

# DuPre Building

807 Gervais Street, Columbia, South Carolina

## Historic Past, Urban Presence



For more  
information

Developer:  
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**AVANT**  
HOLDINGS

## Property Features

- Fully restored National Register building dating back to the year 1919
- The Congaree Vista's Mixed-Use Rehabilitated Icon
- Heart of the Vista's Views and Vantages
- Several blocks from USC (enrollment 36,000+), Columbia's Main Street, and the State Capital
- Exposed Historic Brick and Antique Heart Pine Beams
- Authentic Loft-Style, Featuring 13-16 Foot Ceilings
- Large Beautiful Ventilator Windows Flood Spaces with Natural Light
- Unmatched Finishes and Architectural Detail
- Metal Coffered Ceilings with Exposed Ductwork & Sprinkler Lines

## Location



# Key Features

## Property Highlights

The Congaree Vista is a renovated textile mill and trainyard district transformed into one-stop entertainment hub of art galleries, national clothing stores, Class-A office, urban dwellings and hotels, many lined along brick streets and all surrounded by downtown eateries and historic landmarks. This Vista icon was built in 1919 for the DuPre Motor Company, a Ford dealership, and was the centerpiece of the Capital City's "Automobile Row". Today, this historic award-winning, rehabilitated landmark is known as the Vista's best urban mixed-use redevelopment sensitively blending original details with modern amenities. Comprised of approximately 38,000 square feet gross and 31,000 square feet of rentable space, the building boasts a lively mix of retail, restaurant and sleek Class-A office space. The property also includes a live/work loft with a rooftop garden terrace. The existing and targeted tenant mix includes progressive, urban clientele who value architectural history and its dynamic influence on their business.

- Extraordinary retail and office spaces available.
- Much of the office space is authentic loft style, featuring 13 to 16 foot ceilings, exposed historic brick, beautiful antique heart pine beams, exposed ductwork, sprinkler lines, abundant natural light with large ventilator windows and original hardwood floors.
- Preliminary renovation plans include a possible future roof top garden terrace along the building front to capitalize on the expansive views of the State House, Vista skyline, and perspective towards the Congaree river. Two balconies currently overlook the Vista and Dupre alley on the second and third floors.
- The three-story structure (plus a basement) is accessible by an elevator and two stairwells. The stairwell off the main common area (entrance on the side of the building) features balustrades salvaged and reclaimed from Brooklyn and mahogany hand rails.
- The DuPre building is on the National Register list in the West Gervais Street Historic District.
- The first floor retail space offers a chic vibe with metal coffered ceilings, large copper framed showroom windows, original tile and hardwood floors.
- The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street providing excellent access to the University of South Carolina (enrollment: 36,000+), Columbia's downtown Main Street and the State Capitol.
- Parking is limited on-site but 807 Gervais provides easy access to the City's 675-car \$11 million parking garage (approximately a block and a half away on Lady Street).
- 807 Gervais has a pedestrian access easement along the Hyatt Place hotel brick promenade to Lady Street. A City pedestrian access easement leads directly to Lady Street and the beautified pathway to the City Garage adjacent to Aloft.
- 24-hour secured key pad access to building and two curb cuts accessing Gervais Street and pedestrian easements to Lady Street (see aerial site plan).
- Unmatched finishes and architectural details throughout.
- The thriving Vista boasts nearly \$1 billion in major projects completed, under construction or planned over the last few years alone.

# Key Features

## Property Highlights

- Salvaged and reclaimed treasures were reintroduced into the award-winning renovations including the west lobby with its canopy that was cobbled together from an original copper awning from Harlem and brackets from Brooklyn. The double brass doors in the west lobby are from the front doors of a bank on Lexington Avenue in New York and the three-foot high copper cornices in the ceiling are from Christies on 5th Avenue.
- The building has excellent visibility on Gervais Street with over 31,800 vehicles passing per day.
- The right address for brand building and recruiting top talent.
- Building is sprinklered throughout.
- Gervais Street retail businesses include Divino Rosso, Urban Outfitters, Chipotle, CAVA, Publix, Hyatt Place, Panera Bread, Hampton Inn, Pearlz, Motor Supply, AT&T and many local restaurants, boutiques and galleries.



