



AVANT HOLDINGS STUDIO 2LR

The Laundry at BullStreet

Columbia, South Carolina

Developer:

AVANT
HOLDINGS

Todd Avant, CCIM
Cell: 803 622-7012
tavant@avant holdings.com

The Laundry

Front View & Northern View



Overview

Extensive renovations are nearing completion to restore the Laundry Building, the oldest surviving service building in the historic BullStreet District campus. The approximately 15,932 square foot adaptive reuse building will feature an event venue, expansive green spaces, and a dynamic tenant mix such as a restaurant, coffee shop, bakery, boutique fitness, or creative office. The Laundry event venue, set to be the flagship of the building, will be available for weddings and other rentals starting in December 2024. Located in the heart of the thriving BullStreet District behind the Babcock's former dining halls, the Laundry Building is an Italianate-influenced building dating back to 1883. The Laundry is adjacent to other service buildings like the Bakery that was part of the hive of industry which operated in the background to help support the mental asylum. The Laundry Building work includes a new standing seam metal roof, restoration of the historic clerestories, skylights and the cupola. Avant Holdings refurbished the historic exterior stairwell, original steel sash windows, and well as doors.

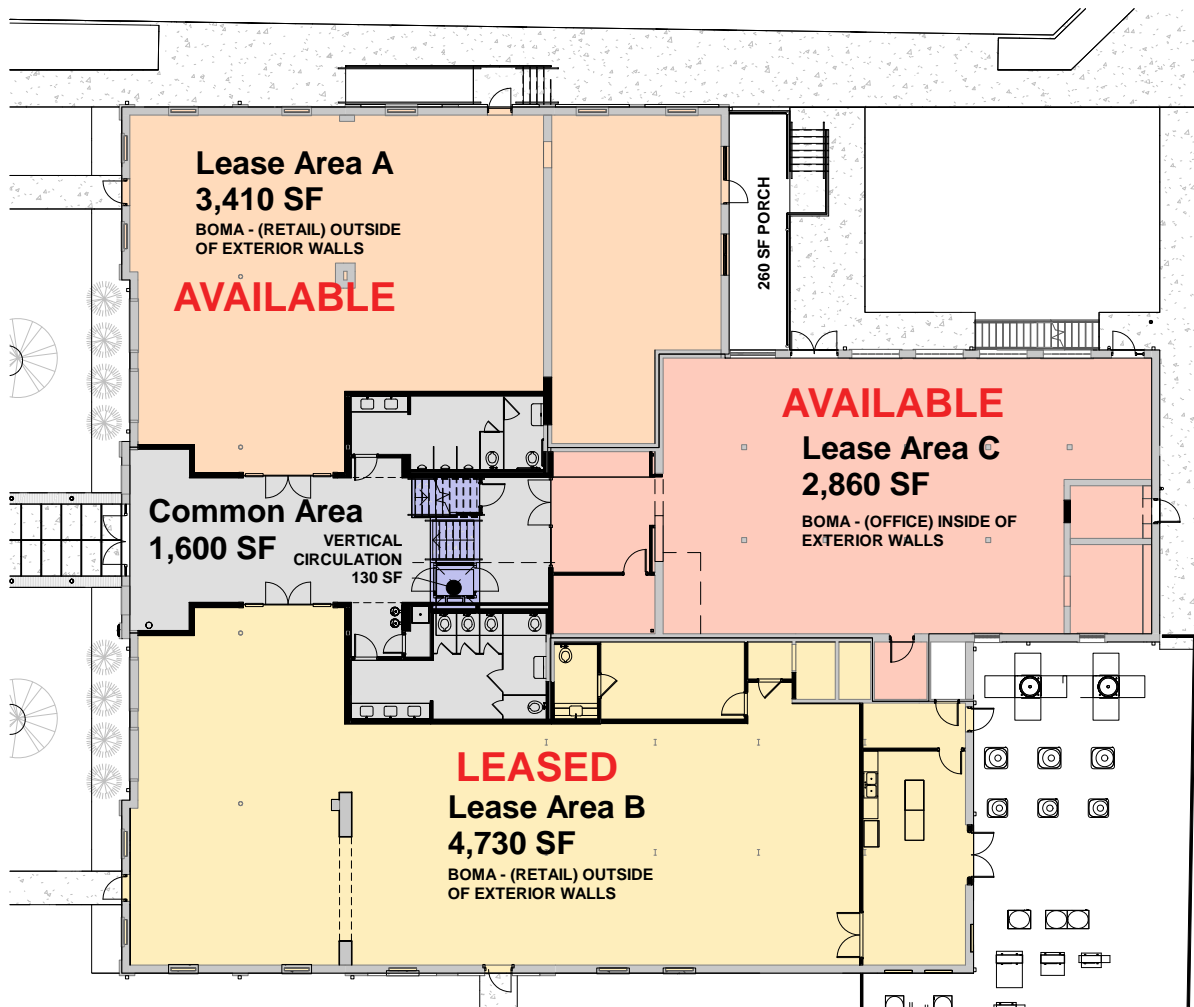


The Laundry

