

THE RIVERFRONT DISTRICT



ELEVEN

THE
RIVERFRONT
BLDG.



RISE ALONG THE RIVER





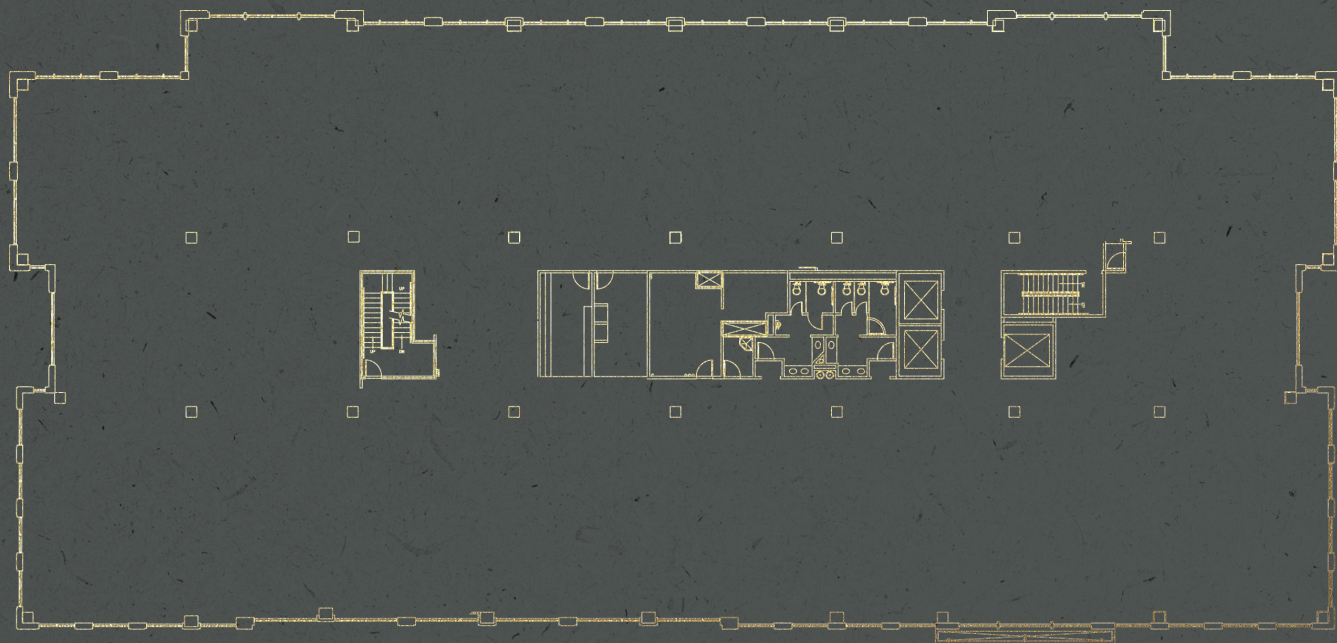
WORK IS JUST PART OF THE DAY

Located in the heart of The Riverfront District along the Chattahoochee River, The Riverfront District offers a dynamic workplace setting connected to the energy of Uptown Columbus, GA. From riverside dining and shopping to trails, museums and theaters, workdays feel anything but routine.



PROPERTY HIGHLIGHTS

- 2 building opportunity
- 195,750 total SF
- Structured parking garage
- Connected via US 27 and US 280
- Great access to top rated high schools, Columbus State University and Columbus Technical College
- Walkable to dining, retail, hotels, attractions and outdoor recreation

