

DuPre Building

807 Gervais Street, Columbia, South Carolina

Historic Past, Urban Presence



For more
information

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807 Gervais Street, Box 15
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AVANT
HOLDINGS

Property Features

- Circa 1919 with Extensive Renovations Completed in 2014
- The Congaree Vista's Mixed-Use Rehabilitated Icon
- Heart of the Vista's Views and Vantages
- Several blocks from USC (enrollment 35,000+), Columbia's Main Street, and the State Capital
- Exposed Historic Brick and Antique Heart Pine Beams
- Authentic Loft-Style, Featuring 13-16 Foot Ceilings
- Large Beautiful Ventilator Windows Flood Spaces with Natural Light
- Unmatched Finishes and Architectural Detail
- Metal Coffered Ceilings with Exposed Ductwork & Sprinkler Lines

Location



Key Features

Property Highlights

The Congaree Vista is a renovated textile mill and trainyard district transformed into one-stop entertainment hub of art galleries, national clothing stores, Class-A office, urban dwellings and hotels, many lined along brick streets and all surrounded by downtown eateries and historic landmarks. This Vista icon was built in 1919 for the DuPre Motor Company, a Ford dealership, and was the centerpiece of the Capital City's "Automobile Row". Today, this historic award-winning, rehabilitated landmark is known as the Vista's best urban mixed-use redevelopment sensitively blending original details with modern amenities. Comprised of approximately 38,000 square feet gross and 31,000 square feet of rentable space, the building boasts a lively mix of retail, restaurant and sleek Class-A office space. The property also includes a live/work loft with a rooftop garden terrace. The existing and targeted tenant mix includes progressive, urban clientele who value architectural history and its dynamic influence on their business.

- Extraordinary retail and office spaces available.
- Much of the office space is authentic loft style, featuring 13 to 16 foot ceilings, exposed historic brick, beautiful antique heart pine beams, exposed ductwork, sprinkler lines, abundant natural light with large ventilator windows and original hardwood floors.
- Preliminary renovation plans include a possible future roof top garden terrace along the building front to capitalize on the expansive views of the State House, Vista skyline, and perspective towards the Congaree river. Two balconies currently overlook the Vista and Dupre alley on the second and third floors.
- The three-story structure (plus a basement) is accessible by an elevator and two stairwells. The stairwell off the main common area (entrance on the side of the building) features balustrades salvaged and reclaimed from Brooklyn and mahogany hand rails.
- The DuPre building is on the National Register list in the West Gervais Street Historic District.
- The first floor retail space offers a chic vibe with metal coffered ceilings, original tile floors and large showroom windows.
- The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street providing excellent access to the University of South Carolina (enrollment: 35,000+), Columbia's downtown Main Street and the State Capitol.
- Parking is limited on-site but 807 Gervais provides easy access to the City's 675-car \$11 million parking garage with availability (approximately a block and a half away on Lady Street).
- 807 Gervais has a pedestrian access easement along the Hyatt Place hotel brick promenade to Lady Street. A City pedestrian access easement leads directly to Lady Street and the beautified pathway to the City Garage adjacent to Aloft.
- 24-hour secured key pad access to building and two curb cuts accessing Gervais Street and pedestrian easement to Lady Street (see aerial site plan).
- Unmatched finishes and architectural details throughout.
- The thriving Vista boasts nearly \$1 billion in major projects completed, under construction or planned over the last few years alone.

