



*Exclusively Presented By*

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**ROI COMMERCIAL, LLC**

1300 Sumter Street

Columbia, SC 29201

803.900.8020



## OFFERING SUMMARY

Lease Rate: \$8.00 - 20.25 SF/yr (Full Service Net of Janitorial)

Building Size: 64,799 SF

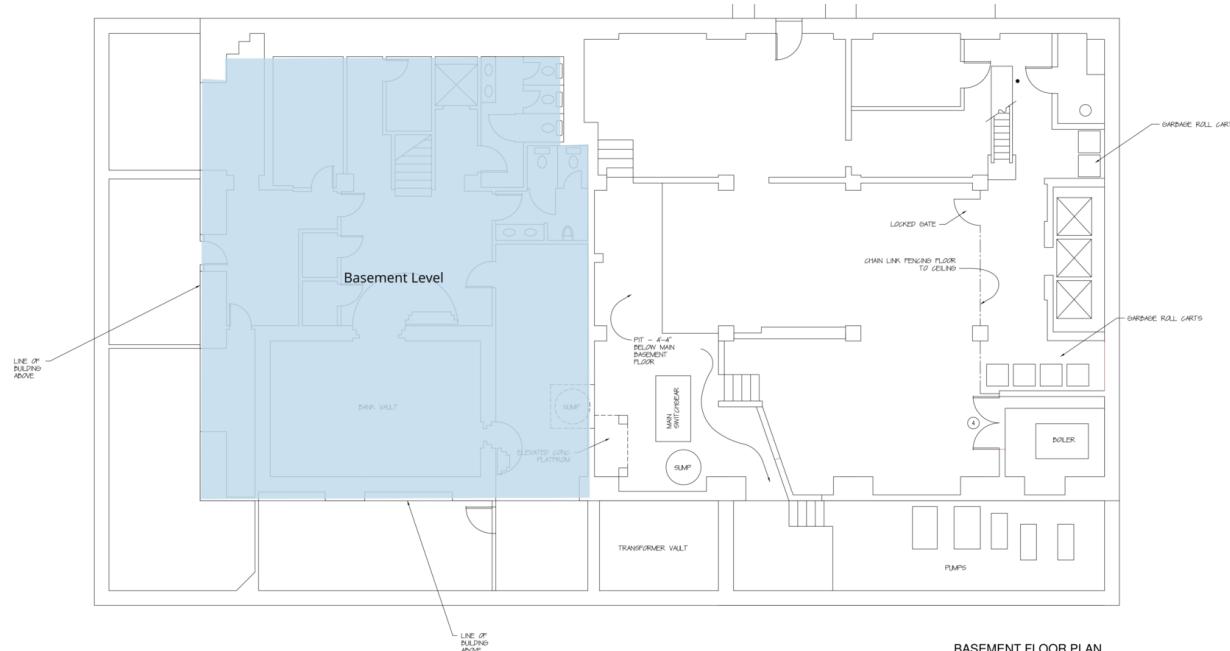
Available SF: 2,385 - 15,027 SF

Year Built: 1903

Zoning: C-5

## PROPERTY HIGHLIGHTS

- The Barringer Building, South Carolina's historic first high-rise building, constructed in 1903
- Total available space of 15,027 square feet for retail and/or office use
- Centrally located at the corner of Main St. & Washington in the Main Street corridor that has experienced an extraordinary resurgence during the past ten years with the addition of many residential, retail, and nightlife opportunities
- Two blocks from the SC State Capital Building & USC Campus
- One block from the HUB student housing
- Easily adaptable to any office or retail use
- Landlord will contribute to improvements for credit tenant
- Choose the ground floor, second floor, mezzanine, basement, or all four spaces to create your new office or retail opportunity on Main. The stately façade fronting both Main and Washington will give your business a spectacular first impression.



