

FOR LEASE

1812 Lincoln Street

SUITE 301 COLUMBIA, SC 29201

\$22.00 PSF Full Service

 SUBMARKET: CENTRAL BUSINESS DISTRICT

JAMES ROGERS | james.rogers@wilsonkibler.com | 803.255.8621

HASKELL KIBLER, CPM, CCIM | hkibler@wilsonkibler.com | 803.255.8619

WILSON KIBLER | 1111 LAUREL STREET, COLUMBIA, SC 29201 | 803.779.8600 www.wilsonkibler.com

The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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Property Features

Suite 301: ±2,317 RSF of office space with seven (7) offices, five (5) of which have windows and two (2) internal

Space includes a kitchenette, conference room, reception, and break room

Includes six (6) parking spaces in attached garage

Building is adjacent to the Governor's Mansion in the Central Business District and features an outdoor balcony overlooking Finley Park

Walking distance to courthouses

Tenant Directory at Main Level

Easy access to Interstate 26 via Huger Street



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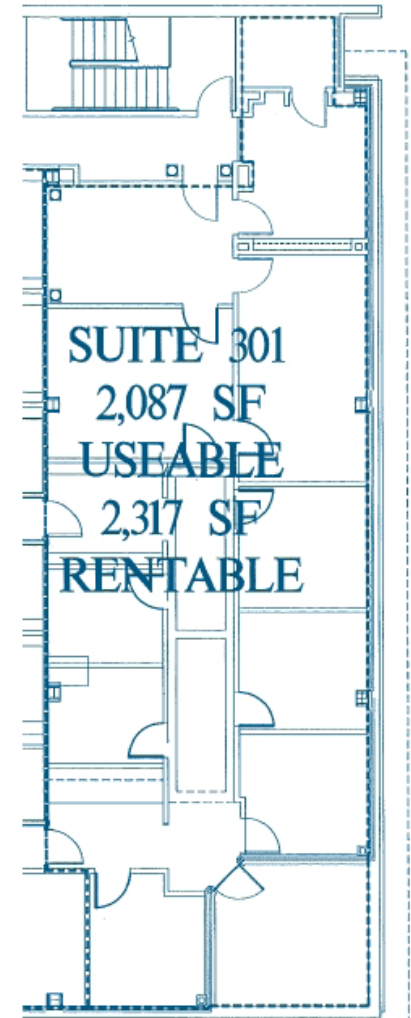


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Floor Plan and Photos - Suite 301



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Points of Interest



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Why Columbia, S.C.?

As South Carolina's capitol city, Columbia is home to the South Carolina General Assembly and the offices of the Governor and Lieutenant Governor of South Carolina. Columbia is centrally located in relation to three major interstates, including I-20, I-26, and I-77, with easy access to I-85. Atlanta, Charlotte, Charleston, and the Upstate of South Carolina are all highly accessible from Columbia's central location.

Government and Professional Services consistently lead in terms of employment with the area boasting an overall unemployment rate of 2.4% (January 2020), significantly lower than the national rate of 3.6%.

Columbia is home to the University of South Carolina, the state's flagship university, which offers more than 350 programs of study to approximately 52,000 students statewide. The main Columbia campus hosts more than 35,000 students as of fall 2019 - making it the largest University in the Carolinas.

Columbia is also home to Fort Jackson, the largest and most active initial entry training center in the U.S. Army. Training 50 percent of all soldiers and 60 percent of the women entering the Army each year, more than 12,000 military families make Fort Jackson their home. Fort Jackson's primary mission is to provide the Army with new soldiers, and it sees 35,000 potential soldiers attend basic training and 8,000 advanced individual training soldiers annually.



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