



RIVERVIEW

110 East Court Avenue



Campus Highlights

- Premier river front property
- Located in exciting East Village neighborhood
- Court Avenue and Future Market Districts within a few blocks
- Access to ample nearby parking
- Beautiful views of Downtown skyline, Riverfront and Capital Complex
- Immediate walking access to ample restaurants, new hotels and future retail development
- Available May 1st, 2024
- Full building opportunity ~110,000 SF
Expandable up to ~150,000 SF



Demographics



Total Population
 1 MILE: 11,150
 3 MILES: 106,497
 5 MILES: 222,362



Total Households
 1 MILE: 5,925
 3 MILES: 4,956
 5 MILES: 89,206



Total Downtown Employees
 80,000



Average Household Income
 5 MILES: \$71,861

Upcoming Building Renovations and Potential Expansion



Building Highlights

Prime East Village location with ample neighborhood amenities

Proximity to Court Avenue Entertainment District

Only office building on the Riverwalk

Premier office location for future water trails project

Full building opportunity for high profile Corporate user

Complete lobby renovation

Updated balconies with excellent Downtown views

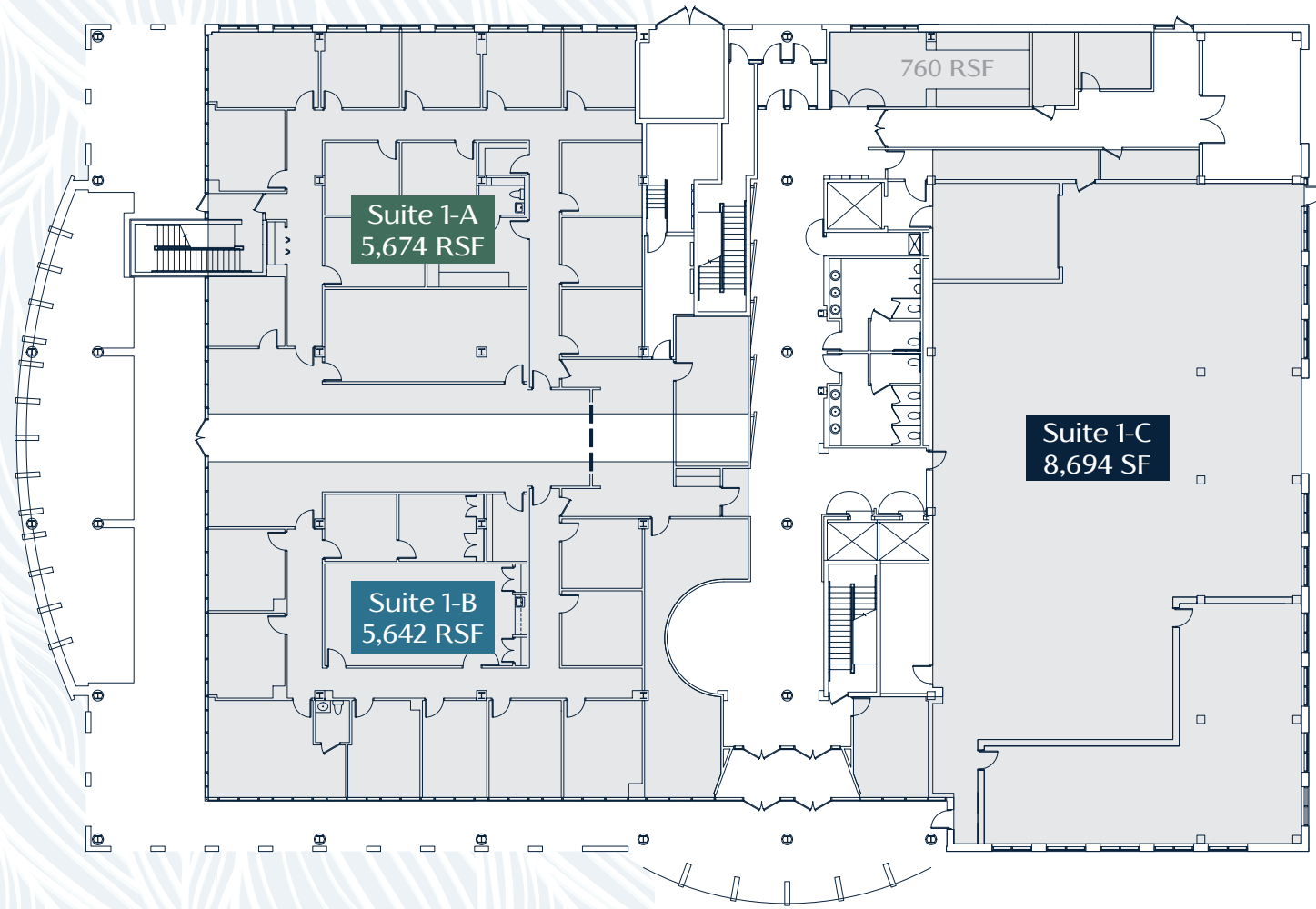
1st floor retail conversion will provide on-site amenities

