

FOR SALE OR LEASE



1501
LADY ST.

128,333 SF Historic Office Building
Columbia, SC

TRINITY
PARTNERS

EXECUTIVE SUMMARY

Trinity Partners is pleased to offer a compelling opportunity for office or multi-family investors interested in historic product near Columbia's urban core. Built in 1949 for Carolina Life Insurance Company, and subsequently acquired by Siebels, Bruce & Company (www.siebels.com) in 1965, 1501 Lady Street is a four-story 128,333 SF office building on the National Register of Historic Places and is listed as a City of Columbia landmark. The original footprint, which features a stone panel exterior and central entry way on an angled façade prominently displayed at the intersection of Bull and Lady Streets, was expanded in 1977 along Bull Street with many of the same exterior characteristics.

LOCATION

The Siebels Bruce building is located on the highly trafficked corner of Bull and Lady Streets on the eastern border of Columbia's Central Business District. Situated just four blocks from the South Carolina State House and one block from the University of South Carolina School of Law, it is also walkable to many surrounding amenities.

<https://www.experiencemcolumbiasc.com/>

CURRENT OCCUPANCY

This offering contemplates a 100% vacant building.

FLEXIBLE USAGE

The property is currently configured for a single office user, but could be converted to accommodate either multi-tenant office or multi-family apartments.

TAX CREDITS

1501 Lady Street is a recipient of the Richland County Bailey Bill, which freezes property taxes for twenty (20) years and can be extended. Furthermore, the building is on the National Register of Historic Places and likely would qualify for federal and state historic tax credits if renovated. There may also be an opportunity for additional tax credits depending on the scope of future development.

[Click for additional information on possible historic credits](#)