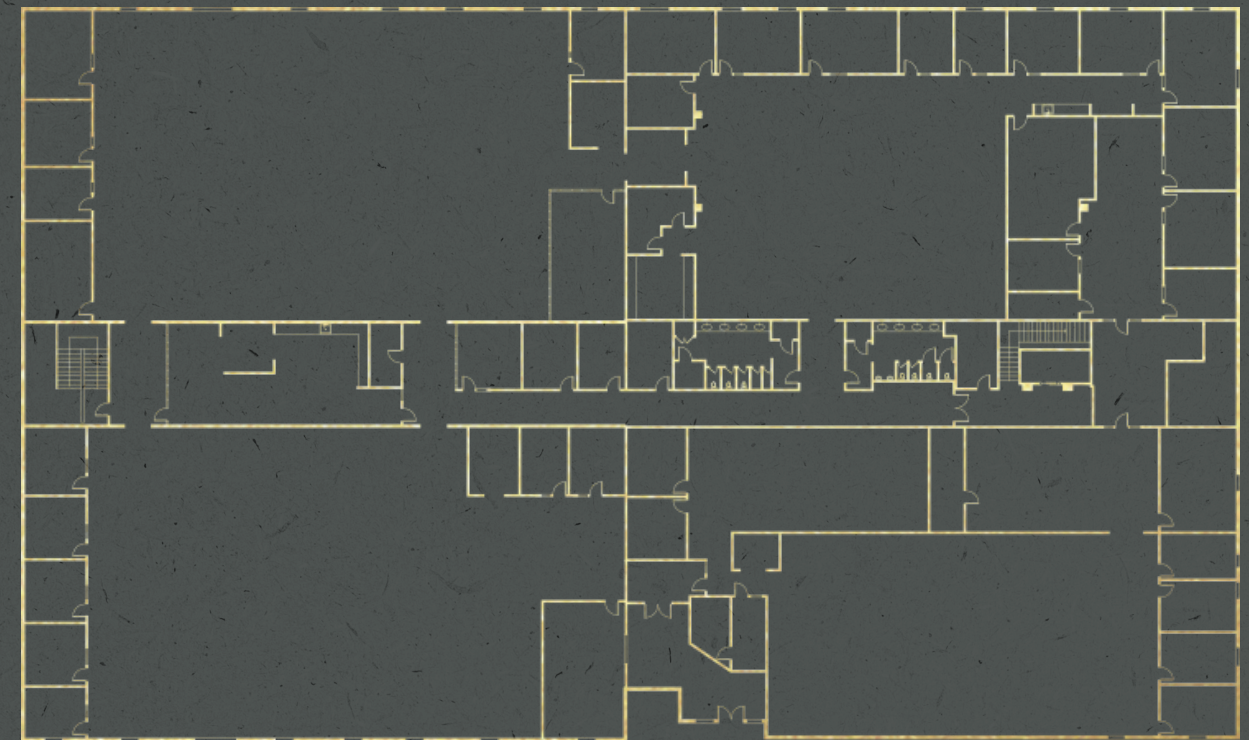


Typical Floor Plan

11ELEVEN

11Eleven is a five-story office building with flexible, efficient floorplates designed to adapt to a range of operational needs. Whether you're a growing team or an established force, this Class A workspace evolves with your mission.

772 CAR
GATED PARKING GARAGE



Upper Floor Plan

RIVERFRONT BUILDING

Riverfront Building offers two adaptable floors within a modernized historic property built by The W.C. Bradley Co. in the late 1890s, blending legacy character with contemporary functionality. Divisible areas with conference rooms and suites support private offices, collaborative spaces or client meetings.

