



Colliers

NOW PRE-LEASING

±6,100-SF Restaurant Space in Columbia's Newest Office Building

Located at the corner of Lady and Sumter Streets in
Downtown Columbia

Rox Pollard

Vice President
+1 803 401 4242
rox.pollard@colliers.com

John Gressette

Senior Brokerage Associate
+1 803 401 4233
john.gressette@colliers.com

Rox Pollard III

Brokerage Associate
+1 803 401 4264
rox3.pollard@colliers.com

Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300

UNDER CONSTRUCTION | ESTIMATED DELIVERY AUGUST 2026

Palmetto Citizens Federal Credit Union new headquarters, parking garage and high-end restaurant space

Centrally located in a vibrant area with a thriving business district this location offers a built-in, diverse clientele ready to support your business.

Palmetto Citizens Federal Credit Union’s new headquarters development will transform the block of Sumter, Lady, and Washington Streets in downtown Columbia. This five-story, 100,000-square-foot building project will be at the corner of Lady and Sumter Streets. The plans include a 325-space parking garage that will provide convenient access for employees and customers. The project combines historic architectural elements with modern design, featuring office spaces and a ground-floor restaurant with outdoor dining to create a welcoming atmosphere for workers and visitors alike.

AVAILABLE RESTAURANT SPACE

- Available ±6,100-SF Class A restaurant space
- Located at highly visible corner in Downtown Columbia
- Parking garage located on-site and street parking available
- Walkable to downtown amenities
- Two blocks from South Carolina State House
- Main Street District location — the hub of activity with locals, tourists and professionals frequenting the area for shopping, dining and entertainment
- Central location — daytime customers from Central Business District and the University of South Carolina
- Demolition began December 2024 | Project completion est. August 2026



Open for business.

MAIN STREET DISTRICT

Featuring the State Capitol complex, **5.9 million square feet of office space, 1,415 housing units and 670 hotel rooms**, Main Street has seen tremendous reinvestment with many new restaurants and shops opening to create an 18 hour-a-day live, work and play environment.

- 1

HENDRIX
- 2

SMOKED
- 3

LULA DRAKE WINE PARLOR
- 4

HAMPTON ST. VINEYARD
- 5

SPOTTED SALAMANDER CAFE
- 6

TAKOSUSHI
- 7

MARKET ON MAIN
- 8

HALLS CHOPHOUSE
- 9

BOURBON
- 10

COLA'S

- 1

AMBROSIA TAVERNA
- 2

SWEET CREAM CO.
- 3

HANABI HIBACHI & SUSHI
- 4

ROBINSON ROOM
- 5

SANDWICH DEPOT
- 6

PROHIBITION
- 7

GOOD LIFE CAFE
- 8

DRAKE'S DUCK-IN
- 9

HAMPTON PLACE CAFE
- 10

GREEK BOYS
- 11

HIGHER GROUNDS
- 12

CREPES & CROSSANTS
- 13

SOUND BITES EATERY
- 14

THE STRUDEL SHOP
- 15

STONER'S PIZZA
- 16

STARBUCKS
- 17

SWANSON'S DELI
- 18

EAST BAY DELI
- 19

CAMON JAPANESE
- 20

MOA KOREAN BBQ
- 21

KAO THAI CUISINE
- 22

BEEZER'S
- 23

COOL BEANS COFFEE
- 24

GREEN OLIVE
- 25

IMMACULATE CONSUMPTION

THE VISTA

The district is immediately west of the Main Street District stretching from Gervais Street to the Congaree River. The Vista entertainment district is home to multiple conventions, concerts and athletic events each year.