SALE PRICE

Contact Brokers

LEASE RATE

Contact Brokers

*Minimum of ±20,000 SF for Lease

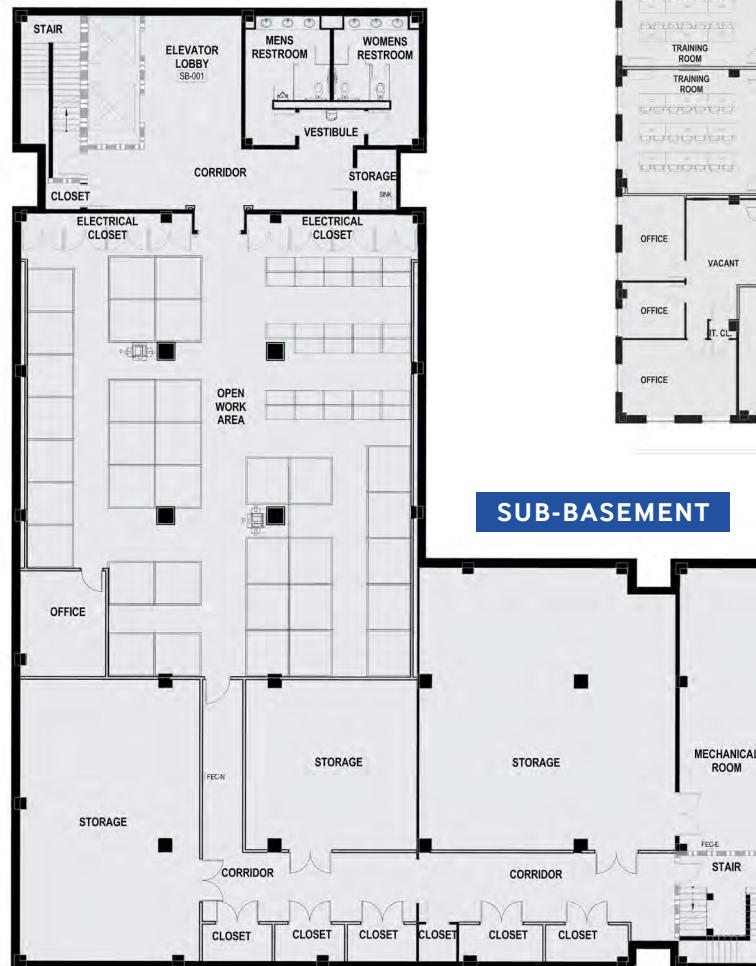


BUILDING DESCRIPTION

ADDRESS	1501 Lady Street
BUILDING SIZE	128,333 SF
YEAR CONSTRUCTED	1949/Expanded in 1970/Renovated in 2018
ZONING	DAC (Downtown Activity Center/Corridor)
LAND	Four (4) non-contiguous parcels totaling ±3.38 AC
PARKING	2.03 per 1,000 SF (260 surface spaces)
ROOF AGE & TYPE	TPO roof replaced in 2018 and under warranty until 2038
ELECTRIC SERVICE	Dominion Energy
WATER	City of Columbia
FIRE & LIFE SAFETY	Fully sprinklered with a wet pipe system and a central fire alarm panel
ACCESS CONTROL	24/7 electronic access control
SIGNAGE	Building signage visible on Lady & Bull St.
GENERATOR	Full building redundancy
HVAC	2018
ELEVATOR	Four (4) elevators
ADDITIONAL FEATURES	Full cafeteria \$14 million renovation in 2018



