

LARGEST AREA OFFICE BUILDINGS *Ranked by square feet*

Rank	Name Address	Square feet	Available square feet	Range square feet	Price range square feet	Services included in rent (1)	Leasing agency/ agent phone	Representative tenants	No. floors
1	Capitol Center (The former SouthTrust building) 1201 Main St. Columbia, SC 29201	466,000	60,000	927 to 60,000	\$17.50-\$18.50	T,I,J,S, H,E,M,W	Colliers Keenan Inc. Beronica Whisnant (803) 401-4207	State of S.C., Capital City Club, S.C. Chamber of Commerce, GMK, Haynsworth Sinkler Boyd	25
2	Palmetto GBA 17 Technology Circle Columbia, SC 29203	456,304	N/A	N/A	N/A	Owner occupied	N/A	Palmetto GBA	2
3	Palmetto Center 1426 Main St. Columbia, SC 29201	456,218	N/A	N/A	\$20	T,I,J,S, H,M,W	Bob Wright (803) 217-8083	SCANA and Wachovia	20
4	Meridian 1320 Main St. Columbia, SC 29201	350,000	103,798	1,500 to 22,311	\$22	T,I,J,S, P, H,E,M,W	Colliers Keenan Inc. Bruce Harper and Tommy Johnson (803) 254-2300	Nelson Mullins Riley and Scarborough, Ogletree Deakins Nash Smoak, IKON, Ameriquest, Fannie Mae, Keenan Suggs Bowers Elkins, Jefferson Pilot	17
5	Colonial Supplemental Insurance 1200 Colonial Life Blvd. Columbia, SC 29210	345,642	N/A	N/A	N/A	Owner occupied	N/A N/A	Colonial Supplemental Insurance	4
6	BlueCross BlueShield of S.C. 4101 Percival Road Columbia, SC 29229	318,740	N/A	N/A	N/A	Owner occupied	N/A	BlueCross BlueShield of S.C.	4
7	Bank of America Plaza 1901 Main St. Columbia, SC 29201	302,843	25,000	3,400 to 13,500	\$18	T,I,J,S,H, E,P,M,W	NAI Avant H. Paul Hartley Jr. (803) 744-9824	Bank of America, NAI Avant, Turner Padgett Graham & Laney, UBS, AXA Financial Advisors	18
8	BlueCross BlueShield of S.C. (Alpine Building) 2501 Faraway Dr. Columbia, SC 29223	300,000	N/A	N/A	N/A	Owner occupied	N/A	BlueCross BlueShield of S.C.	12
9	The Tower at 1301 Gervais 1301 Gervais St. Columbia, SC 29201	296,797	25,366	500 to 14,216	\$15.50 to \$16.50	T,I,J,S,H, M,E,W, P	Colliers Keenan Inc. David C. Lockwood (803) 401-4211	McNair Law Firm, Wilbur Smith, Colliers Keenan, Summit Club	20
10	BlueCross BlueShield of S.C. (Atrium Building) 2401 Faraway Dr. Columbia, SC 29223	285,000	N/A	N/A	N/A	Owner occupied	N/A	BlueCross BlueShield of S.C.	4

SOURCE: Edens & Avant; interviews with leasing company representatives.

Compiled by Taylor Smith

NOTES: (1) T-taxes, I-insurance, J-janitorial, S-security, H-heat, E-electricity, M-maintenance, P-parking, W- water/sewer
**NA - not applicable
Several buildings have parking garages but the cost is not included in rent.



Ellis Lawhorne, one of South Carolina's premier full-service law firms, wishes to thank HomeWorks of South Carolina and its volunteers for their leadership toward improving the quality of life for South Carolinians in need. For nearly a decade, this valuable program has brought together teens and young adults to renovate homes and empower vulnerable communities. For their efforts, we have pledged - in partnership with the Central Carolina Community Foundation - our time and funds to help HomeWorks fulfill its mission, and we encourage our professional colleagues to do the same.

Lead

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