

AGENCY: Department of Administration, Facilities Management and Property Services

SUBJECT: State Fiscal Accountability Authority Lease of 1333 Main Street

The State Fiscal Accountability Authority (SFAA) requests approval to lease 40,330 square feet of space at 1333 Main Street, Columbia, SC from Galium 1333, LLC. SFAA’s current lease of 51,515 square feet at 1201 Main Street expires October 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Eight offers were received. While the selected location is not the lowest cost proposal, SFAA determined that it was the best value for their agency and employees in part due to its proximity to the five-member SFAA board. In addition, the landlord is providing up to 4 months of free rent (contingent on overall renovation costs) and following negotiations, agreed to provide free access to 158 parking spaces.

The requested lease term is 124 months and will commence upon completion of space renovations by the Landlord, as agreed by the parties (“Renovations”). Renovations are anticipated to be completed no later than October 15, 2025. Rent for the first year of the term will be \$19.50 per square foot and will escalate by 3.85% annually as set forth in the chart below:

Year	Annual Rent	Monthly Rent	Rent Per SF
1*	\$ 720,898.75	\$ 65,536.25	\$ 19.50
2	\$ 816,712.75	\$ 68,059.40	\$ 20.25
3	\$ 848,156.19	\$ 70,679.68	\$ 21.03
4	\$ 880,810.20	\$ 73,400.85	\$ 21.84
5	\$ 914,721.39	\$ 76,226.78	\$ 22.68
6	\$ 949,938.17	\$ 79,161.51	\$ 23.55
7	\$ 986,510.79	\$ 82,209.23	\$ 24.46
8	\$ 1,024,491.45	\$ 85,374.29	\$ 25.40
9	\$ 1,063,934.37	\$ 88,661.20	\$ 26.38
10	\$ 1,104,895.85	\$ 92,074.65	\$ 27.40
11*	\$ 382,478.11	\$ 95,619.53	\$ 28.45

\* Reflects 11 months of payments to allow for one free month of rent.

\*\* Year 11 is a partial year, and Tenant will pay four months of rental.

The maximum total rent to be paid over the 124 month term is \$9,693,548.02 (rounded), however, to the extent that Landlord is able to complete all of the Renovations at a cost of no more than \$27.50 per square foot (\$1,109,075), Landlord shall provide Tenant an additional three months of free rent in year one. If the total cost of Renovations exceeds \$1,109,075, the amount of free rent to Tenant shall be reduced by the amount of the additional cost of such Renovations up to \$196,608.75 (or three months rent in year 1). If the Renovations exceed \$1,305,683.75,

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Landlord shall absorb such additional costs associated with the Renovations. This is a full gross lease and includes all operating expenses.

The following chart represents comparable lease rates of similar space in the downtown area, all of which were originally received in response to the solicitation:

<b>Tenant</b>	<b>Location</b>	<b>Annual Rate per SF*</b>
Vacant	1628 Browning Road	\$14.25
Vacant	7909 Parklane Road	\$17.00
Vacant	202 Arbor Lake Drive	\$19.00
Vacant	1201 Main Street +	\$19.75
Vacant	917 Chapin Road++	\$20.00
Vacant	1600 Williams Street	\$21.50

\*Rates are subject to base rent escalations.  
+Parking would be an additional cost.  
++Subject to operating expense escalations.

The lease meets the space standard of 210 SF/person with a density of approximately 210 SF/person. The agency has adequate funds for the lease based on the Budget Approval Form submitted. Rent will be paid through Spec Operation/Trust funds. No option to purchase the property is included in the lease.

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**AUTHORITY ACTION REQUESTED:**

Approve the proposed 124 month lease to the State Fiscal Accountability Authority of 40,330 square feet of space at 1333 Main Street from Galium 1333, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

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**ATTACHMENTS:**

Agenda item worksheet and attachment

**STATE FISCAL ACCOUNTABILITY AUTHORITY  
AGENDA ITEM WORKSHEET**

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Meeting Scheduled for: **April 1, 2025**

**Regular Agenda**

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**1. Submitted by:**

- (a) Agency: Department of Administration  
(b) Authorized Official Signature:

*Ashlie Lancaster*  
Ashlie Lancaster, Director

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**2. Subject:** State Fiscal Accountability Authority Lease of 1333 Main Street

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**3. Summary Background Information:**

The State Fiscal Accountability Authority (SFAA) requests approval to lease 40,330 square feet of space at 1333 Main Street, Columbia, SC from Galium 1333, LLC. SFAA's current lease of 51,515 square feet at 1201 Main Street expires October 31, 2025.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various terms. Eight offers were received. The selected location, which SFAA determined was the best value for their agency and employees due to its proximity to the five member SFAA board, is the sixth lowest cost proposal for the requested 10-year term. The landlord is providing up to 4 months of free rent (contingent on overall renovation costs) and following negotiations, agreed to provide free access to 158 parking spaces.

