



OFFICE SPACE FOR LEASE

Southern First Building

190 KNOX ABBOTT DRIVE | CAYCE, SC 29033



CAYCE SUBMARKET

CONTACT:

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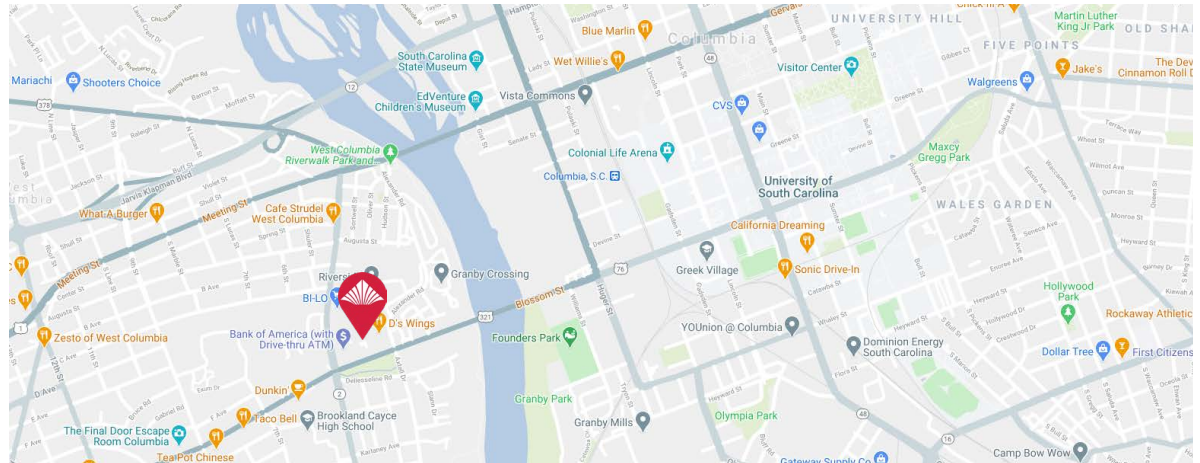
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OVERVIEW OF AVAILABLE SPACE

- Lease Rate: \$22.00 PSF/yr FS
- Building Size: ±39,000 SF
- Available Suite(s):
 - Suite 3D: ±1,766 RSF
- Parking: 160 surface spaces
- Proximity to interstate: Less than 3 miles to I-26
- Submarket: Cayce/W Columbia



SUMMARY

The Southern First Building is conveniently located just across the Congaree River from downtown Columbia in close proximity to the University of South Carolina's Columbia campus, as well as multiple state government facilities and the Columbia Metropolitan Airport (CAE).

The Cayce area, which is located just one mile from downtown, is experiencing a period of revitalization with new amenities, apartments, restaurants, and mixed-use developments announced regularly. Less than one mile north of the property is the new riverfront Brookland mixed-use development and just under two miles away is the new Steel Hands Brewing.

HIGHLIGHTS

- Free on-site parking
- On-site banking
- 24-hour secured access
- Walking distance to restaurants and retailer
- Recent landscape improvements
- Close proximity to Downtown Columbia



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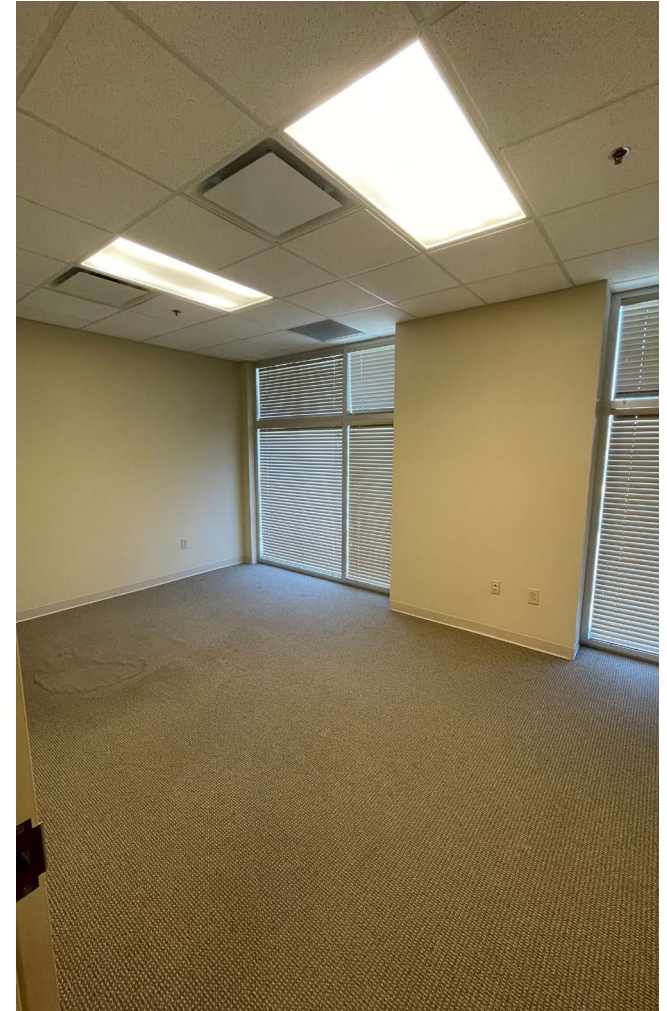