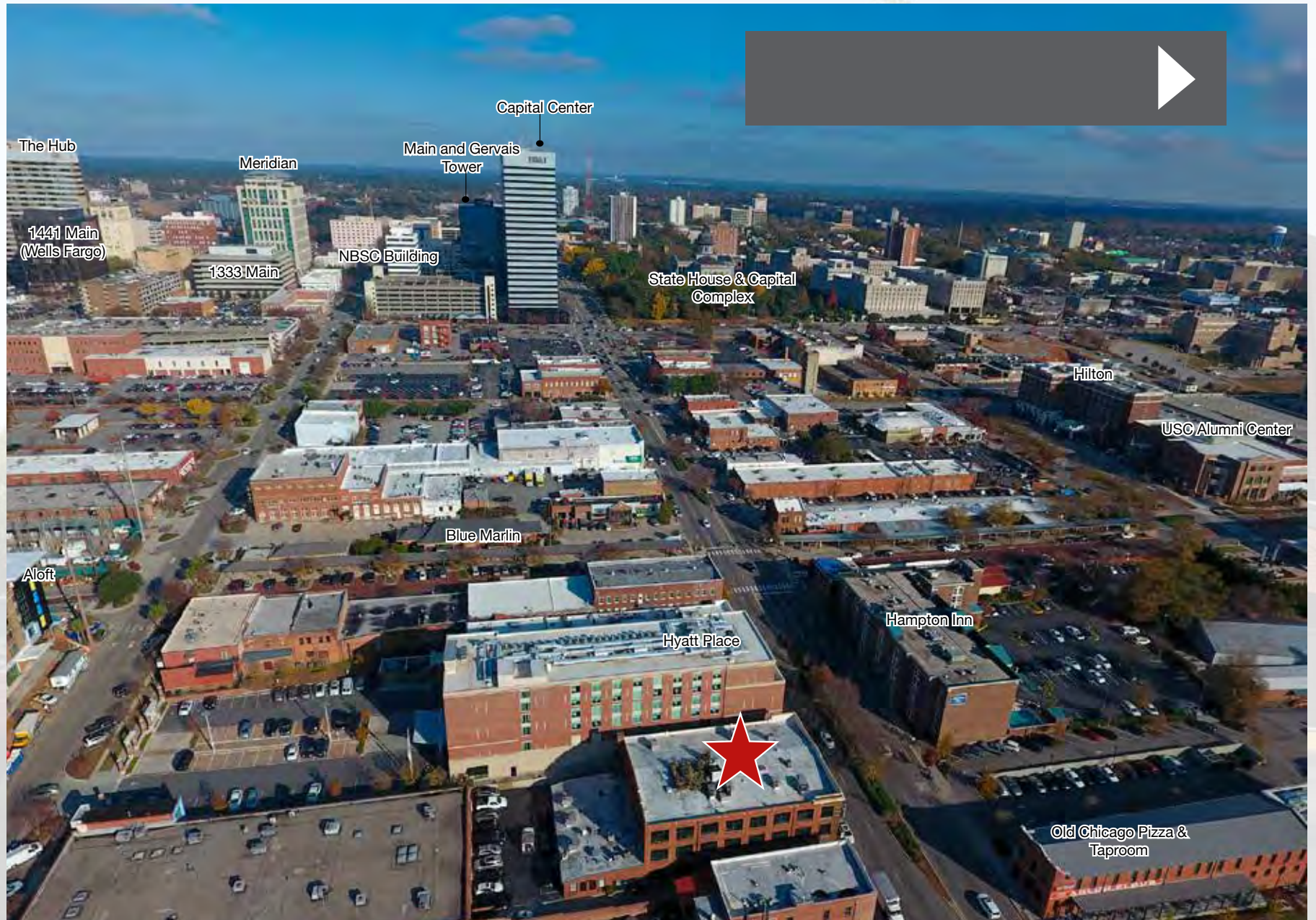
Key Features

Property Highlights

- Salvaged and reclaimed treasures were reintroduced into the award-winning renovations including the west lobby with its canopy that was cobbled together from an original copper awning from Harlem and brackets from Brooklyn. The double brass doors in the west lobby are from the front doors of a bank on Lexington Avenue in New York and the three-foot high copper cornices in the ceiling are from Christies on 5th Avenue.
- The building has excellent visibility on Gervais Street with over 30,500 vehicles passing per day.
- The right address for brand building and recruiting top talent.
- Building is sprinklered throughout.
- Gervais Street retail businesses include Urban Outfitters, Chipotle, Starbucks, Publix, Hyatt Place, Panera Bread, Hampton Inn, Pearlz, Motor Supply, AT&T and many local boutiques and galleries.



