

1600 WILLIAMS STREET

Columbia, SC



1600 Williams Street is an approximately 140,206 square foot premier, Multi-tenant Office Building in Columbia's Central Business District (CBD). Suites are available ranging in size from $\pm 3,877$ to $\pm 41,429$ square feet.

Amenities & high-quality services include:

- On-site security, maintenance and management
- Backup generator capable of powering entire building
- 24-hour building access for tenants
- 453-car parking garage attached for tenants

Contact



Jeff Hein, SIOR
D: 803.744.9825
C: 803.530.4723
jhein@naicolumbia.com



Hope Andrews
D: 803.744.9869
C: 803.960.1570
handrews@naicolumbia.com



Will DuPree
D: 803.744.9822
C: 803.239.1688
wdupree@naicolumbia.com

PROPERTY FEATURES:

- $\pm 140,206$ SF Class A Office Building located in the Vista with excellent visibility at the corner of Huger and Taylor Street
- $\pm 3,877$ - $\pm 41,429$ rentable square feet available
- Private Parking located under the building (key-card accessible only)
- Professionally managed
- Shipping and Loading dock area on ground level
- Freight Elevator
- First floor break room with vending for all tenants
- Elevator lobby renovations completed in 2025
- Adjacent to Canalside Lofts and Riverfront Park
- Excellent views of Riverfront Park with access to walking trails and outdoor gym
- Close proximity to numerous restaurants and hotels



1600 WILLIAMS STREET

Columbia, SC

NAI
Columbia



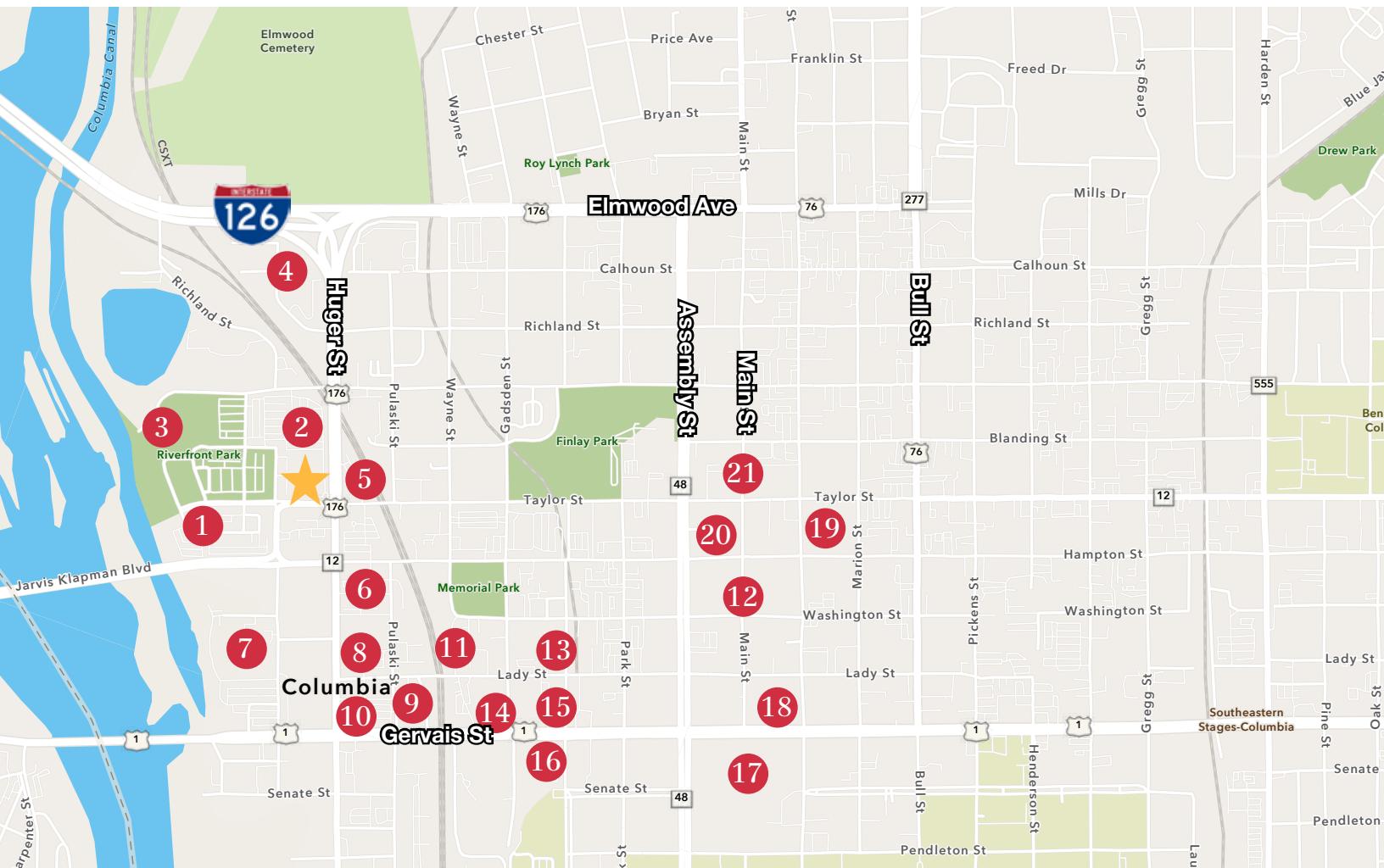
THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