- 1

COLA'S
- 2

929 KITCHEN
- 3

RUTH'S CHRIS
- 4

OYSTER BAR
- 5

MOTOR SUPPLY COMPANY
- 6

BLUE MARLIN
- 7

COA AGAVERIA Y COCINA
- 8

SMALLSUGAR
- 9

CITY GRIT
- 10

THIRSTY FELLOW

- 1

IHOP
- 2

MENKOI RAMEN HOUSE
- 3

MELLOW MUSHROOM
- 4

BITTY & BEAU'S COFFEE
- 5

CAROLINA WESTERN PUB
- 6

ART BAR
- 7

PANERA BREAD
- 8

PEARLZ OYSTER BAR
- 9

KAMINSKY'S DESSERT CAFE
- 10

MONTERREY MEXICAN
- 11

FIVE GUYS
- 12

SWEETWATERS COFFEE
- 13

SOCIAL BAR
- 14

THE CHAMPAGNE LOUNGE
- 15

PEEBLES BBQ
- 16

LONGHORN STEAKHOUSE
- 17

HICKORY TAVERN
- 18

BOKU KITCHEN
- 19

DI VINO ROSSO
- 20

POKE BROS
- 21

SMOOTHIE KING
- 22

DULCE BAKERY & CAFE
- 23

CAVA
- 24

THE HOLLOW
- 25

SAKITUMI GRILL
- 26

THE DRAGON ROOM
- 27

OLD CHICAGO
- 28

M VISTA
- 29

JIMMY JOHN'S
- 30

GRILL MARKS
- 31

STEEL HANDS
- 32

CRAFTY CRAB
- 33

TSUNAMI SUSHI
- 34

VISTA UNION
- 35

CHIPOTLE
- 36

GERVAIS & VINE
- 37

TWIN PEAKS
- 38

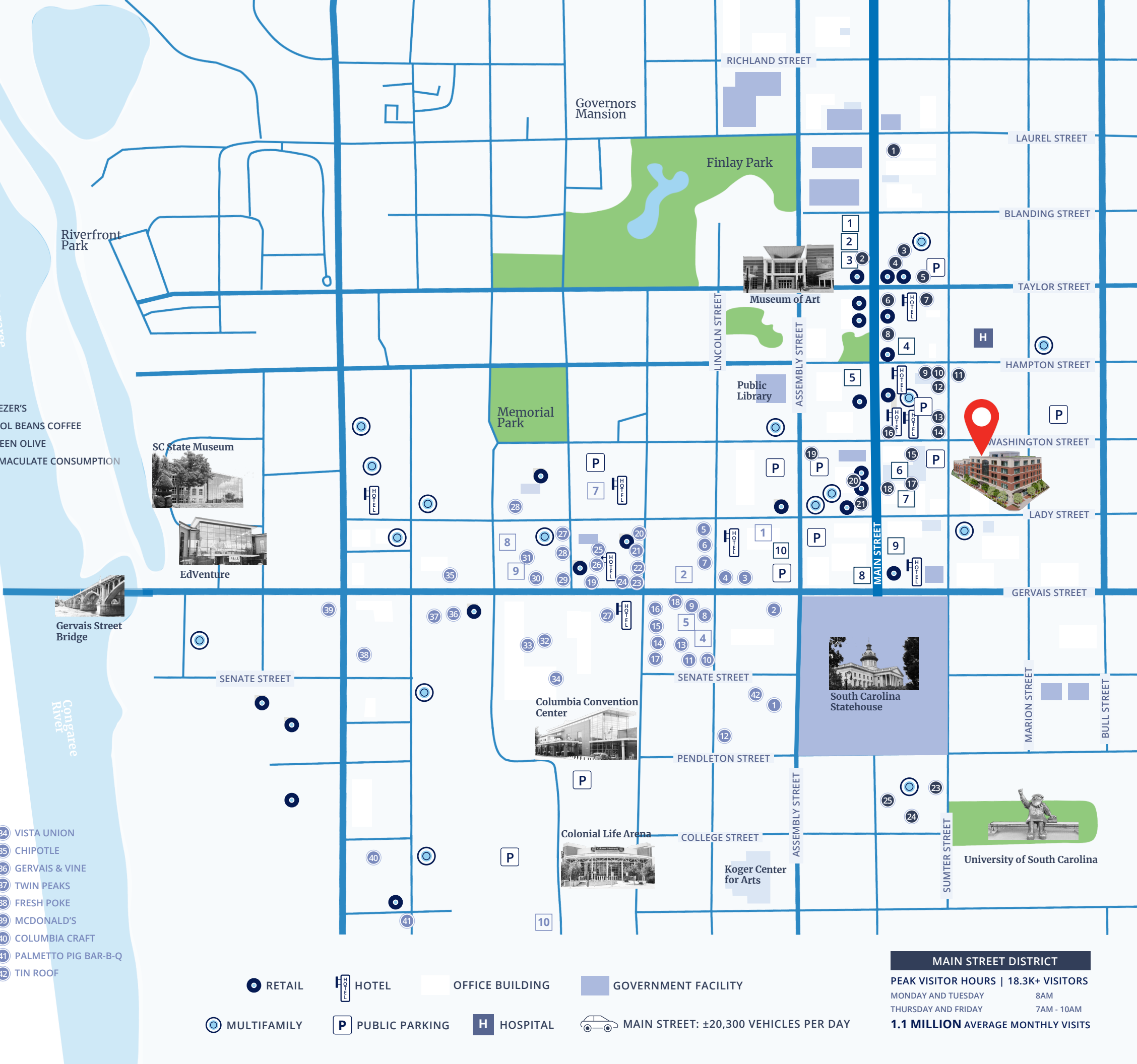
FRESH POKE
- 39

MCDONALD'S
- 40

COLUMBIA CRAFT
- 41

PALMETTO PIG BAR-B-Q
- 42

TIN ROOF



- RETAIL
- HOTEL
- OFFICE BUILDING
- GOVERNMENT FACILITY
- MULTIFAMILY
- PUBLIC PARKING
- HOSPITAL
- MAIN STREET: ±20,300 VEHICLES PER DAY

MAIN STREET DISTRICT

PEAK VISITOR HOURS | 18.3K+ VISITORS
MONDAY AND TUESDAY 8AM
THURSDAY AND FRIDAY 7AM - 10AM
1.1 MILLION AVERAGE MONTHLY VISITS

Great food, nightlife and outdoor adventure.

