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Rental Rate:

**\$18.00**  
Per Square Foot

**FOR LEASE** | 1400 Pickens Street, Columbia, SC 29201

## ±10,000 SF Office Space for Lease in the Central Business District

This property is located in Columbia's Central Business District close to the University of South Carolina's main historic campus and law school, the South Carolina State Capitol Complex, Main Street Business amenities and area attractions. The prime available ±10,000 SF space is located on the main lobby floor, offering prominent entrance and signage. The floor has been fully renovated to include a new building lobby, modernized and updated restrooms and new windows that provide extensive natural light in the space. The building has a staffed security desk in the main lobby, full service leases and is offering generous tenant upfit packages.

- Fully-renovated main entrance, building lobby and restrooms
- ±10,000 SF on the first floor with direct lobby double-door suite entry
- New window openings provide extensive natural light
- Building security desk is staffed during business hours
- 4/1,000 SF parking ratio
- Generous tenant upfit package available
- Rental rate: \$18.00/SF; Full-Service

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### **TOMMY JOHNSON, SIOR**

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Accelerating success.

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Columbia, SC 29201

Contact:

### TOMMY JOHNSON, SIOR

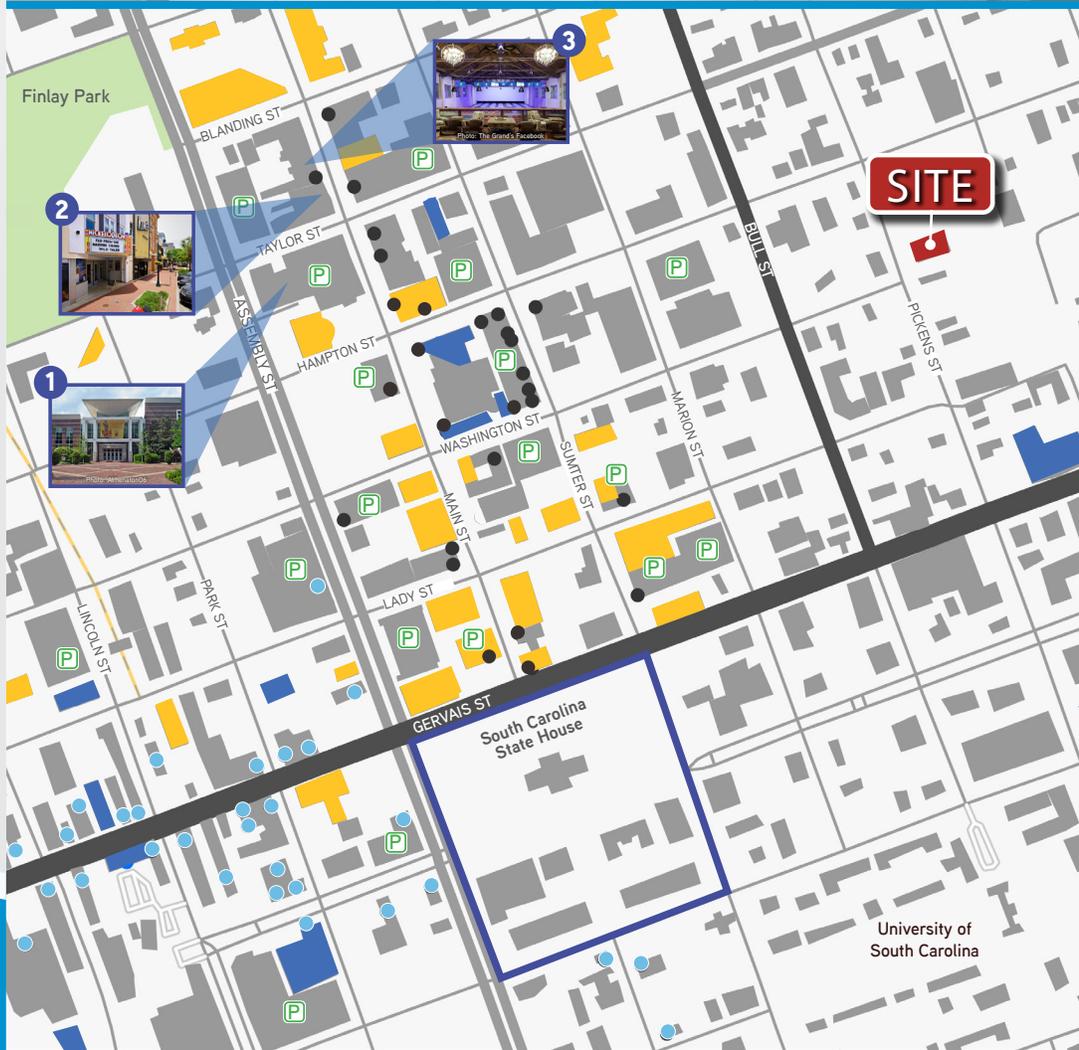
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- 1400 Pickens Street
- Office Buildings
- Hotels

- 1 Columbia Museum of Art
- 2 Nickelodeon Theater
- 3 The Grand