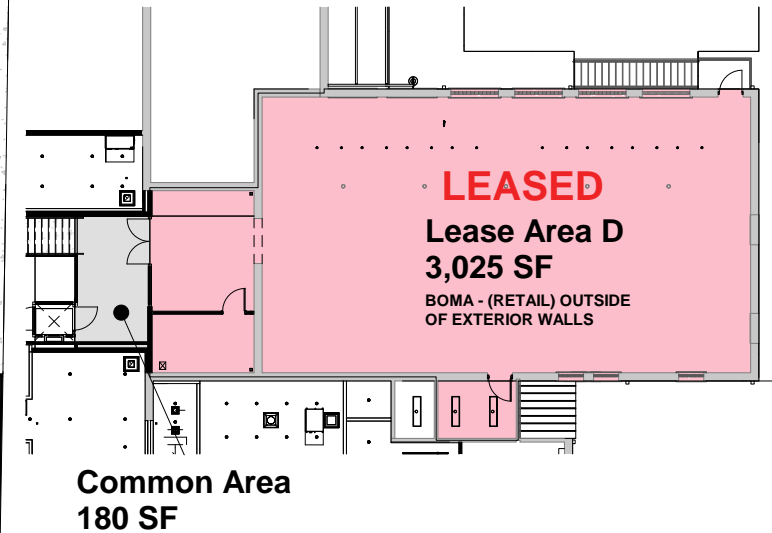
Interior Historic Character

The design features an open layout respecting the historic character of the Laundry Building with soaring ceilings, exposed antique heart pine wood beams, trusses, fire sprinkler lines and spiral ductwork. The interior is exposed brick, including a massive brick archway with a mix of historic plaster walls and sleek concrete floors throughout. Existing steel sash windows and restored window openings with new windows flood the space with natural light. The full one acre of land is mostly green space with beautiful trees offering endless possibilities for outdoor seating and amenities with the iconic Babcock Building as a focal backdrop. A conceptual layout is provided envisioning several tenants. The 181-acre BullStreet District is the largest urban redevelopment project on the East Coast and is South Carolina's first urban gigabit community, just one mile from the S.C. State House, USC and several blocks from Main Street in downtown Columbia, S.C.





① LEASE AREA PLAN MAIN LEVEL - BOMA v1
1/16" = 1'-0"



② LEASE AREA PLAN UPPER LEVEL - BOMA
1/16" = 1'-0"

LEASE AREAS	THE LAUNDRY AT BULLSTREET
	LEASE AREA PLAN
	9/25/2024



See Conceptual Lease Areas plan:

Lease Area A approx. 3,874 Rentable Square Feet (note developer is open to subdividing Lease Area A and has a couple of options to do so) **Available**

