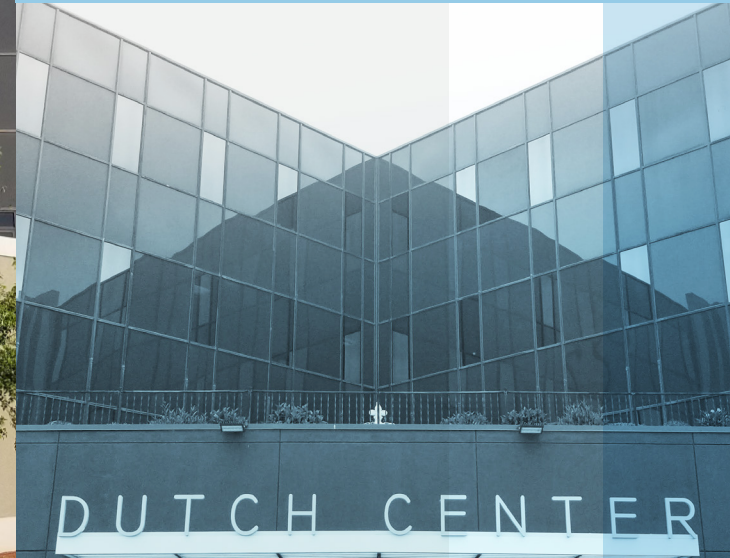


CBRE

FLEXIBLE/SHORT-TERM
LEASES AVAILABLE



The Dutch Center

810 DUTCH SQUARE BLVD. COLUMBIA, SC 29210

The image is a composite graphic for a real estate advertisement. On the left, a photograph shows a modern office building with a glass facade. A large, dark brown sign in the foreground reads '810' at the top and 'DUTCH CENTER' vertically below it. The sign is set against a blue sky and some greenery at the bottom. The right side of the image features a light blue background with a vertical wooden plank texture. Overlaid on this are several text blocks in white and dark grey. The top section has a light blue background with the text 'Great Access. Fresh Space.' in white. Below this, on a white background, is a paragraph of text. At the bottom, a grey section contains the text 'Ground Floor Retail Space Available' and 'FEATURING EXTERIOR ENTRANCE & STREET VISIBILITY'. A vertical line of text, 'EXCELLENT LOCATION AND HIGH VISIBILITY', runs along the wooden plank texture on the right side.

810

DUTCH CENTER

Great Access. Fresh Space.

Dutch Center is a ±100,059 square foot Class B office building with excellent access via multiple interstates and offering numerous amenities in close proximity, including shopping, dining, and professional services. The building is newly renovated with upgraded finishes, fixtures, and decor. Dutch Center also offers ample surface parking and excellent tenant amenities, such as conference rooms, break room, a fitness center, outdoor terraces, and vending.

EXCELLENT LOCATION AND HIGH VISIBILITY

Ground Floor Retail Space Available

FEATURING EXTERIOR ENTRANCE & STREET VISIBILITY



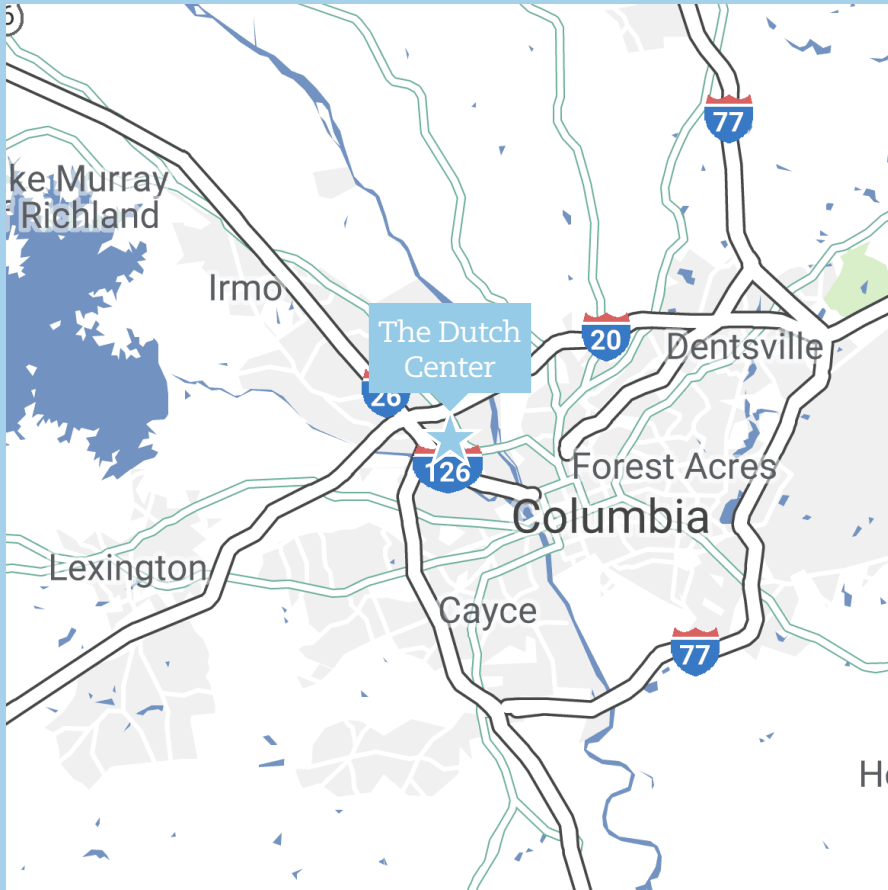
CBRE

±200- ±13,391
Rentable Square Feet
Available

\$12.50- \$14.50
Per Rentable Square Foot
Full Service

- Flexible/short-term leases available
- Ample free surface parking
- On-site property management
- Ground floor suites with signage ideal for retail and/or medical users
- Furnished suite available (±1,171 RSF)





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