Enhanced artwork throughout the common areas

Expansion Opportunities

- Building can accommodate a 5th floor adding 28,816 SF
- Building can expand to the east adding 14,000 - 18,000 SF
- Total possible square footage of ~150,000 SF

Main Floor 1 - Restaurant/Retail Opportunities



Suite 1-A

5,674 RSF office/retail space

Suite 1-B

5,642 RSF office/retail space

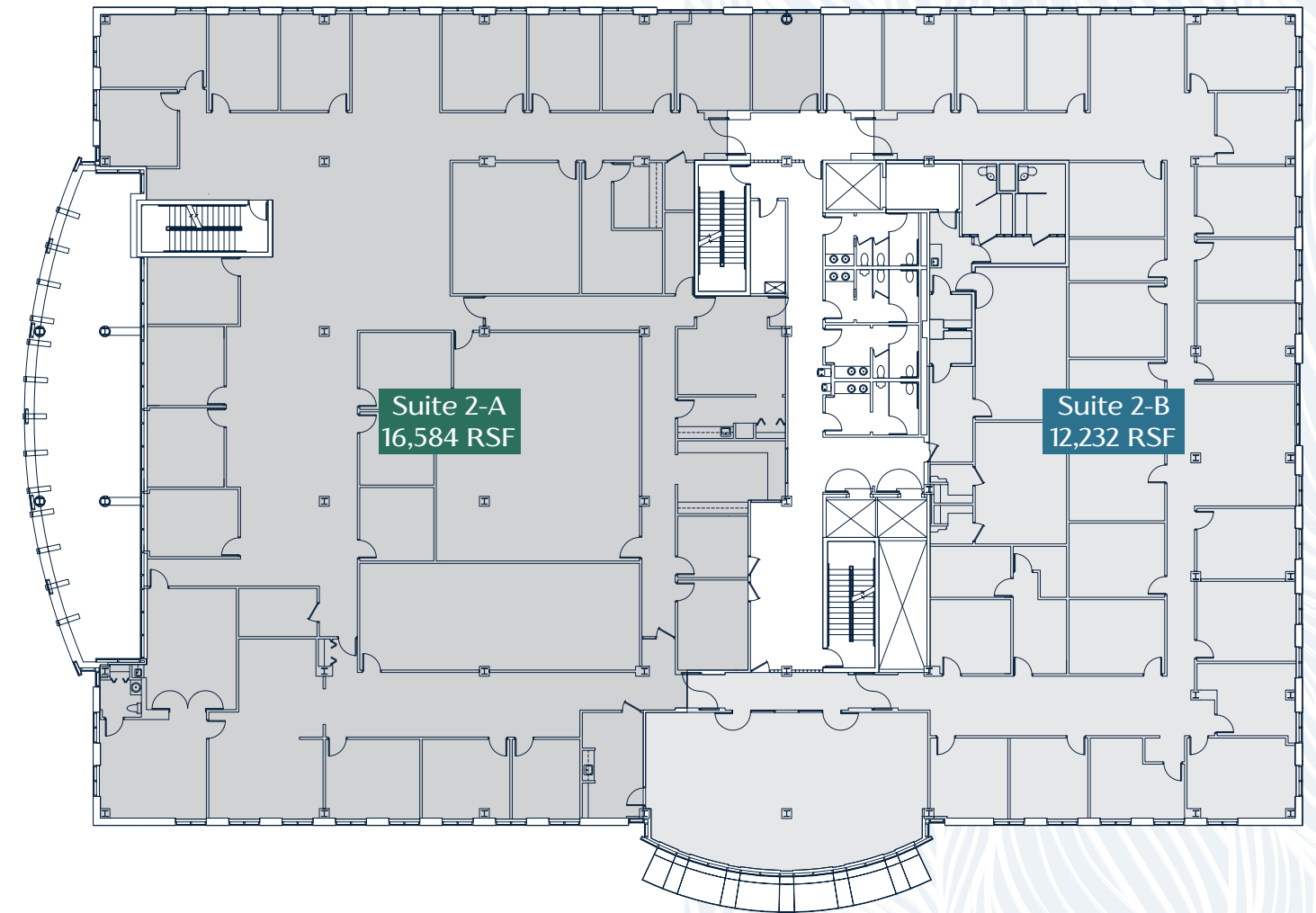
Suite 1-C

8,694 SF office/retail

Rate Information:

