



# 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  $\pm 5,000$  to  $\pm 41,429$  square feet.

### AMENITIES & HIGH-QUALITY SERVICES

- Newly Renovated Common Areas
- On-Site Security, Maintenance & Management
- Backup Generator With Full-Building Load Capacity
- 24-Hour Building Access for Tenants
- Attached Parking Garage Available Exclusively For Tenants at No Additional Cost

### CONTACT US



Jeff Hein, SIOR

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Will DuPree

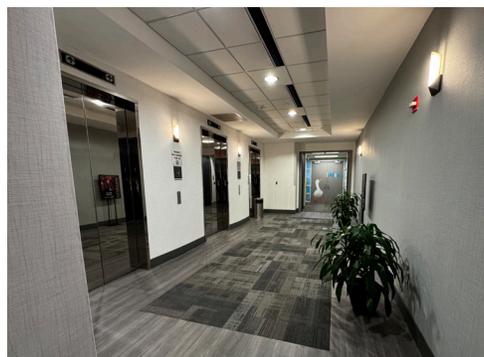
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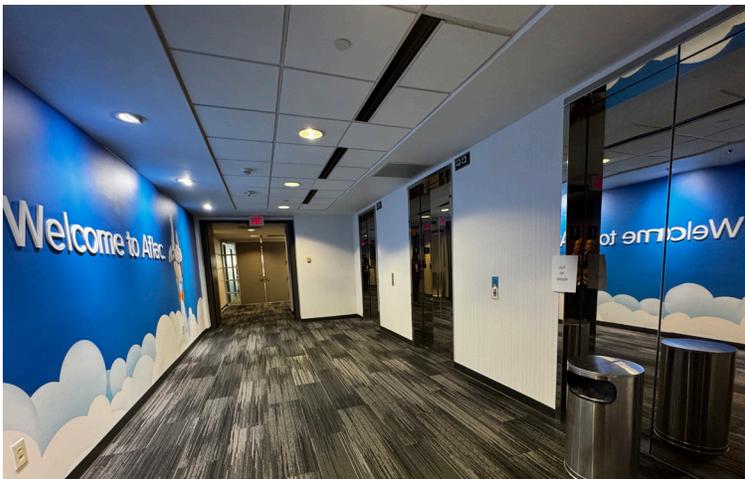
## PROPERTY FEATURES:

- ±140,206 SF Class A Office Building Located in the Vista with Excellent Visibility at the Corner of Huger and Taylor Street
- ±5,000 - ±41,429 Rentable Square Feet Available
- Common Area Lobby Renovated in 2025
- Private Parking Located Under the Building (Key-Card Accessible Only)
- Professional Local Management with an Onsite Building Engineer
- Shipping and Loading Dock Area on Ground Level
- Freight Elevator
- First Floor Break Room with Vending for All Tenants
- Adjacent to Canalside Lofts and Riverfront Park
- Excellent Views of Riverfront Park with Access to Walking Trails & Outdoor Gym
- Close Proximity to Numerous Restaurants & Hotels