COVERED
SHARED PARKING AVAILABLE



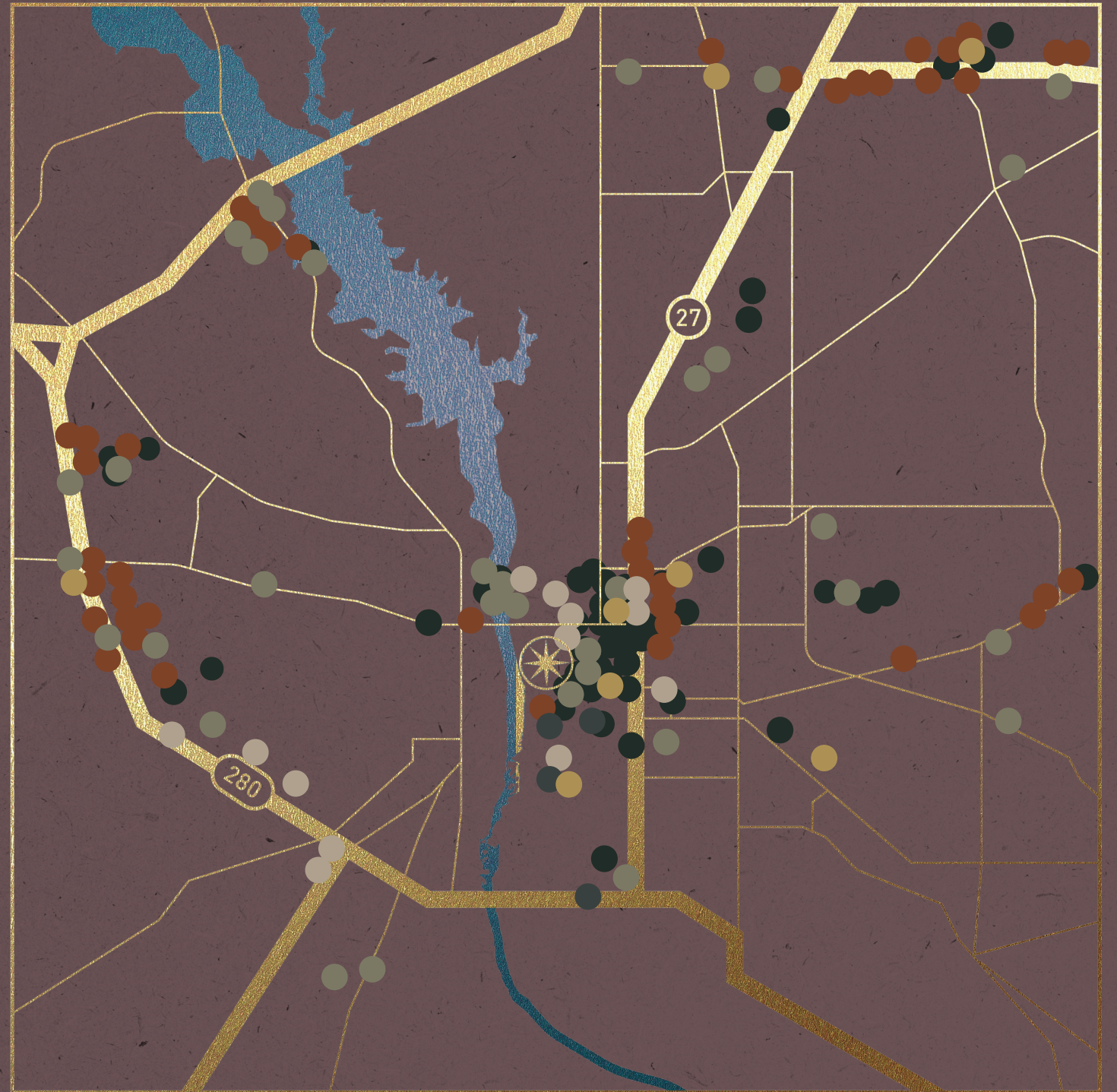
Eighteen85 Rooftop Bar & Restaurant

Set along Columbus's dynamic Uptown Riverfront, 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	9	29	6	60	79
RESTAURANTS	FITNESS	HOTELS	ENTERTAINMENT	FAST FOOD	SHOPPING



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

From whitewater rapids to garden paths, The Riverfront District 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, both properties give 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.