1st floor: \$25.00 - \$27.00 PSF NNN

Floor 2



Suite 2-A

16,584 RSF

Suite 2-B

12,232 RSF

Could be combined for full floor user of 28,816 RSF

Rate Information:

2nd floor: \$20.00 - \$22.00 PSF NNN



Floor 3



Suite 3-A

17,625 RSF

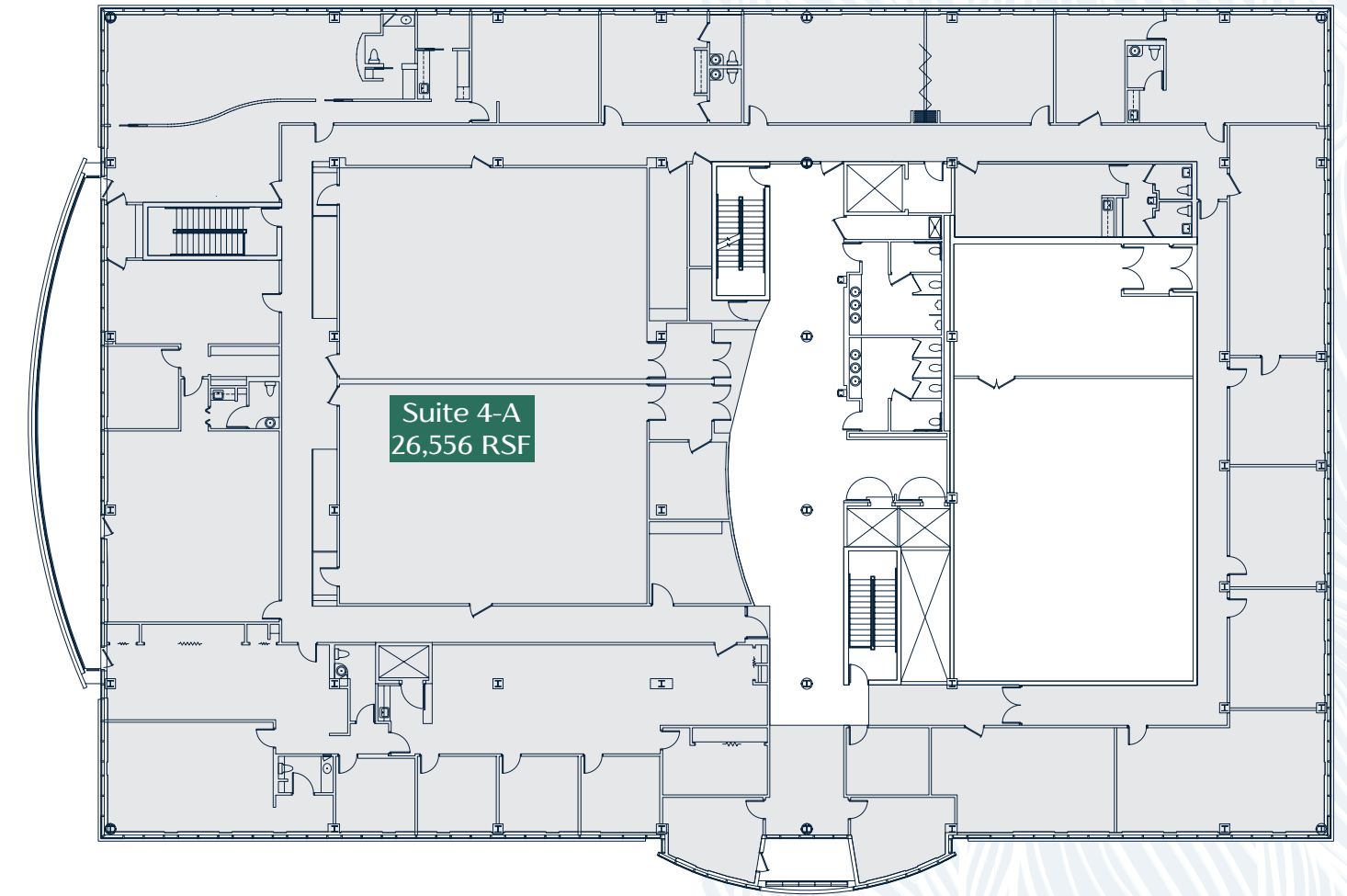
Suite 3-B

12,827 RSF

Could be combined for full floor user of 30,452 RSF

Rate Information:
3rd floor: \$20.00 - \$22.00 PSF NNN

Floor 4



Suite 4-A

26,556 RSF

Rate Information:
4th floor: \$21.00 - \$23.00 PSF NNN



East Village Overview

With an experiential atmosphere and areas of new growth, the East Village and Market District are quickly becoming a destination nationally recognized by visitors and future businesses.