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SUITE 3D | ±1,766 RSF



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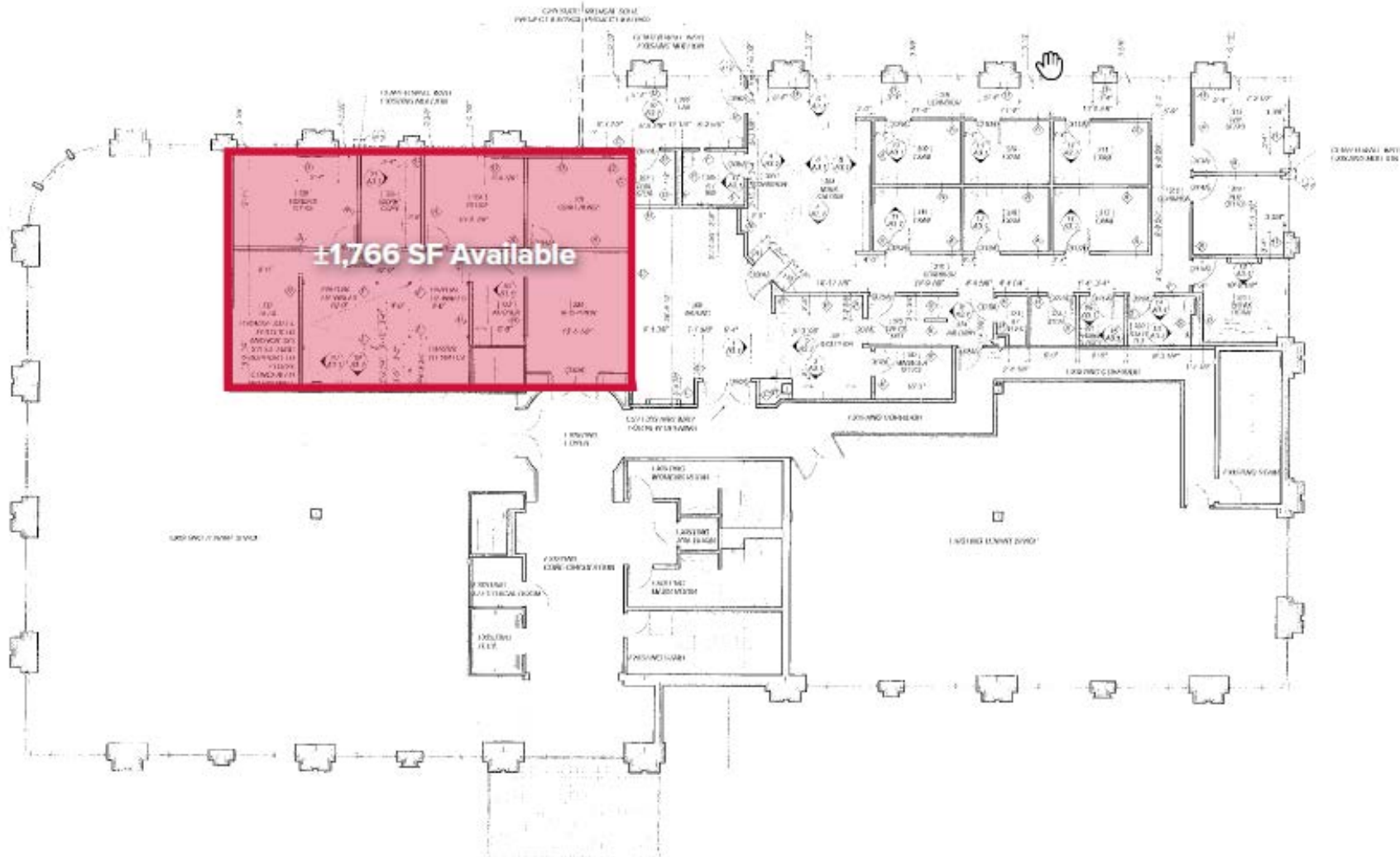