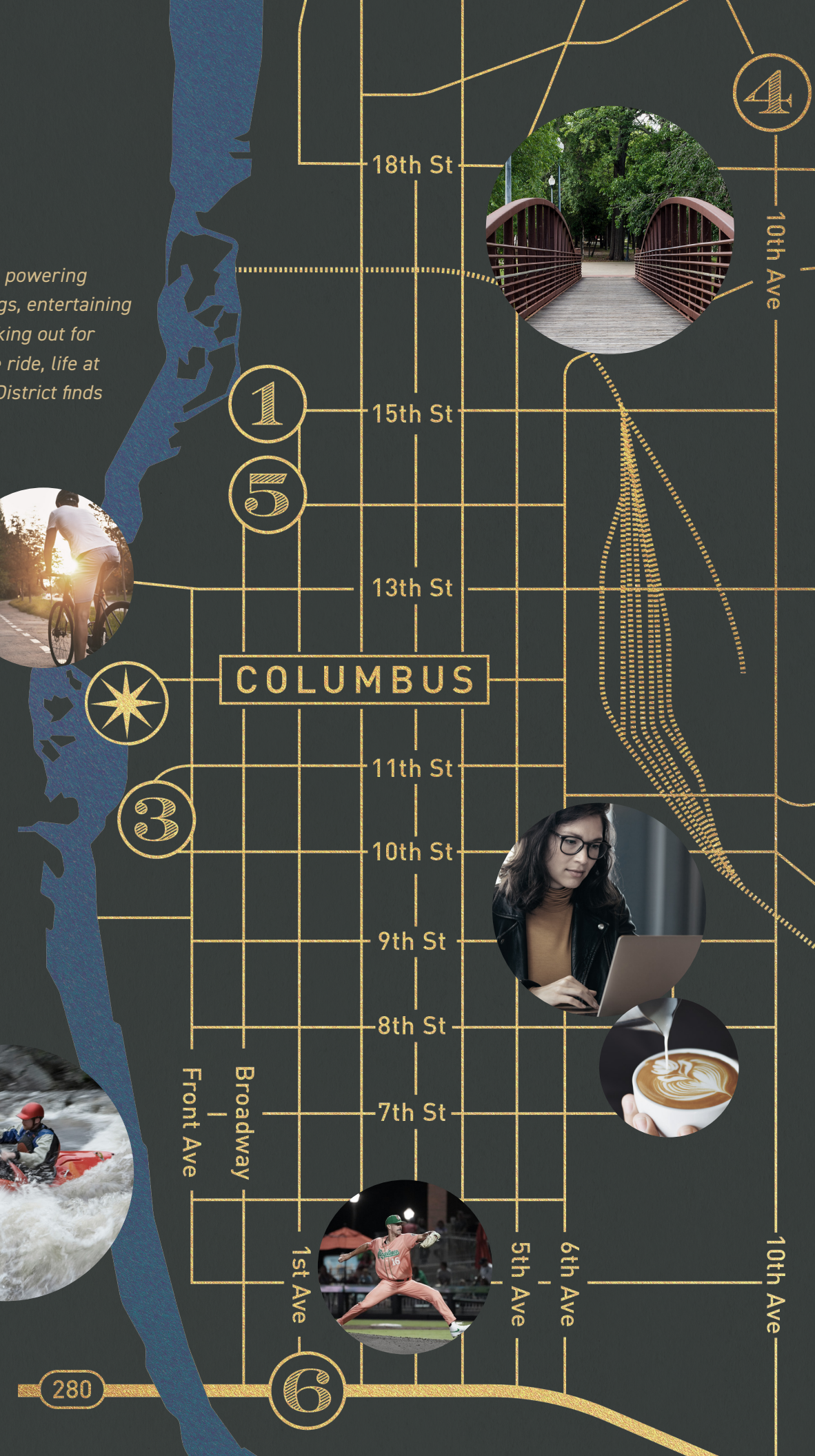
WHITewater EXPRESS

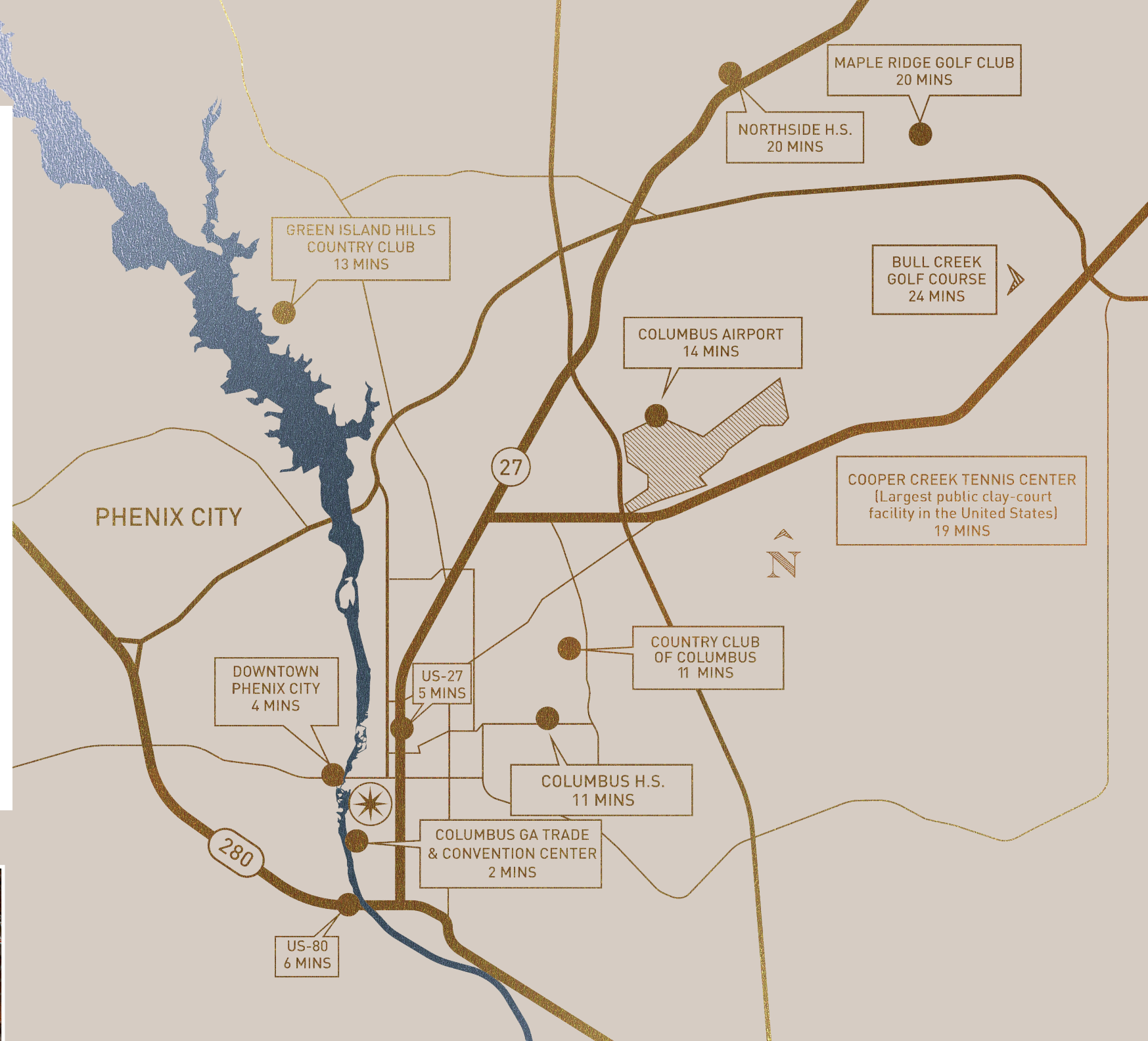
Since 2013, Whitewater Express has been one of the country's premier river rafting outfitters.