## LEGEND

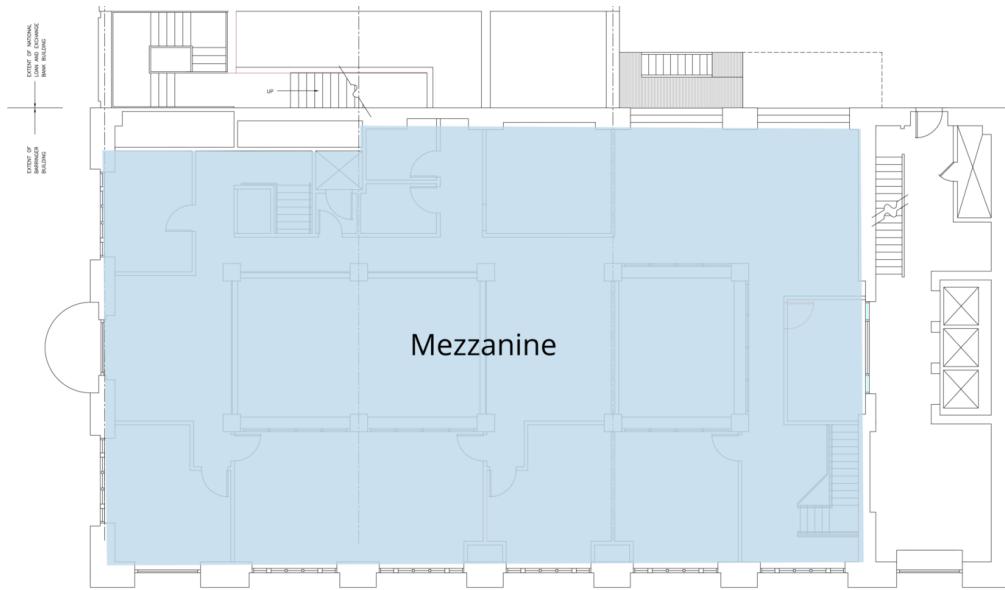
Available

BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Basement Level Offices	Available	2,385 SF	Full Service Net of Janitorial	\$8.00 SF/yr	Choose the ground floor, second floor, mezzanine, basement, or all four spaces to create your new office or retail opportunity on Main. The stately façade fronting both Main and Washington will give your business a spectacular first impression.



## LEGEND

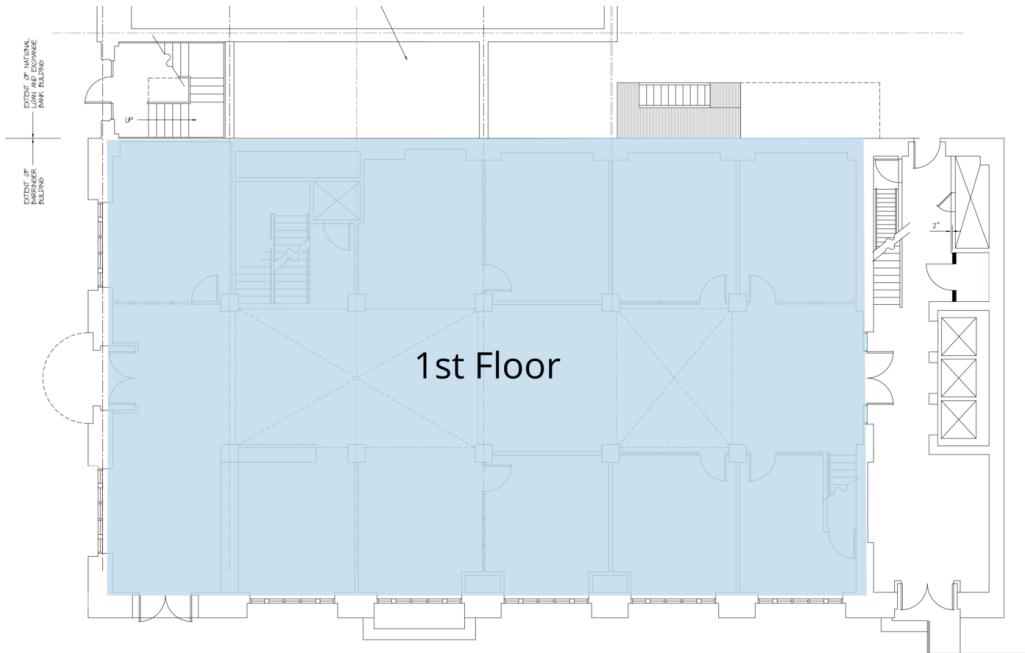
Available

MEZZANINE FLOOR PLAN

SCALE: 1/4" = 10'

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Mezzanine	Available	3,759 SF	Full Service Net of Janitorial	\$17.00 SF/yr	Choose the ground floor, second floor, mezzanine, basement, or all four spaces to create your new office or retail opportunity on Main. The stately façade fronting both Main and Washington will give your business a spectacular first impression.



