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**ELEVEN**

THE RIVERFRONT DISTRICT



RISE ALONG THE RIVER







# WORK IS JUST PART OF THE DAY

Set along the Chattahoochee River in the heart of The Riverfront District, 11Eleven puts you within reach of everything Columbus has to offer. From riverside dining and shopping to trails, museums and theaters, this is a place where convenience and experience go hand in hand.

## PROPERTY HIGHLIGHTS

Class A Office

5 stories

123,750 total SF

772-car gated parking garage

Connected via US 27 and US 280

Convenient access to top rated high schools, Columbus State University, Columbus Technical College and Mercer School of Medicine

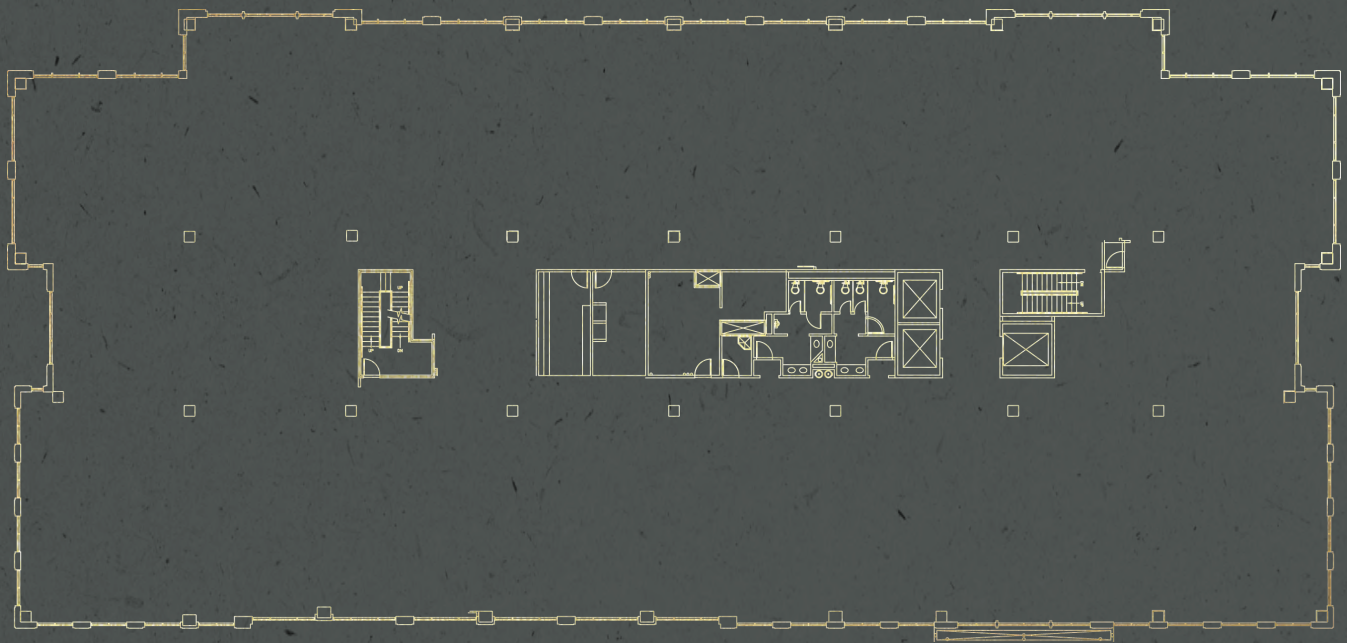
Walkable to The Riverfront District dining, retail, hotels, attractions and outdoor recreation





# PURPOSE-BUILT FOR PERFORMANCE

11Eleven offers flexible, efficient floorplates designed to adapt to a range of operational needs. Whether you're a growing team or an established force, this is space that moves with your mission.