# 1600 WILLIAMS STREET

COLUMBIA, SOUTH CAROLINA

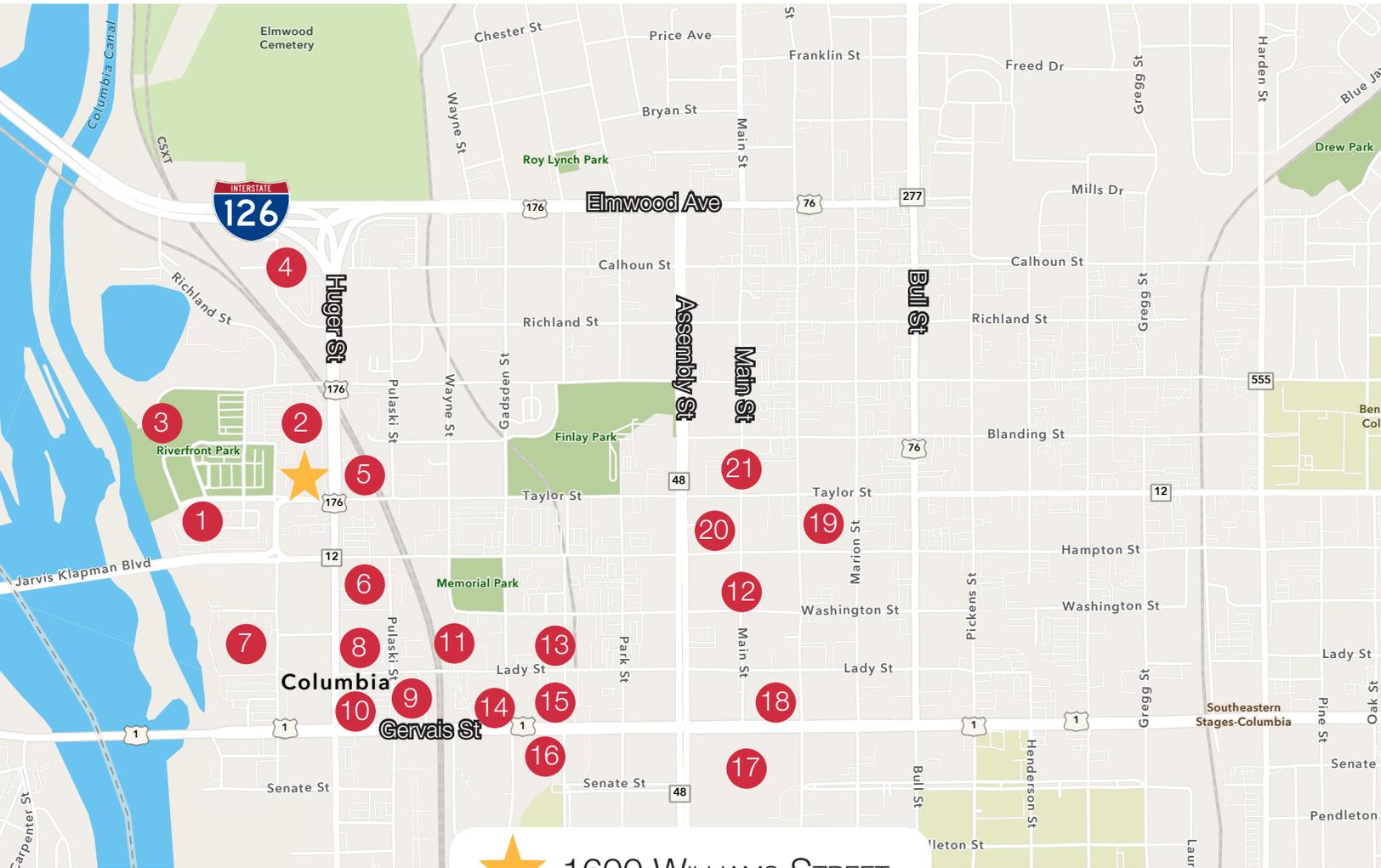


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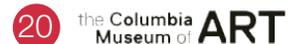
3710 Landmark Drive, Suite 400  
Columbia, South Carolina 29204  
803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

