

DuPre Building

807 Gervais Street, Columbia, South Carolina

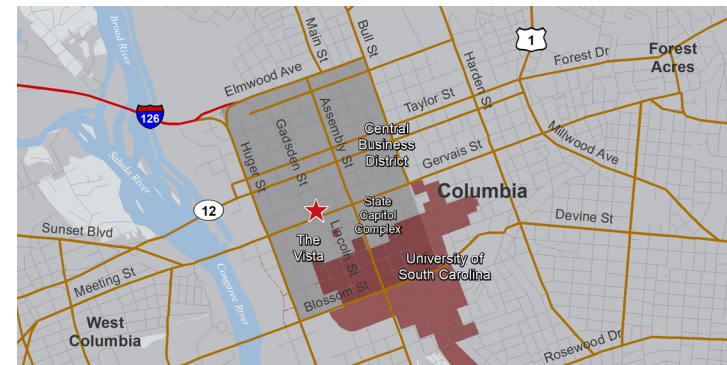
Historic Past, Urban Presence



Property Features

- Circa 1919 with Extensive Renovations Completed in 2014
- The Congaree Vista's Mixed-Use Rehabilitated Icon
- Heart of the Vista's Views and Vantages
- Several blocks from USC (enrollment 35,000+), Columbia's Main Street, and the State Capital
- Exposed Historic Brick and Antique Heart Pine Beams
- Authentic Loft-Style, Featuring 13-16 Foot Ceilings
- Large Beautiful Ventilator Windows Flood Spaces with Natural Light
- Unmatched Finishes and Architectural Detail
- ±3,804 SF for lease, \$23.00 PSF NNN.

Location



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NAI Columbia

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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 the lease.

Property Availability

Suite 101 and Suite 104 are currently combined comprising $\pm 3,804$ rentable square feet. This retail space features high profile Gervais Street ground floor exposure with large showroom windows, metal coffered ceilings, original hardwood floors, signage, private restrooms, and ten additional suites located on a sublevel. Floor plan available upon request. Rental rate is \$23.00 psf, NNN.

