



1600 WILLIAMS STREET

Columbia, SC

1600 Williams Street is an approximately 189,102 square foot premier, Multi-tenant Office Building in Columbia's Central Business District (CBD). Suites are available on the 2nd floor ranging in size from $\pm 3,877$ to $\pm 8,208$ square feet.

Amenities & high-quality services include:

- On-site security, maintenance and management
- 24-hour building access for tenants
- 400-car parking garage for tenants

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100

www.naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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PROPERTY FEATURES:

- Class-A Office Building located in the Congaree Vista with excellent visibility at the corner of Huger and Taylor Street
- ±189,102 SF (Total Building)
- Excellent views of Riverfront Park with access to walking trails and outdoor gym
- ±3,877 - ±8,208 square feet available
- Completely private parking available under the building (key-card access)
- Adjacent to Canalside Lofts and Riverfront Park
- Professionally managed
- Close proximity to numerous restaurants and hotels
- Shipping and loading dock area on ground level
- Service Elevator
- Common area restroom renovations completed 1/2021

Lease rate: \$17.50 PSF, Full-Service

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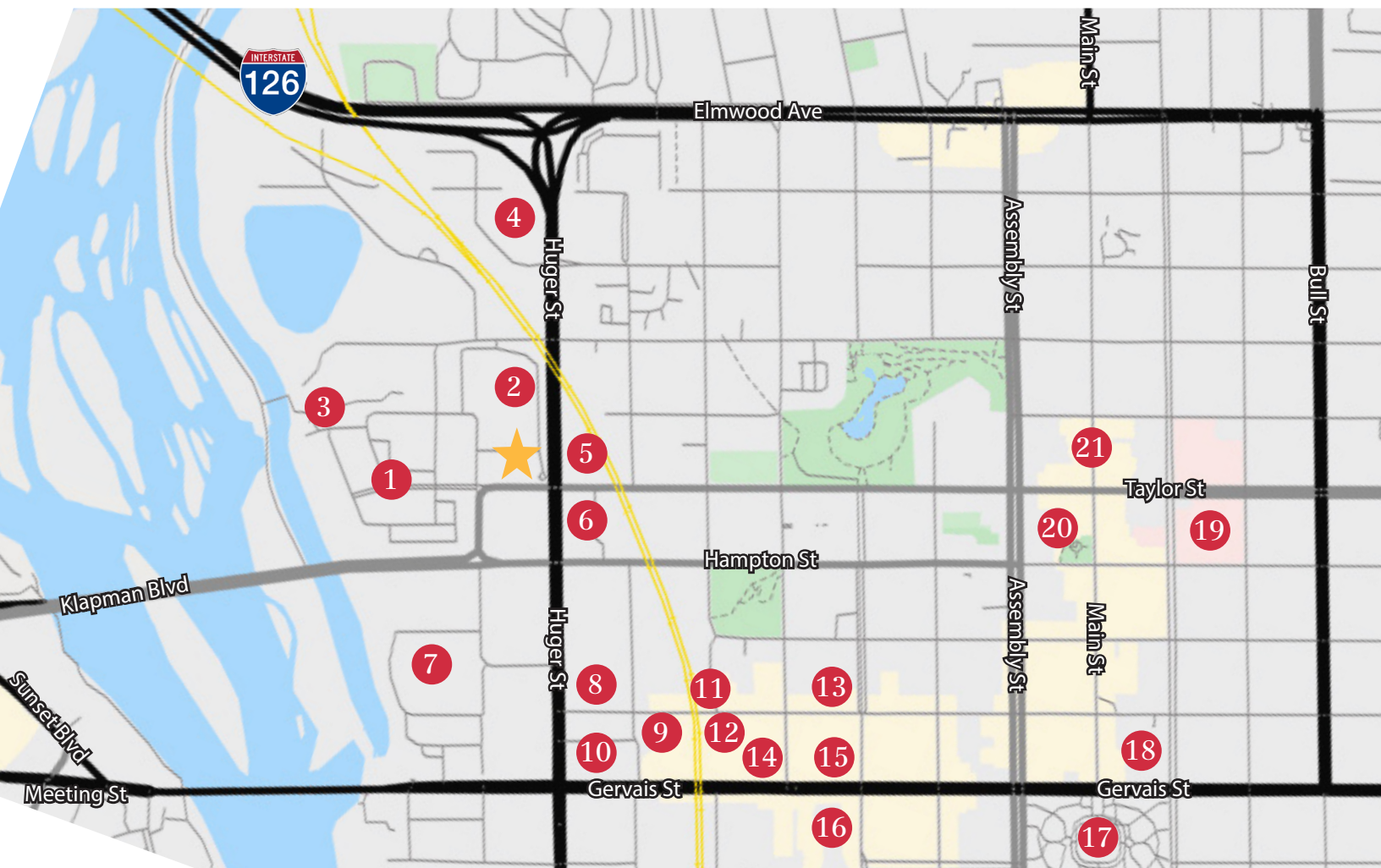
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LOCATION MAP

