

# OFFICE SPACE FOR LEASE

## The Riverview Building

### ADDRESS

345 N. Riverview St. (One block west of 3rd & Waco)

### VACANCIES

<u>Suite</u>	<u>Sq. Ft.</u>
Lower Level	5,463 (divisible)
140	3,275
200	10,742 (full floor)
300	10,742 (full floor)
400	4,699 (divisible)
600	10,742 (full floor)

### LEASE RATE (full-service leases)

\$15.00 psf (lower level)  
\$18.00 psf (2nd, 3rd, 4th floors)  
\$18.50 psf (1st floor and 6th floor)

### TENANT IMPROVEMENT ALLOWANCE

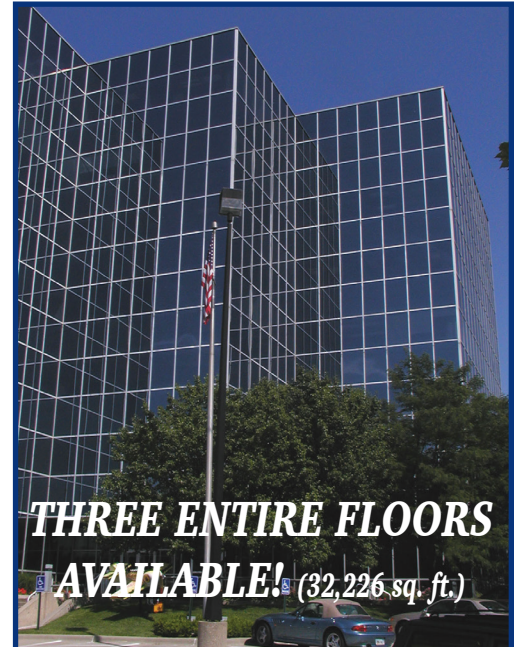
Negotiable

### PARKING

Free door-side visitor & tenant parking

### COMMENTS

- Building Name Rights for 20,000 sq. ft. minimum
- Central location, just west of downtown
- Exterior signage
- Local ownership
- Free meeting room (50 capacity)
- Overnight drop box (FedEx)
- Vending machines room



For more

information

or to

schedule

a showing

please contact

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or

InSite

Updated 4/17/25



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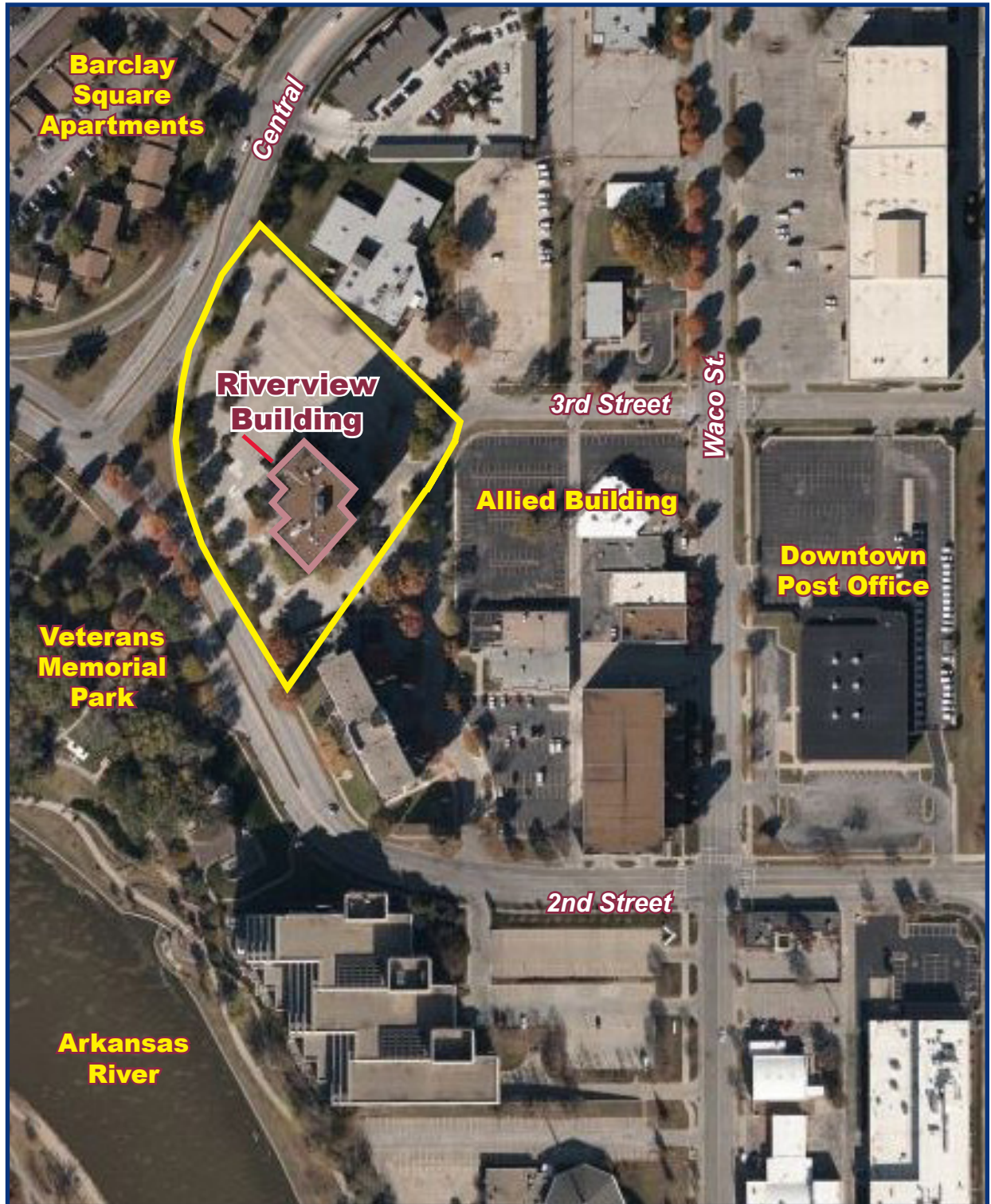
# Riverview Building / Aerial