Aerial Photo

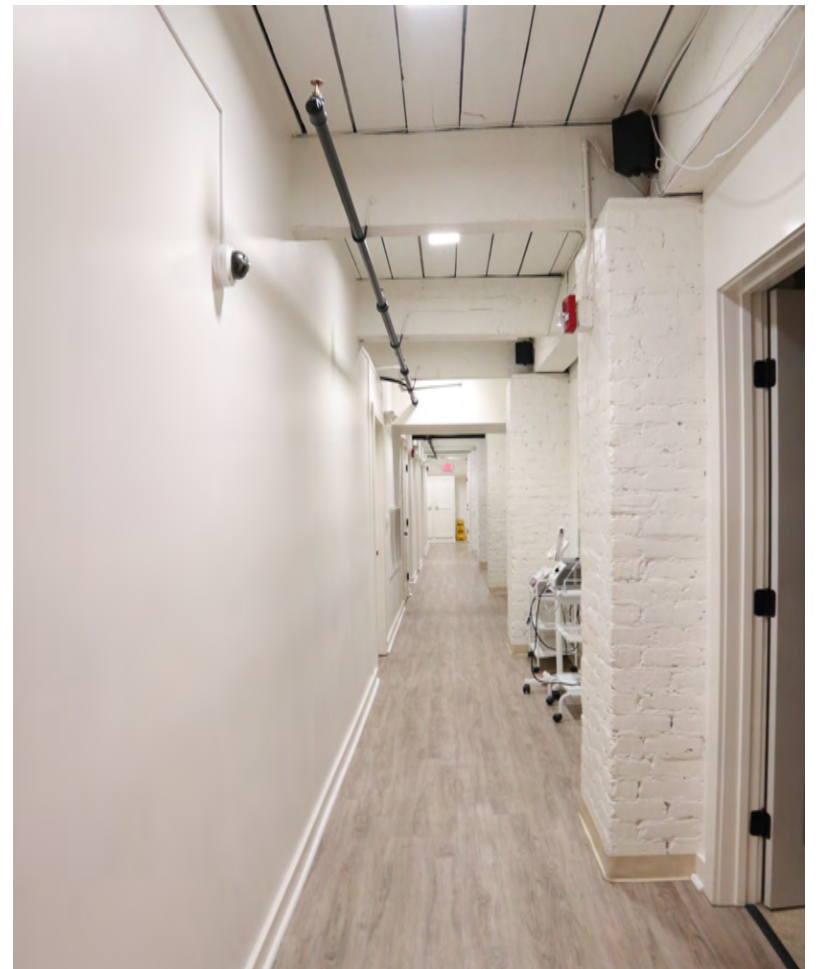


Property Availability

Available Spaces:

- **Suite 101 & Suite 104** are currently combined comprising $\pm 3,804$ rentable square feet and under lease to a tenant that is month-to-month. This retail space features high profile Gervais Street ground floor exposure with large showroom windows, metal coffered ceilings, original hardwood floors, signage and private restrooms. Contact developer to discuss rental rate.
- **Suite 102** is approximately 2,926 rentable square feet. Features exposed antique heart pine beams, sprinkler lines and ductwork, original hard wood floors in portions of the space, ample windows and historic freight door flood space with natural light. Located on the first floor with easy access to Gervais Street. Current space layout is a reception room, two private restrooms, break room, large training or conference room and private offices. Rental rate is \$25 full service.
- **Suite 303** is 1,333 rentable square feet and available for lease or sublease. Authentic loft-style with exposed brick, sprinkler lines & ductwork, antique heart pine beams, large ventilator windows that flood space with natural light, and original hardwood floors. Ceilings are 13 to 16 feet tall with a floor plan featuring 2 large private offices overlooking the Vista skyline towards the River, reception area, a mezzanine with several workstations and a nice wet bar. Rental rate is \$26 full service.

Suite 101 Photos



Suite 303 Photos



Aerial Site Plan

(Planned Vista Greenway Plaza)

Vista Greenway Tunnel (Pedestrian & Bike)

Lady Street
Parking Garage
675 Spaces

Aloft
Boutique
Hotel

Hyatt Brick Promenade Walkway
(Pedestrian Access Easement)

Starbucks
Miller Valentine
Offices

Hyatt Place Hotel
89,500 SF Building & AT&T
130 Rooms

Primary Entrance

±405' (Pedestrian Easement)

807 Gervais Street →

Sowell Gray
Law Firm

Di Vino
Rosso

Old Chicago
Pizza & Taproom
(Mixed-Use)

Beautified pedestrian pathway to the
City Garage.