LOCATION MAP

1600 Williams Street, Columbia, SC

NAI
Columbia



2 City of Columbia

8 SPRINGHILL SUITES MARRIOTT

14

19

3 Riverfront Park

9

15

20



17 South Carolina State House



12 Main Street Retail & Restaurants



1600 Williams Street

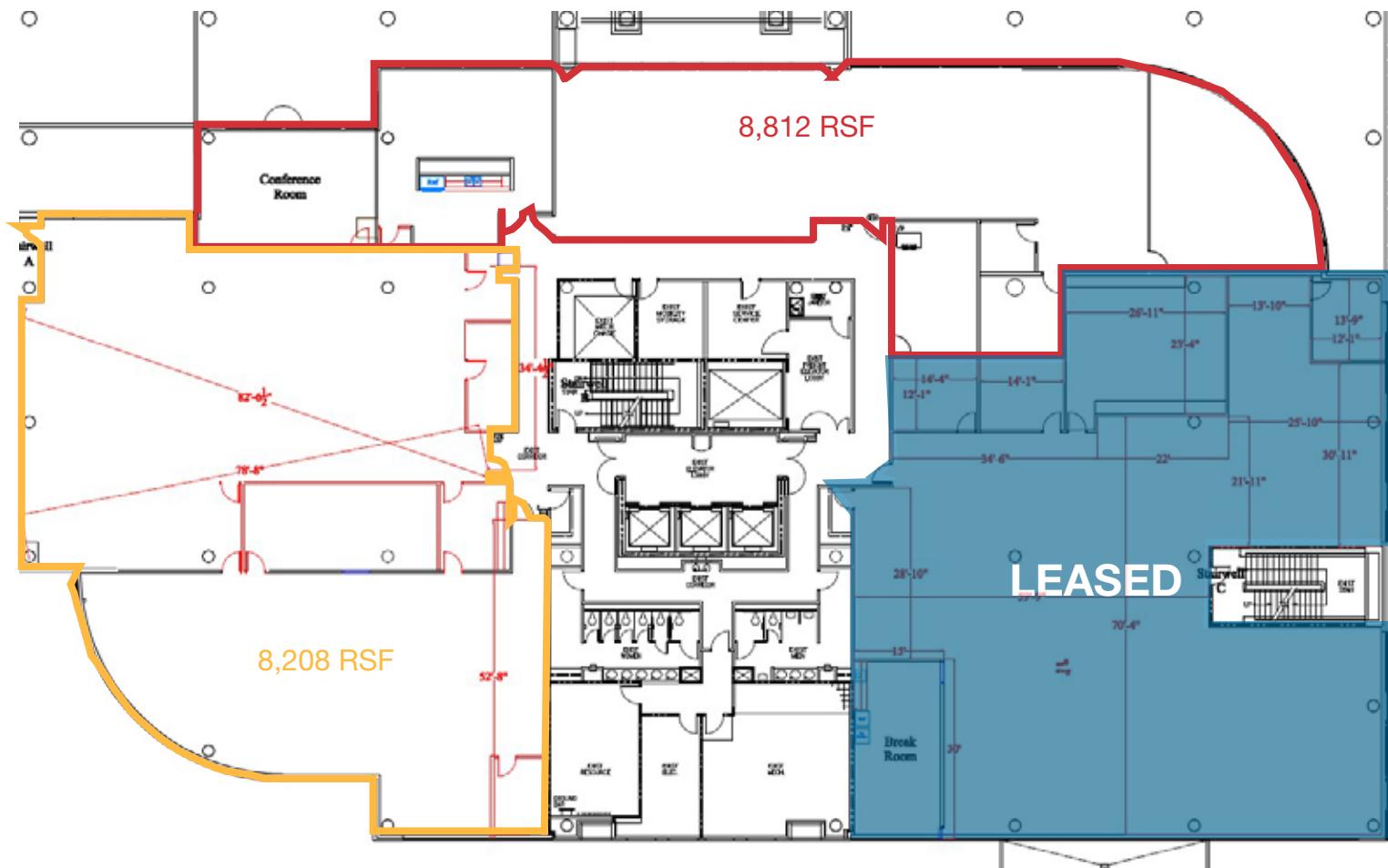
FLOOR PLAN

1600 Williams Street, Columbia, SC

NAI
Columbia

AVAILABILITY

- Suites from 3,877 - 17,020 RSF Available (Floor 2)



Lease Rate: \$22.00 PSF / Full Service

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.

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
803.254.0100
www.naicolumbia.com

