



Palmetto Candy & Tobacco

1225-1229 Lincoln Street

Two-story historic building comprised of approximately 3,900 square feet of freshly renovated leasable area on the ground floor

Well suited for a retail or office use

Preserved historic architectural details throughout, blended with modern finishes and amenities

12-foot ceilings and ornate windows allow abundant natural light

Renovation included:

- Fully renovated bathrooms
- Walls taken down to the brick (or plastered)
- Re-finished and leveled floors
- Ceilings removed and beams exposed
- Sleek, stylish finishes



Building is situated in the heart of Columbia's Vista on Lincoln Street, boasting excellent access to the central business district, the University of South Carolina, and the State Capitol.

Contact Brokers for Pricing

WILLIAM MILLS
803.567.1794

WMILLS@TRINITY-PARTNERS.COM

ROBBIE COOK
803.567.1528

RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897

MRHODES@TRINITY-PARTNERS.COM

1225 LINCOLN FEATURES



WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

ROBBIE COOK
803.567.1528
RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

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.

1229 LINCOLN FEATURES



WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

ROBBIE COOK
803.567.1528
RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

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.

1227 LINCOLN FEATURES

Fully leased and fully furnished, 1227 Lincoln is a second story office suite that takes full advantage of the open layout, abundance of natural light, and modern aesthetic of exposed brick and beams - coming together to create a beautiful and inviting office space.



WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

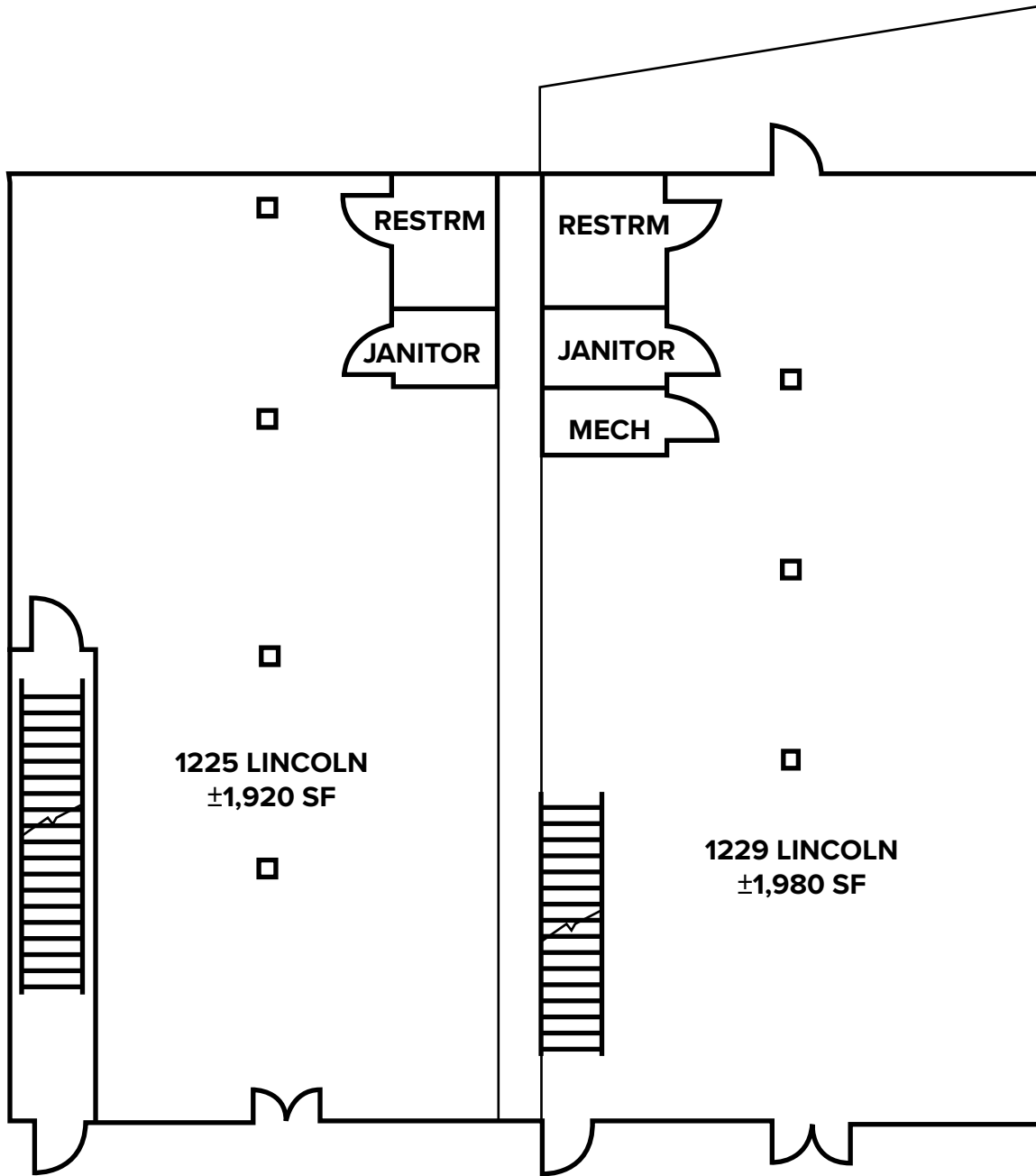
ROBBIE COOK
803.567.1528
RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

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.