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SUITE 3D | FLOOR PLAN | $\pm 1,766$ RSF



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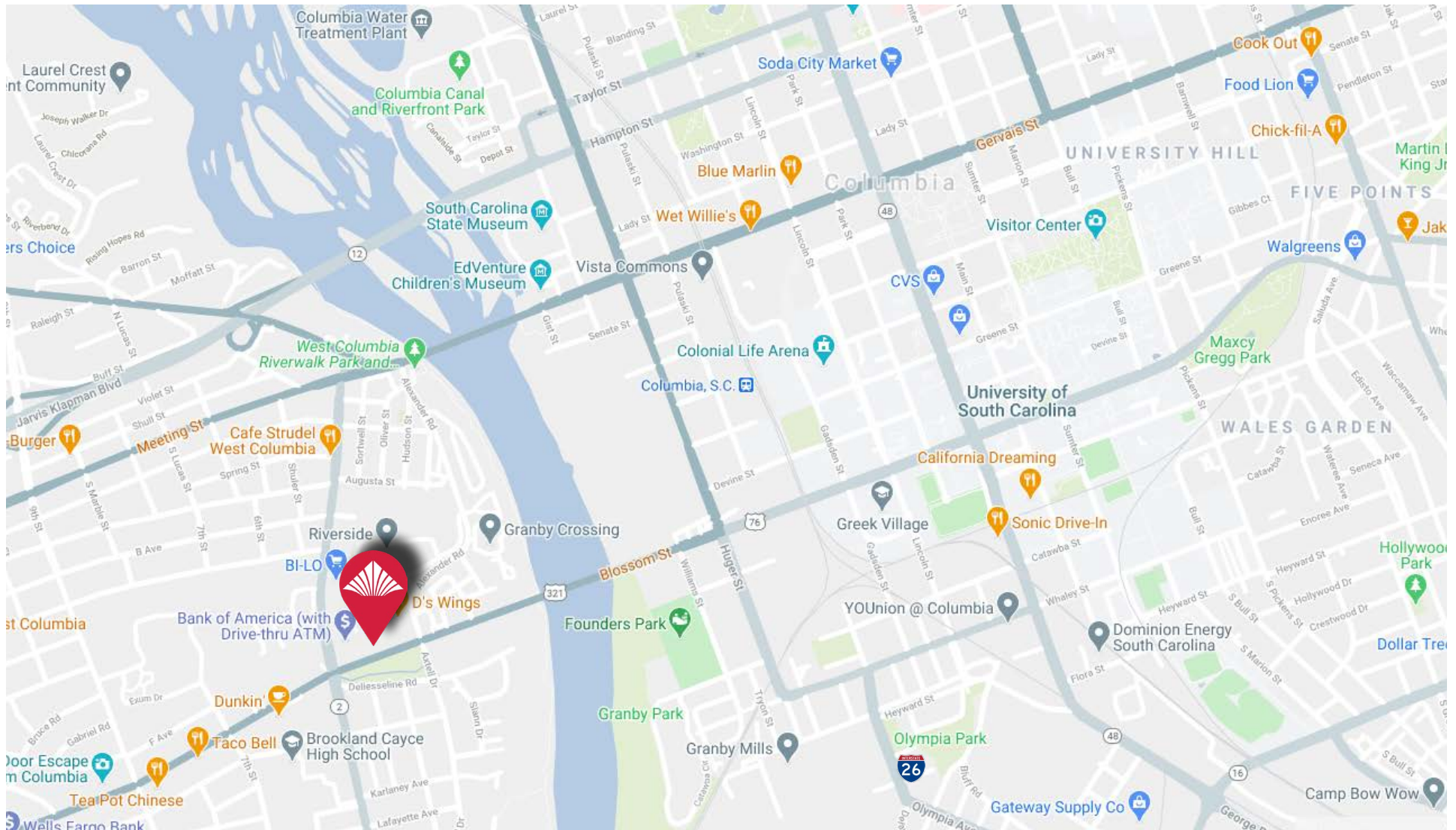
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