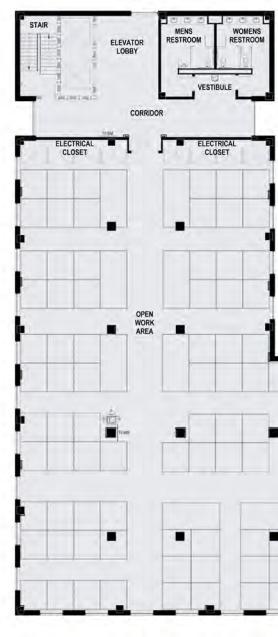
FLOOR PLANS



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



FLOOR PLANS



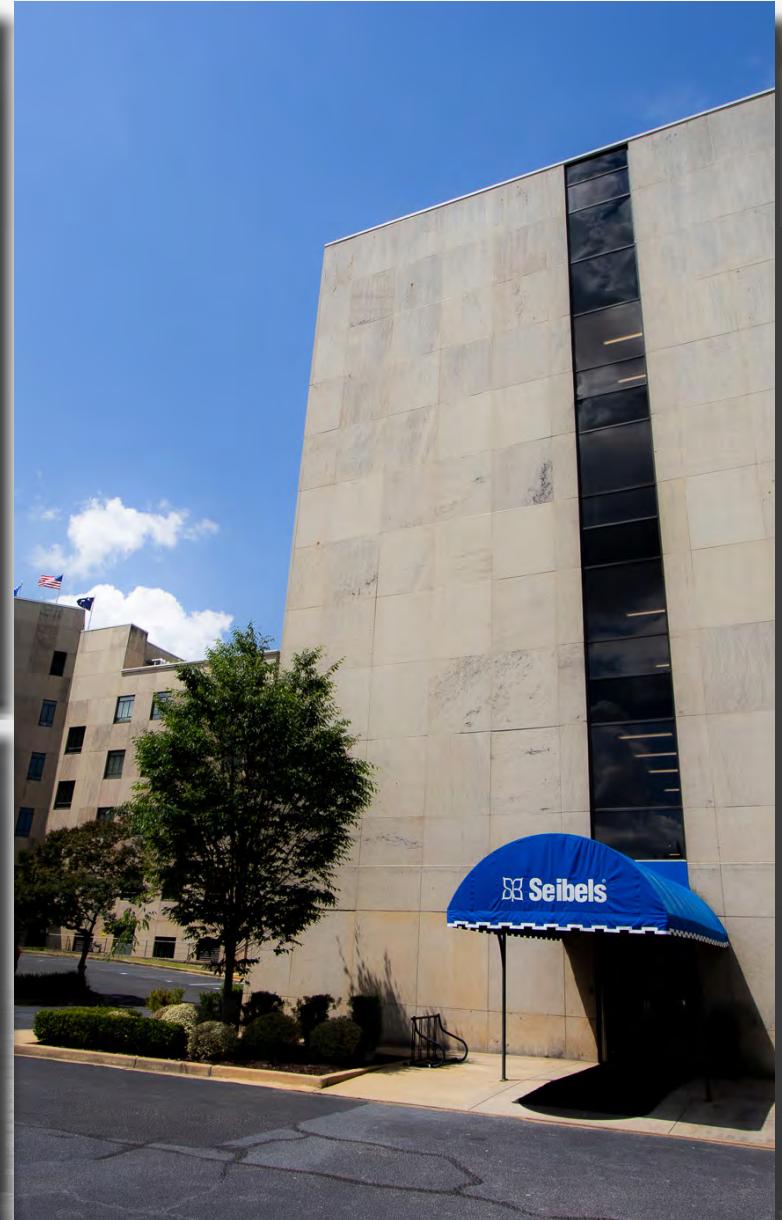
THIRD FLOOR



FOURTH FLOOR

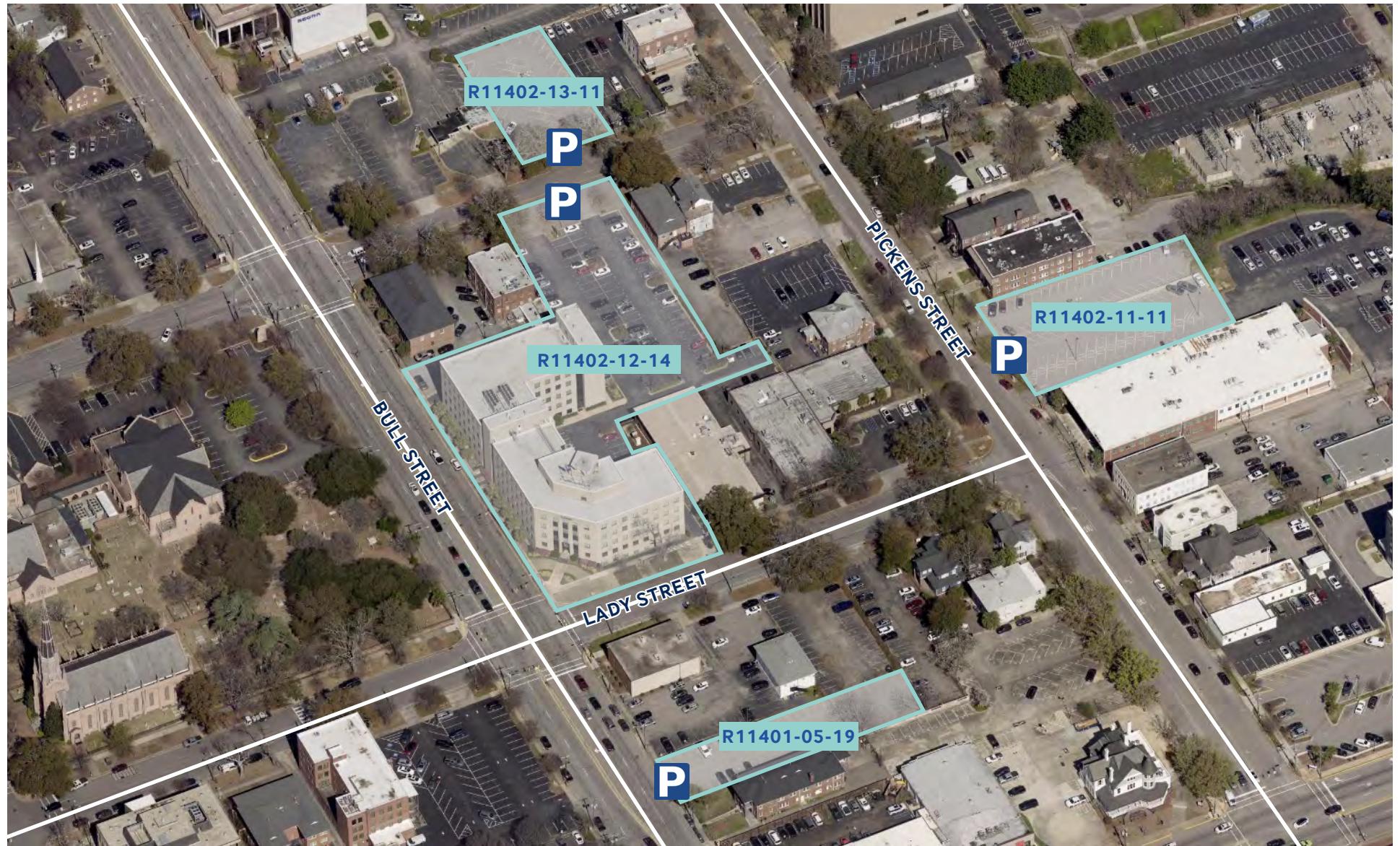


CONTACT BROKERS FOR SALE PRICE & LEASE RATE



SITE AERIAL

4 non-contiguous parcels totaling 3.38 AC



SURROUNDING MULTI-FAMILY PROJECTS



EASY ACCESS & AMENITY-RICH LOCATION



COLUMBIA MARKET OVERVIEW

As the state capital of South Carolina, the Columbia MSA is home to 860,000 people and provides the benefits of a stabilizing governmental presence. Situated in the center of the state and equidistant from two similarly sized markets in South Carolina (Greenville/Spartanburg and Charleston), Columbia has the densest urban core. The vibrancy of which is highlighted by the University of South Carolina. Columbia has received consistent recognition for its outstanding quality of life, low cost of living and readily available supply of skilled labor.

Largely comprised of jobs in local and state government, manufacturing, and services, Columbia's diverse economic base includes 31 Fortune 500 companies and dozens of international companies. Columbia is home to the University of South Carolina and to the U.S. Army's Fort Jackson, both of which have a significant economic impact on the Columbia area. The 52,000-acre Fort Jackson is the largest and most active Initial Entry Training Center in the U.S. Army. Approximately 44,000 soldiers go through basic and advanced training each year. Fort Jackson trains 50% of all soldiers and 60% of all women entering the Army each year.