*Typical Floor Plan*







*Eighteen85 Rooftop Bar & Restaurant*

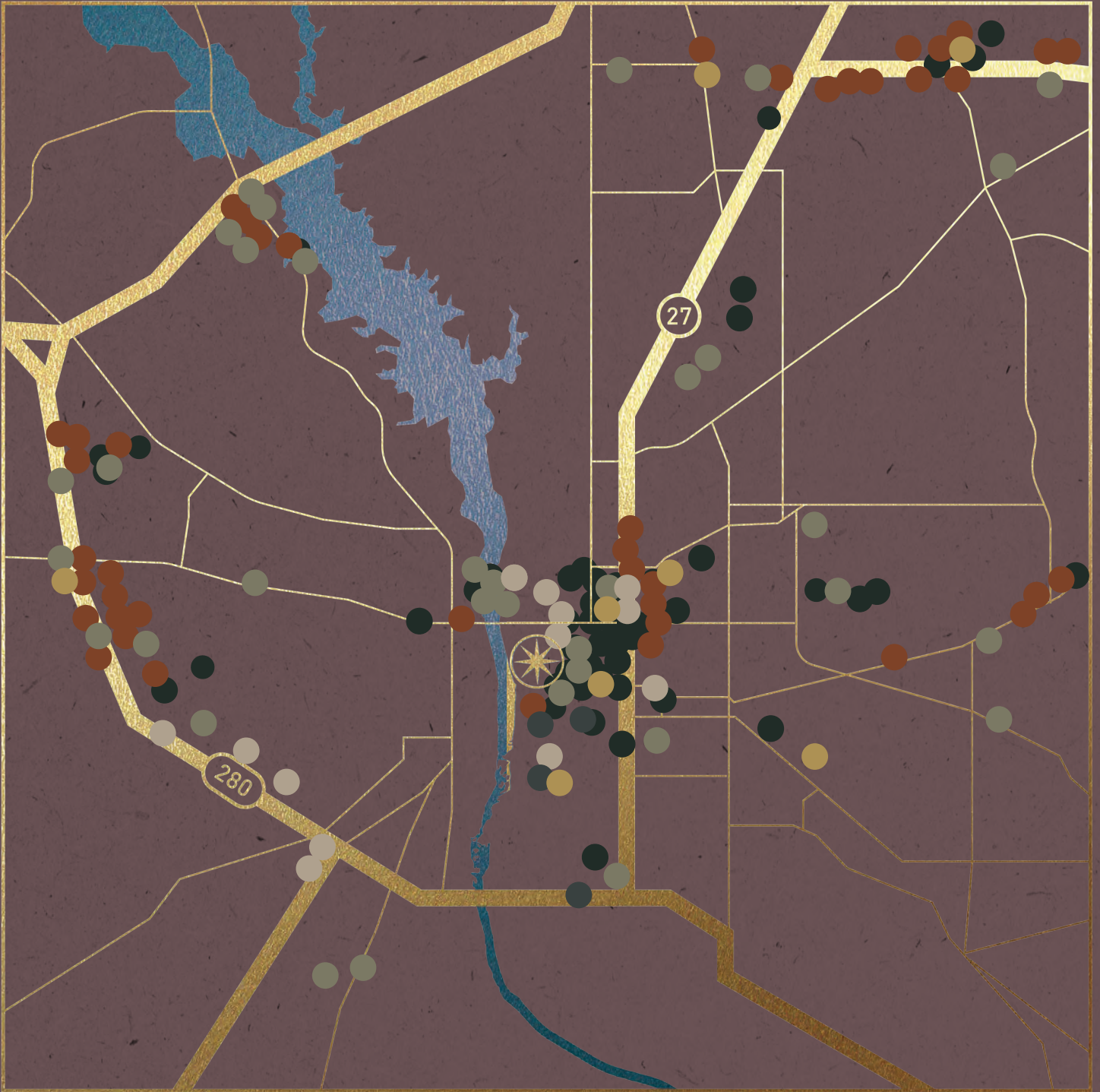
Set along Columbus's dynamic Uptown Riverfront, 11Eleven at The Riverfront District places tenants just steps from riverside dining, local boutiques and vibrant attractions that keep the city buzzing day and night. Whether you're grabbing lunch, meeting clients for cocktails or making the most of a midday break, Uptown Columbus energizes every part of the day.



*Denim & Oak Restaurant*

WORK.  
EAT.  
EXPLORE.  
REPEAT.





