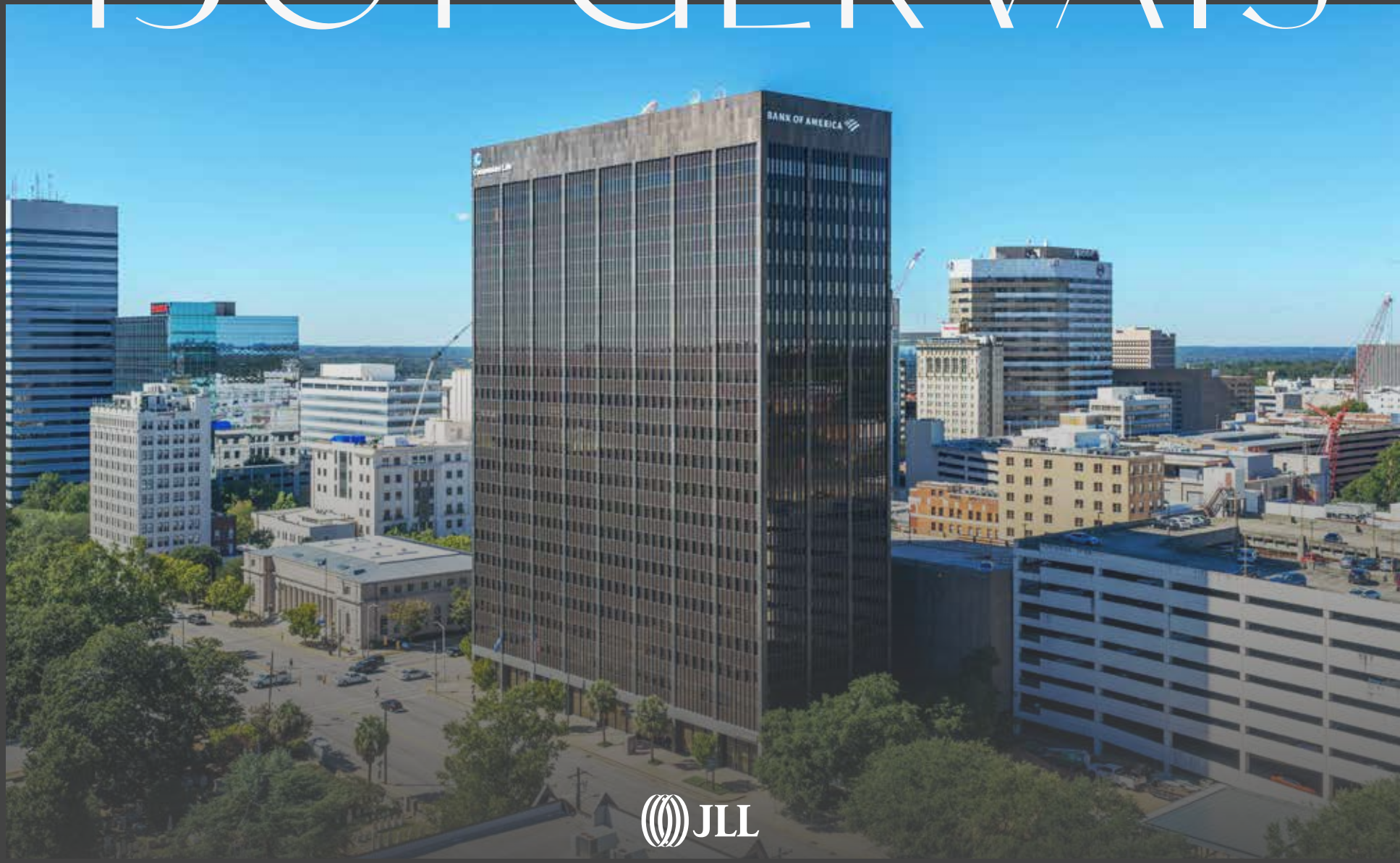
CONFIDENTIAL OFFERING MEMORANDUM | COLUMBIA, SOUTH CAROLINA

1301 GERVAIS



JLL

1301 GERVAIS

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 84% 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 Capitol, 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 16% 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.

investment highlights

- COLUMBIA'S CBD STRENGTH
- SIGNIFICANT RECENT CAPITAL ENHANCEMENTS
- CREDIT-WORTHY TENANT ROSTER
- VALUE-ADD INVESTMENT
- REVENUE GENERATING PARKING FACILITY
- ECONOMIC DRIVERS





ADDRESS
1301 Gervais Street,
Columbia, South Carolina 29201

YEAR BUILT (RENOVATED)
1973 (2015)

NET RENTABLE AREA
298,926 SF

OCCUPANCY
84%

WALT
5.1 Years

PARKING
Adjacent 9-story parking garage with 552 spaces as well as 200 reserved spaces in the Marion St Garage
(Total of 752 spaces and 2.50 spaces / 1,000 SF)

COLUMBIA'S CBD STRENGTH

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. Direct vacancy across 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.