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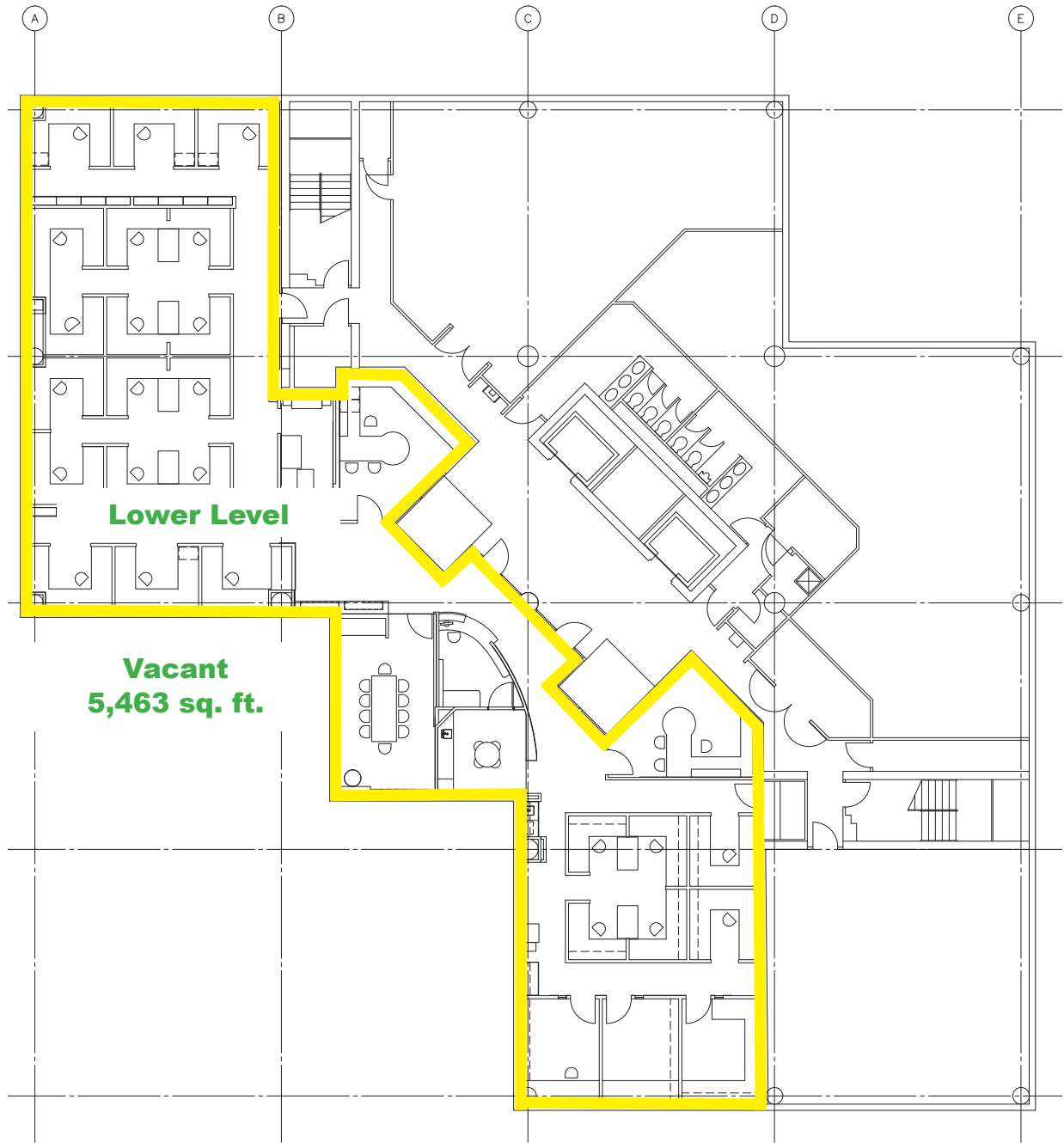


