

FOR SALE: \$2.475 million (new price)
FOR LEASE: \$22 per SF NNN
+/- 10,500 SF

1241 ◦
ASSEMBLY
STREET

IRREPLACEABLE LOCATION.
UNMATCHED EXPOSURE.
ENDLESS POSSIBILITIES.



CONTACT

ROGER WINN, SIOR PARTNER | rwinn@trinity-partners.com | 803.567.1455

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**TRINITY
PARTNERS**

INTRODUCING

1241 ASSEMBLY STREET

A rare investment or lease opportunity on the bullseye between Main Street and The Vista, with unmatched exposure, access, and parking.



10,500 SF
AVAILABLE



CBD SUBMARKET

*at the corner of
Assembly and
Lady Streets*



C-4 ZONING



**30 SURFACE
PARKING
SPACES**



Ideal for multiple uses, including creative open office, restaurant, and retail.

Signage and branding **exposure from Assembly and Lady Streets** as thousands visit The Vista and CBD daily.

Plenty of parking for employees and customers with 30 surface spaces, and surrounded by metered parking and available parking decks.

1241 • —
ASSEMBLY
— STREET

 THE LOCATION

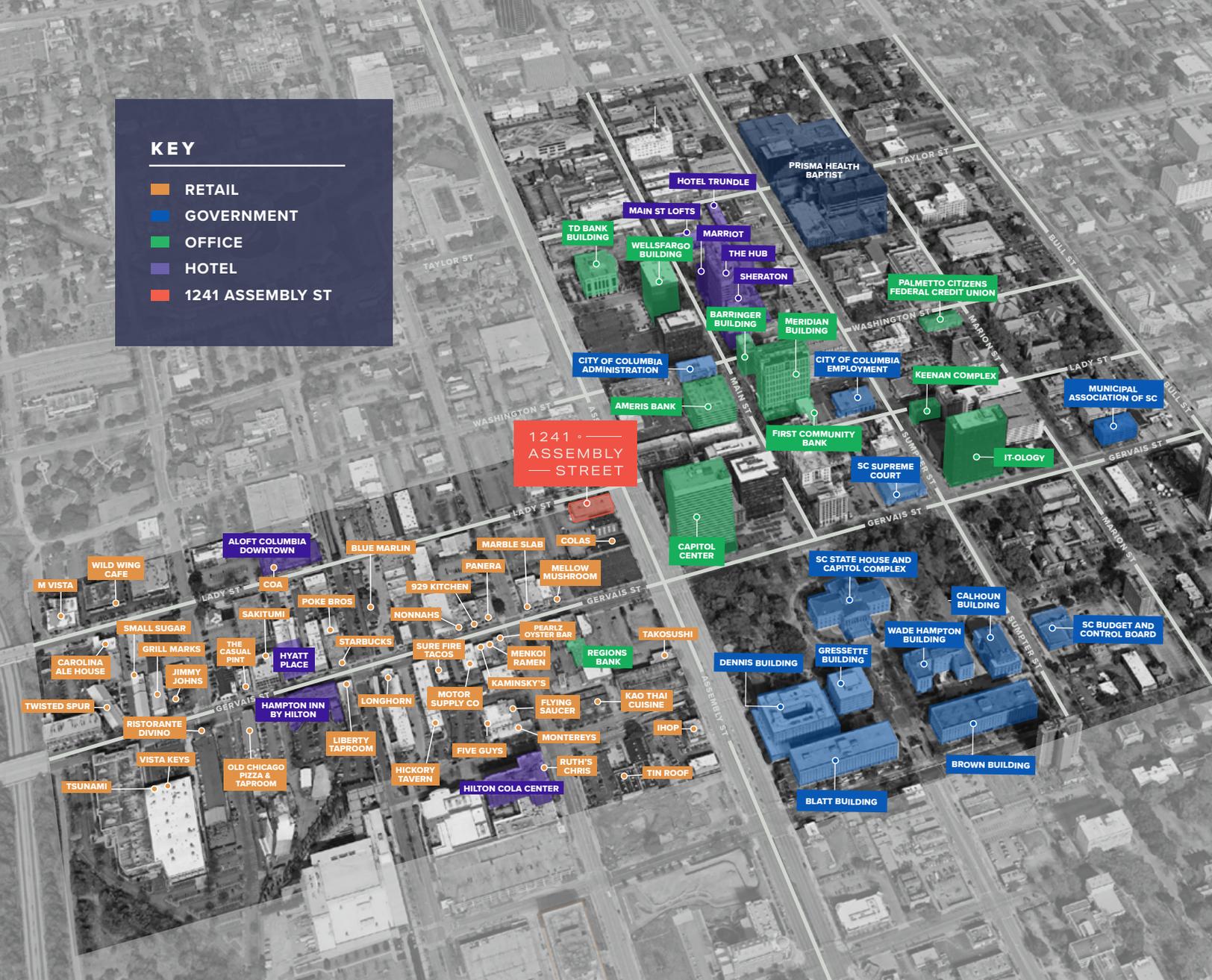
IT DOESN'T GET MUCH BETTER THAN THIS.

