

# LARGEST 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
<b>1</b>	<b>Capitol Centre (The SouthTrust Building)</b> 1201 Main St. Columbia, SC 29201	466,000	21,000	927 to 7,422	\$17.50 to \$18.50	T,I,J,S, H,M,W	Colliers Keenan Beronica Whisnant (803) 401-4207	The state of South Carolina, SouthTrust, S.C. Chamber of Commerce, GMK, Capital City Club	25
<b>2</b>	<b>Palmetto GBA</b> 17 Technology Circle Columbia, SC 29203	456,304	N/A	N/A	N/A	Owner occupied	N/A	Palmetto Government Benefits Administrators (a division of Blue Cross and Blue Shield of S.C.)	2
<b>3</b>	<b>Palmetto Center</b> 1426 Main St. Columbia, SC 29201	456,218	0	N/A	\$22	T,I,J,S, H,M,W	Bob Wright (803) 217-9045	SCANA, Wachovia, SCNet Corp.	20
<b>4</b>	<b>Colonial Life &amp; Accident Insurance Co.</b> 1200 Colonial Life Blvd. Columbia, SC 29210	332,879	N/A	N/A	N/A	Owner occupied	N/A	Colonial Life and Accident Insurance Co.	4
<b>5</b>	<b>Blue Cross and Blue Shield of S.C.</b> 4101 Percival Road Columbia, SC 29229	318,740	N/A	N/A	N/A	Owner occupied	N/A	Blue Cross and Blue Shield of S.C.	4
<b>6</b>	<b>Bank of America Plaza</b> 1901 Main St. Columbia, SC 29201	302,340	12,000	4,000 to 8,000	\$18.75	T,I,J,S, H,M,W	Edens & Avant Paul Hartley (803) 779-4420	Bank of America, Edens & Avant, Turner Padgett Graham & Laney PA	17
<b>7</b>	<b>Blue Cross and Blue Shield of S.C. (Alpine Building)</b> 2501 Faraway Dr. Columbia, SC 29223	300,000	N/A	N/A	N/A	Owner occupied	N/A	Blue Cross and Blue Shield of S.C.	12
<b>8</b>	<b>Bank of America Tower (to be renamed Wilbur Smith Associates Tower)</b> 1301 Gervais St. Columbia, SC 29201	296,797	9,322	N/A	\$16.50	T,I,J,S, H,M,W,P	Colliers Keenan David Lockwood (803) 401-4211	McNair Law Firm, Wilbur Smith Associates, Summit Club, Colliers Keenan	20
<b>9</b>	<b>Blue Cross and Blue Shield of S.C. (Atrium Building)</b> 2401 Faraway Drive Columbia, SC 29223	285,000	N/A	N/A	N/A	Owner occupied	N/A	Blue Cross and Blue Shield of S.C.	4
<b>10</b>	<b>1441 Main St. (formerly First Union building)</b> Columbia, SC 29201	257,511	16,000	2,000 to 9,000	\$18.00	T,I,J,S, H,M,W	Edens & Avant Paul Hartley (803) 779-4420	Nexsen Pruet Jacobs & Pollard LLP, Smith Barney	14
<b>11</b>	<b>1401 Main St.</b> Columbia, SC 29201	205,424	0	N/A	\$15.50	T,I,J,S, H,M,W	Executive Mgmt. & Leasing David Loy (803) 771-9884	SCANA, SCE&G, EMC, Time Warner	14
<b>12</b>	<b>Washington Mutual Building</b> 1333 Main St. Columbia, SC 29201	191,363	38,000	1,500 to 30,000	\$16.50	T,I,J,S, H,M,P	Edens & Avant Paul Hartley (803) 779-4420	Fleet Mortgage Group, IBM, Legg Mason, MCI, GMK Associates	7
<b>13</b>	<b>BellSouth Corp.</b> 1600 Williams St. Columbia, SC 29201	180,000	N/A	N/A	N/A	Owner occupied	N/A	BellSouth Corp.	7
<b>14</b>	<b>BellSouth Corp.</b> 401 Laurel St. Columbia, SC 29201	171,000	N/A	N/A	N/A	Owner occupied	N/A	BellSouth Corp.	6
<b>15</b>	<b>Carolina First Bank</b> 1500 Main St. Columbia, SC 29201	145,353	20,080	5,000 to 14,080	\$18	T,I,J,S, H,E,M,W	Great Southern Management Saundra Jennings Sloan (803) 254-1766	Carolina First Bank, Stevens & Wilkinson, The Standard Corp.	7

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

NOTES: (1) T-taxes, I-insurance, J-janitorial, S-security, H-heat, E-electricity, M-maintenance, P-parking, W- water/sewer

Several buildings have parking garages but the cost is not included in rent.