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# Riverview Floor Plan / Lower Level

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**A** LOWER LEVEL FLOOR  
1/8"=1'-0"



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# Riverview Floor Plan / 1st Floor

**Hawthorn Capital**  
947 sq. ft.

**Nuckolls Insurance**  
2,913 sq. ft.

**Suite 100**

**Suite 130**

**Suite 120**

**Potter Law**  
1841 sq. ft.

**Vacant**  
3,275 sq. ft.

**Suite 140**

**B** **FIRST FLOOR**  
1/8"=1'-0"

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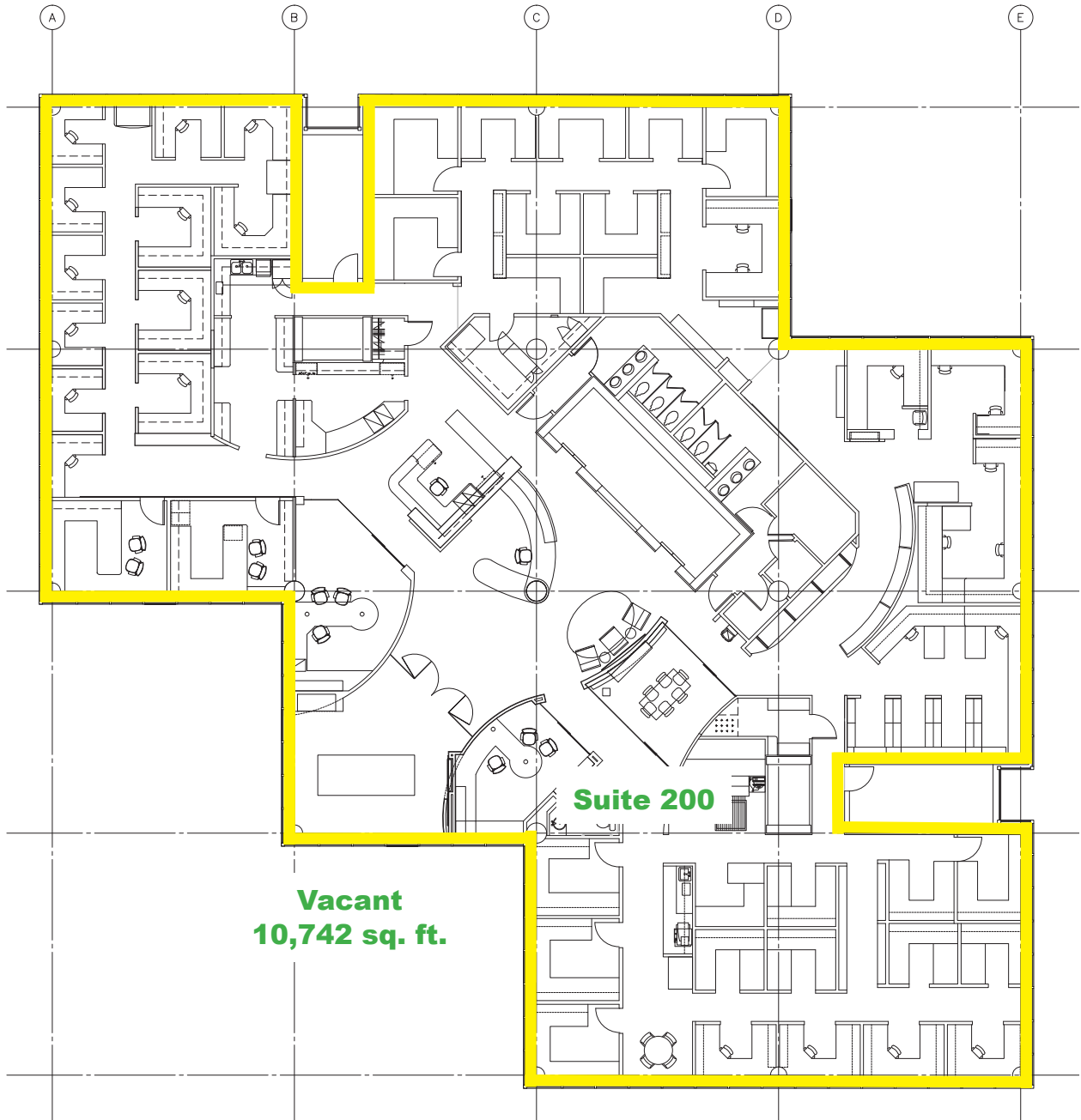


