

CONFIDENTIAL OFFERING MEMORANDUM | COLUMBIA, SOUTH CAROLINA

1301 GERVAIS



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the OFFERING

Jones Lang Lasalle (“JLL”), has been retained as the exclusive sales representative for 1301 Gervais Street, a premier, Class A multi-tenant office tower located in Columbia, South Carolina. 1301 Gervais St is a 20-story CBD office building developed in 1973 and renovated in 2015. The Property offers 298,926 square feet of rentable space and is ideally located at the intersection of Gervais Street and Sumter Street. Currently 83% occupied, 1301 Gervais sits in the core of Columbia’s Central Business District and is surrounded by several of the city’s most visible points of interest including the University of South Carolina, the State Capital, Colonial Life Arena, and Koger Center for the Arts.

1301 Gervais St offers the value-add investor a truly rare opportunity to acquire significant critical mass in thriving Columbia, South Carolina. Current market conditions further complement the incredible opportunity that exists for a potential investor to lease up approximately 17% of the building at substantially higher rents than previously achieved, as the Southeast continues to garner significant attention and be a target of numerous corporate relocations.



**ADDRESS**

1301 Gervais Street,
Columbia, South Carolina 29201

YEAR BUILT (RENOVATED)

1973 (2015)

NET RENTABLE AREA

298,926 SF

OCCUPANCY

82.5%

WALT

5.1 Years

PARKING

Adjacent 9-story parking garage with
550 spaces as well as 200 reserved
spaces in the Marion St Garage
(Total of 750 spaces and 2.50 spaces / 1,000 SF)

