

1122

Lady Street
COLUMBIA | SC

Flexible Office Space in the Heart of Columbia's Central Business District

Just blocks from the South Carolina Statehouse grounds, numerous landmarks, The University of South Carolina's campus, Columbia's Museum of Art, and the banks of the Congaree River.

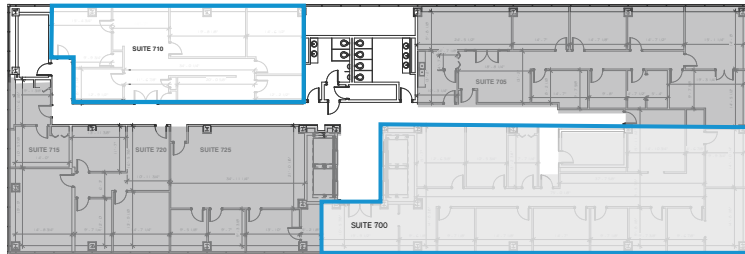


Colliers International
1301 Gervais Street | Suite 600
Columbia, SC 29201
P: +1 803 254 2300

Tommy Johnson, SIOR
Vice President
+1 803 401 4228
tommy.johnson@colliers.com

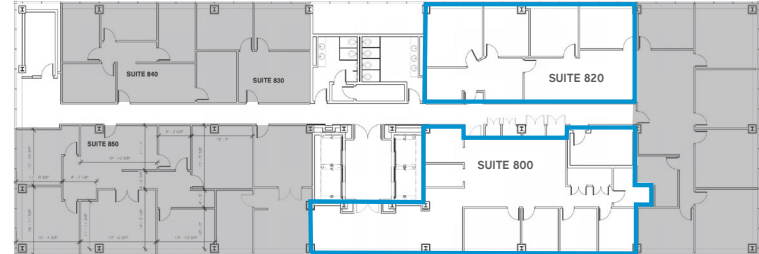
Crawford Prezioso
Brokerage Associate
+1 803 401 4289
crawford.prezioso@colliers.com

7th Floor



SUITE 700: ±3,429 RSF AVAILABLE
SUITE 710: ±1,814 RSF AVAILABLE

8th Floor



SUITE 800: ±2,255 RSF AVAILABLE
SUITE 820: ±1,708 RSF AVAILABLE

10th Floor



SUITE 1020: ±1,998 RSF AVAILABLE

Direct lease space offers available improvement allowances and flexible lease terms to accommodate more traditional office requirements desiring more tailored, tenant-specific design and layouts. Tenants can also benefit from access to Novel's meeting rooms and amenity spaces.

THE FEATURES

This space provides a highly visible downtown location at the corner of Main and Lady Street. Parking is available in the private garage located underneath the building.

THE AREA

Enjoy working, dining and entertaining with customers, clients and co-workers on Main Street and in the Congaree Vista – Columbia's preferred entertainment and restaurant districts.

\$20-\$22/SF
FULL SERVICE GROSS

9th Floor

Novel SmartSuites:

These large, multi-room SmartSuites create a private, collaborative environment customized to meet your specific needs. Each suite offers managerial offices along with open floorplan space. Features include direct fiber internet, WiFi and a lounge. These turnkey $\pm 1,733$ to $\pm 3,372$ SF private suites offer the flexibility of short term (1-2 years) leases. All suites include a kitchen and conference room, as well as access to meeting rooms, amenity spaces and business services. Unlike competitors, Novel Coworking offers suites that are fully customizable with options ranging from additional executive offices and team rooms to phone booths, murals, and custom furniture. SmartSuites are priced all-inclusively and can be quoted by area sales managers.



Novel Coworking SmartSuites

SUITE 900A:	$\pm 3,341$ RSF AVAILABLE
SUITE 900B:	$\pm 3,372$ RSF AVAILABLE
SUITE 900C:	$\pm 2,083$ RSF AVAILABLE
SUITE 900D:	$\pm 1,733$ RSF AVAILABLE
SUITE 900E:	$\pm 1,828$ RSF AVAILABLE

THE BUILDING

Prominently located in Columbia's Central Business District, 1122 Lady Street is a $\pm 147,000$ square foot building offering a quality office environment in the market's most vibrant location.

THE AMENITIES

1122 Lady Street offers a great variety of suite sizes ranging from small offices to full floors. This building also offers a conference center, 24 hour access, a rooftop patio and parking.

Inquire for Pricing



Tommy Johnson, SIOR

Vice President

+1 803 401 4228

tommy.johnson@colliers.com

Crawford Prezioso

Brokerage Associate

+1 803 401 4289

crawford.prezioso@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers International
1301 Gervais Street | Suite 600
Columbia, SC 29201
P: +1 803 254 2300