Key Features

Property Highlights

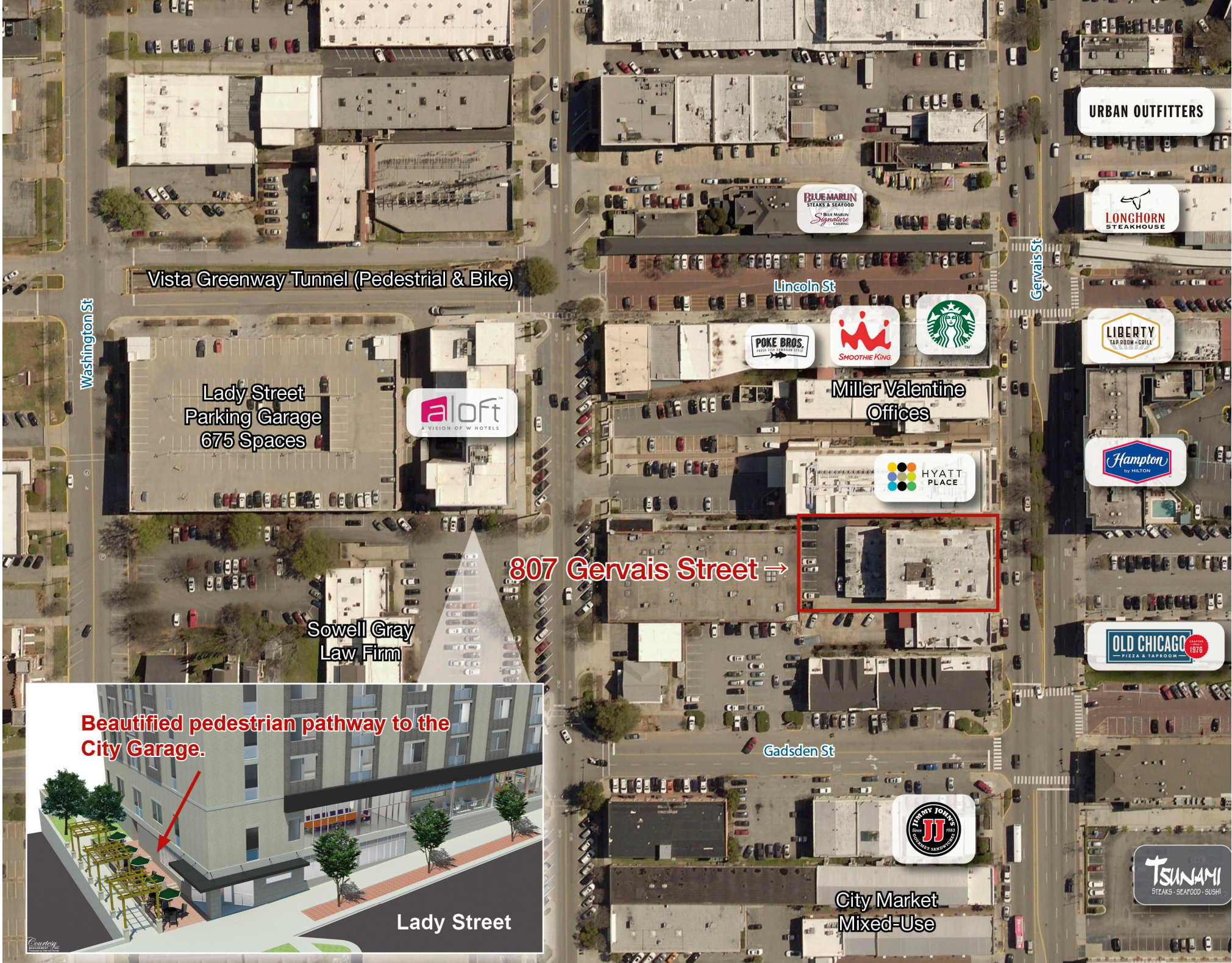
- Salvaged and reclaimed treasures were reintroduced into the award-winning renovations including the west lobby with its canopy that was cobbled together from an original copper awning from Harlem and brackets from Brooklyn. The double brass doors in the west lobby are from the front doors of a bank on Lexington Avenue in New York and the three-foot high copper cornices in the ceiling are from Christies on 5th Avenue.
- The building has excellent visibility on Gervais Street with over 27,600 vehicles passing per day.
- The right address for brand building and recruiting top talent.
- Building is sprinklered throughout.
- Gervais Street retail businesses include Urban Outfitters, Chipotle, Starbucks, Publix, Hyatt Place, Panera Bread, Hampton Inn, Pearlz, Motor Supply, AT&T and many local boutiques and galleries.



Key Features Property Highlights

Watch 807 Gervais Video 





URBAN OUTFITTERS

LONGHORN STEAKHOUSE

Vista Greenway Tunnel (Pedestrial & Bike)

BLUE MARLIN STEAKS & SEAFOOD

Lincoln St

Gervais St

LIBERTY TAP ROOM & GRILL

Washington St

Lady Street Parking Garage 675 Spaces

aloft A VISION OF W HOTELS

POKE BROS.

SMOOTHIE KING

Starbucks

Miller Valentine Offices

Hampton by HILTON

HYATT PLACE

807 Gervais Street →

Sowell Gray Law Firm

OLD CHICAGO PIZZA & TAPROOM

Beautified pedestrian pathway to the City Garage.

