

For Lease

DOWNTOWN COLUMBIA'S CLASS A OFFICE DESTINATION

1501 Main Street
Columbia, SC 29201

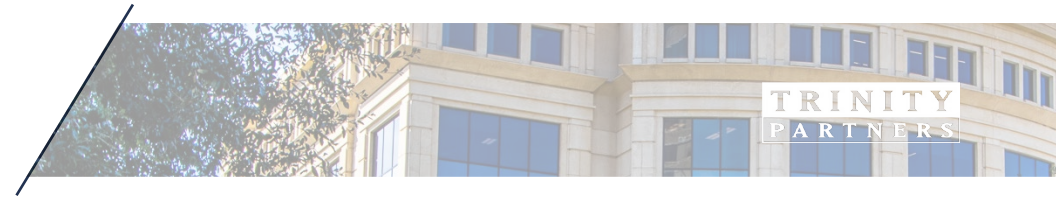


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DETAILS & AVAILABILITY



TRINITY
PARTNERS



1501 Main Street
Columbia, SC 29201

Building Size: 138,909 SF

Minimum SF Available: 1,453 SF

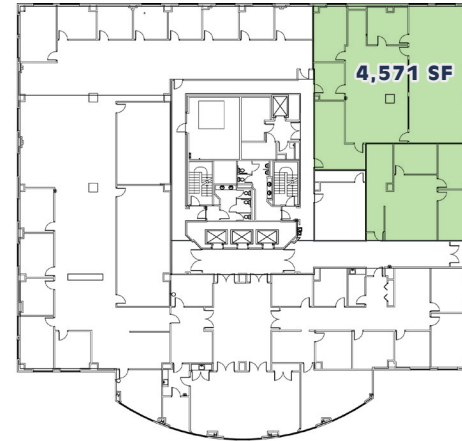
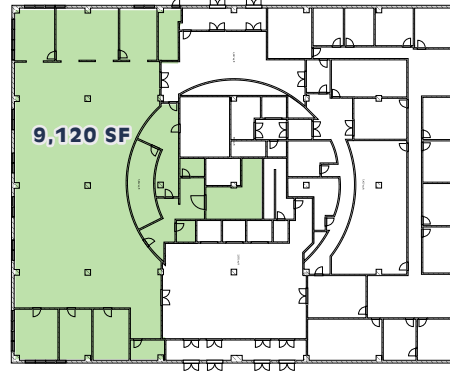
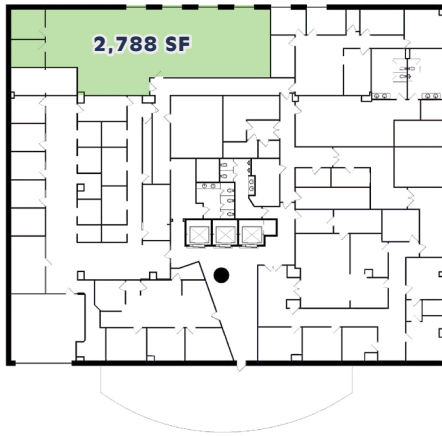
Maximum Contiguous SF Available: 9,120 SF

