

THE TOWER

AT 1301 GERVAIS

FOR LEASE
±1,857 SF BISTRO/CAFÉ/RETAIL SPACE
(Additional space available)



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Retail Space Available in Downtown Columbia

Available

Sumter St

Gervais St ±35,000 VPD

Highlights

- ±1,857 SF with additional space available
- Available 11/30/2026
- Indoor and outdoor covered seating areas
- Kitchen setup details available
- Located at the corner of Sumter and Gervais Streets in downtown Columbia
- **Central location** — One block from the SC State House, situated at a busy intersection in the Central Business District and the University of South Carolina with over 40,000 enrolled students
- **Main Street District and the Vista** — 1.1 million average monthly visits; one block from the Main Street District and walking distance to the Vista

Over 700 employees on-site
at The Tower at
1301 Gervais

Over 9,000 employees
within a
5-minute walk

Over 50,000 USC students,
faculty and
staff

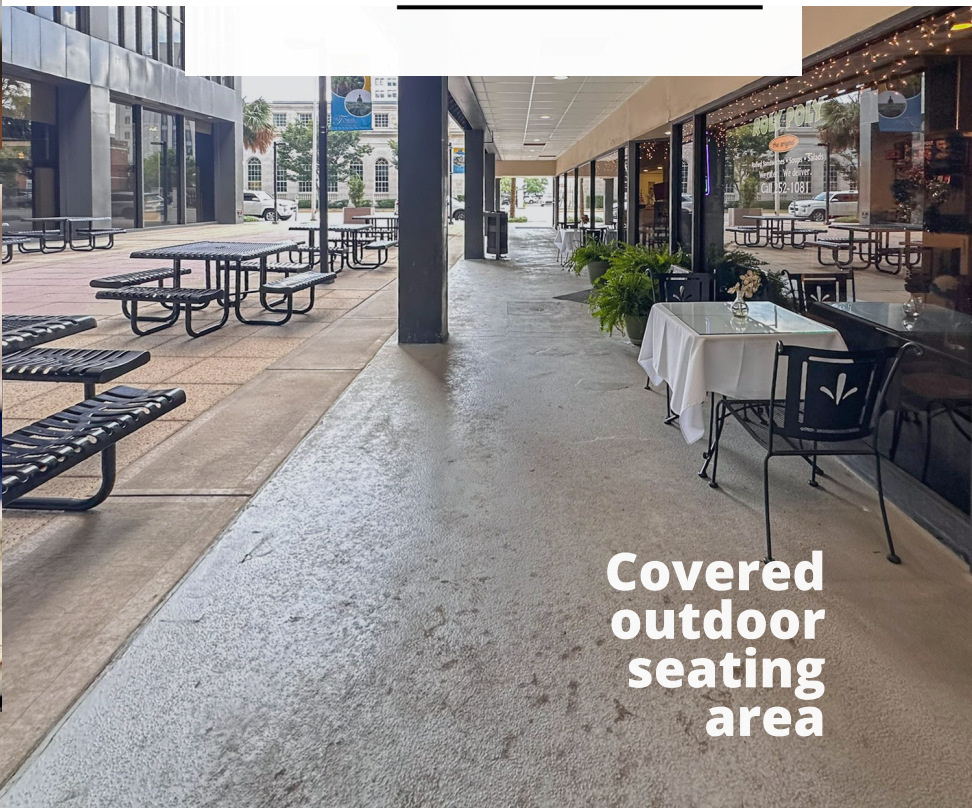


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**±1,857 SF
bistro
café
retail
space**

THE TOWER
AT 1301 GERVAIS



**Covered
outdoor
seating
area**



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Colliers | South Carolina

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The Tower at 1301 Gervais Street is located in Columbia's Central Business District and within walking distance to the Main Street District, the Vista and the State House. This central location offers easy access to business, government, retail and cultural amenities in the Downtown area.

Demographics 2026 est	1 mile	3 miles	5 miles
Population	18,488	82,763	167,433
Daytime Population	60,641	149,806	248,428
Households	5,537	38,485	77,299
Total Businesses	2,885	6,347	9,655
Total Employees	45,613	95,361	140,908