Gadsden St

Jimmy John's

City Market
Mixed-Use

Tsunami at
700 Gervais

Urban Outfitters

Longhorn
Steakhouse

Wild
Hare

Liberty Tap
Room & Grill

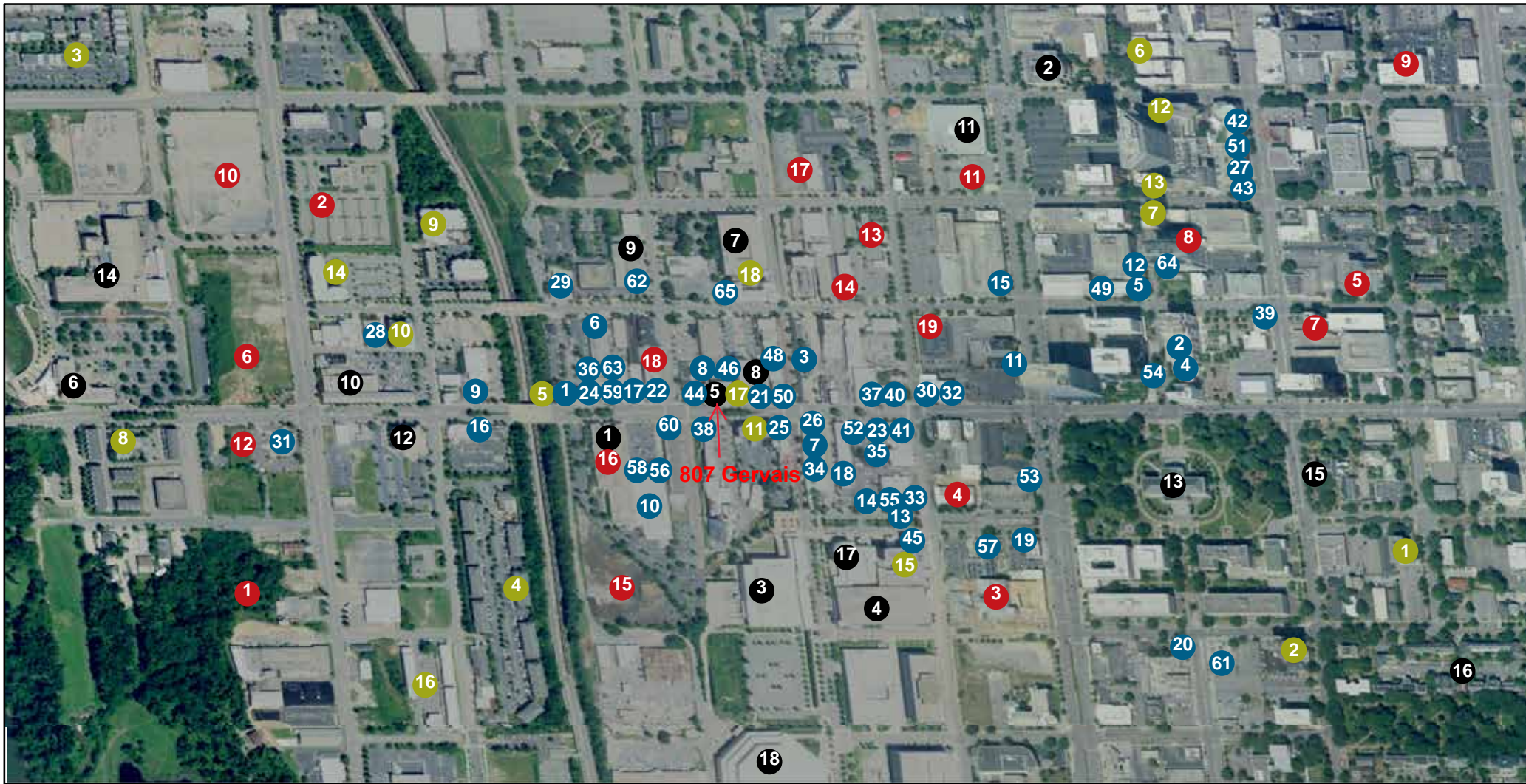
Hampton
Inn

Washington St

Lady St

Lincoln St

Gervais St



Market Intel

- 1. COMPLETED: Stormwater Artist Studio
- 2. UNDERWAY: Student Apartments, 486 Beds
- 3. COMPLETED: The Empire Student Housing (684 Beds)
- 4. COMPLETED: Historic Vista Fire Station Mixed-Use Renovation
- 5. COMPLETED: 1321 Lady (130 Apartment Units)
- 6. CLOSED ON LAND: Hotel, Retail, Office and deck
- 7. UNDERWAY: Keenan Complex Historic Restoration
- 8. COMPLETED: Arcade Mall Renovation
- 9. COMPLETED: Land Bank Apartments (114 Units)
- 10. PROPOSED: Mixed-Use Dominion Property
- 11. PLANNED: \$80 Million High Rise Student (679 Beds)
- 12. CLOSED ON LAND: Hotel
- 13. COMPLETED: 1325 Park Historic Renovation
- 14. COMPLETED: 915 Lady Mixed-Use Historic Renovation
- 15. CLOSED ON LAND: Planned High Density, Mixed-Use
- 16. COMPLETED: Craft Axe Throwing at 700 Gervais
- 17. UNDERWAY: Holiday Inn Express at 911 Washington
- 18. UNDERWAY: Live/Work Restoration
- 19. PLANNED: Choice Cambria Hotel