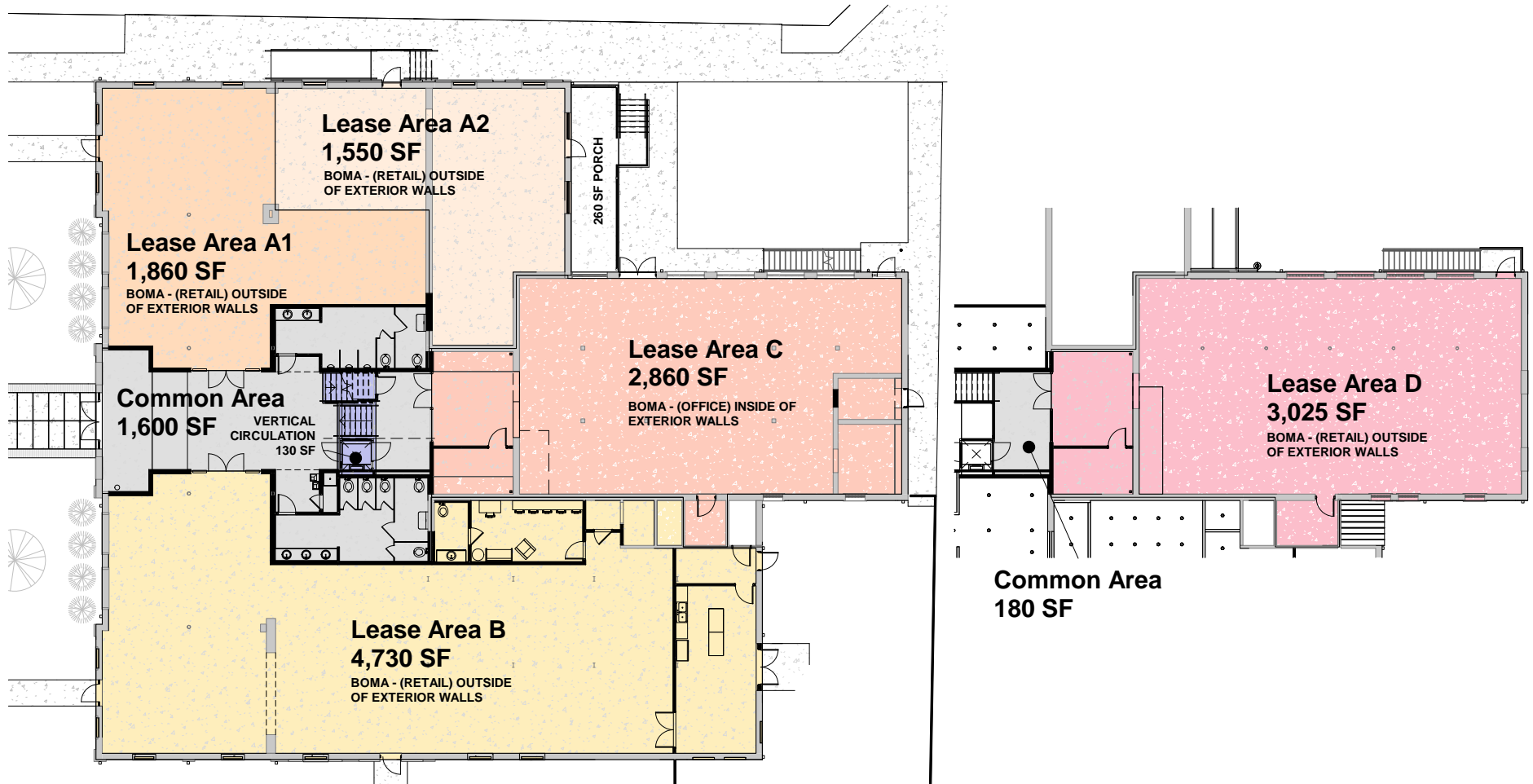
Lease Area B approx. 5,373 Rentable Square Feet **Leased** The Laundry event venue.

Lease Area C approx. 3,249 Rentable Square Feet **Available**

Lease Area D approx. 3,436 Rentable Square Feet **Leased** The Laundry event venue.

*Contact Developer for Rental Rates





① LEASE AREA PLAN MAIN LEVEL - BOMA v5
1/16" = 1'-0"

② LEASE AREA PLAN UPPER LEVEL - BOMA
1/16" = 1'-0"