68

RESTAURANTS

9

FITNESS

29

HOTELS

6

ENTERTAINMENT

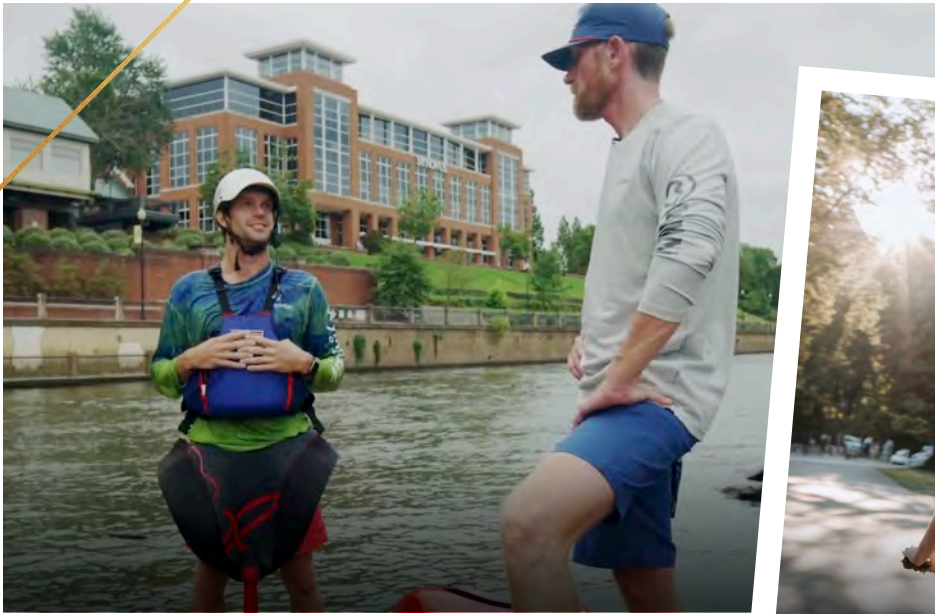
60

FAST FOOD

79

SHOPPING





## WHERE THE WORKDAY ENDS... AND THE ADVENTURE BEGINS...

From whitewater rapids to garden paths, 11Eleven connects you to the best of Columbus. Kayak outside your office, fish the river after hours or bike the Dragonfly Trail through the heart of the city. With more than 30 miles of trails and green spaces at your doorstep, 11Eleven gives your team a place to work hard and recharge just as easily.

### RUSHSOUTH

The world's longest urban whitewater course, delivering unmatched adventure in the heart of Uptown Columbus.

### BLUE HERON ADVENTURE

The only dual-zip lines in America that connect two states. Fly over the crashing whitewater, 45 ft. below, at speeds of up to 40 mph on your way to Alabama.

### WHITewater EXPRESS

Since 2013, Whitewater Express has been one of the country's premier river rafting outfitters.

## A DAY BUILT DIFFERENTLY



**7:30 AM**

Morning bike ride along the Riverwalk before a quick coffee at The Seed Coffee & Cafe