Points of Interest

- 1. 700 Gervais
- 2. Columbia Art Museum
- 3. Columbia Metropolitan Convention Center
- 4. Convention Center Garage
- 5. Dupre Building
- 6. EdVenture
- 7. Lady Street Garage: 675 Spaces
- 8. Miller Valentine Offices
- 9. Personally Fit Gym
- 10. Publix
- 11. Richland County Public Library
- 12. South State Corporate HQ
- 13. State House
- 14. State Museum
- 15. Town Theatre
- 16. USC Horseshoe
- 17. USC Alumni Center

Restaurants

- 1. N/A
- 2. Blue Flour Bakery
- 3. Blue Marlin
- 4. Bourbon
- 5. Cantina 76
- 6. Carolina Ale House
- 7. Carolina Strip Club Restaurant
- 8. Divino Rosso
- 9. Chipotle
- 10. Craft Axe Throwing
- 11. Cola's
- 12. N/A
- 13. Five Guys
- 14. Republic Biergarten & Kitchen
- 15. N/A
- 16. Gervais & Vine
- 17. Grill Marks
- 18. Hickory Tavern
- 19. IHOP
- 20. Immaculate Consumption
- 21. Jason's Deli
- 22. Jimmy John's
- 23. Kaminsky's Baking Company
- 24. Le Peep
- 25. Liberty Tap Room & Grill
- 26. Longhorn Steakhouse
- 27. M Cafe
- 28. M Grille
- 29. M Vista
- 30. Marble Slab Creamery
- 31. McDonald's
- 32. Mellow Mushroom
- 33. Monterrey
- 34. Peebles BBQ & Wings
- 35. Motor Supply
- 36. N/A
- 37. N/A
- 38. Old Chicago Pizza & Taproom
- 39. Palmetto Club Tavern
- 40. Panera Bread
- 41. Pearlz
- 42. Pizza Hut
- 43. Quizno's

Residential & Lodging

- 44. N/A
- 45. Ruth Chris Steakhouse
- 46. Saki Tumi
- 47. Salud Mexican Kitchen & Tequila Lounge
- 48. Smoothie King
- 49. Southern Squeezed
- 50. Starbucks
- 51. Subway
- 52. Sure Fire Tacos
- 53. N/A
- 54. Hall's Chophouse
- 55. The Pot Smoker BBQ
- 56. N/A
- 57. Tin Roof
- 58. Tsunami
- 59. Twisted Spur Brewery
- 60. Wet Willie's
- 61. Which Wich
- 62. Wild Wing Cafe
- 63. SmallSugar
- 64. Market on Main
- 65. COA
- 1. Claire Towers
- 2. Cornell Arms
- 3. Lofts at Canalside
- 4. Vista Commons
- 5. Vista Lofts
- 6. Capitol Places I (1520 Main)
- 7. Capitol Places IV
- 8. City Club
- 9. Renaissance Plaza
- 10. The Lofts at Printers Square
- 11. Hampton Inn
- 12. Marriott
- 13. Sheraton
- 14. SpringHill Suites
- 15. The Hilton
- 16. Pulaski Square
- 17. Hyatt Place & AT&T
- 18. ALOFT Hotel

The Vista



Art Galleries

Hotels & Entertainment

Boutiques

Award-Winning

Restaurants

Class-A Office

The Vista

The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street and provides easy, convenient access to the University of South Carolina and Columbia's downtown Main Street. Rich in history and forward-thinking, the Vista is known as Columbia's top arts and entertainment district for a reason. While Columbia's industrial and rail hub once gathered dust, today the rustic warehouses and mills enjoy new lives as music and entertainment venues, art galleries, Class-A office, delightful boutiques, urban dwelling places, and award-winning restaurants. New and renovated buildings mesh rustic details with sleek, downtown style. The Vista area continues to experience a surge of new construction and rehabilitated projects.



