

**FOR LEASE**

# The Barringer Building 1350 Main Street

Historic Office Space Available for  
Lease in Downtown Columbia

**TRINITY**  
PARTNERS



# EXECUTIVE SUMMARY

## Property Overview

Located on the 1300 block of Main Street within Columbia, South Carolina's Central Business District. The Barringer Building has been a staple of Columbia's skyline since its construction in 1903. Formerly the National Loan and Exchange Bank, 1350 Main is known as South Carolina's first skyscraper, and was converted into a 64,799 SF mixed-use development in 2006.

Year Built/Updated/Rehabilitated: 1903/1950/2006



## Property Highlights

Centrally located on downtown Columbia's Main Street, within walking distance of the State House, Court House, and the University of South Carolina.

Flexible floor plans and lease terms

Common area restrooms

Full Service net janitorial and telecommunications lease structure

Landlord will pay for up to three (3) parking spaces in adjacent parking garage



## Available Square Feet

1,167 SF - 1,463 SF

**Lease Rate: \$14.00 PSF Net Janitorial & Telecommunications\***

\*For "As-Is" Deals

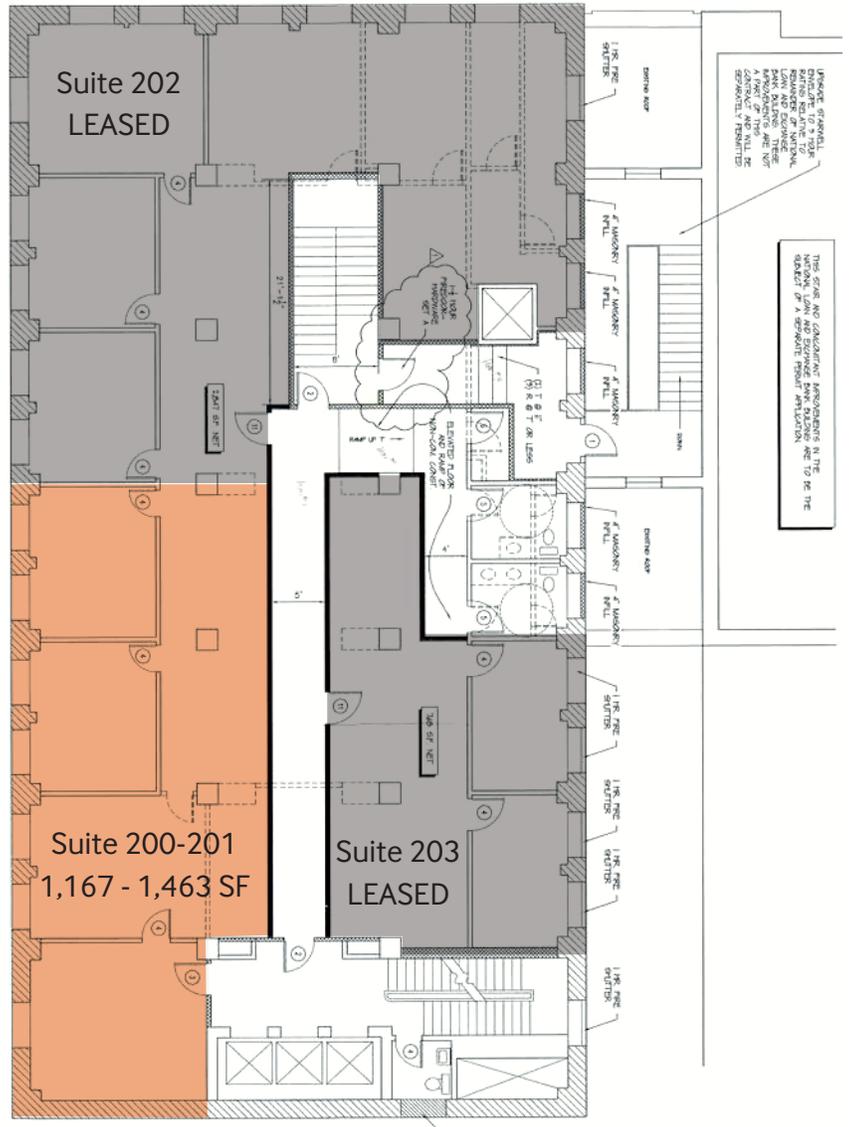
Robbie Cook | Senior Brokerage Associate  
803.567.1528 | rcook@trinity-partners.com

William Mills | Senior Brokerage Associate  
803.567.1794 | wmills@trinity-partners.com

**Barringer Building**  
1350 Main St.

**TRINITY**  
PARTNERS

# FLOOR PLANS



Lease Rate: \$14.00 PSF Net Janitorial & Telecommunications\*  
\*For "As-Is" Deals

Robbie Cook | Senior Brokerage Associate  
803.567.1528 | rcook@trinity-partners.com

William Mills | Senior Brokerage Associate  
803.567.1794 | wmills@trinity-partners.com

Barringer Building  
1350 Main St.



# BUILDING PHOTOS

Two Suites Available | ± 1,167 - 1,463 RSF



# LOCATION OVERVIEW

## Columbia South Carolina Central Business District

Located in Columbia's Central Business District, surrounded by numerous entertainment, dining and retail options. Nestled amidst some of the city's premium availabilities and historically charming buildings, the Central Business District is ever evolving as new restaurant, retail and office concepts continue to fill the vacancies.