# LOCATION MAP

1600 Williams Street, Columbia, sc



★ 1600 WILLIAMS STREET

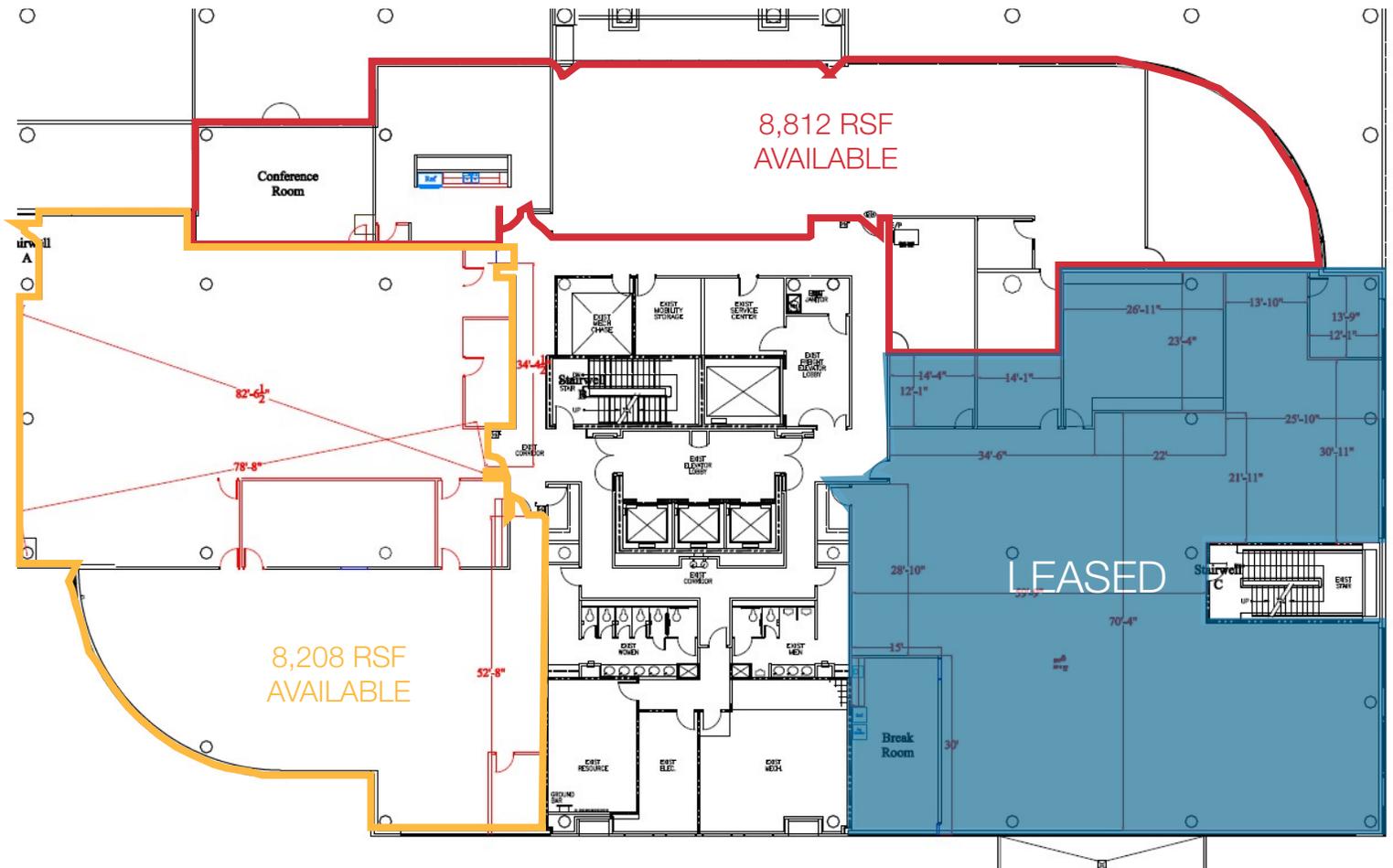


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Columbia, South Carolina 29204  
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## SUITES AVAILABLE:

