

# 701 GERVAIS STREET

AVAILABLE FOR LEASE

VISTA OFFICE SPACE FROM ±4,304 RSF



- ▶ Highly **visible and accessible** office building located in the Historical Vista District of Downtown Columbia
- ▶ Blocks from the **Central Business District, State Capitol, and USC Campus**
- ▶ **Proximity to** more than 100 restaurants, entertainment venues, art galleries, and specialty retail shops
- ▶ **Parking (included in base rent):** 4 spaces per 1,000 SF

**LEASE RATE** ▶ \$23.00 PSF **FULL SERVICE**

## CONTACT

**MACON LOVELACE, SIOR** | Partner | [mlovelace@trinity-partners.com](mailto:mlovelace@trinity-partners.com) | 803-567-1431

**PAUL HARTLEY, SIOR** | Director, Office Properties | [phartley@trinity-partners.com](mailto:phartley@trinity-partners.com) | 803-567-1388

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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PARTNERS**

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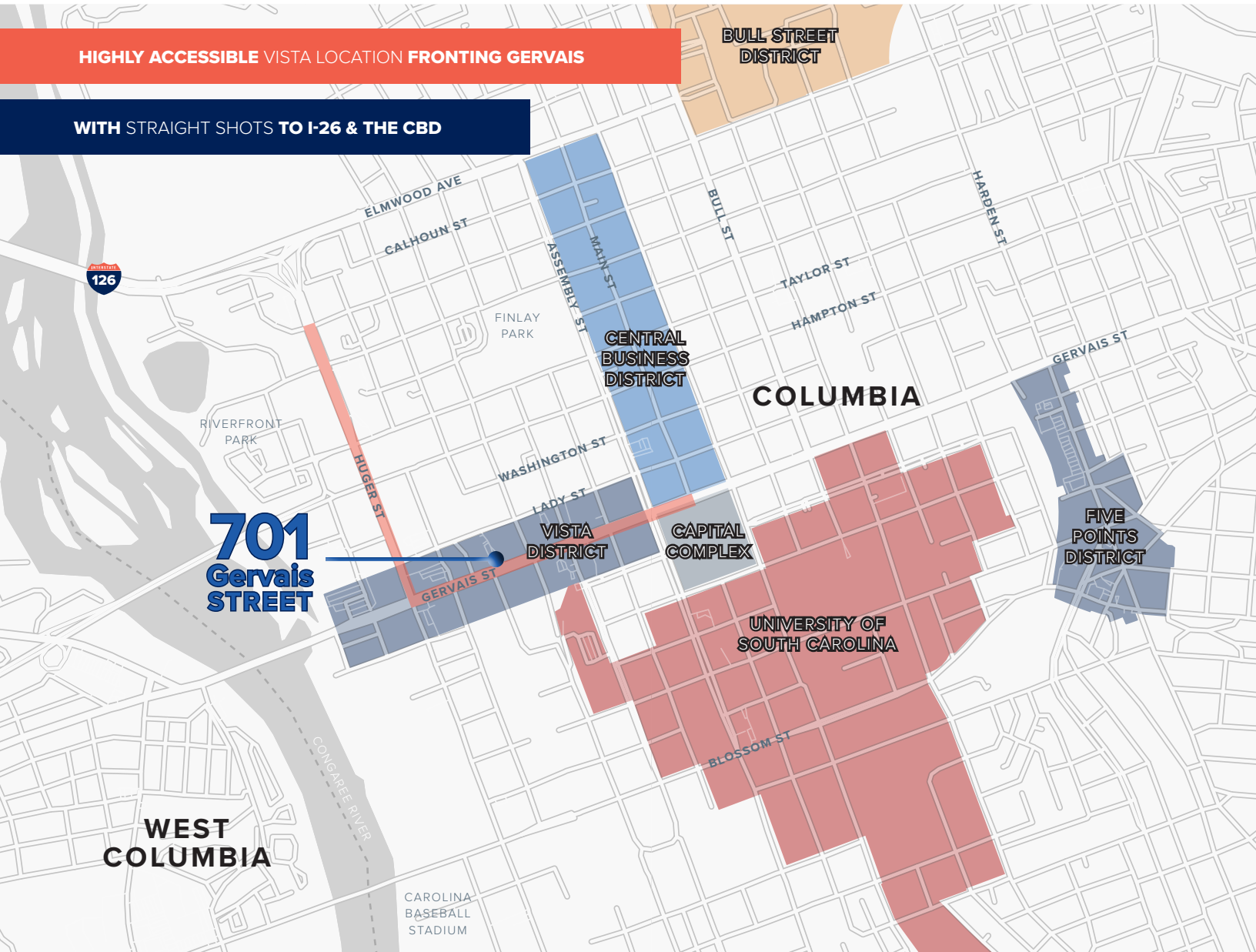
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HIGHLY ACCESSIBLE VISTA LOCATION FRONTING GERVAIS

WITH STRAIGHT SHOTS TO I-26 & THE CBD



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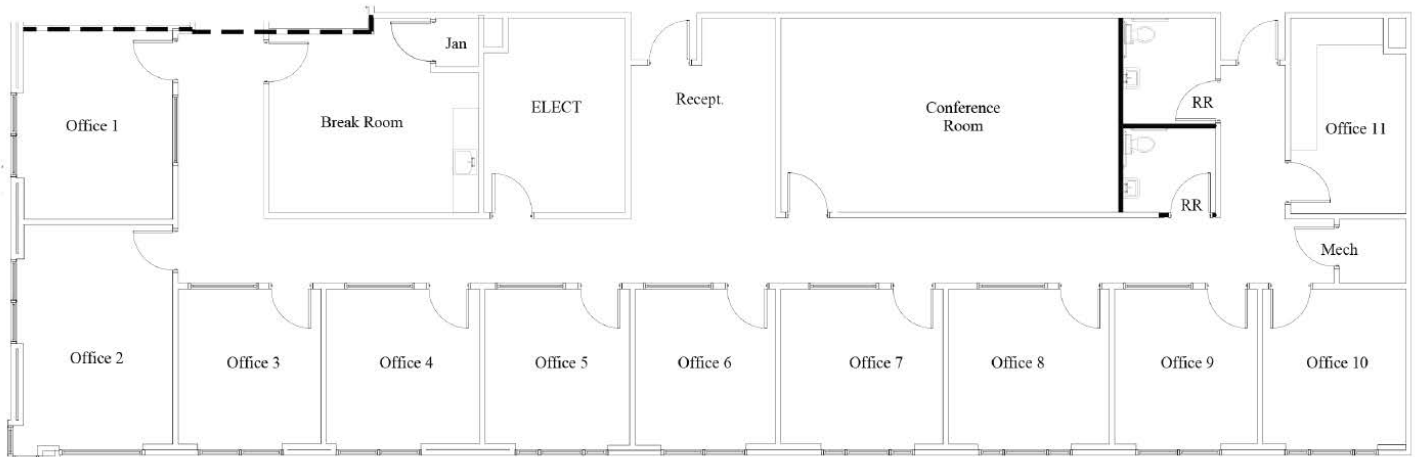
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FLOOR PLAN



**CONFIGURATION** ▶ ELEVEN (11) OFFICES ▶ LARGE CONFERENCE ROOM

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