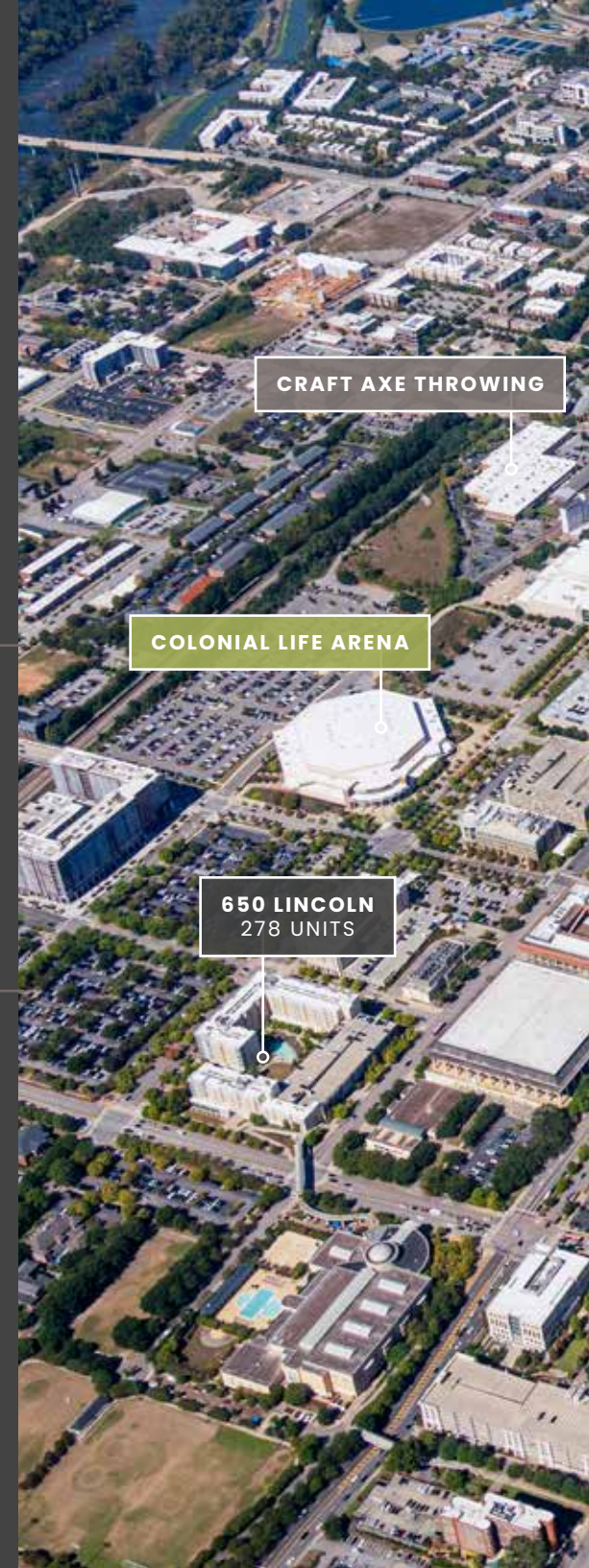
PREMIER LOCATION

POSITIONED IN DOWNTOWN COLUMBIA'S MOST ACTIVE URBAN CORRIDOR

1301 Gervais St is located in the heart of Downtown Columbia, sitting directly across from the South Carolina State House. The Property is within walking distance of more than 100 restaurants ranging from fast casual to fine dining. Notable names include Halls Chophouse, Cola's Restaurant, Di Vino Rosso, and 929 Kitchen & Bar. 1301 Gervais is located just blocks away from the University of South Carolina, Colonial Life Arena, Founders Park, Columbia Metropolitan Convention Center, and Koger Center for the Arts.

THE RESURGENCE OF DOWNTOWN COLUMBIA

The Downtown Columbia submarket has seen a revitalization over recent years as residents and tenants alike are choosing to be Downtown. The area has seen a dramatic increase in the number of retail and entertainment offerings, creating an increasingly walkable live-work-play environment. That momentum has also been seen in the office market, where leasing activity has been strong and the strength of the submarket continues to build. Vacancy for Class A and B space in the CBD submarket is now below 7%, and large blocks of space are scarce, with only two downtown buildings offering more than 50,000 SF of space.





MOXY COLUMBIA
128 ROOMS

BOURBON

RAILROAD BBQ

SEGRA PARK

DI VINO ROSSO

HALLS CHOPHOUSE

MARKET ON MAIN

THE PALMS ON MAIN
53 UNITS

THE PALMETTO CLUB

KNOWLEDGE PERK
COFFEE COMPANY

TIN ROOF

HILTON GARDEN INN
123 ROOMS

SOUTH CAROLINA
STATE HOUSE

1301
GERVAIS

SENATE PLAZA
158 UNITS

WITHIN 1-MILE RADIUS

CORNELL ARMS
APARTMENTS
136 UNITS

THE ASSEMBLY
228 UNITS

CORNELL ARMS
APARTMENTS
136 UNITS

2.6M
SF OF RETAIL

MOE'S SOUTHWEST GRILL

STARBUCKS

3,100+
MULTIFAMILY UNITS

ADESSO
110 UNITS

UNIVERSITY OF
SOUTH CAROLINA

2,500+
HOTEL KEYS



OUTDOOR PAVILION



CONFERENCE CENTER



CONFERENCE CENTER





FITNESS CENTER

SIGNIFICANT RECENT CAPITAL ENHANCEMENTS

Over \$3.5 million in recent functional and cosmetic capital enhancement projects have taken place at 1301 Gervais since 2016, including a newly renovated conference center, fitness center, and tenant lounge, significantly enhance leasing momentum and tenant retention within the asset.