## LEGEND

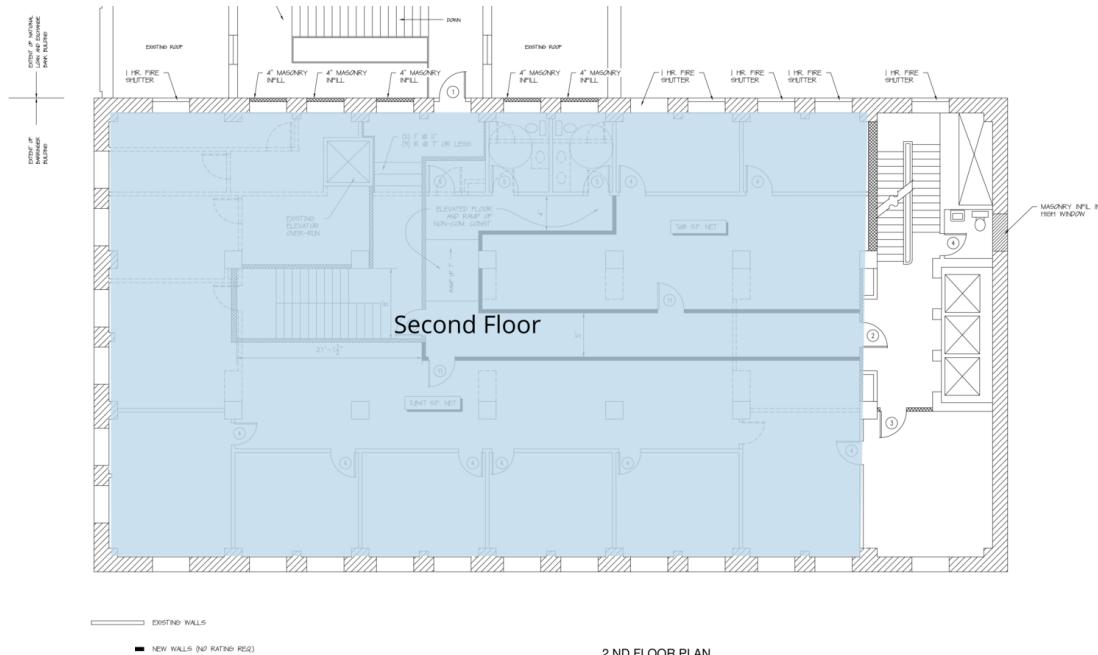
Available

1 ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1st Floor	Available	4,524 SF	Full Service Net of Janitorial	\$20.25 SF/yr	Choose the ground floor, second floor, mezzanine, basement, or all four spaces to create your new office or retail opportunity on Main. The stately façade fronting both Main and Washington will give your business a spectacular first impression.



1350 Main St, Columbia, SC 29201

## PROPERTY PHOTOS



ROI Commercial  
Retail. Office. Industrial.