Once an area of dilapidated retail and industrial buildings, the historic East Village has come a long way in the last 15 years. The momentum continues to push south into the Market District just north of MLK Boulevard.

With the activation of the river front and water trails system building off of the already bustling Court Avenue and Wells Fargo Entertainment Districts, the Riverview Building sits in the center of the most exciting destination in the metro.



Nearby Amenities



+40 Restaurants

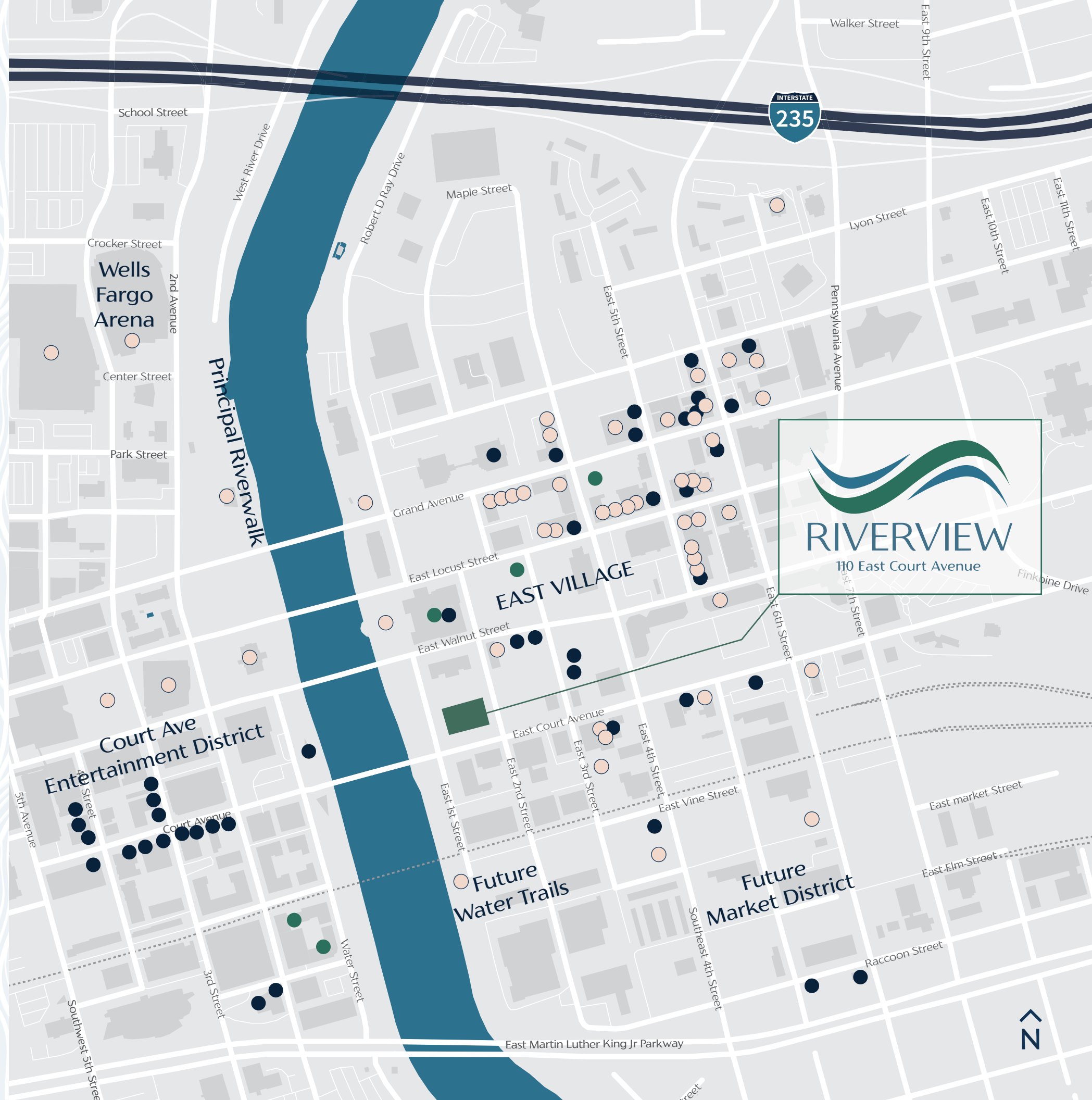


+9 Hotels



+50 Retail / Entertainment

- Restaurants
- Hotel
- Retail / Entertainment





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