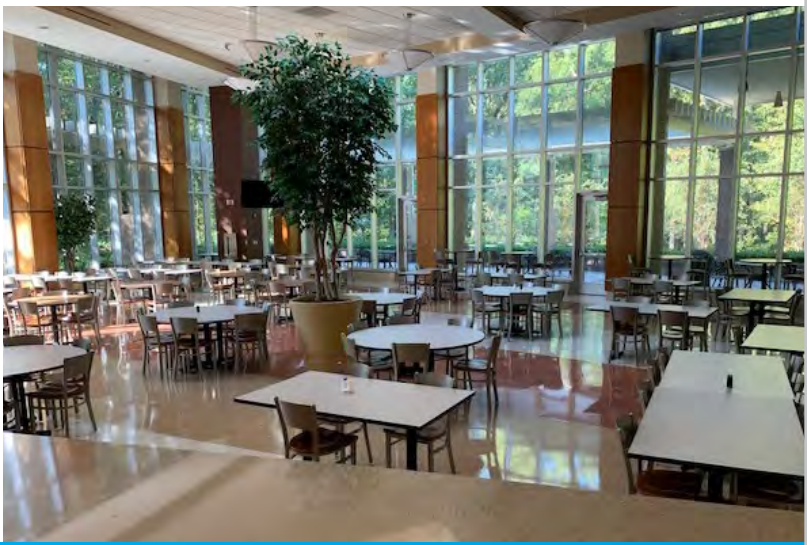
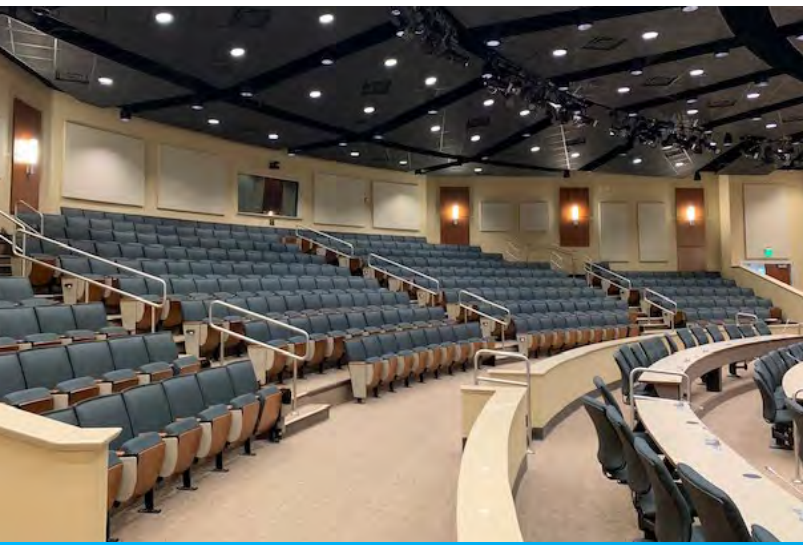


**Walking trails** and well-manicured landscaping throughout the campus



**Convenient** covered and uncovered parking for tenants

# Campus Amenities



# Columbia: Famously Hot for Business

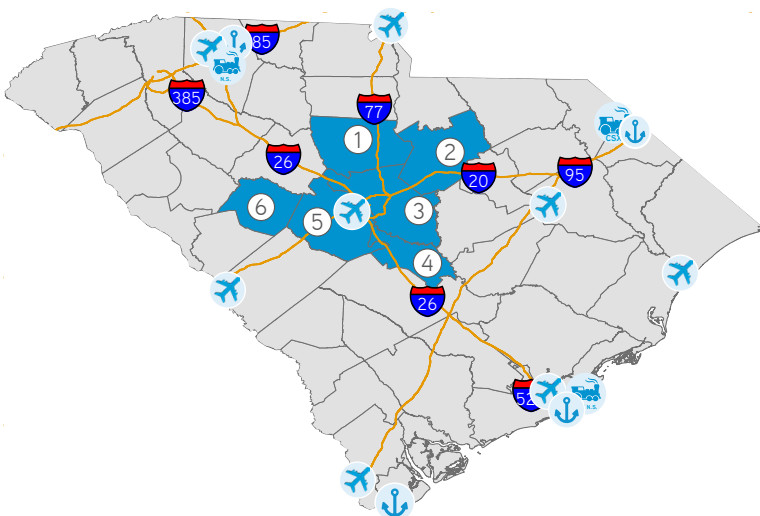
## Ease of access to the capital city

Columbia's ease of accessibility is a primary factor in site selection for both businesses and residents and many are drawn to Columbia due to its convenient location. The Columbia, SC Metropolitan Statistical Area (MSA) is made up of 6 counties centrally located in South Carolina, halfway between the Port of Charleston and South Carolina Inland Port in the Upstate. In addition, major interstates run through the Columbia region, allowing short drive-time access to Charlotte, NC; Atlanta, GA; and Charleston and Greenville, SC, among others.