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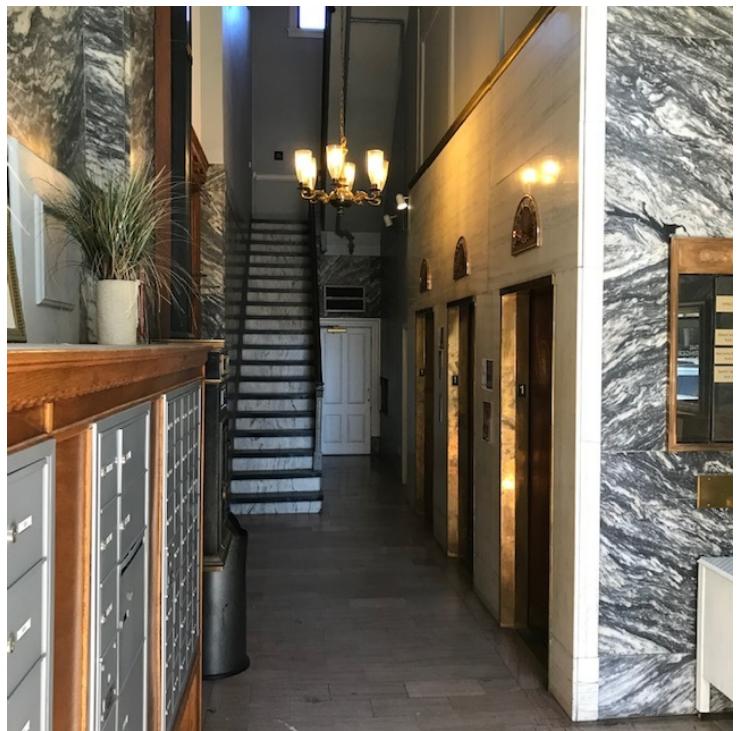
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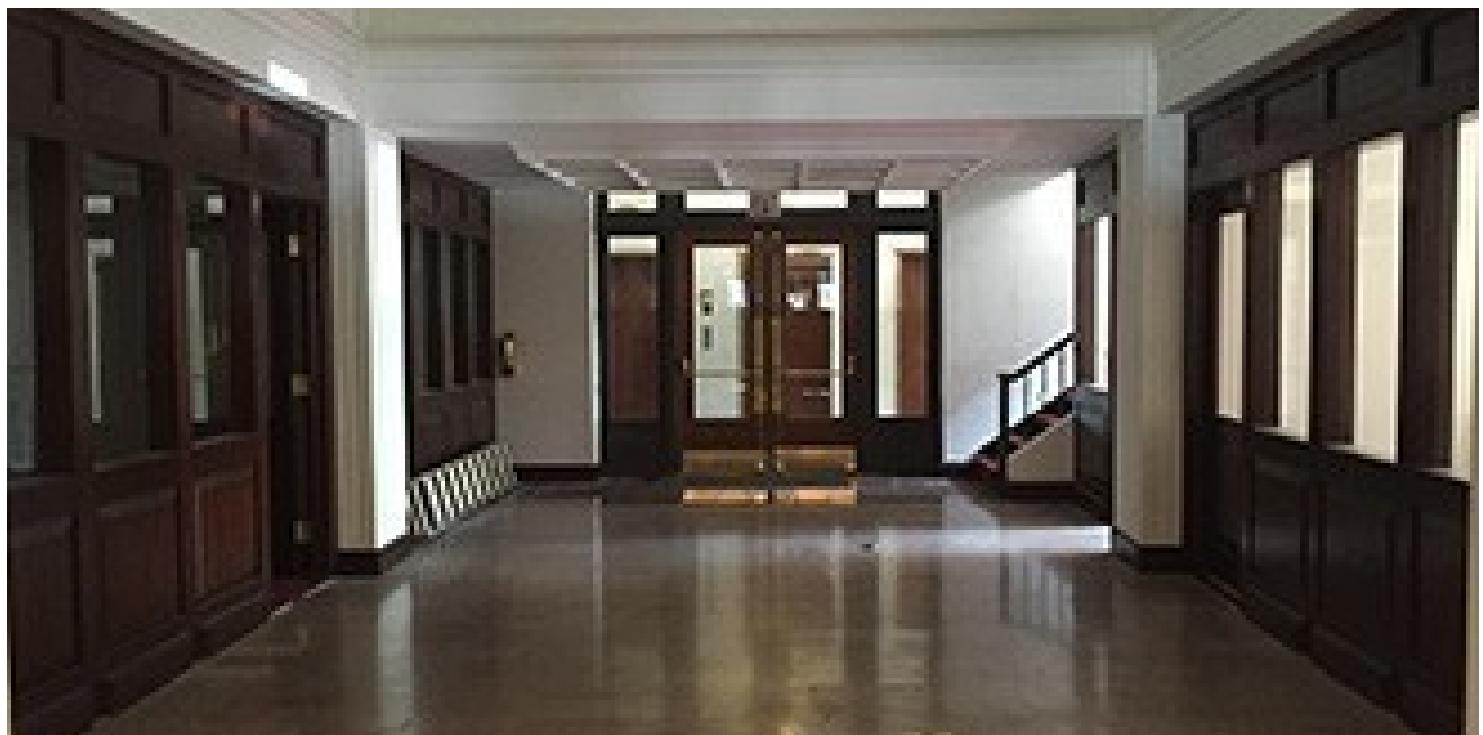