OVERVIEW

Columbia, South Carolina is the heart of a vibrant and growing region that includes a diverse network of neighborhoods, walkable districts, historic charm, a lush riverfront and abundant outdoor recreation. Great food, nightlife, outdoor adventure—there’s something to enjoy every single day of the year! Columbia is home to the University of South Carolina, along with five other colleges and universities, with an annual student population of over 50,000.

Our talent pool is deep, driven, and ready to make great things happen. We’ve got millennial talent, innovative entrepreneurs, well-known global brands and creative makers. We are a city on the move with over 50 small business openings, 2,300 units of apartments under development and four new proposed hotel projects. We are the capital of South Carolina, “We Are Open” for business, and we invite you to come join the rising tide with us here in Columbia, SC!



COLUMBIA COMMUNITY (2024)

±861,576
Population Columbia Metro

±102,169
Daytime population

±16.4M
Annual visitors

\$1.8B
Direct visitor spending

\$2.8B
Economic impact

23,546
Jobs created

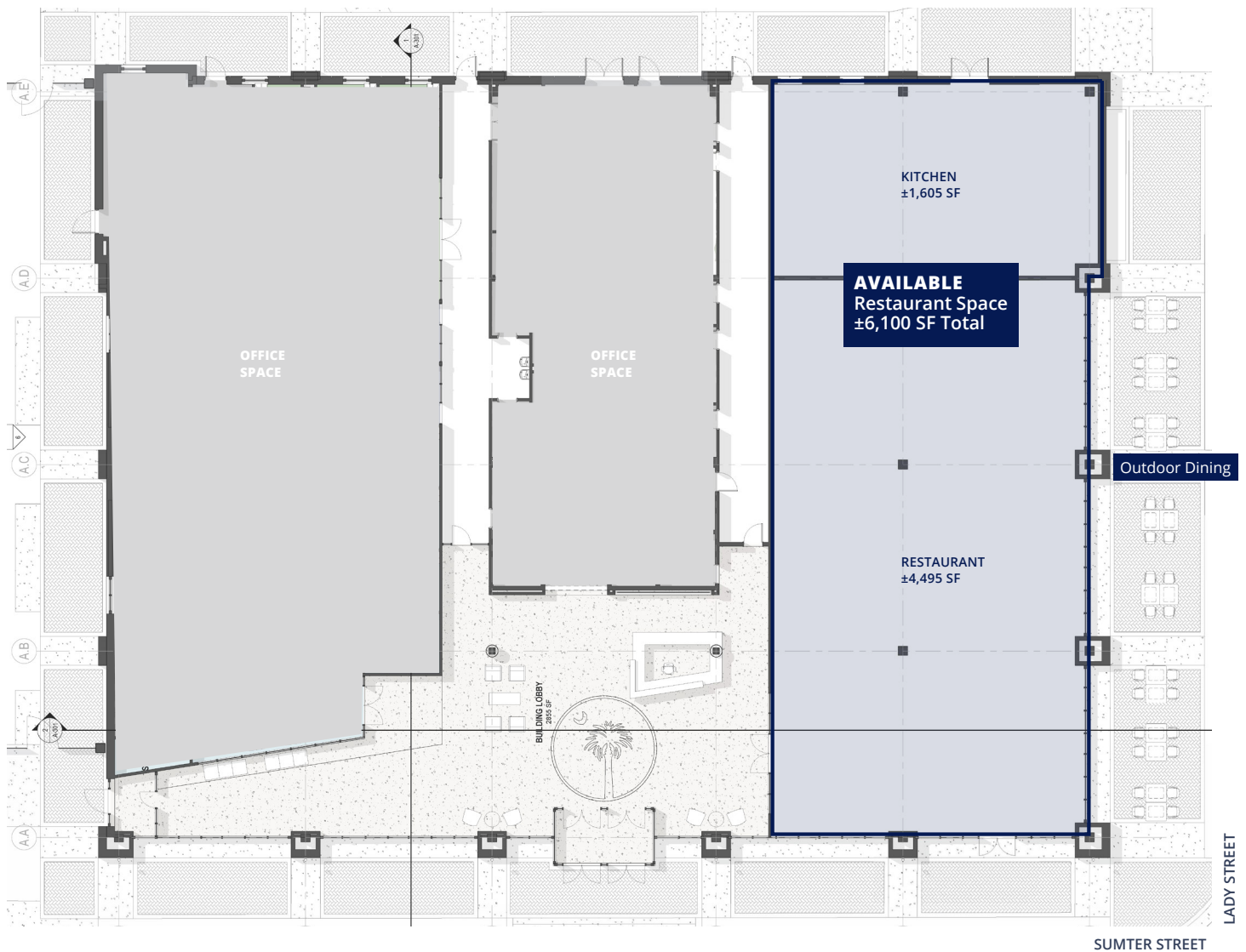
±2,310
Hotel rooms CBD market

±3,578
Multifamily units Downtown Columbia

±13,623
Student housing beds in Downtown Columbia



Available Restaurant Space



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