The region's airport, Columbia Metropolitan Airport (CAE), sees more than 1.2 million passengers per year, processes more than 168,000 tons of air cargo and is home to a UPS regional air hub. Additionally, several airports are within a two-hour drive-time, including Charlotte Douglas International Airport (CLT), Charleston International Airport (CHS), Greenville-Spartanburg International Airport (GSP) and Augusta Regional Airport (AGS). Columbia is also positively affected by the robust statewide import/export business throughout the state; the region is seeing more new companies land in Columbia who are directly supporting the booming automotive industry and a variety of advanced manufacturers.

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## COLUMBIA IS CONNECTED TO OTHER MARKETS.



### INTERSTATE:

I-20 I-26  
I-77



### PORTS:

Port of Charleston  
SC Inland Port (Greer)  
Inland Port Dillon



### RAIL:

CSX  
Norfolk Southern



### AIR:

Greenville-Spartanburg International Airport (GSP)  
Columbia Metropolitan Airport (CAE)  
Charleston International Airport (CHS)  
Myrtle Beach International Airport (MYR)  
Charlotte Douglas International Airport (CLT)

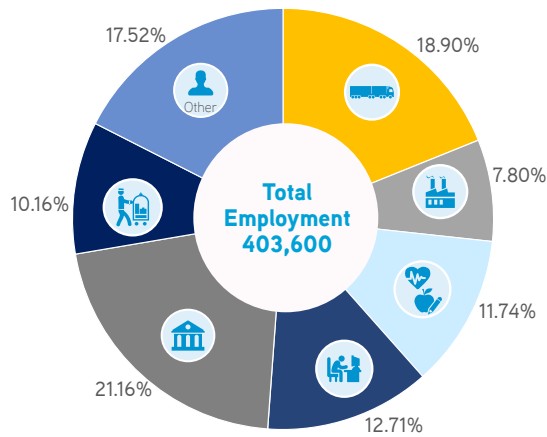
- ① Fairfield
- ② Kershaw
- ③ Richland
- ④ Calhoun
- ⑤ Lexington
- ⑥ Saluda

# Economy & Labor Market

According to the Bureau of Economic Analysis (BEA), during the first quarter of 2019 South Carolina's GDP grew 2.5% totaling approximately \$236.75 billion. The gross domestic product (GDP) for the Columbia region totaled \$40.88 billion in 2017, accounting for 18.42% of South Carolina's total 2017 GDP.

Total GDP is up over recent years as the economy improves and major sectors such as professional and business services grow and contribute to a larger portion of total GDP. The region's economy is largely driven by manufacturing, professional and business services, finance, insurance and real estate sectors and a strong military presence.

## 2019 Preliminary Employment by Sector & Percent of Total Employment



Source: Bureau of Labor Statistics

 **TRADE, TRANSPORTATION & UTILITIES**  
2019: 76,300; 18.90%

 **PROFESSIONAL & BUSINESS SERVICES**  
2019: 51,300; 12.71%

 **MANUFACTURING**  
2019: 31,500; 7.80%

 **GOVERNMENT**  
2019: 85,400; 21.16%

 **EDUCATION, HEALTH SERVICES**  
2019: 47,400; 11.74%


 **LEISURE & HOSPITALITY**  
2019: 41,000; 10.16%

## Regional Demographics

The Columbia MSA makes up over 17.37% of South Carolina's population and offers favourable demographics, with strong population growth and a skilled, educated labor force.