# 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.

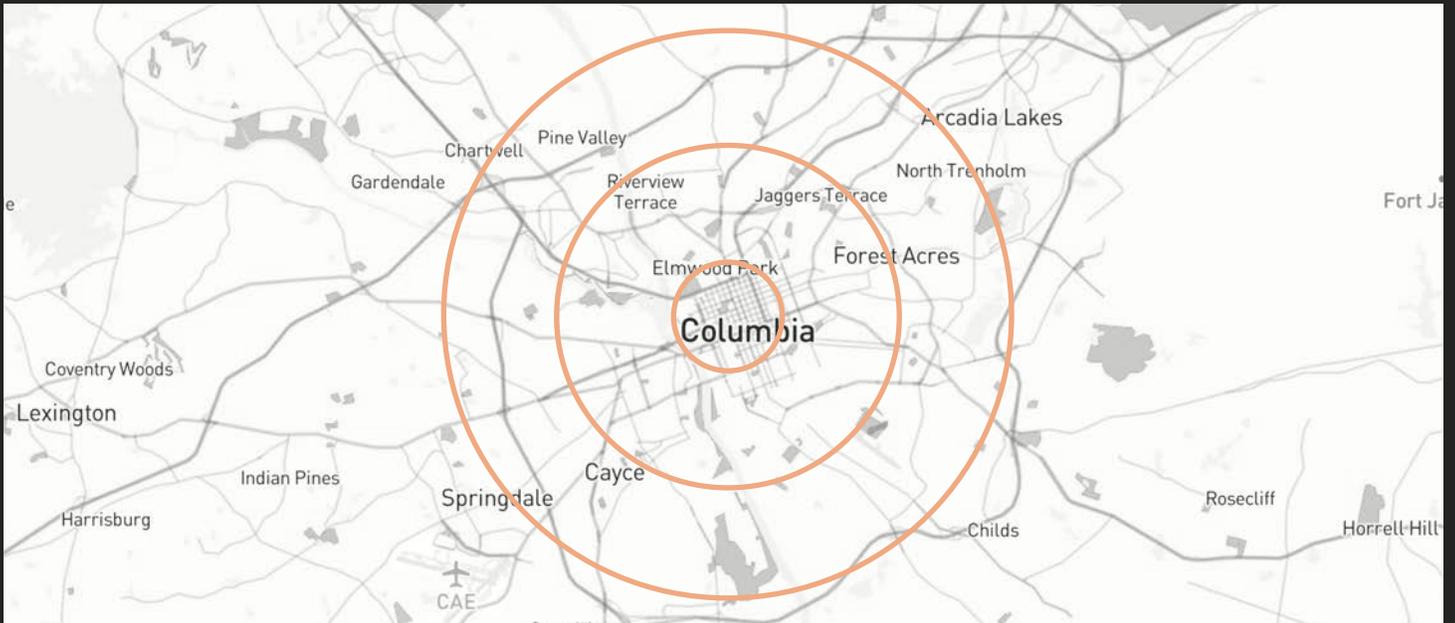
**#2** CITY FOR MILLENNIAL  
MOVERS  
*SMARTASSET*

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

**#5** U.S. CITY FOR LOWEST  
STARTUP COSTS  
*REALTOR.COM*

**#5** WORKFORCE  
*CNBC*

# DEMOGRAPHICS



	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Total Households</b>	<b>3,436</b>	<b>36,817</b>	<b>76,526</b>
<b>Total Population</b>	<b>7,812</b>	<b>75,534</b>	<b>158,467</b>
<b>Population White</b>	<b>5,240</b>	<b>42,507</b>	<b>86,382</b>
<b>Population Black</b>	<b>1,701</b>	<b>27,194</b>	<b>61,363</b>
<b>Population Hispanic</b>	<b>251</b>	<b>2,553</b>	<b>6,711</b>
<b>Population Asian</b>	<b>388</b>	<b>2,270</b>	<b>3,757</b>
<b>Population Pacific Islander</b>	<b>4</b>	<b>37</b>	<b>163</b>
<b>Population American Indian</b>	<b>18</b>	<b>118</b>	<b>270</b>
<b>Population Other</b>	<b>162</b>	<b>1,003</b>	<b>2,014</b>
<b>Persons Per Household</b>	<b>2.3</b>	<b>2.1</b>	<b>2.1</b>
<b>Average Household Income</b>	<b>\$53,521</b>	<b>\$55,099</b>	<b>\$58,443</b>
<b>Average House Value</b>	<b>\$190,768</b>	<b>\$174,950</b>	<b>\$167,433</b>
<b>Average Age</b>	<b>25.8</b>	<b>32</b>	<b>34.6</b>
<b>Average Age Male</b>	<b>27</b>	<b>30.7</b>	<b>32.8</b>
<b>Average Age Female</b>	<b>24.2</b>	<b>33.8</b>	<b>36.5</b>

## CONTACT



Robbie Cook  
Senior Brokerage Associate

803.567.1528  
rcook@trinity-partners.com



William Mills  
Senior Brokerage Associate

803.567.1794  
wmills@trinity-partners.com

## THE BARRINGER BUILDING | 1350 MAIN STREET

Historic Office Space Available for Lease in Downtown Columbia

**TRINITY**  
PARTNERS