GARDEN LEASE RATE:
\$18.00 PSF FULL SERVICE
GARDEN LEVEL 2,788 SF

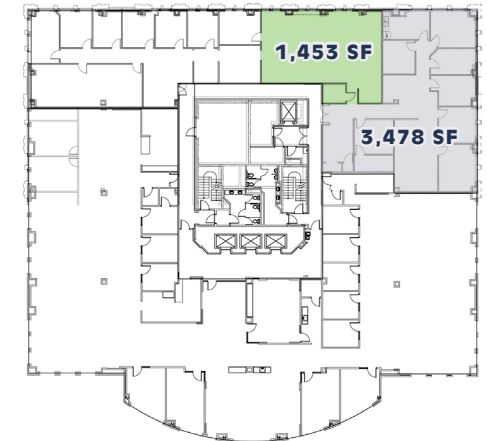
1ST FLOOR LEASE RATE:
\$25.00 PSF FULL SERVICE
1ST FLOOR 9,120 SF

3RD FLOOR LEASE RATE:
\$22.00 PSF FULL SERVICE
3RD FLOOR 4,571 SF

7TH FLOOR LEASE RATE:
\$22.50 PSF FULL SERVICE
7TH FLOOR 1,453 SF & 3,478 SF



AVAILABLE 10/1/2026



CONTACT FOR MORE DETAILS

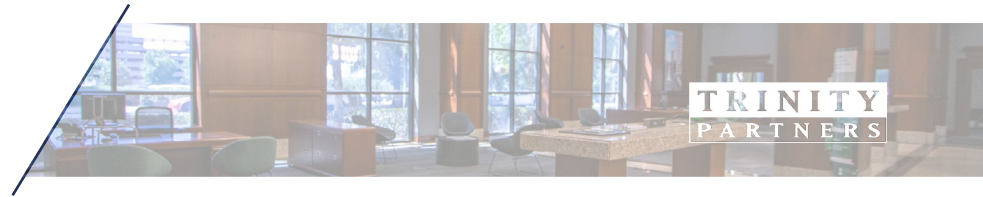


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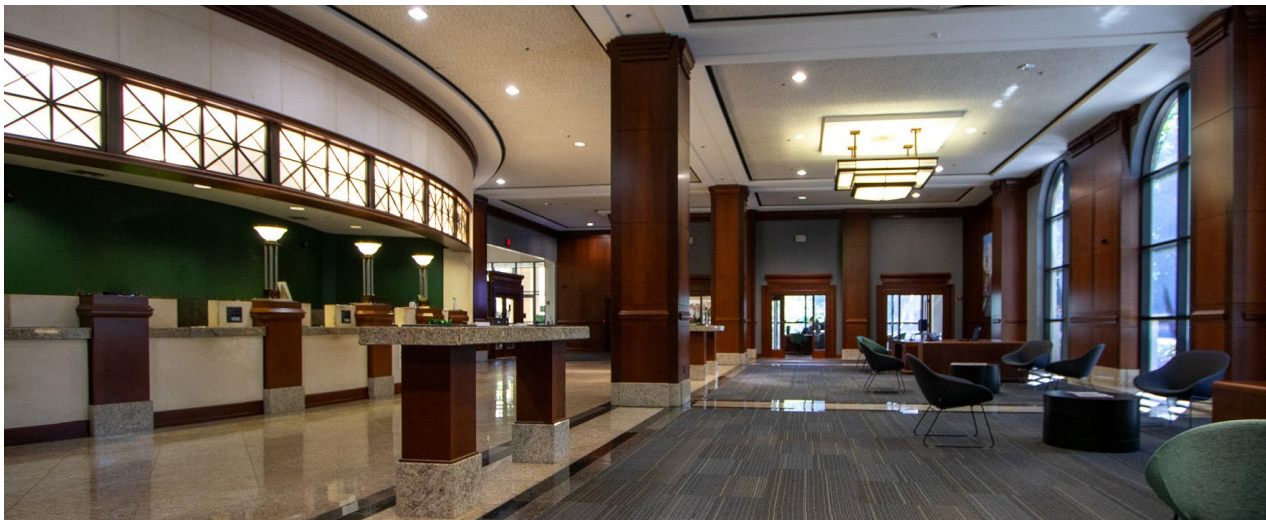
FIRST FLOOR AVAILABILITY