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## PROPERTY PHOTOS



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## AERIAL PHOTOS



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## AERIAL PHOTO



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1350 Main St, Columbia, SC 29201  
**MAIN STREET AERIAL**



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1350 Main St, Columbia, SC 29201  
**STATE HOUSE VIEW**



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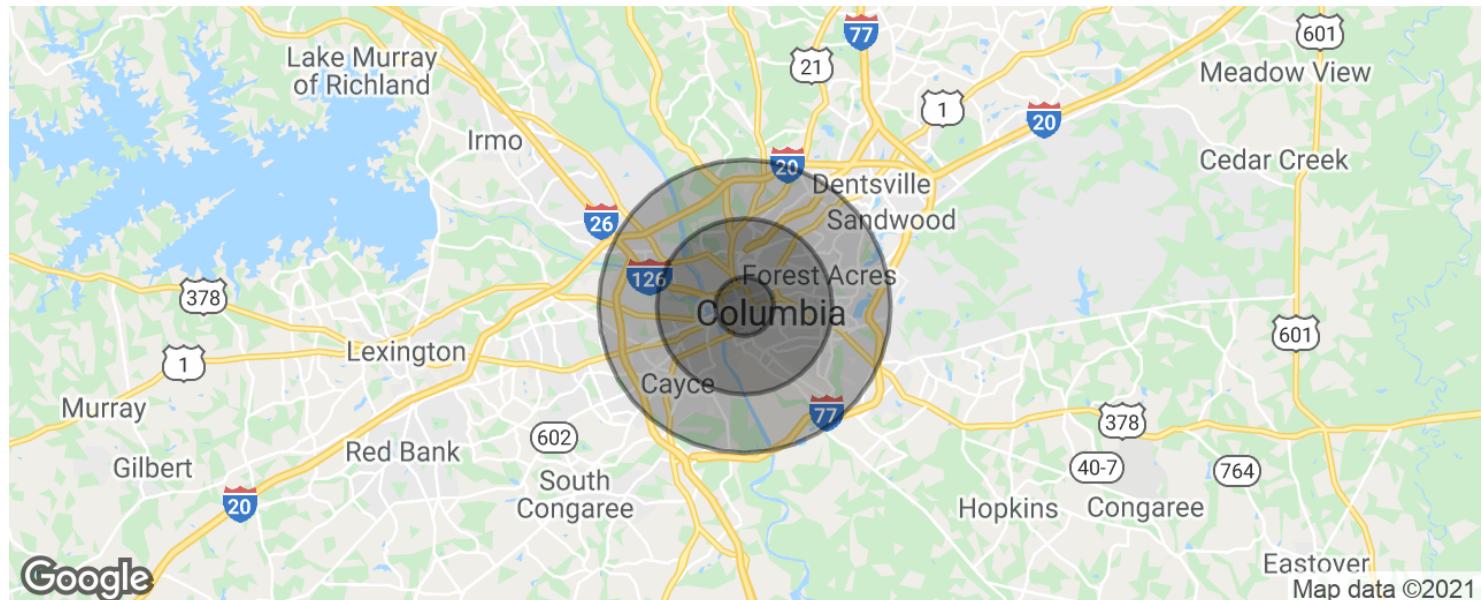
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,846	75,707	164,178
Median age	24.1	30.4	33.4
Median age (Male)	24.4	29.0	31.9
Median age (Female)	24.7	32.4	35.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,635	31,822	70,878
# of persons per HH	3.0	2.4	2.3
Average HH income	\$48,202	\$48,093	\$52,988
Average house value	\$121,087	\$186,226	\$184,924

\* Demographic data derived from 2010 US Census