CONCEPTUAL OFFICE/RETAIL FLOOR PLAN

FIRST FLOOR



LINCOLN STREET

WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

ROBBIE COOK
803.567.1528
RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

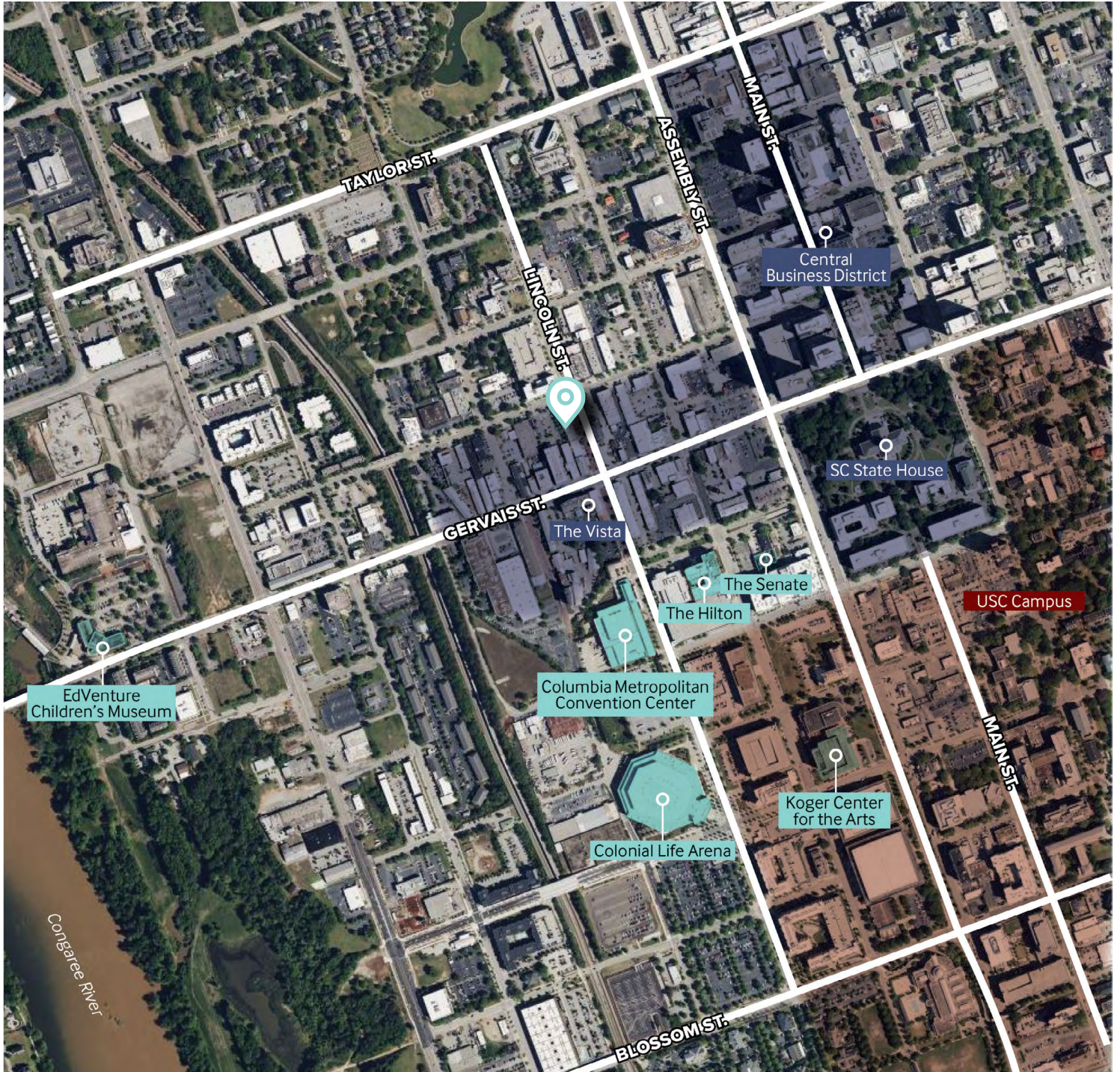
LOCATION OVERVIEW

Over 60 restaurants/entertainment venues

Columbia Convention Center and multiple hotels

18,000 seat Colonial Life Arena and 2,256 seat Koger Center for the Arts

City parking garage



WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

ROBBIE COOK
803.567.1528
RCOOK@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

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.