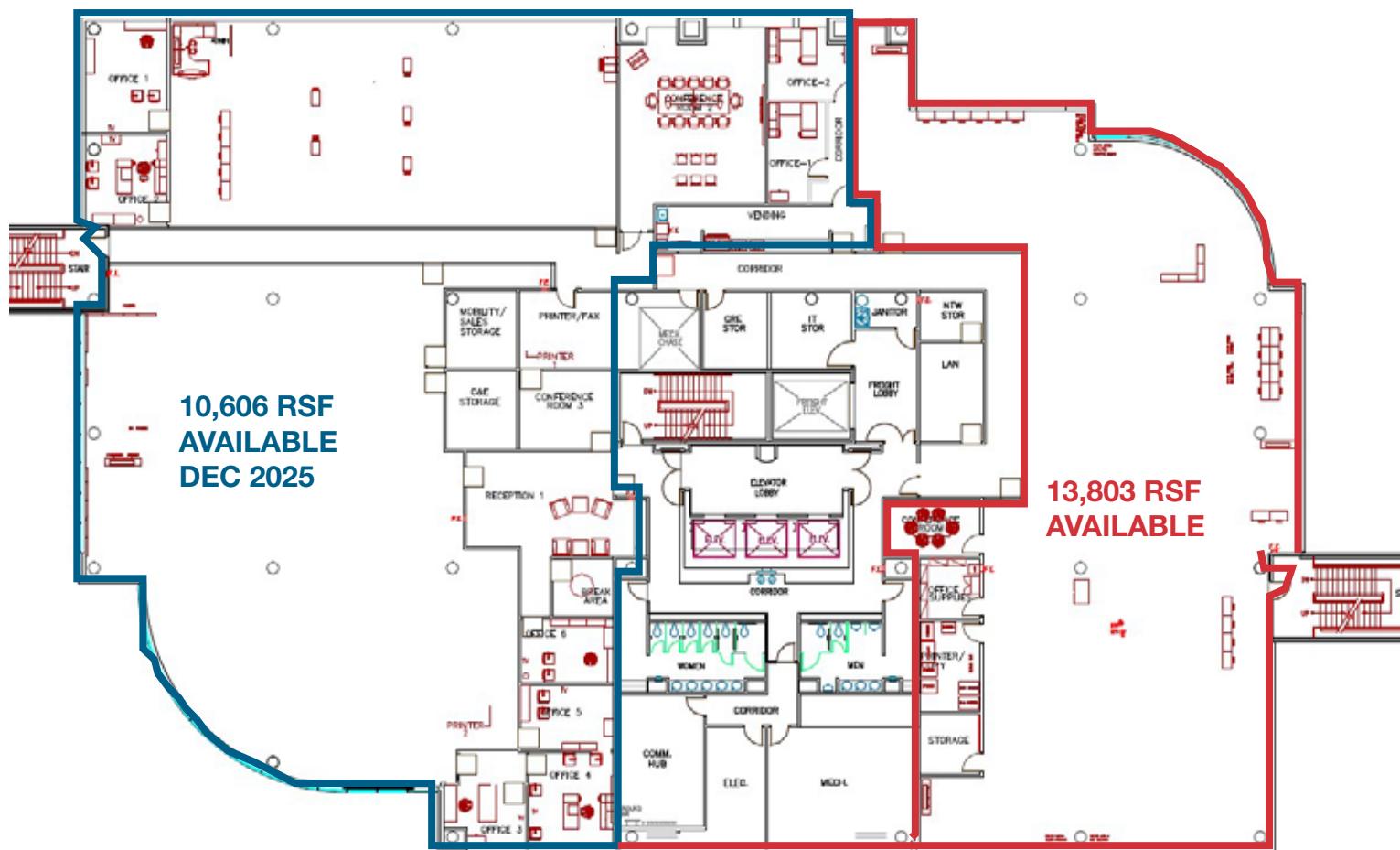
FLOOR PLAN

1600 Williams Street, Columbia, SC

NAI
Columbia

AVAILABILITY

- 24,409 RSF Available (Floor 4)



ENTIRE FLOOR AVAILABLE DECEMBER 2025
Lease Rate: Call Broker for Pricing

MEET THE TEAM



Jeff Hein, SIOR Shareholder & Senior Broker



Jeff Hein, SIOR, is a shareholder and senior broker at NAI Columbia with 34 years of commercial real estate experience. He has extensive experience across South Carolina markets specifically focusing his attention on office and industrial properties. Jeff began his real estate career in 1990, joining Edens and Avant (now NAI Columbia) in 1993. Jeff holds the SIOR (Society of Industrial and Office Realtors) designation and has sat on the Carolinas Chapter Board, serving SIOR committees at both the national and state level. He is a Life Member of the Central Carolina Realtors Association (CCRA), past President of the CCRA Commercial Alliance, and served on its Circle of Excellence Committee. Jeff has received 19 "Circle of Excellence" Awards including "Gold Level" status in 2006 as well as the CCRA 2009 and 2010 "Commercial Transaction of the Year" award. He earned his B.S.A. Degree from the University of Georgia.

Will DuPree Brokerage Associate



Will DuPree is a member of NAI Columbia's brokerage team where he specializes in the sales and leasing of medical offices and investment properties. His goal is to utilize his understanding and experience with doctors and healthcare administrators to meet the real estate needs of those clients. Born in Greenville, SC, and raised in Atlanta, GA, Will began his college education in Bridgton, ME, where he played tennis at Bridgton Academy and later graduated from Lander University in Greenwood, SC. Before joining the NAI Columbia, Will spent the majority of his career in medical device sales throughout Georgia and South Carolina. Will has always had a true passion for commercial real estate and finally decided to pursue his real estate dream with NAI Columbia.

Hope Andrews Brokerage Associate



Hope recently took on the role of Brokerage Associate at NAI Columbia. In her position, she works alongside NAI Columbia's Senior Broker Jeff Hein, SIOR, and Will DuPree. She specializes in office and industrial spaces. Throughout her career, Hope has gained experience in human resources, customer service, and commercial real estate. In each role, Hope has focused on fostering and maintaining a positive culture and utilizing her team's strengths to create productive outcomes. She enhances NAI Columbia, its brand, and the organization by providing daily operations support, property reporting, and deal flow administration. A Columbia native, Hope received a Bachelor's degree in Community Organization and Leadership from Columbia College. In 2022, Hope acquired her South Carolina Real Estate License. In 2024, she transitioned to brokerage after serving as a Sales and Leasing Administrator for four years with the firm.