1600 Williams Street



★ 1600 Williams Street

- | | | | | | | | |
|---|------------------------------------|----|-------------------------------------|----|----------------------------|----|-------------------------------------|
| 1 | CSL
CANALSIDE LOFTS | 7 | SCSM
SOUTH CAROLINA STATE MUSEUM | 12 | CAROLINA
ALL HOUSE | 17 | South Carolina
State House |
| 2 | at&t
Aflac | 8 | SPRINGHILL
SUITES
Marriott | 13 | aloft
HOTELS | 18 | |
| 3 | Riverfront Park | 9 | TRUSTUS
THEATRE | 14 | Twisted Spur
RESTAURANT | 19 | PALMETTO HEALTH |
| 4 | STAYBRIDGE
SUITES | 10 | Publix | 15 | HYATT
PLACE | 20 | the Columbia
Museum of ART |
| 5 | Holiday Inn
Express
& Suites | 11 | vista | 16 | Hampton Inn | 21 | Main Street
Retail & Restaurants |
| 6 | MIKE KELLY
LAW GROUP | | | | | | |

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FLOOR PLAN

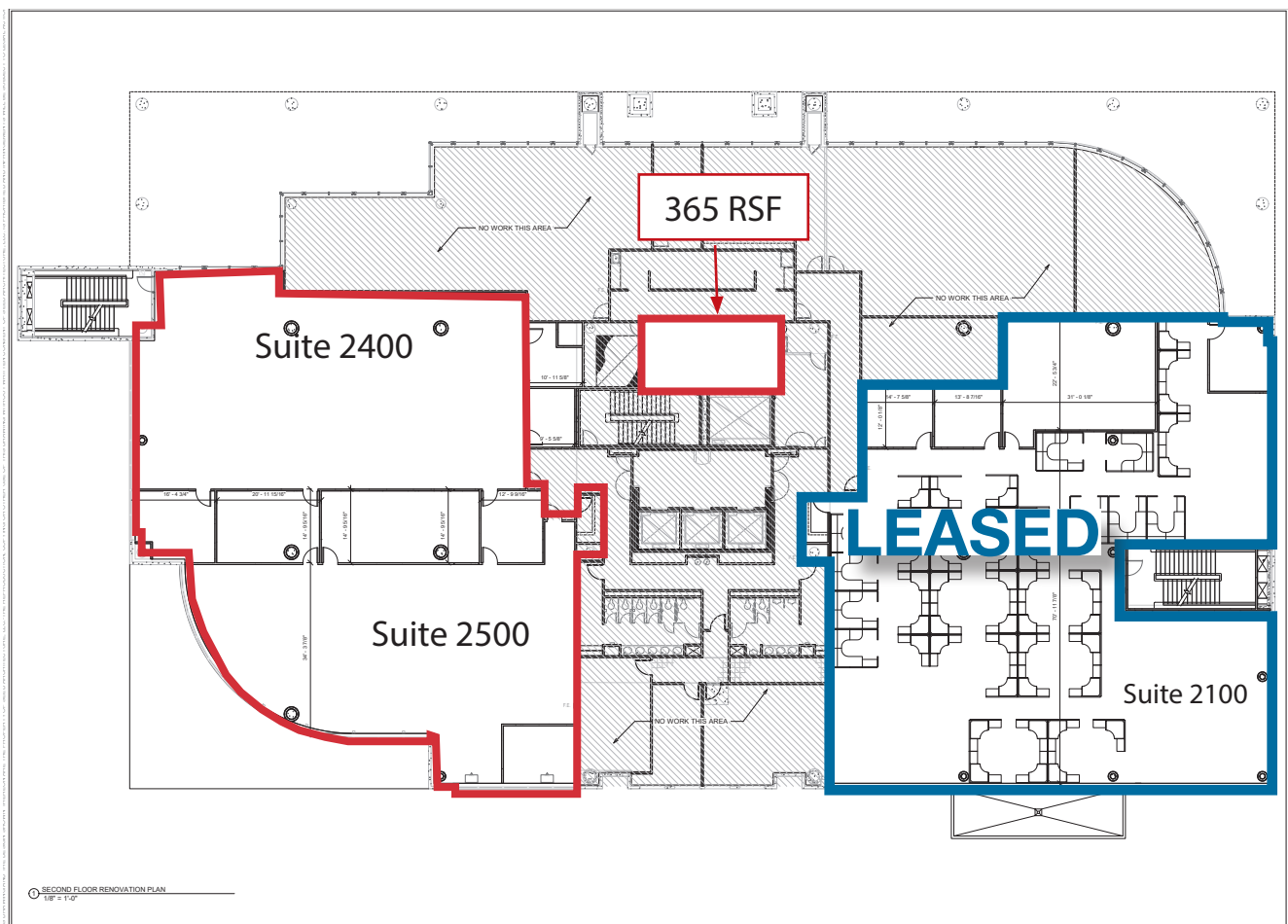
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AVAILABLE SUITES

Second Floor: $\pm 8,208$ RSF (Total Available)

- Suites 2400 & 2500: $\pm 8,208$ RSF Available (Subdividable)
- Suite 2100: LEASED
- Vacant: ± 365 RSF Available



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