The Vista



807 Gervais is situated within:

- The Columbia CBD with approximately 60,000 person workforce and Columbia's over 837,092 MSA
- Several blocks from the State House office complex
- Several blocks from the University of South Carolina campus with its 35,000 students - enrollment has increased 25% in the past decade and growth plans are accelerating
- The InnoVista District, the University of South Carolina's planned 5 million square foot research campus



Numerous Vista public venues:

- Over 60 restaurants/entertainment venues and approximately 40 art galleries and specialty shops
- Columbia Convention Center and adjoining 222-room Hilton Hotel
- 9,000 seat University of South Carolina baseball park
- 18,000 seat Colonial Life Arena and the 2,256 seat Koger Center for the Arts
- Three Rivers Greenway with its planned Vista linkages and the centerpiece, the Congaree Regional Riverfront Park
- State Museum with annual attendance exceeding 185,000 visitors
- EdVenture, South Carolina's 92,000 square foot children's museum with its 200,000+ annual attendance



Interior & Exterior Property Photo Overview



Interior & Exterior Property Photo Overview

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Demographic Profile

Gervais and Lincoln Streets - The Vista - Columbia, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	10,057	76,266	158,016	0 - 4	1.1%	4.8%	5.3%	2018 Estimate	\$36,128	\$37,390	\$41,595
2018 Estimate	10,950	82,209	168,955	5 - 9	0.7%	4.2%	4.9%	2023 Projection	\$42,133	\$42,237	\$47,163
2023 Projection	11,664	86,663	176,984	10 - 14	0.6%	3.7%	4.5%				
% Chg. 2018-2023	6.5%	5.4%	4.8%	15 - 19	33.2%	10.9%	8.4%	Average Household Income			
				20 - 24	29.2%	18.4%	14.0%	2018 Estimate	\$60,987	\$59,417	\$64,090
Households				25 - 34	14.2%	16.9%	15.8%	2023 Projection	\$69,443	\$66,665	\$71,842
2010 Census	2,526	31,547	66,853	35 - 44	5.0%	9.9%	10.6%				
2018 Estimate	3,170	34,373	71,834	45 - 54	5.0%	9.2%	10.2%	Per Capita Household Income			
2023 Projection	3,604	36,505	75,512	55 - 64	5.5%	10.0%	11.3%	2018 Estimate	\$22,758	\$26,676	\$28,281
				65 - 74	3.1%	6.6%	8.2%	2023 Projection	\$26,163	\$29,840	\$31,632
Families				75 - 84	1.7%	3.4%	4.3%				
2010 Census	516	12,919	32,314	85+	0.7%	2.1%	2.4%	2018 Household Income Dist.			
2018 Estimate	621	13,408	33,442					Less than \$15,000	23.0%	21.6%	17.5%
2023 Projection	699	13,951	34,607	Median Age				\$15,000 - \$24,999	13.3%	12.7%	12.2%
				2010 Census	21.7	27.9	31.2	\$25,000 - \$34,999	12.5%	12.8%	12.4%
2018 Dist. by Race & Ethnicity				2018 Estimate	22.5	29.1	32.9	\$35,000 - \$49,999	11.8%	14.0%	15.1%
White Alone	71.2%	55.3%	54.5%	2023 Projection	22.9	29.6	33.7	\$50,000 - \$74,999	14.4%	15.2%	16.2%
Black Alone	20.0%	36.7%	38.2%					\$75,000 - \$99,999	7.8%	8.3%	9.6%
American Indian Alone	0.2%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	7.9%	8.5%	9.4%
Asian Alone	5.4%	2.7%	2.1%	2010 Census	1.84	2.08	2.17	\$150,000 - \$199,999	5.0%	3.4%	3.5%
Pacific Islander Alone	0.0%	0.1%	0.1%	2018 Estimate	1.78	2.09	2.17	\$200,000 and Up	4.2%	3.5%	4.1%
Some Other Race Alone	0.6%	2.9%	2.7%	2023 Projection	1.76	2.09	2.17				
Two or More Races	2.5%	2.2%	2.1%					2018 Business Data			
Hispanic Origin (Any Race)	3.2%	5.6%	5.5%	2018 Housing Data				Total Businesses:	2,360	5,804	9,060
				Owner Occ. Housing Units	624	12,602	32,730	Total Employees:	44,043	95,175	141,342
				Renter Occ. Housing Units	2,546	21,771	39,104				