# Aerial Photo

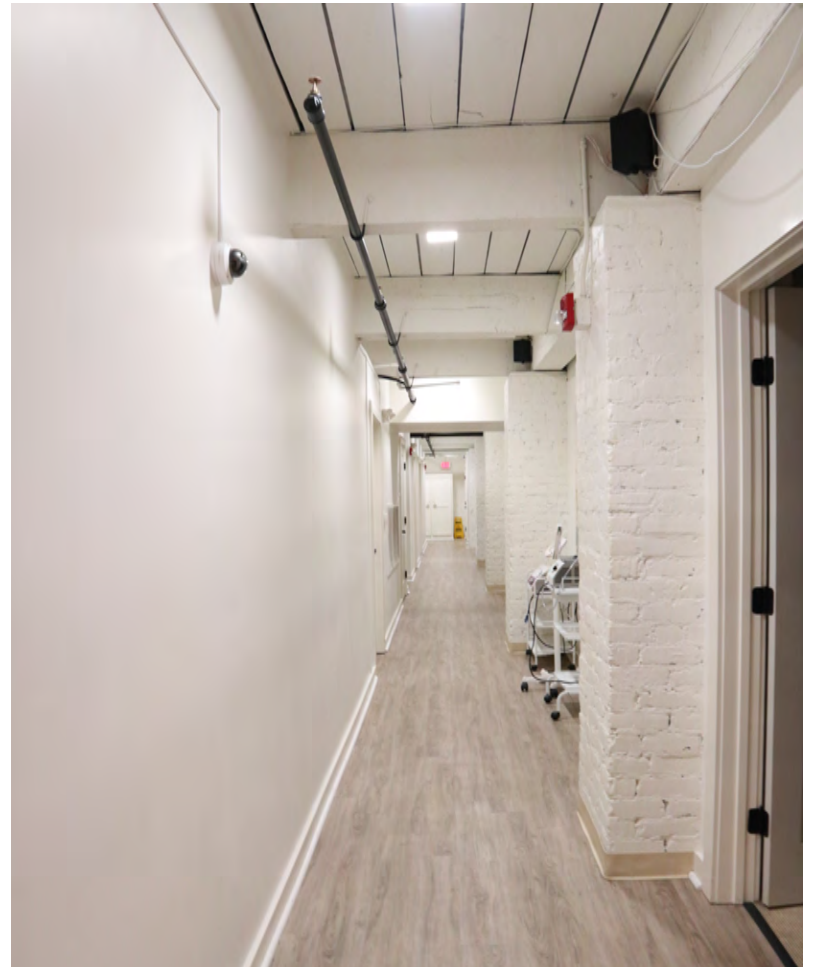


# Property Availability

## Available Spaces:

- **Suite 101 & Suite 104** are currently combined comprising ±3,804 rentable square feet. This retail space features high profile Gervais Street ground floor exposure with large showroom windows, metal coffered ceilings, original hardwood floors, high profile blade signage and private restrooms. Contact developer to discuss rental rate. Landlord will consider subdividing for the right fit.
- **Suite 302** is now available comprising 1,142 rentable square feet. The office space is authentic office loft-style, featuring 13-to-16-foot ceilings, exposed historic brick, beautiful antique heart pine beams, exposed ductwork, sprinkler lines, abundant natural light with large ventilator windows and original hardwood floors as well as a private balcony. There is also a break area with a sink and cabinets in the mezzanine. Rental Rate: \$27 full service.
- **Suite 303** is currently leased, but likely available in the fall of 2024. Authentic loft-style with exposed brick, sprinkler lines & ductwork, antique heart pine beams, large ventilator windows that flood space with natural light, and original hardwood floors. Ceilings are 13 to 16 feet tall with a floor plan featuring 2 large private offices overlooking the Vista skyline towards the River, reception area, a mezzanine with several workstations and a nice wet bar. Rental rate is \$27 full service.

# Suite 101 & 104 Photos



# Suite 303 Photos



# Aerial Site Plan

(Planned Vista Greenway Plaza)

Vista Greenway Tunnel (Pedestrian & Bike)

Lady Street  
Parking Garage  
675 Spaces

Aloft  
Boutique  
Hotel

Hyatt Brick Promenade Walkway  
(Pedestrian Access Easement)

CAVA

Miller Valentine  
Offices

Hyatt Place Hotel  
89,500 SF Building & AT&T  
130 Rooms

±405' (Pedestrian Easement)

**807 Gervais Street** →

Primary Entrance

Di Vino  
Rosso

Dragon Room

• Old Chicago  
Pizza & Taproom  
(Mixed-Use)

Beautified pedestrian pathway to the  
City Garage.



Gadsden St

Jimmy John's

City Market  
Mixed-Use

Tsunami at  
700 Gervais

• Urban Outfitters

• Longhorn  
Steakhouse

• Liberty Tap  
Room & Grill

• Hampton  
Inn

Blue  
Marlin

Lincoln St

Lady St

Gervais St

Washington St

The Hollow



# The Vista



Art Galleries

Hotels & Entertainment

Boutiques

Award-Winning

Restaurants

Class-A Office

## The Vista

The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street and provides easy, convenient access to the University of South Carolina and Columbia's downtown Main Street. Rich in history and forward-thinking, the Vista is known as Columbia's top arts and entertainment district for a reason. While Columbia's industrial and rail hub once gathered dust, today the rustic warehouses and mills enjoy new lives as music and entertainment venues, art galleries, Class-A office, delightful boutiques, urban dwelling places, and award-winning restaurants. New and renovated buildings mesh rustic details with sleek, downtown style. The Vista area continues to experience a surge of new construction and rehabilitated projects.



# The Vista



## 807 Gervais is situated within:

- The Columbia CBD with approximately 60,000 person workforce and Columbia's over 837,092 MSA
- Several blocks from the State House office complex
- Several blocks from the University of South Carolina campus with its 36,000+ students - enrollment has increased 25% in the past decade and growth plans are accelerating
- The InnoVista District, the University of South Carolina's planned 5 million square foot research campus



## Numerous Vista public venues:

- Over 60 restaurants/entertainment venues and approximately 40 art galleries and specialty shops
- Columbia Convention Center and adjoining 222-room Hilton Hotel
- 9,000 seat University of South Carolina baseball park
- 18,000 seat Colonial Life Arena and the 2,256 seat Koger Center for the Arts
- Three Rivers Greenway with its planned Vista linkages and the centerpiece, the Congaree Regional Riverfront Park
- State Museum with annual attendance exceeding 185,000 visitors
- EdVenture, South Carolina's 92,000 square foot children's museum with its 200,000+ annual attendance

# Interior & Exterior Property Photo Overview



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