The University of South Carolina is the largest University in South Carolina. With current enrollment of over 44,000 students and climbing, the University is known as a premier institution in the southeast with one of the nation's leading international business programs. The Darla Moore International Business Program is ranked #1 according to U.S News & World Report's 2022 Best Colleges publications, a recent announcement that marks the 23rd consecutive year the program has been ranked as the top international business program in the country. In addition, the University offers more than 300 degree options and is expected to see continued growth.

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#5 U.S. CITY FOR
AFFORDABLE HOUSING
REALTOR.COM

#5 WORKFORCE
CNBC



OFFICE MARKET

VACANCY RATE

13.6%



**150,000 SF UNDER
CONSTRUCTION**



UNEMPLOYMENT RATE

2.85%



**NET ABSORPTION
35,600 SF**



OVERALL CLASS A RENT

\$21.80 PSF



**GDP QUARTERLY
1.78%**



**TOTAL OFFICE MARKET
±14.6 MILLION SF**



**CBD OFFICE MARKET
±5.1 MILLION SF**



**SUBURBAN OFFICE MARKET
±9.5 MILLION SF**

DOWNTOWN COLUMBIA OVERVIEW

Downtown Columbia is a thriving market with a number of opportunities for both developers and users. This thriving area is a popular hotspot for locals and tourists alike, boasting a diverse array of restaurants, shops, and cultural attractions. The historic State House and trendy boutiques on Main Street add to the neighborhood's charm and appeal. With the Columbia Museum of Art and the Koger Center for the Arts in the vicinity, there are ample opportunities for cultural enrichment and entertainment. The vibrant arts community and lively nightlife scene make downtown Columbia an attractive destination for businesses looking to establish a presence in an urban environment. This market overview showcases the potential for growth and success in the commercial real estate sector in downtown Columbia.





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