**9:00 AM**

Answer emails before jumping into your first meeting of the day



**12:00 PM**

Visit Banks Food Hall for a lunch meeting with clients



**3:00 PM**

Break for a walk on the Dragonfly Trail for some fresh air



**5:00 PM**

Wrap up and grab a drink at Denim & Oak with coworkers



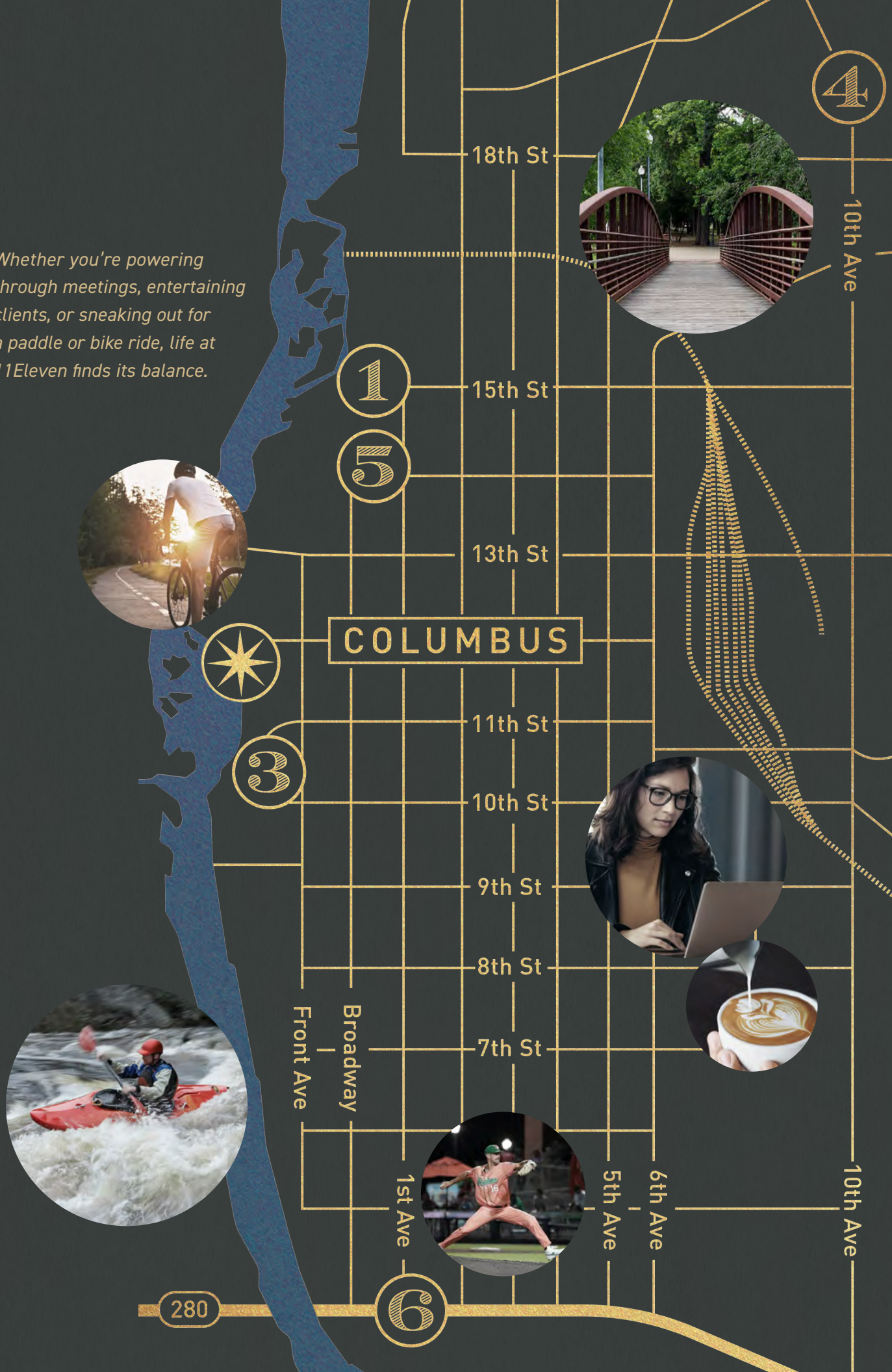
**6:30 PM**

Evening paddle on the Chattahoochee River or hit a Clingstones game at Synovus Park





Whether you're powering through meetings, entertaining clients, or sneaking out for a paddle or bike ride, life at 11Eleven finds its balance.