7%

CBD DIRECT VACANCY

2

OFFICE SPACES AVAILABLE TO ACCOMMODATE 50,000 SF





WITHIN 1-MILE RADIUS

2.6M
SF OF RETAIL

3,100+
MULTIFAMILY UNITS

2,500+
HOTEL KEYS



OUTDOOR PAVILION





SC JUDICIAL AUDITORIUM



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 enhancing leasing momentum and tenant retention within the asset.

1301 GERVAIS STREET – RECENT CAPITAL PROJECTS

CAPITAL PROJECTS COMPLETED	
Total Tenant Improvement Allowance	$3,958,345
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	**$7,522,917**

onsite amenities

- FITNESS CENTER
- TENANT LOUNGE & TRAINING ROOM
- CONFERENCE CENTER
- ATTACHED PARKING GARAGE

CREDIT-WORTHY
TENANT ROSTER

39%
LEASED TO CREDIT-WORTHY TENANTS

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 Legal Services, Architecture, Financial Services, Healthcare, and Technology, the diverse tenant roster is well positioned to mitigate economic downturn 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. Additionally, nearly 60% of the current tenant roster have been at the Property for more than ten years. With a committed tenancy and 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.

Bank of America
Kimley»Horn
Expect More. Experience Better.
BlueCross BlueShield
Colliers

