

## Seaboard Vista — Project Overview

**919 Gervais • 911 Gervais • 914 Lady Street | Columbia, SC**

[Seaboard Vista](#) is a rare infill mixed-use redevelopment opportunity located in the heart of Columbia's historic and thriving Vista District. The name honors the legacy of the **Seaboard Air Line Railroad**, whose presence helped shape the area's growth and identity.

The project encompasses four **National Register of Historic Places** properties along Gervais and Lady Streets—each representing the craftsmanship, commerce, and architectural heritage of early 20th-century Columbia. Together, the buildings total approximately **47,590 SF** across **1.29 acres**, with convenient on-site parking.

The site is just two blocks from the **South Carolina State Capitol, Main Street**, and the **University of South Carolina** (enrollment 38,000+), and benefits from strong visibility and activity, with **27,855 vehicles per day on Gervais Street**. Centrally located at one of the city's premier intersections—**Gervais near Lincoln Streets**, extending to Lady Street, the project sits on some of the most desirable underlying real estate in Columbia.

A **full historic restoration** is slated to begin in **early 2026**, with **leasing opportunities available by late Fall 2026**.

Honoring its historic role as a hub of travel, commerce, warehousing, and hospitality, Seaboard Vista will reimagine these landmark buildings as a **vibrant destination** featuring **experiential retail, chef-driven dining, Class A creative offices, and luxury loft apartments**.

More than **\$600 million** in fully funded public projects—including the **new world-class Riverfront Park** and major **streetscape and infrastructure upgrades** along Assembly Street are currently in planning. These improvements will directly enhance connectivity between the Vista, Main Street, and the riverfront.

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### Historic Buildings & Planned Restoration

**919 Gervais — The Murray Drug Co. Building (1906)**

**Approx. 32,159 SF**

Originally built for **The Murray Drug Company** in 1906 by architects **Shand & Lafaye**, this three-level commercial structure will undergo a full historic restoration. Plans include restoring the original windows, heart pine floors, exposed brick and plaster, round wood columns, and the signature skylight. The façade will be returned to its **1925 appearance**, complete with a

historically inspired mural. Historically compatible new storefronts and windows will replace missing originals.

**Program Overview:**

- **Ground Floor (±13,378 SF):**  
High-profile Gervais Street frontage ideal for **experiential retail, fitness, or restaurant use**, with covered outdoor seating along restored loading docks. Flexible suite sizes from the full floorplate down to **1,404 SF** (current concepts show suites ranging **1,404–4,486 SF**). Features include open layouts, **13–14 ft ceilings**, restored heart pine and concrete floors, exposed wood columns, and plaster walls.
- **Second Floor (±11,790 SF) with plans to expand internally via a mezzanine loft:**  
**Class A creative office space** (1–2 tenants possible) with expansive views of the **State House** and **Vista skyline**. Interiors feature heart pine floors, painted brick, vintage fire doors, square wood columns, and **ceilings up to 15 ft**. Plans include restoring all original window openings, the large skylight, adding historically compatible west-facing windows and a rooftop deck off the rear.
- **Basement (±6,991 SF):**  
Fully conditioned and accessible via two stairwells and a new elevator. Open to creative uses such as **fitness, wine cellar, private dining, or entertainment**. The space can be subdivided if needed or combined with a suite on the main level.

A non-historic rear addition will be removed to reopen the **historic alleyway**, restoring pedestrian circulation and sightlines between Gervais and Lady Streets.

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**911 Gervais — “The Dispensary” (1900)**

**Approx. 5,001 SF (Two Levels)**

Constructed in 1900 as a **county liquor dispensary**, this building later became part of the **Seaboard Hotel** (1931), housing the **Seaboard Café**. It retains original architectural details including **cast iron storefront, exposed brick and plaster walls, heart pine floors, high ceilings with beadboard, and fireplaces**.

**Program Overview:**

- **First Floor (±2,886 SF):**  
Ideal for a **café, wine or coffee bar, restaurant, or specialty retail** use. Room for outdoor patio space off the rear if desired.

- **Upper Level (±2,115 SF):**  
May be combined with the ground floor or adapted for **studio apartments, creative offices, or short-term stays.**

Restoration plans include reopening bricked-in window openings, reinstating the **full-width wrought-iron balcony** and cornice, and creating a **dedicated upper-level entrance**—all historically accurate features from the original façade.

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### **914 Lady — National Biscuit Company / Nabisco Warehouse (1918)**

**Approx. 10,430 SF with plans to expand internally via a mezzanine loft**

Built in 1918 as a **National Biscuit Company warehouse**, this open-span structure features **15-ft ceilings, original maple floors, and three large skylights**—all slated for full restoration. Infilled windows on the west elevation will be reopened, and the front façade, including its **wood-and-glass garage door**, will be restored to maximize natural light.

#### **Program Overview:**

- **The Lofts at Seaboard:**  
Luxury loft apartments suitable for **residential, live-work, or corporate suite** use.
  - **Lady Street Retail (±2,500 SF):**  
Can be easily divided into two storefronts.
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### **Seaboard Railyard & Caboose Activation**

The corridor between the buildings once served as an active **Seaboard Air Line Railroad railyard**. This historic passageway will be transformed into an **activated courtyard**, anchored by a **restored vintage bay-window caboose—The Caboose at Seaboard Yard**—designed for **monthly pop-ups, private events, or permanent retail/food/beverage activation.**

The caboose, once a mobile headquarters for train crews and a home away from home, will serve as both a **cultural centerpiece** and a **flexible programming space**, celebrating the district's railroad industrial heritage.

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## **The Vision**

A century ago, travelers arrived by rail, gathered on Gervais Street to shop and dine, and found lodging and industry within steps of one another. The block was alive with purpose and possibility.

### **Seaboard Vista rekindles that spirit.**

The redevelopment will create a **refined, walkable district** where dining, culture, creativity, and residential life intersect—authentic to its history and elevated through thoughtful design.

**A place to live. A place to work. A place to enjoy.**

**A place that honors its past while inspiring Columbia's next chapter.**

For more information visit [Seaboard Vista](#) ( Renderings & Conceptual Lease Area Plans, History, Point of Interest Aerials, Congaree Vista Overview, Columbia Overview, Project Overview) or email [tavant@avantholdings.com](mailto:tavant@avantholdings.com)