# FAST TRACK TO COLUMBUS

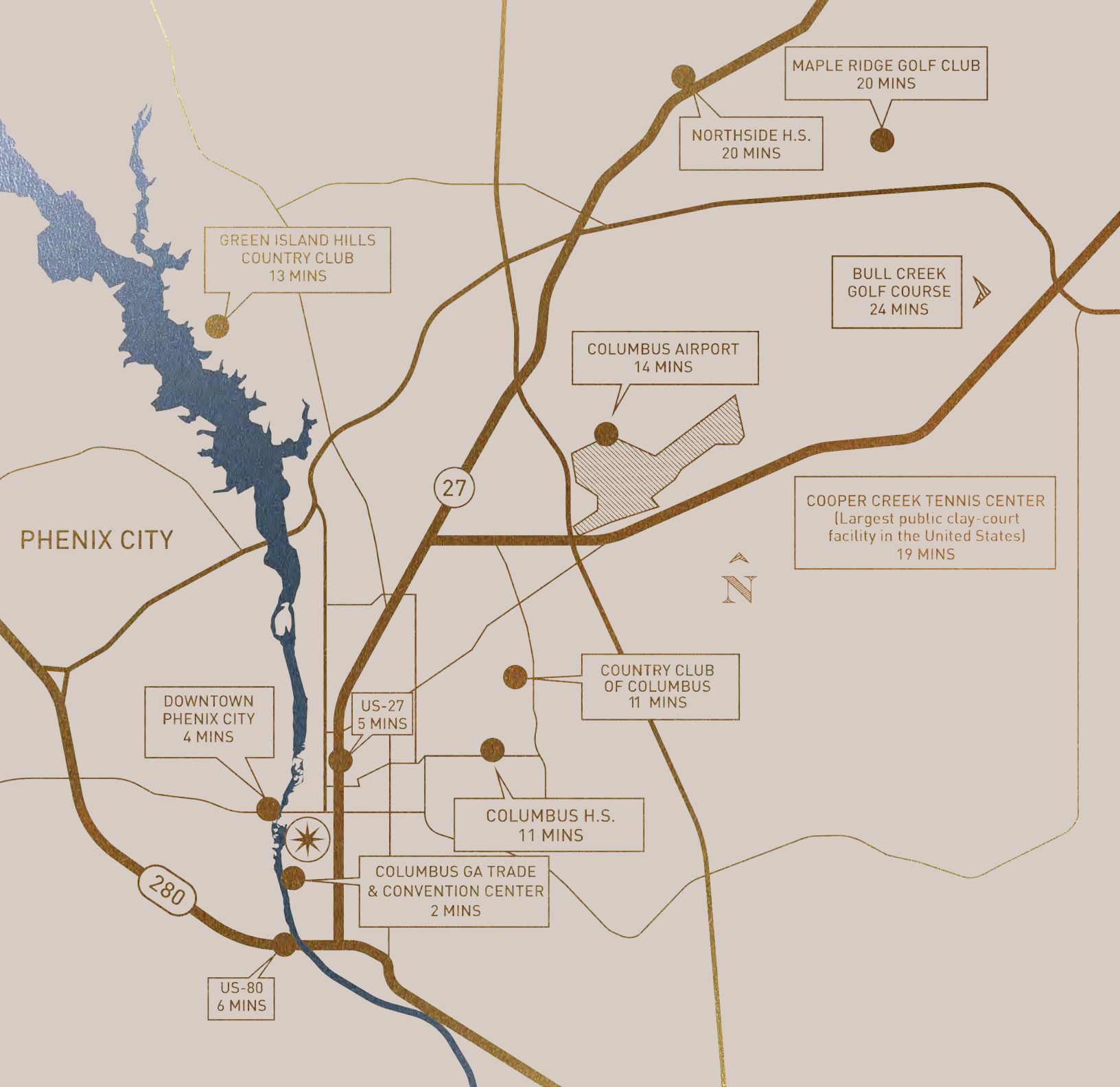
At 11Eleven, convenience is seamlessly integrated into daily life. Whether catching a flight at Columbus Airport, meeting clients across town or commuting from the suburbs, you can reach your destination in under 15 minutes. The property's strategic location near US 27 and US 280 offers easy access to key corridors and commuter routes.

**772 CAR**  
GATED PARKING GARAGE



W.C. Bradley Co.









# A RISING TIDE OF TALENT

From Fortune 500 headquarters like Aflac to legacy companies such as TSYS/Global Payments, Synovus, W.C. Bradley Co., Charbroil Grills and Pratt & Whitney (RTX), Columbus combines established industry strength with a growing pipeline of talent. The region is powered by Columbus State University, Columbus Tech and Mercer Medical School, while Fort Benning contributes a steady stream of skilled professionals prepared to meet workforce demands.