1241 Assembly Street is surrounded by premier restaurants, retail, and hotels, and just steps away from businesses and government services in downtown Columbia and The Vista.



KEY

- RETAIL
- GOVERNMENT
- OFFICE
- HOTEL
- 1241 ASSEMBLY STREET



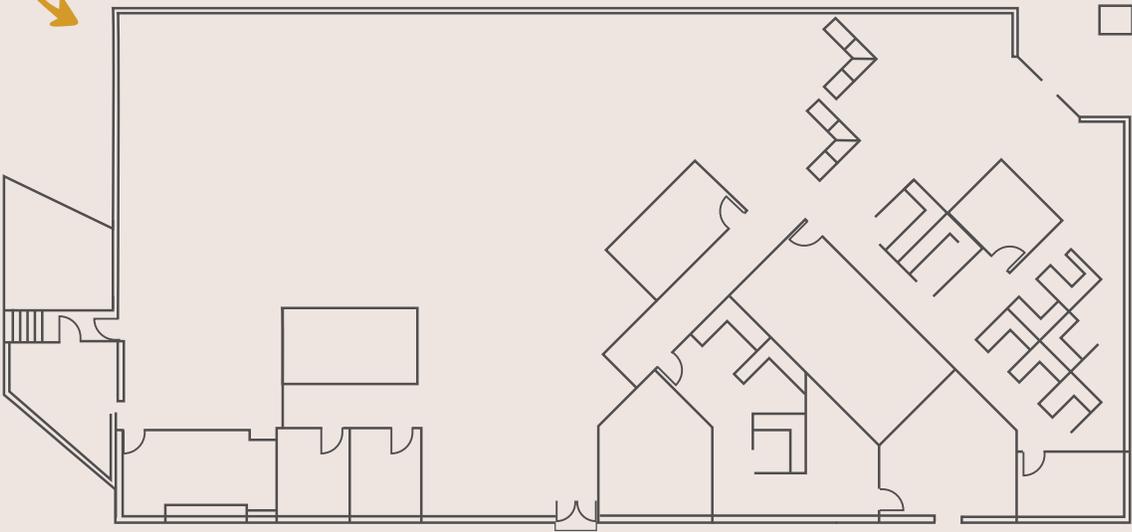


FLOOR PLAN

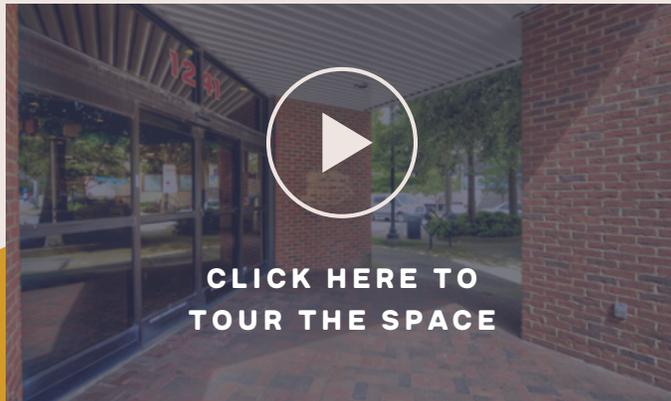
+/- 10,500 SF TOTAL



LADY STREET



ASSEMBLY STREET



CLICK HERE TO
TOUR THE SPACE

1241



1241 ASSEMBLY STREET

**FOR MORE INFORMATION OR TO
TOUR 1241 ASSEMBLY STREET,
CONTACT**

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**10,500 SF FOR
SALE OR LEASE**
1241 ASSEMBLY TO 1249 N MAIN STREET
ROGER WINN
BRADEN SHOCKLEY
PAUL HARTLEY
803.567.5454

1241 • —
ASSEMBLY
— STREET

**TRINITY
PARTNERS**