8% TECHNOLOGY & CONSULTING

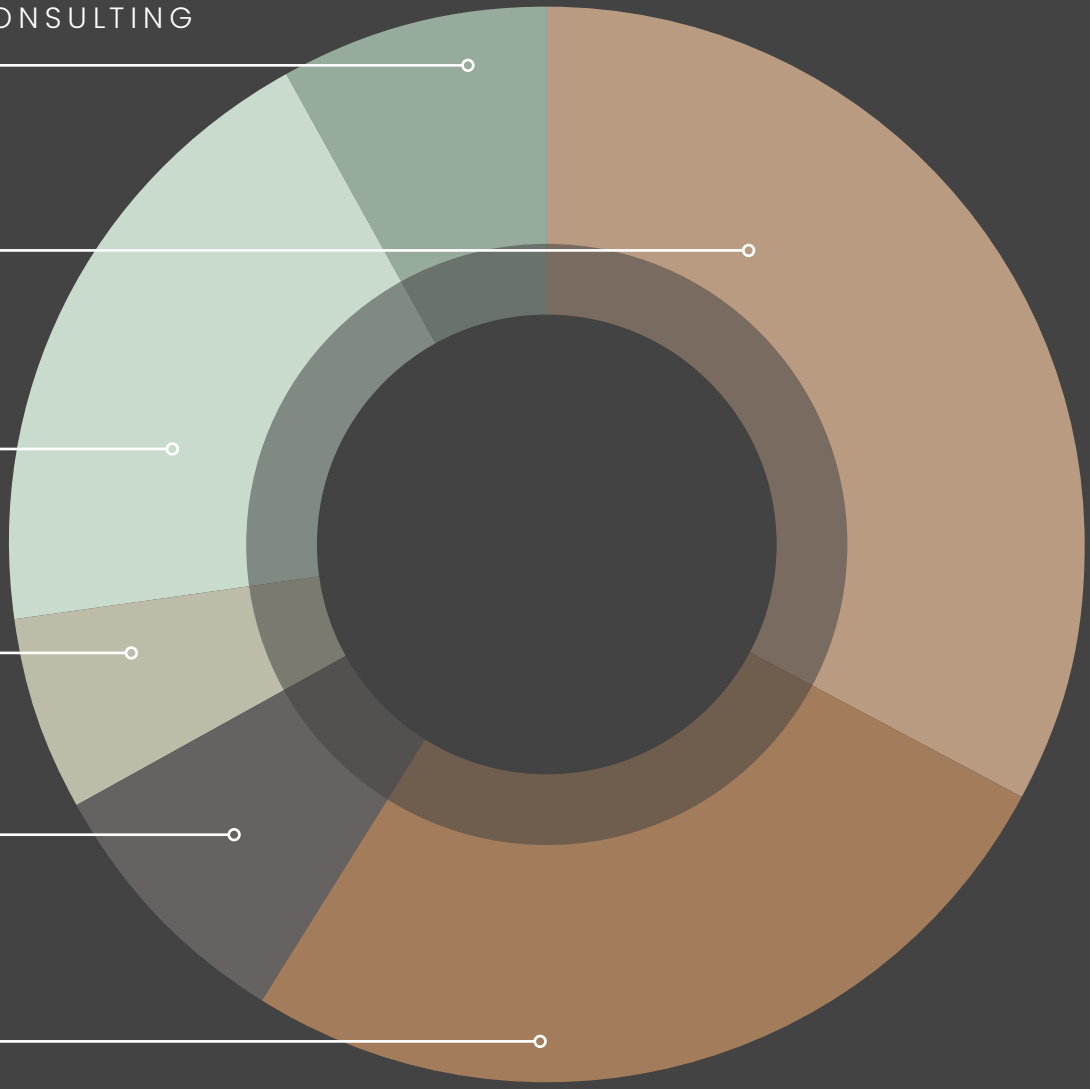
33% LEGAL

19% FINANCE

6% ARCHITECTURE

8% HEALTHCARE

26% OTHER

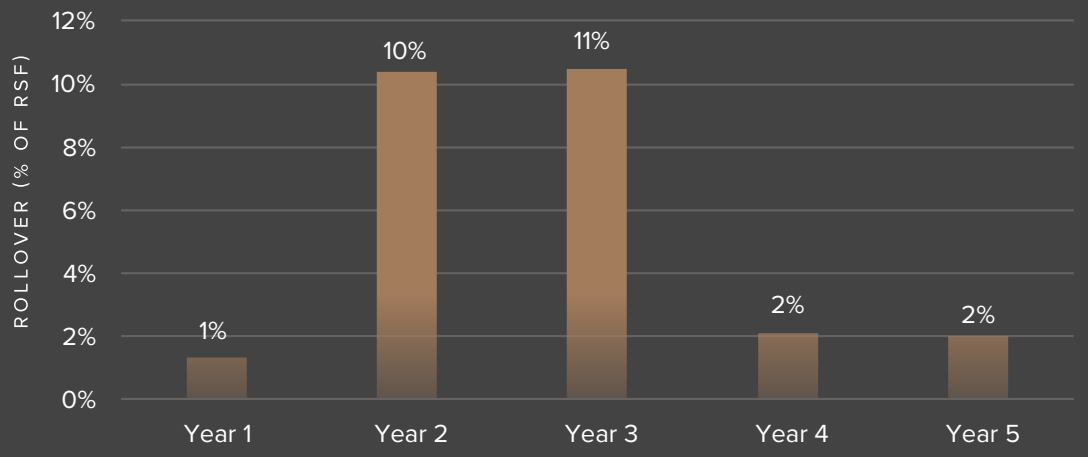




VALUE-ADD INVESTMENT
WITH BALANCED ROLLOVER SCHEDULE

Currently 84% 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 552 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.



COLUMBIA SOUTH CAROLINA

60,000
STATE OF SC EMPLOYEES

1 IN 5
WORKERS EMPLOYED BY GOVERNMENT

HIGHER GOVERNMENT CONCENTRATION THAN THE NATION

Columbia is the administrative capital of South Carolina, concentrating state legislative, executive, and judicial functions in the downtown core. The State of South Carolina is the single largest employer in the market with an estimated 60,000 employees — many of whom work within the city's business district. Government employment has historically been more stable through economic recessions than private-sector employment, providing landlords with a committed and sticky tenant, regardless of macroeconomic conditions.

Nearly one in five Columbia metro workers are employed in government — a concentration approximately 40% higher than the national average. This permanently elevated baseline of salaried, benefits-insured workers supports office owners with a reliable tenant that will continue to require office space.

ECONOMIC DRIVERS

$1,242

AVERAGE WEEKLY WAGE, Q4 2025
21% BELOW THE U.S. AVERAGE

~10%

COST OF LIVING BELOW THE NATIONAL AVERAGE (C2ER, 2026)

200,600

RESIDENTS AGED 25+ WITH A BACHELOR'S DEGREE OR HIGHER

61,000

NET DAILY INFLOW OF COMMUTERS INTO THE MSA

LOW COST OF BUSINESS

South Carolina's state government is committed to economic development and job growth, and consistently ranks among the top states in the nation to do business. The state pairs one of the lowest corporate tax rates in the U.S. with substantial development incentives, low energy costs and a highly skilled workforce. Columbia-area employers pay an average weekly wage of $1,242 against a national average of $1,569 – a 21% labor-cost advantage that lets companies maximize output while minimizing cost.

TRANSPORTATION

The Columbia MSA is strategically located at the geographic center of South Carolina and at the midpoint between New York and Miami, with access to more than 66% of the U.S. population in a single day's drive. Served by four major interstates – I-77, I-26, I-20 and I-126 – the MSA's position provides unmatched regional connectivity to the 1.6 million people who live within a 90-minute drive of the Columbia city center, and to the ports of Charleston and Savannah within three hours.

UNPARALLELED ACCESS TO TALENT

Nestled among some of the country's finest educational institutions – most notably the University of South Carolina, the largest university in the state – the MSA draws on roughly 50,000 enrolled college students across six local institutions. Approximately 200,600 residents aged 25 and over now hold a bachelor's degree or higher, up nearly 13% in five years. A civilian labor force of more than 436,000 is reinforced by a net inflow of roughly 61,000 commuters each day, confirming Columbia's role as the employment center of the Midlands.

QUALITY OF LIFE

A cost of living roughly 10% below the national average, combined with Columbia's mild weather, diversity of industry, affordable housing and a vibrant arts community, has positioned the city as a premier destination for families and professionals to relocate. For these reasons, among many others, the Columbia MSA has seen a 36% cumulative increase in population since 2000 and is projected to approach one million residents by 2035.

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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.