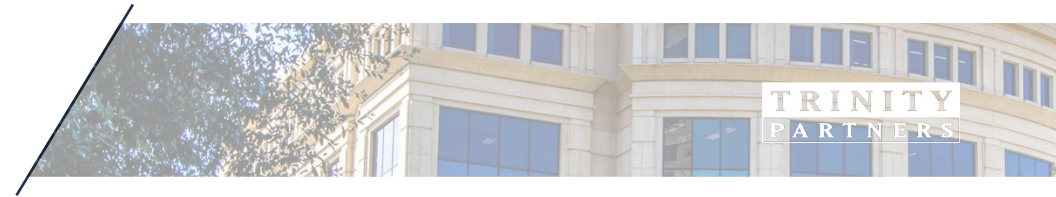
Lease Rate: \$25.00 PSF
Total SF Available: 9,120 SF

Ceiling Height: 16 feet
Open, sub-divisible space

Ideal for office, retail, or restaurant concepts
Main lobby and rear parking lot access



CONVENIENT BUILDING & LOCATION AMENITIES



1501 MAIN SITS IN THE CENTER OF COLUMBIA'S CBD, STEPS FROM RETAIL AND RESTAURANTS.



SOPHISTICATED NEW OWNERSHIP DEDICATED TO PROVIDING AN EXCEPTIONAL BROKER AND TENANT EXPERIENCE.



RECENTLY RENOVATED COMMON AREA



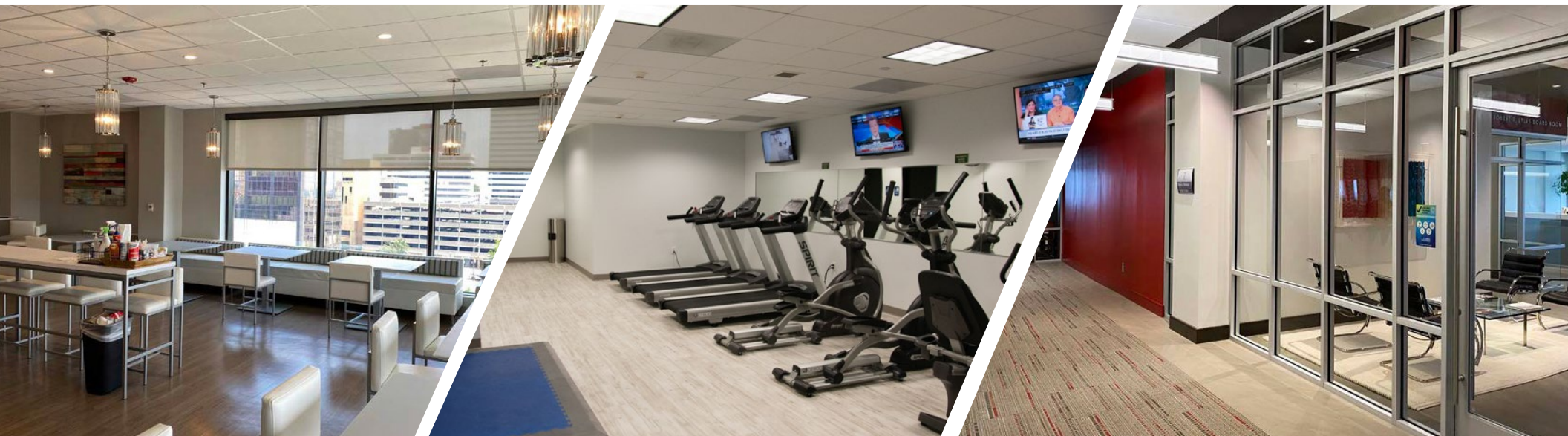
RECENTLY RENOVATED 24-HOUR FITNESS CENTER



AMPLE PARKING FOR TENANTS AND GUESTS



ON-SITE SECURITY AND PROPERTY MANAGEMENT



IMPROVEMENTS TO ELEVATE YOU AND YOUR CLIENT'S EXPERIENCE

Common area renovations
completed 2023



LOCATION OVERVIEW

Adjacent to Boyd Plaza, a popular downtown park, offering outdoor seating during business hours and space for community events or gatherings.

