

FOR LEASE

THE CURRENTS AT RIVERFRONT PLACE

1300 Front Avenue Columbus, GA 31901



OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Building Size:	270,000 SF
Available SF:	3,851 SF

PROPERTY OVERVIEW

The Currents is a premier 270,000-square-foot, five-story mixed-use development located in the heart of Uptown Columbus and RiverFront Place. Anchored by street-level retail, the project features an adjacent 400+-space parking deck and 226 luxury apartment residences. The development also includes the prominent RiverFront Center, a 14-story professional office tower home to Synovus Financial and more than 900 local employees.

The available 3,851-SF retail suite offers expansive storefront windows and exceptional natural light. Positioned at the high-visibility corner of Broadway and 13th Street, the space delivers outstanding exposure and foot traffic. This prime location presents a unique opportunity for a retailer to customize and complete a signature space tailored to their concept.

Carson Cummings

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Tripp Crawford

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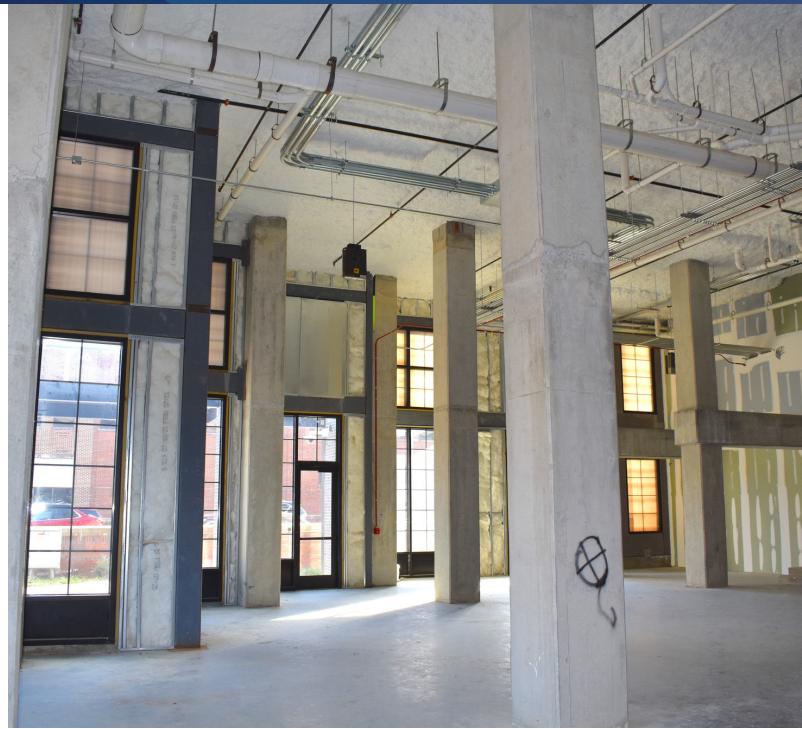
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**COLDWELL BANKER
COMMERCIAL
KENNON & PARKER**

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PROPERTY HIGHLIGHTS

- 3,851 SF street-level retail space with large storefront windows and abundant natural light
- High visibility location at Broadway & 13th Street
- 400+ space adjacent parking deck
- 226 luxury apartment units within the mixed use development
- Positioned within a major employment hub driven by nearby office towers, corporate tenants, and Uptown businesses
- Flexible build-out opportunity for retailers to customize the space to their concept

UPTOWN HIGHLIGHTS

Columbus State University	Uptown Campus
Eagle & Phenix	180 Luxury Condos/Apartments
RiverFront Place	500 Luxury Apartment Units
Synovus	900 Onsite Employees
FiServe / TSYS	2000+ Employees
Truist Bank	Columbus Center
Highside Market	Upscale Retail Center
Columbus City Hall	City Services/ Employees

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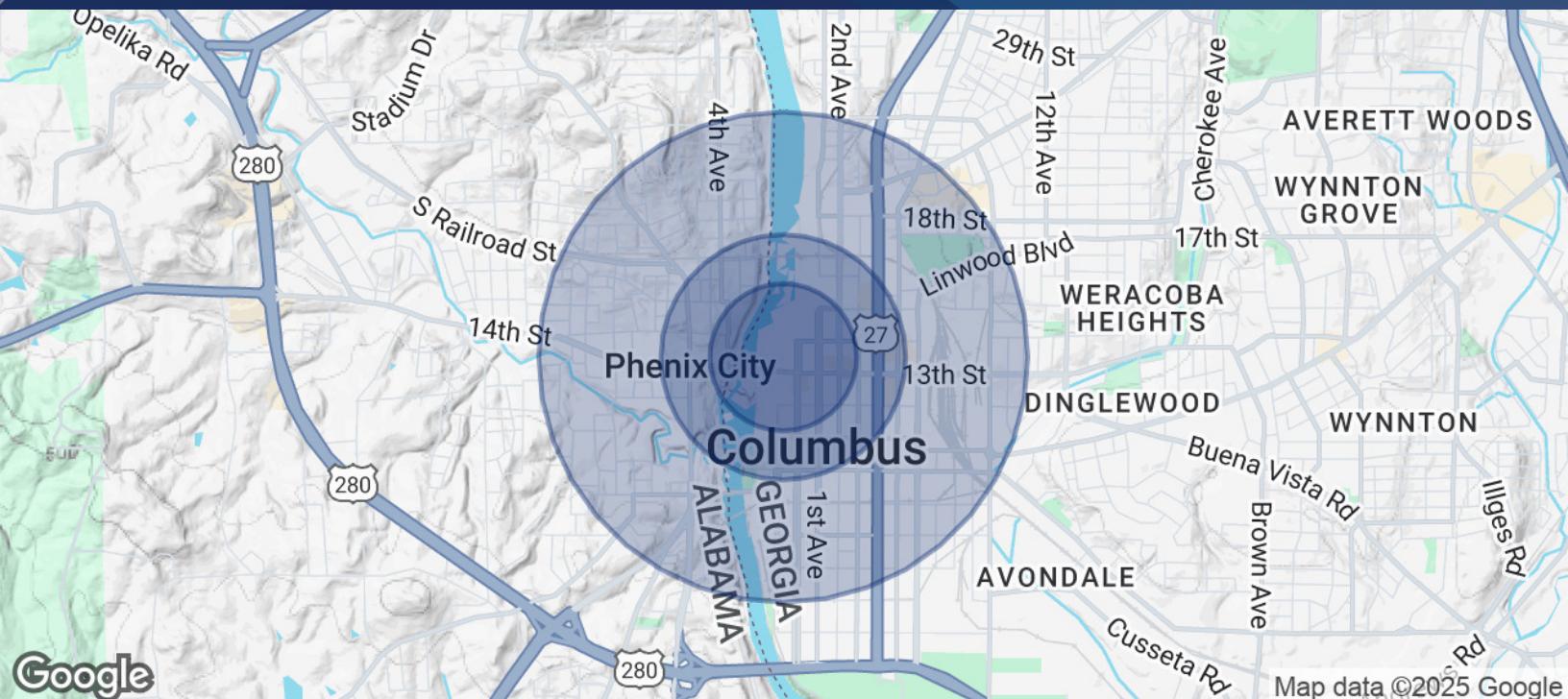


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	530	1,661	6,235
Average Age	37	36	38
Average Age (Male)	37	35	37
Average Age (Female)	37	36	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	265	812	2,842
# of Persons per HH	2	2	2.2
Average HH Income	\$64,236	\$55,779	\$51,273
Average House Value	\$348,483	\$313,420	\$219,345

Demographics data derived from AlphaMap

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