## TOP 20 BEST-RUN CITIES IN AMERICA

*\*WalletHub*

## COLUMBUS HIGH SCHOOL - #2 HIGHSCHOOL IN GEORGIA

*\*U.S. News & World Report*

## #38 CITY WITH THE LOWEST COST OF LIVING

*\*Niche*

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TOTAL POPULATION

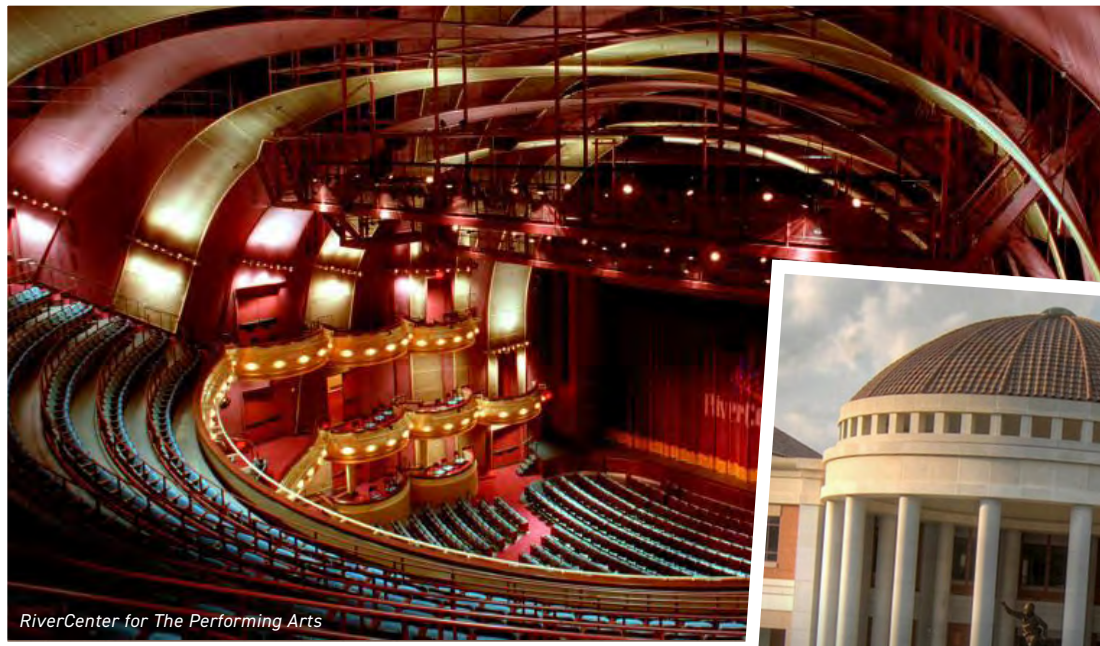
320,897

POPULATION 16+ EMPLOYED

94.6%

*\*30-minute radius 2025*





RiverCenter for The Performing Arts



National Infantry Museum

## LOCAL ICONS

### COCA-COLA SPACE SCIENCE CENTER

Georgia's largest collection of NASA artifacts, with immersive planetarium shows and flight simulators.

### BO BARTLETT CENTER

A nationally recognized arts hub blending gallery space, creative labs, and community programming.

### RIVERCENTER FOR THE PERFORMING ARTS

Located in the heart of historic uptown Columbus, the RiverCenter for the Performing Arts stands as the centerpiece of the city's thriving arts district and is home to The Columbus Ballet's beloved Nutcracker and acclaimed spring performances.

### COLUMBUS CLINGSTONES

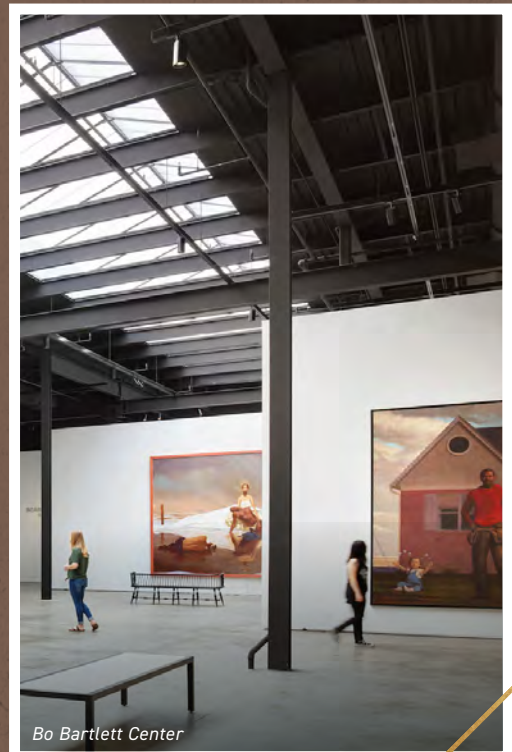
Catch future stars and home runs at Synovus Park with the Atlanta Braves Double-A team, the Columbus Clingstones.

### SPRINGER OPERA HOUSE

Built in 1871, the Springer Opera House is the State Theatre of Georgia and one of the nation's leading regional producing theatres.

### THE NATIONAL INFANTRY MUSEUM

Explore the legacy of the U.S. Army Infantry through immersive exhibits, a Giant Screen Theater and virtual reality combat simulators.



Bo Bartlett Center



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# ELEVEN

THE RIVERFRONT DISTRICT

OWNED AND MANAGED BY:

WC | BRADLEY  
REAL ESTATE



**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER



**CUSHMAN &  
WAKEFIELD**

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