LEASE AREAS

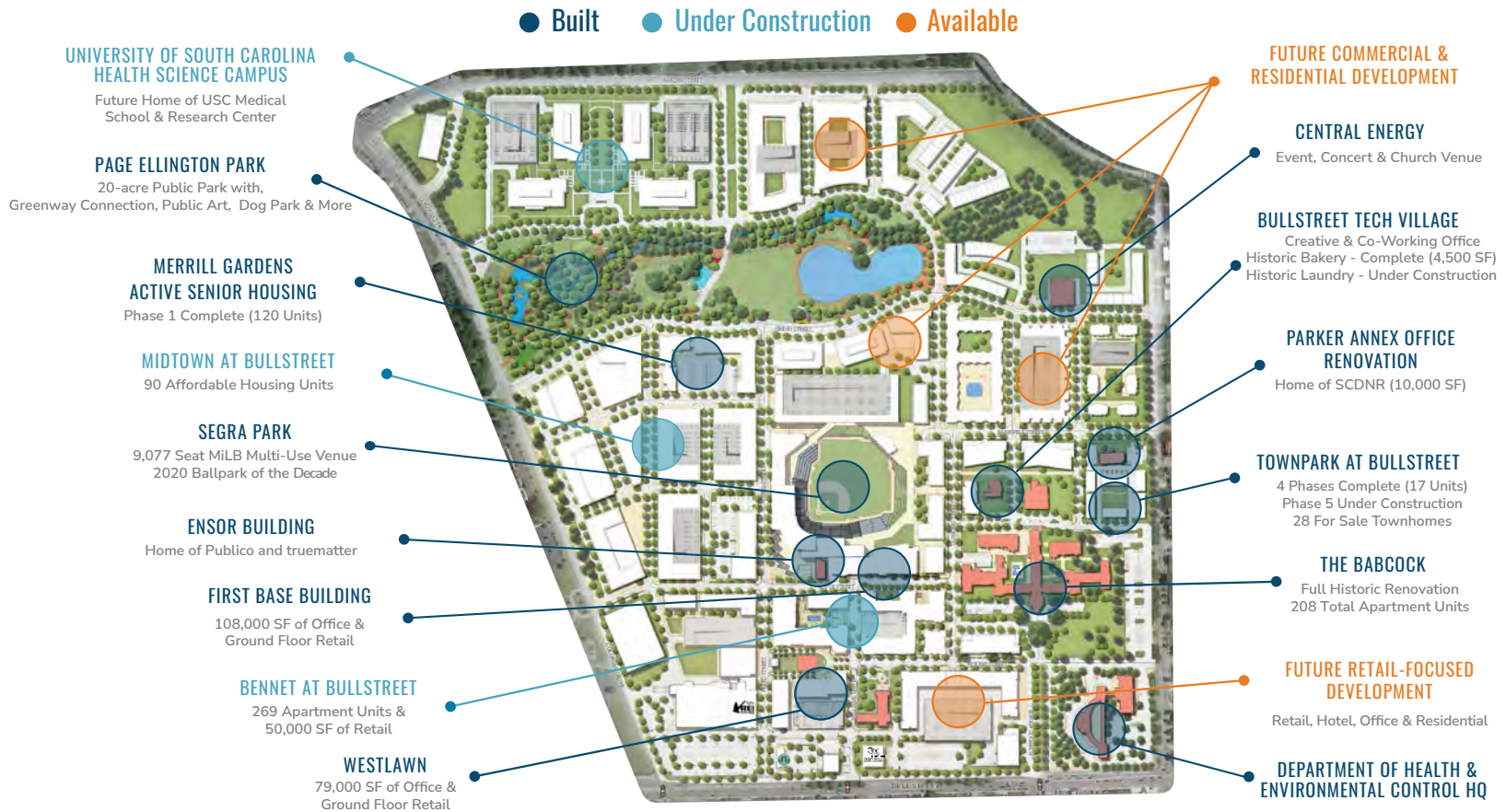
THE LAUNDRY AT BULL STREET
LEASE AREA PLAN
3/28/2024



*Conceptual Lease Area A subdivided option approximately 2,113 Rentable Square Feet and 1,761 Rentable Square Feet