Gadsden St

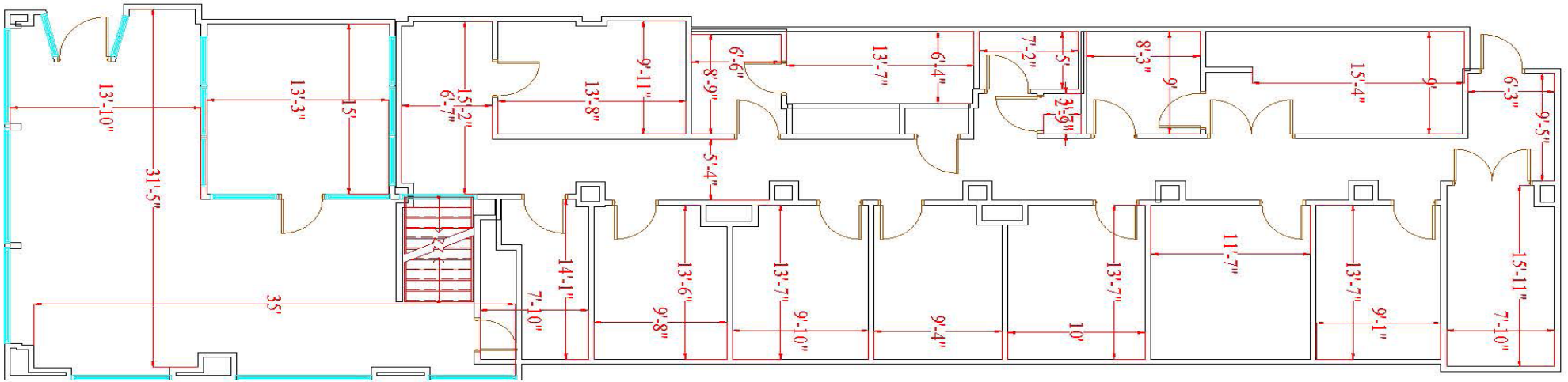
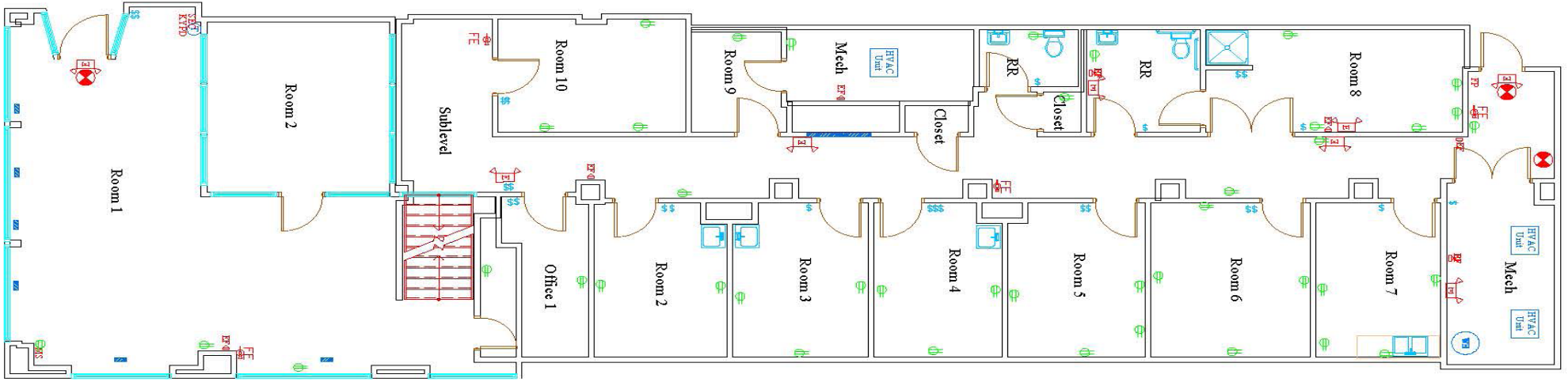
THE J.J. HENRY JONES RESTAURANT & BAR

