

**ADDRESS**

1122 Lady Street,
Columbia, SC

SUBMARKET

CBD, Columbia SC

SQUARE FEET

151,112 SF

DATE ACQUIRED

Spring 2006

MAJOR TENANTS

National Bank of
South Carolina,
Browne, Flebvott,
Wilson & Webb
PLLC

PROPERTY OVERVIEW

1122 Lady Street is a 151,000 SF, 12 story, Class B office building located in the heart of the Central Business District of Columbia, South Carolina. The building offers a quality office address ideal for Columbia's finest downtown businesses. Within walking distance of a variety of downtown services and amenities, 1122 Lady Street is one block from the State Capitol and close to a variety of city, state and federal government complexes as well as the University of South Carolina campus and the Palmetto Baptist Hospital complex.

INVESTMENT STRATEGY

C&K purchased 1122 Lady Street following the sale of EAB Plaza as a 1031 tax-free exchange. When purchasing outside of the New York City metropolitan area, C&K seeks high quality, well positioned assets with stable tenancies and cash flows. In this instance, C&K recognized a well tenanted Class B building located in an irreplaceable location—one block from the State Capitol and at the gate to Columbia's most vibrant entertainment and restaurant district. With 45% of the property leased long term to two high quality regional tenants, the property enjoys stable cash flows and tenancy. As a core investment, the building has enjoyed quality investment yields and continues to appreciate with the greater Columbia market. C&K continues to manage the building with the exacting standards that have become its hallmark.