Bull Street Site Uses

181-Acre Master Planned Development



Outdoor Space

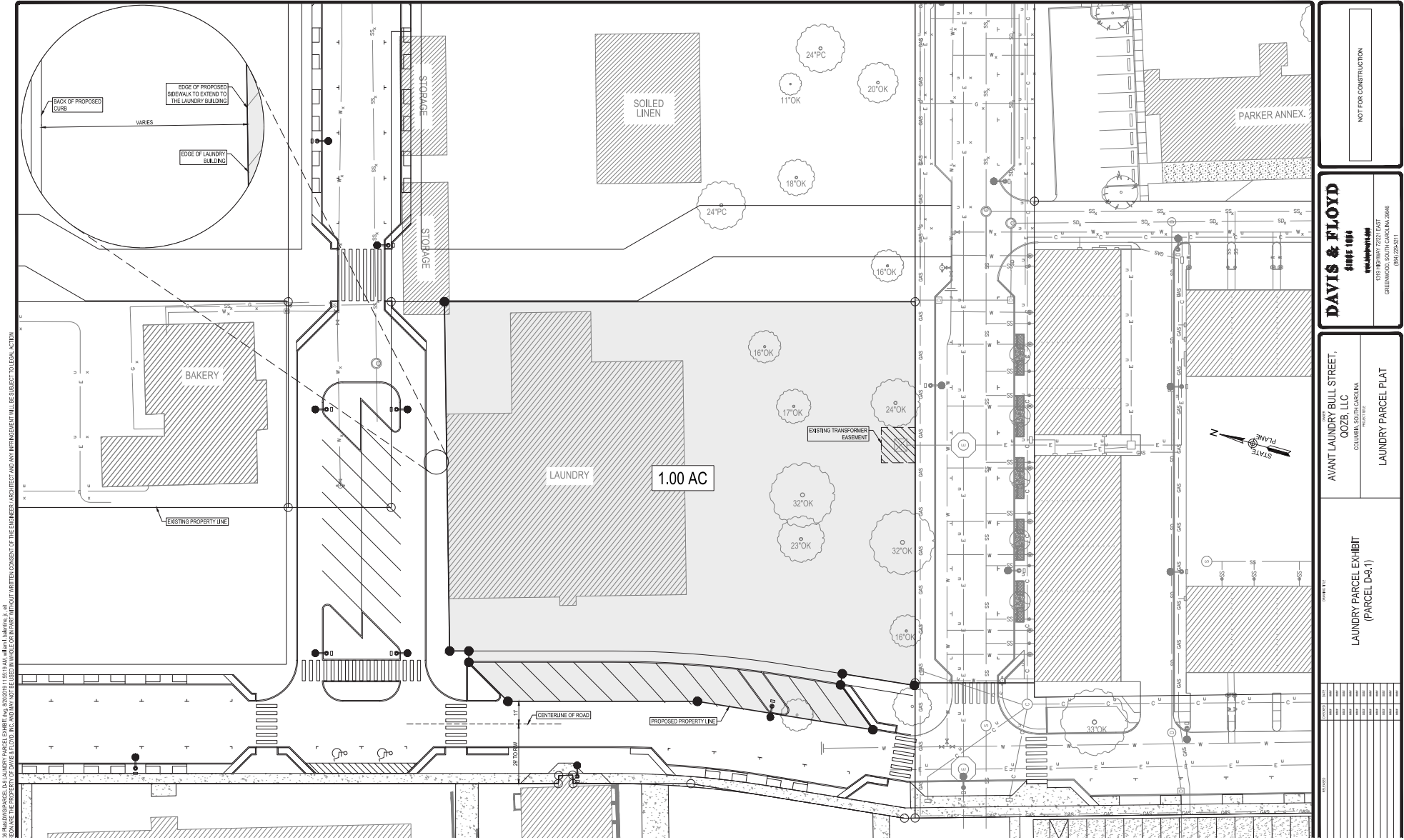
The Laundry

BullStreet District



Site Map

The Laundry
BullStreet District



2024 PRELIMINARY PARCEL EXHIBIT. THIS PARCEL EXHIBIT IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE ENGINEER, ARCHITECT, AND ANY INSTRUMENT SHALL BE SUBJECT TO LEGAL ACTION.

NOT FOR CONSTRUCTION

DAVIS & FLOYD
 414 E 10th St
 GREENWOOD, SOUTH CAROLINA 29646
 (803) 682-2121

AVANT LAUNDRY BULL STREET,
 OOZB LLC
 COLUMBIA, SOUTH CAROLINA
 29201-1111
 LAUNDRY PARCEL PLAT

LAUNDRY PARCEL EXHIBIT
 (PARCEL D-5.1)

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		