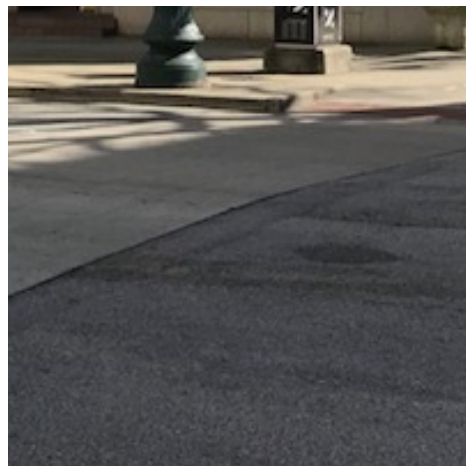
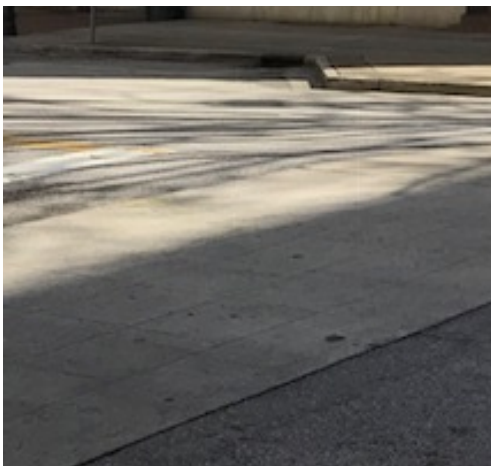




**ROI Commercial**  
Retail. Office. Industrial.

# BARRINGER BUILDING

OFFICE/ STREET RETAIL BUILDING FOR LEASE | 1350 Main St, Columbia, SC 29201



Exclusively Presented By  
**BILLY WAY, CCIM, SIOR**  
803.900.8018  
bway@roicommercialsc.com