1301 GERVAIS STREET – RECENT CAPITAL PROJECTS

CAPITAL PROJECTS COMPLETED

Elevator Modernization	\$1,943,250
Lobby & Common Area Renovations	\$413,324
Amenity Center Renovation	\$248,563
Garage Upgrades	\$205,289
Window Film	\$185,000
HVAC, Chiller & Controls	\$178,796
Fire Alarm Repair	\$138,969
Building Façade	\$86,038
Miscellaneous	\$61,530
Water Pumps	\$57,900
Retrofit	\$45,913

TOTAL 1301 GERVAIS CAPITAL PROJECTS

\$3,564,572

onsite amenities

- FITNESS CENTER
- TENANT LOUNGE & TRAINING ROOM
- AUDITORIUM WITH 100+ SEATS
- ROLY POLY WRAPS
- ATTACHED PARKING GARAGE

CREDIT-WORTHY TENANT ROSTER

1301 Gervais features an impressive tenant roster anchored by credit-worthy tenants with attractive remaining term. The asset contains a blend of publicly traded international firms, expanding regional companies, and well-respected local businesses. Representing a broad range of industries including Engineering, Consumer Products, Professional Services, Financial Services, Healthcare, and Technology, the diverse tenant roster is well positioned to mitigate downturn economic risk. Moreover, 1301 Gervais is 39.3% leased to credit-worthy tenants including Bank of America, Blue Cross Blue Shield of South Carolina, and the South Carolina Judicial Branch. With a weighted average lease term of approximately 5.1 years, the offering presents a premier tenant roster with favorable remaining term, providing investors with highly coveted long-term stability.