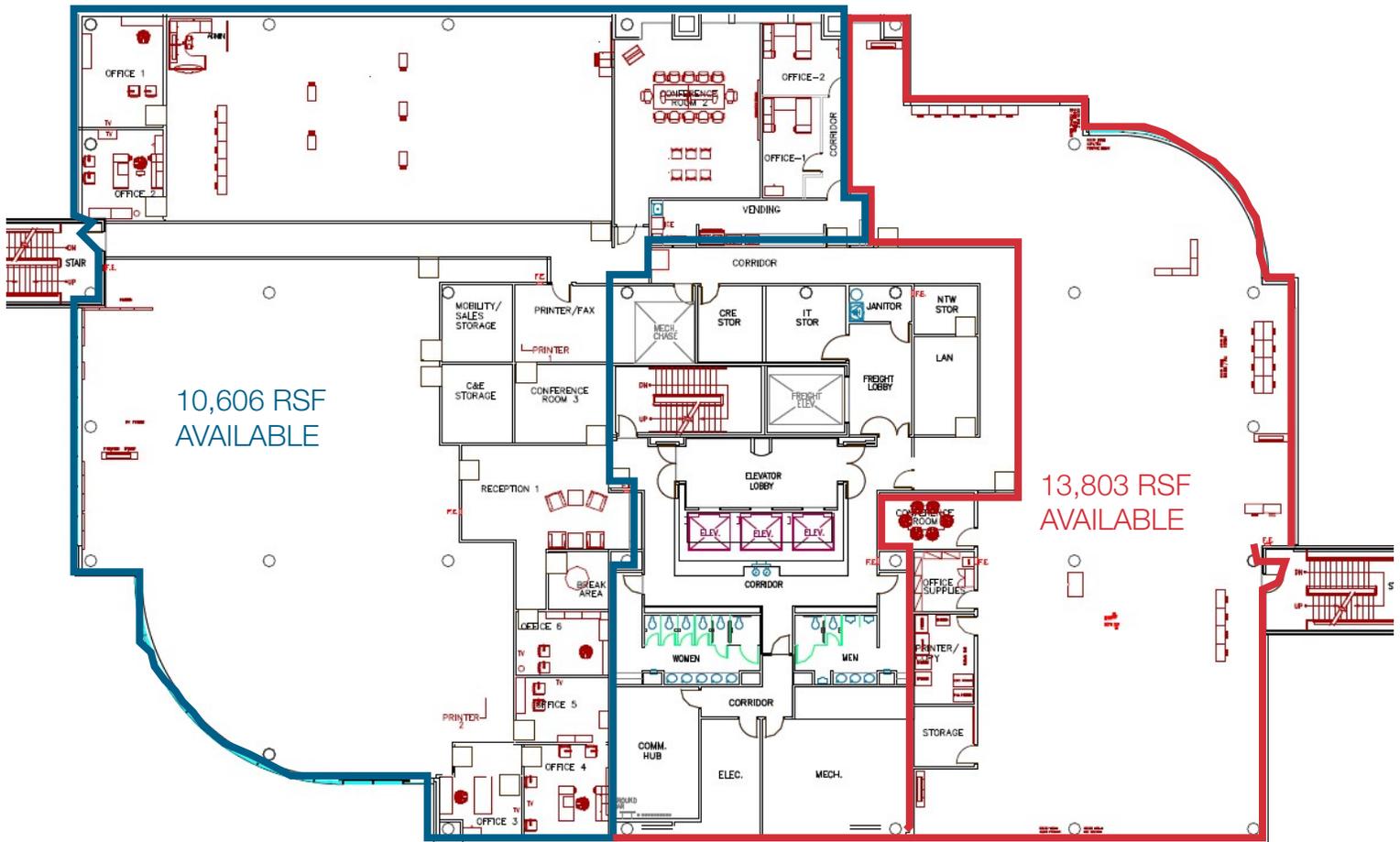
➤ Suites from 5,000 - 17,020 RSF Available (Floor 2)



Lease Rate: \$19.75 PSF / Full Service

## SUITES AVAILABLE:

➤ 24,409 RSF Available (Floor 4)



Lease Rate: \$19.75 PSF / Full Service



**Jeff Hein, SIOR**  
Shareholder & Senior Broker

Jeff Hein, SIOR, is a shareholder and senior broker at NAI Columbia with 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.