**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

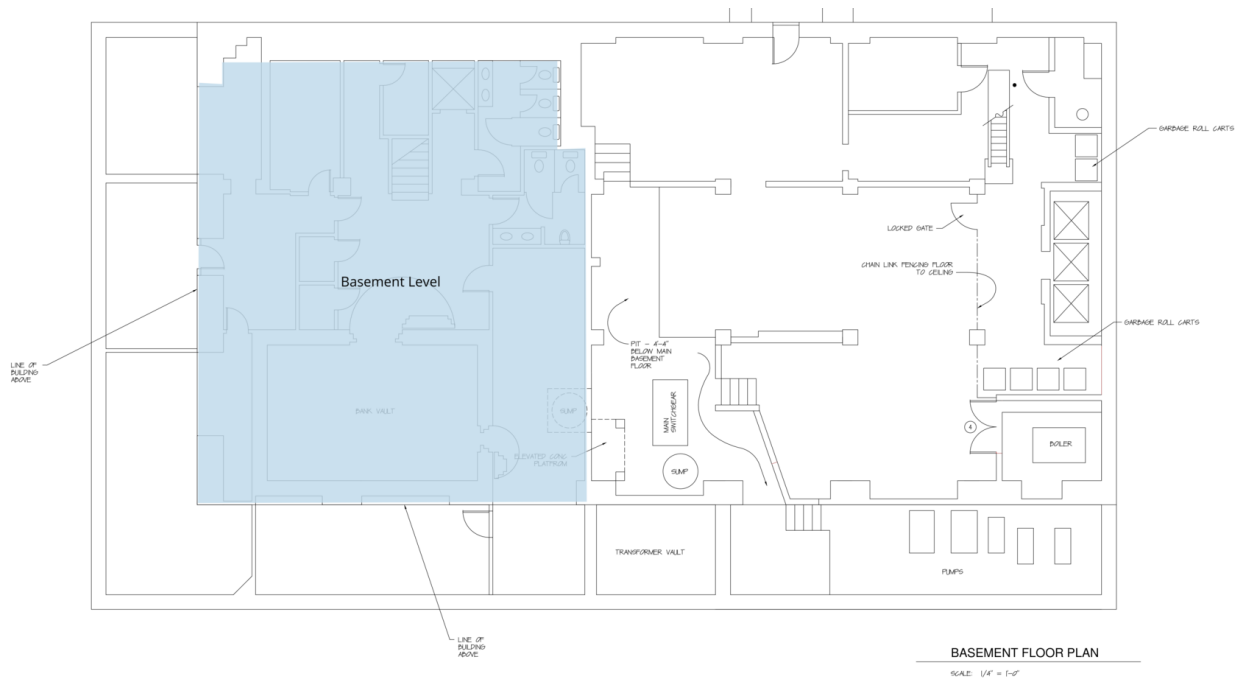
**Year Built:** 1903

**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.



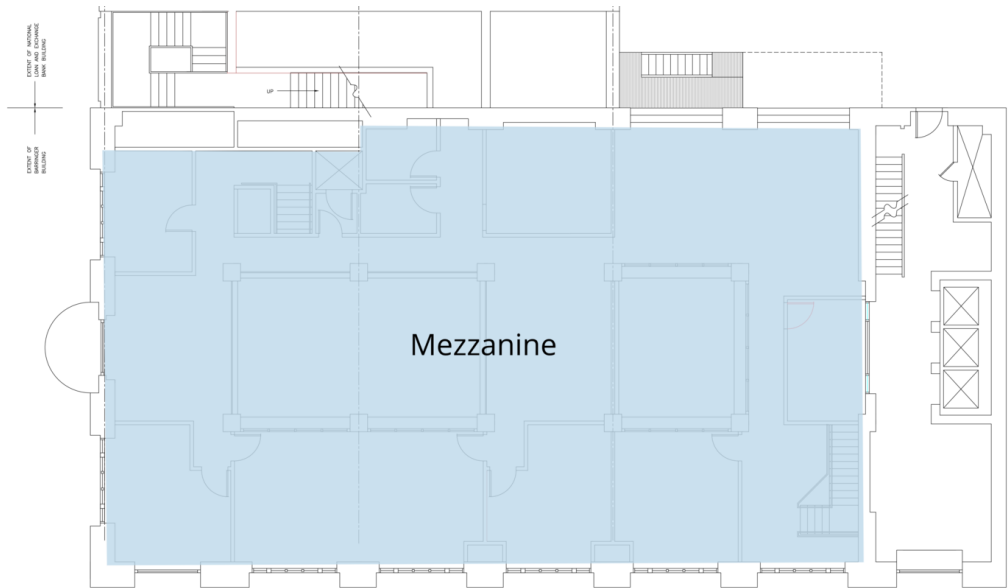


**LEGEND**

Available

**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.



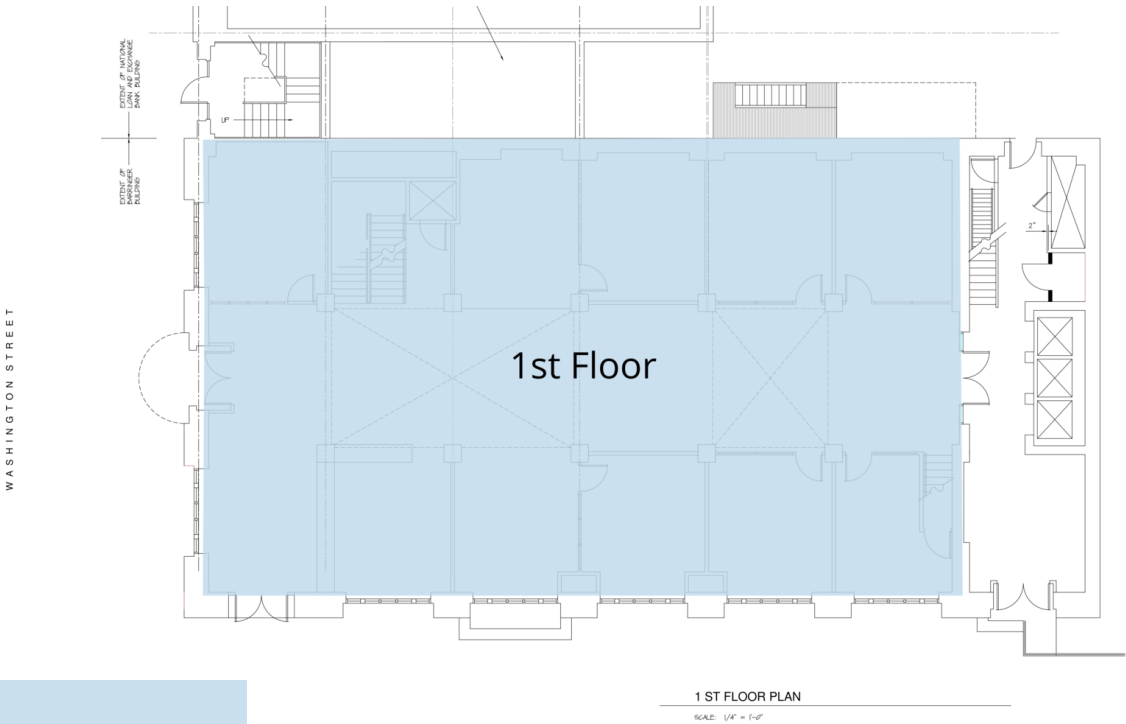
MEZZANINE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