A DAY BUILT DIFFERENTLY

- 1 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
- 3 12:00 PM**
Visit Banks Food Hall for a lunch meeting with clients
- 4 3:00 PM**
Break for a walk on the Dragonfly Trail for some fresh air
- 5 5:00 PM**
Wrap up and grab a drink at Denim & Oak with coworkers
- 6 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 The Riverfront District finds its balance.





FAST TRACK TO COLUMBUS

At 11Eleven and Riverfront Building, 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

COVERED
SHARED PARKING AVAILABLE





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*

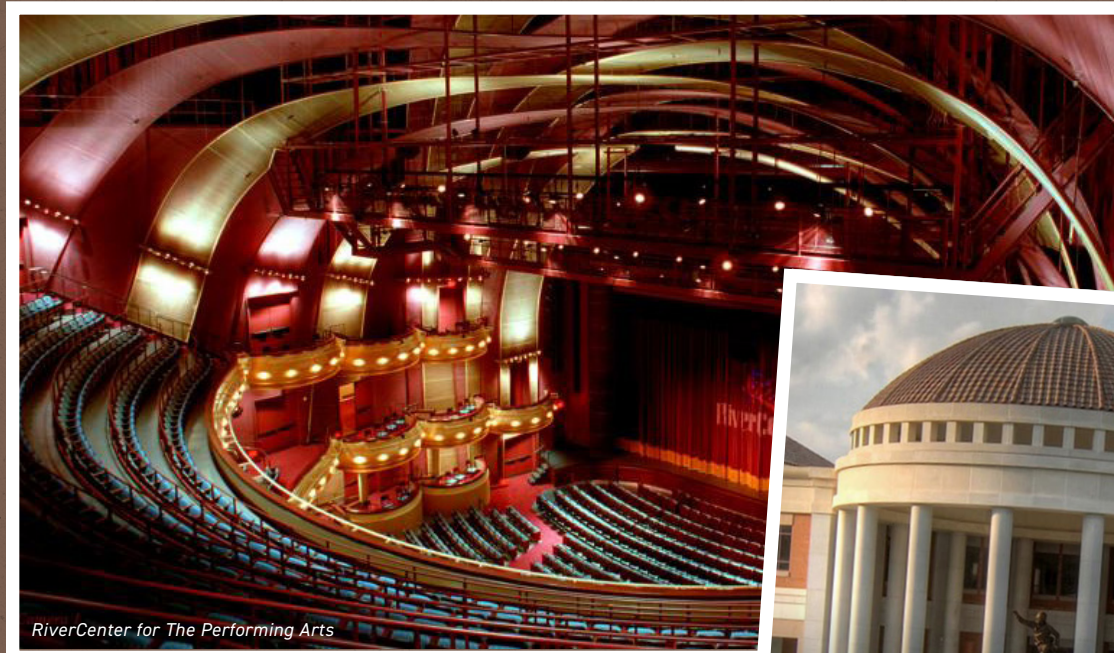
TOTAL POPULATION

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
BLDG.

OWNED AND MANAGED BY:

WC | BRADLEY
REAL ESTATE



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER



**CUSHMAN &
WAKEFIELD**