The requested lease term is 124 months and will commence upon completion of space renovations by the Landlord, as agreed by the parties ("Renovations"). Renovations are anticipated to be completed no later than October 15, 2025. Rent for the first year of the term will be \$19.50 per square foot and will escalate by 3.85% annually as set forth in the chart below:

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Vacant	1600 Williams Street	\$21.50

\*Rates are subject to base rent escalations.  
 +Parking would be an additional cost.  
 ++Subject to operating expense escalations.

The lease meets the space standard of 210 SF/person with a density of approximately 210 SF/person. The agency has adequate funds for the lease based on the Budget Approval Form submitted. Rent will be paid through Spec Operation/Trust funds. No option to purchase the property is included in the lease.

**4. What is the Authority asked to do?** Approve the proposed 124 month lease to SFAA of 40,330 square feet of space at 1333 Main Street from Galium 1333, LLC.

**5. What is recommendation of the submitting agency involved?** Approve the proposed 124 month lease to SFAA of 40,330 square feet of space at 1333 Main Street from Galium 1333, LLC.

**6. Private Participant Disclosure – Check one:**

- No private participants will be known at the time the Authority considers this agenda item.
- A Private Participant Disclosure form has been attached for each private participant.  
 As referenced on the Disclosure forms, a private participant is a natural person or non-governmental legal entity which may directly benefit from, and is participating in or directly associated with, the requested approval.

**7. Recommendation of other office (as required)?**

- (a) Authorized Signature: \_\_\_\_\_
- (b) Office Name: [Click or tap here to enter text.](#)

- 8. List of Supporting Documents:**
- (a) Letter from Agency
  - (b) Map and Street View of premises

HENRY MCMASTER, CHAIR  
GOVERNOR

CURTIS M. LOFTIS, JR.  
STATE TREASURER

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COMPTROLLER GENERAL



HARVEY S. PEELER, JR.  
CHAIRMAN, SENATE FINANCE COMMITTEE

BRUCE W. BANNISTER  
CHAIRMAN, HOUSE WAYS AND MEANS COMMITTEE

OFFICE OF THE EXECUTIVE DIRECTOR

GRANT GILLESPIE  
EXECUTIVE DIRECTOR  
(803) 734-8018  
GGILLESPIE@SFAA.SC.GOV

March 13, 2025

Ms. Ashlie Lancaster  
South Carolina Department of Administration  
Real Property Services  
1200 Senate Street, 6<sup>th</sup> floor  
Columbia, SC 29201

RE: Lease for 1333 Main Street, Columbia, SC 29201

Dear Ms. Lancaster:

The South Carolina State Fiscal Accountability Authority (SFAA) requests approval from the Joint Bond Review Committee and the board of SFAA at its upcoming meetings to enter into a lease with Galium 1333, LLC, for property located at 1333 Main St., Columbia, South Carolina 29201. The lease is for 40,300 rentable square feet of office space. Our current lease at 1201 Main St., Columbia SC, 29201 expires on October 31, 2025.

In coordination with your division within the Department of Administration (DOA), a competitive solicitation was released on October 25, 2024 and seven (7) proposals were responsive to the bid offering 10-year options. One location was not selected due to ongoing construction and traffic concerns surrounding the site. Three other locations were not selected due to locations not being more centrally located to the downtown area. After careful consideration, 1333 Main St. in Columbia provides the best overall value for our agency and employees.

The selected space is the sixth lowest cost proposal for the requested 10-year term. However, it does provide 4 months of free rent and following negotiations, the landlord has agreed to provide free access to and full use of 158 parking spaces at the adjacent garage and surface lot. We also considered the invested capital by the current tenant already made into the office space, proximity to the Statehouse and to the 5 member SFAA board, security of the complex, and access to a newly updated large building conference center that can be used for training and other purposes.

The proposed lease is to begin at a rate of \$19.50 per rentable square foot in its first year and is for a term of 10 years and 4 months.

Thank you for your assistance during the process and for your consideration of this request. Please let me know if you need any additional information.

Grant Gillespie  
Executive Director  
State Fiscal Accountability Authority