Available

**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.

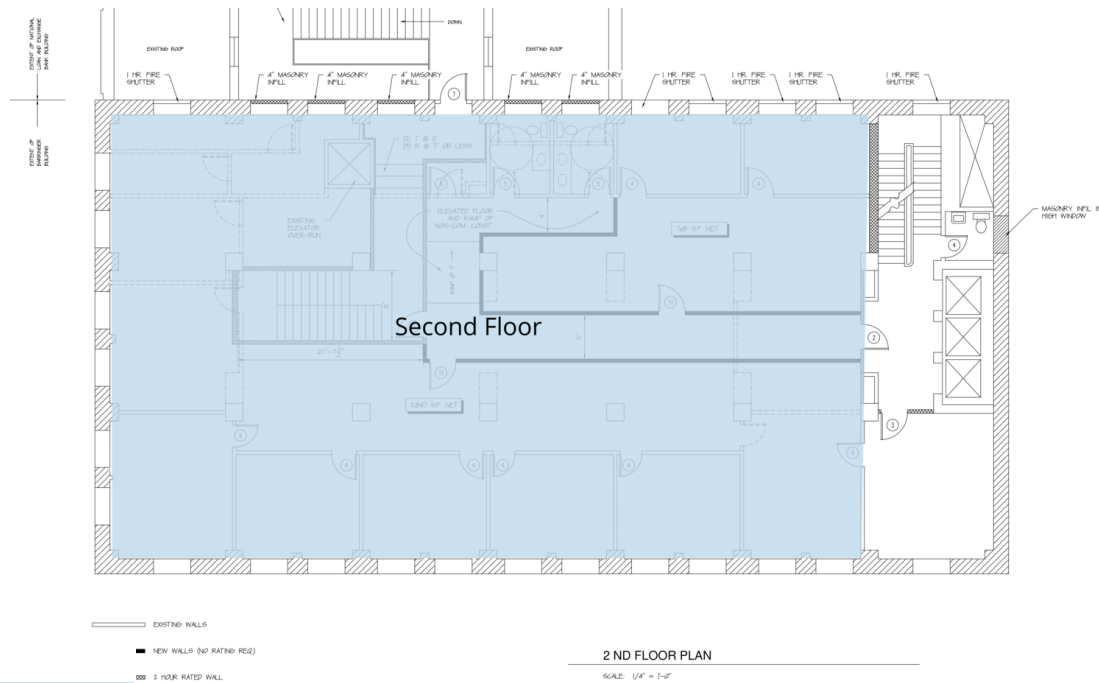


**LEGEND**

Available

**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.



LEGEND

Available

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Second Floor	Available	4,358 SF	Full Service Net of Janitorial	\$15.75 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

# AERIAL PHOTOS



**ROI Commercial**  
Retail. Office. Industrial.



**BILLY WAY, CCIM, SIOR**  
803.900.8018  
[bway@roicommercialsc.com](mailto:bway@roicommercialsc.com)

**ROI Commercial, LLC**  
1300 Sumter Street || Columbia, SC 29201  
803.900.8020 || [roicommercialsc.com](http://roicommercialsc.com)