City Market Mixed-Use

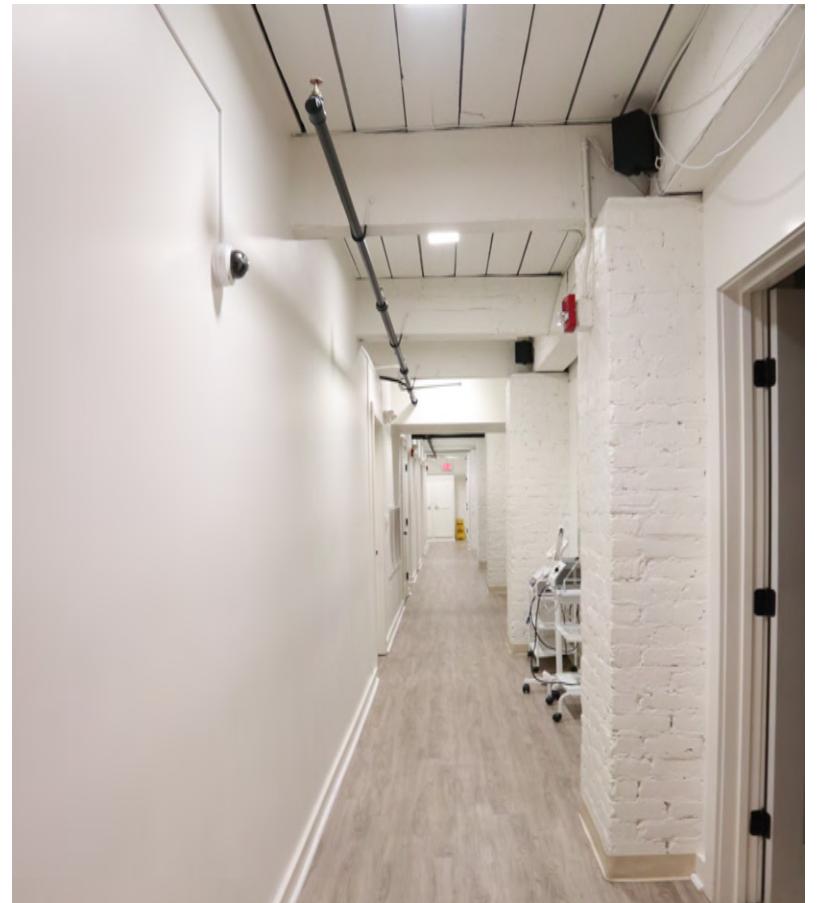
TSUNAMI STEAKS - SEAFOOD - SUSHI

Lady Street

807 GERVAIS ST - SUITE 101
807 Gervais Street, Columbia, SC,
29201



Suite 101 Photos



NAI Columbia

Demographic Profile

Demographic Profile

Gervais St & Huger St | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2019 Age Dist.				Median Household Income			
2010 Census	6,285	74,111	155,465	0 - 4	2.0%	4.6%	5.4%	2019 Estimate	\$47,788	\$36,072	\$39,205
2019 Estimate	7,787	79,840	167,161	5 - 9	1.2%	4.0%	4.8%	2024 Projection	\$52,369	\$41,807	\$46,246
2024 Projection	8,605	83,805	174,966	10 - 14	1.2%	3.7%	4.5%				
% Chg. 2019-2024	10.5%	5.0%	4.7%	15 - 19	12.2%	11.0%	8.3%	Average Household Income			
				20 - 24	33.4%	18.6%	13.9%	2019 Estimate	\$64,013	\$58,676	\$63,373
Households				25 - 34	22.0%	16.7%	15.8%	2024 Projection	\$69,690	\$66,852	\$72,610
2010 Census	2,636	30,578	66,454	35 - 44	8.2%	10.1%	10.8%				
2019 Estimate	3,568	33,221	71,324	45 - 54	6.8%	9.0%	10.1%	Per Capita Household Income			
2024 Projection	4,021	35,080	74,782	55 - 64	7.1%	10.0%	11.4%	2019 Estimate	\$30,062	\$25,374	\$27,474
				65 - 74	3.3%	6.8%	8.4%	2024 Projection	\$33,290	\$28,912	\$31,444
Families				75 - 84	1.7%	3.5%	4.3%				
2010 Census	513	12,515	31,883	85+	0.9%	2.1%	2.4%	2019 Household Income Dist.			
2019 Estimate	692	12,937	33,008					Less than \$15,000	21.4%	24.8%	21.5%
2024 Projection	775	13,432	34,160	Median Age				\$15,000 - \$24,999	7.9%	11.3%	11.6%
				2010 Census	24.2	27.8	31.1	\$25,000 - \$34,999	12.1%	12.8%	12.5%
2019 Housing Data				2019 Estimate	25.0	29.2	33.1	\$35,000 - \$49,999	9.7%	12.3%	12.6%
Owner Occ. Housing Units	577	12,071	32,110	2024 Projection	25.5	29.8	33.9	\$50,000 - \$74,999	22.6%	16.1%	16.2%
Renter Occ. Housing Units	2,992	21,150	39,214					\$75,000 - \$99,999	8.8%	8.3%	9.1%
				Average Household Size				\$100,000 - \$149,999	10.3%	7.9%	9.1%
2019 Business Data				2010 Census	1.87	2.08	2.16	\$150,000 - \$199,999	3.2%	2.5%	2.7%
Total Businesses:	1,930	5,724	9,114	2019 Estimate	1.83	2.09	2.18	\$200,000 and Up	4.0%	4.0%	4.7%
Total Employees:	32,151	90,698	137,383	2024 Projection	1.83	2.09	2.19				