### POPULATION

 2024: 902,247 (ESRI forecast)  
2019: 851,711 (ESRI estimate)  
2010: 767,598 (Census)




### HOUSEHOLDS

 2024: 345,209 (ESRI forecast)  
2019: 325,983 (ESRI estimate)  
2010: 294,881 (Census)



### HOUSEHOLD INCOME

 **Average:**  
2024: \$86,499 (ESRI forecast)  
2019: \$75,064 (ESRI estimate)



### AGE (2019 ESRI Estimate)

25-34: 121,795 (14.3%)  
35-64: 322,798 (37.9%)  
65+: 130,312 (15.3%)



### RACE & ETHNICITY (2019 ESRI estimate)

Caucasian: 59.5%  
African American: 32.9%  
Hispanic Origin: 5.6%



### EDUCATIONAL ATTAINMENT

(2019 Population ESRI Estimate)  
High School Graduate: 23.2%  
Some College: 20.5%  
Bachelor/Graduate/Professional Degree: 33.8%

# Major Employers

State of South Carolina	32,085
Prisma Health	15,000
Blue Cross Blue Shield of SC	9,839
University of South Carolina	6,395
US Department of the Army	5,286
Richland School District 1	4,265
Richland School District 2	3,654
Dominion Energy	3,066
Richland County	2,393
City of Columbia	2,300
AT&T South Carolina	2,100
First Citizens Bank & Trust	1,784
Providence Hospital	1,625
Dorn VA Medical Center	1,500
Wells Fargo	1,400
Verizon Wireless	1,261
Air National Guard	1,200



# Higher Education

University of South Carolina	34,795 students
Midlands Technical College	7,429 students
Benedict College	2,281 students
Columbia College	1,452 students
Allen University	600 students
Columbia International University	591 students



# The Rankings

As the Capital city of South Carolina and the second the largest city in the state, the Columbia MSA is home to over 850,000 people - one of the most captivating cities across the Southern U.S. Columbia is a city on the rise with a flourishing downtown, rising population, declining unemployment rate and expanding economy. The South Carolina Statehouse, State Museum, University of South Carolina and many other landmarks call this city home. The Columbia Metro Area's cost of living is 10.4% lower than the U.S. average. With a spirited and thriving arts community including galleries, theatres, and performing arts venues, Columbia continues to outperform cities across the U.S.

## South Carolina



**Top States for Doing Business 2019**

- Area Development Magazine



**Best States for Manufacturing**

- Site Selection Group



**Best Places in America to Land Your Dream Job**

- CNBC



**Best Year-Over-Year Job Growth**

- CNBC



**Best States for Doing Business**

- Forbes

## Columbia



**Top Cities Where Millennials are Moving**

- SmartAsset



**Top Markets for Out-Of-State Home Shoppers**

- Realtor.com



**Under-the-Radar Southern Food Destinations**

- Zagat.com



**Best State Capitals: Quality of Life**

- Wallethub.com



**Best Cities to Live in America**

- Niche

# Area Attractions



riverbanks.org

## Riverbanks Zoo & Garden

Riverbanks Zoo & Garden, the state's most popular tourist attraction, features more than 2,000 animals in natural exhibits. A 70-acre botanical garden offers scenic views of the Saluda River and wooded trails, among other sites. [www.riverbanks.org](http://www.riverbanks.org)



thestate.com

## Lake Murray

Lake Murray is a man-made lake and power reservoir for Dominion Energy. The lake was complete in 1930 and has been a recreational attraction ever since. Lake Murray covers approximately 50,000 acres of land and 650 miles of shoreline. [www.lakemurraycountry.com](http://www.lakemurraycountry.com)



nps.gov

## Congaree National Park

Congaree National Park, the only national park in South Carolina, offers a variety of activities, including hiking, canoeing, kayaking and fishing. [www.nps.gov/cong/index.htm](http://www.nps.gov/cong/index.htm)



experiencecolumbiasc.com

## Columbia Museum of Art

The Columbia Museum of Art is in the cultural heart of Columbia. With dynamic exhibitions and fun programs, the Columbia Museum of Art is redefining the modern museum as the bustling social hub of our community. [www.columbiamuseum.org](http://www.columbiamuseum.org)



## South Carolina State House

Columbia has been home to South Carolina's State House since 1790. The State House is located at Main and Gervais Streets and offers rich history to visitors. [www.scstatehouse.gov](http://www.scstatehouse.gov)



scmuseum.org

## South Carolina State Museum

The South Carolina State Museum is South Carolina's largest and most comprehensive museum. The museum highlights South Carolina art, science and technology, natural history and cultural history. A new planetarium and 4D theatre recently opened. [scmuseum.org](http://scmuseum.org)



experiencecolumbiasc.com

## Edventure

EdVenture is a locally managed, not-for-profit children's museum. EdVenture offers many exhibits with a goal of helping to shape a new generation who love to learn. [www.edventure.org](http://www.edventure.org)



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