1350 Main St, Columbia, SC 29201

# AERIAL PHOTO



**ROI Commercial**  
Retail. Office. Industrial.



**BILLY WAY, CCIM, SIOR**  
803.900.8018  
bway@roicommercialsc.com

**ROI Commercial, LLC**  
1300 Sumter Street || Columbia, SC 29201  
803.900.8020 || roicommercialsc.com



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



**ROI Commercial**  
Retail. Office. Industrial.



**BILLY WAY, CCIM, SIOR**  
803.900.8018  
bway@roicommercialsc.com

**ROI Commercial, LLC**  
1300 Sumter Street || Columbia, SC 29201  
803.900.8020 || roicommercialsc.com



1350 Main St, Columbia, SC 29201

## STATE HOUSE VIEW



**ROI Commercial**  
Retail. Office. Industrial.

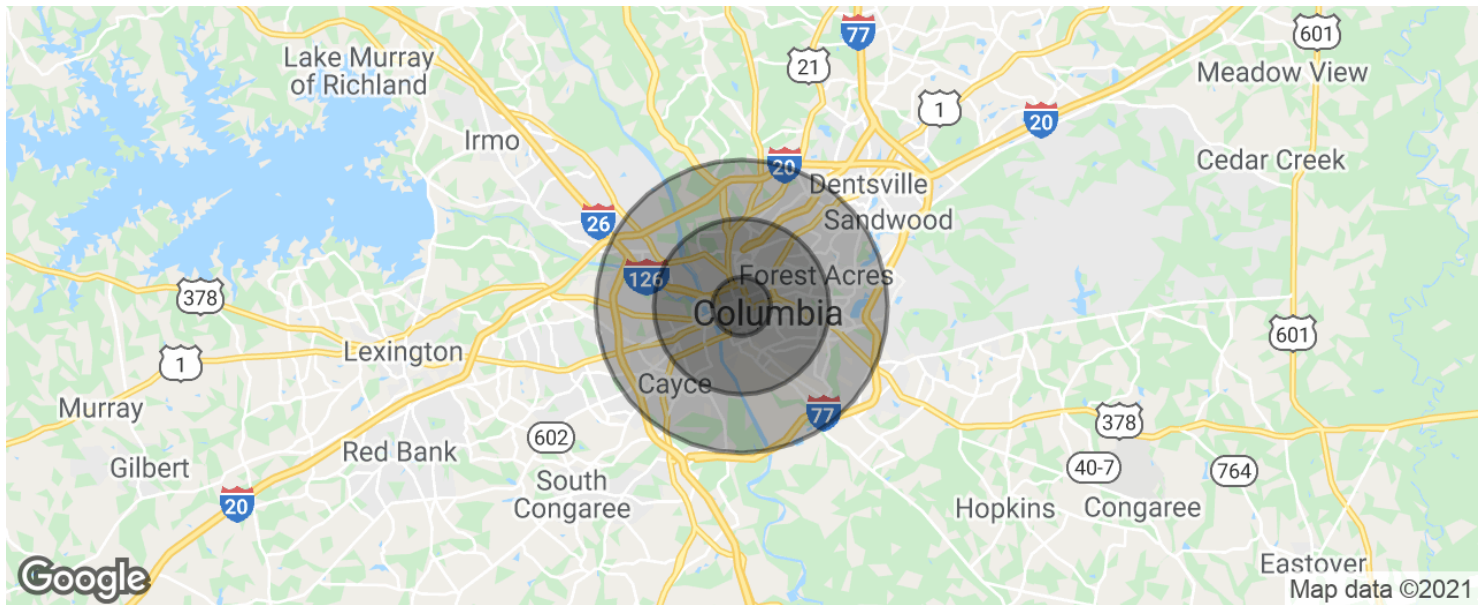


**BILLY WAY, CCIM, SIOR**  
803.900.8018  
[bway@roicommercialsc.com](mailto:bway@roicommercialsc.com)

**ROI Commercial, LLC**  
1300 Sumter Street || Columbia, SC 29201  
803.900.8020 || [roicommercialsc.com](http://roicommercialsc.com)





**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