8%

TECHNOLOGY & CONSULTING

33%

LEGAL

19%

FINANCE

6%

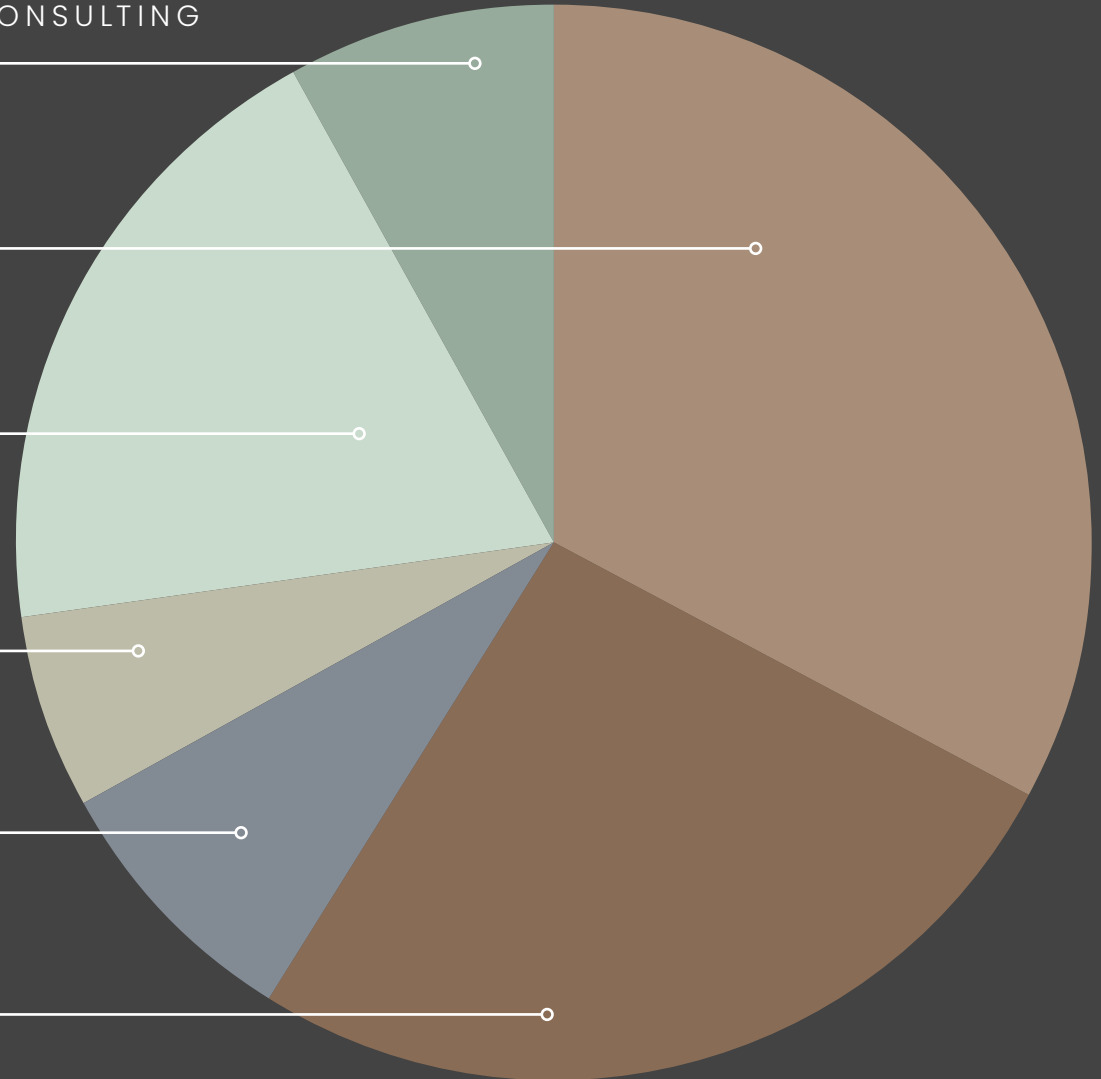
ARCHITECTURE

8%

HEALTHCARE

26%

OTHER

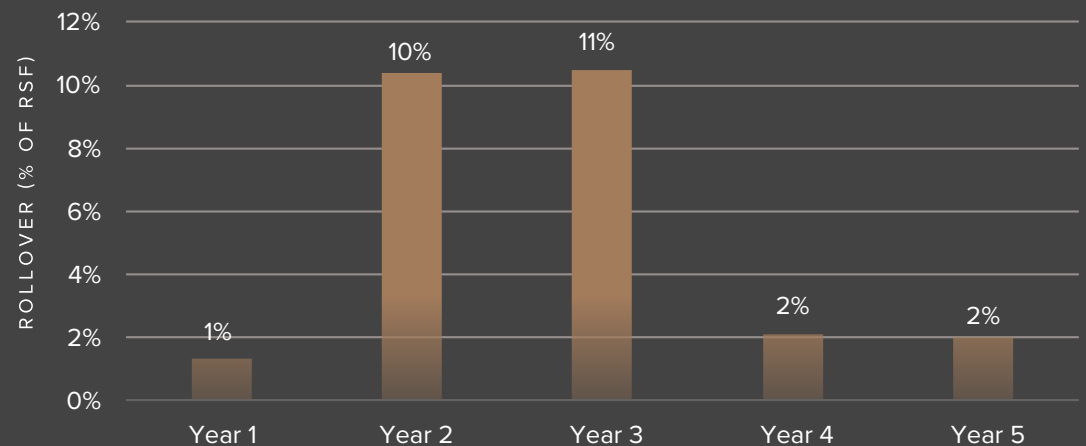




VALUE-ADD INVESTMENT WITH BALANCED ROLLOVER SCHEDULE

Currently 82.5% occupied, 1301 Gervais offers investors a stabilized cash flowing acquisition opportunity that presents significant upside potential. An attractive in-place tenant roster coupled with a balanced rollover schedule, presents investors with the opportunity to methodically update and revitalize available space at the Property. Investors have the chance to acquire an asset featuring significant unrealized value in the red-hot Southeast market.

ROLLOVER SCHEDULE



REVENUE GENERATING PARKING FACILITY

Included in the offering is an adjacent parking facility which services office and transient parking demand for 1301 Gervais and the broader downtown Columbia market. The 1301 Gervais parking garage features 555 parking spaces with gate-controlled access for monthly and hourly parking. Transient parking income is expected to continue to rise as downtown's live-work-play atmosphere continues to draw swaths of visitors to the district.

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About JLL

JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 113,000 as of March 31, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).