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# Riverview Floor Plan / 2nd Floor

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**C** SECOND FLOOR  
1/8"=1'-0"



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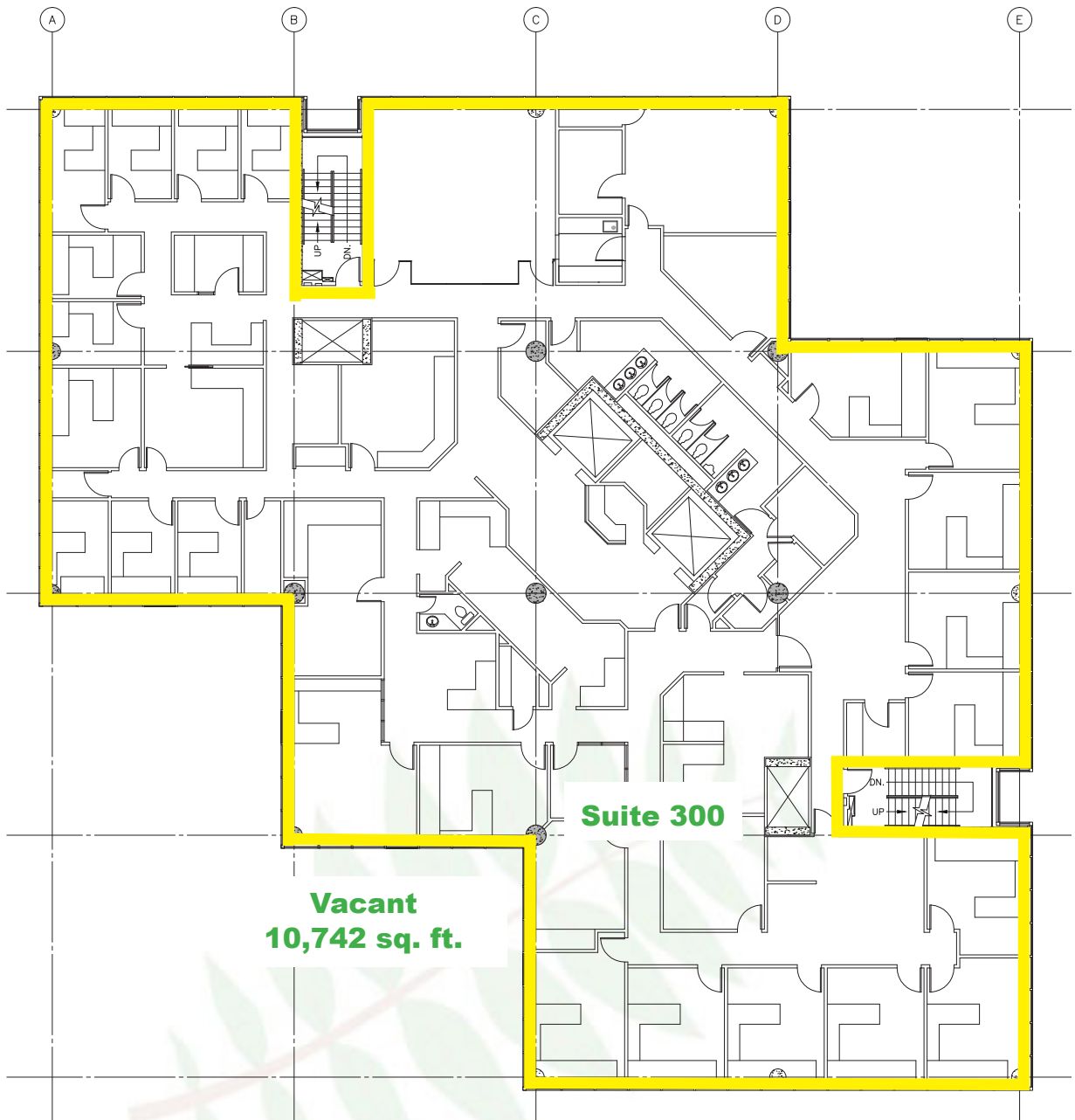
# Riverview Floor Plan / 3rd Floor

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**D** THIRD FLOOR  
1/8"=1'-0"



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# Riverview Floor Plan / 4th Floor

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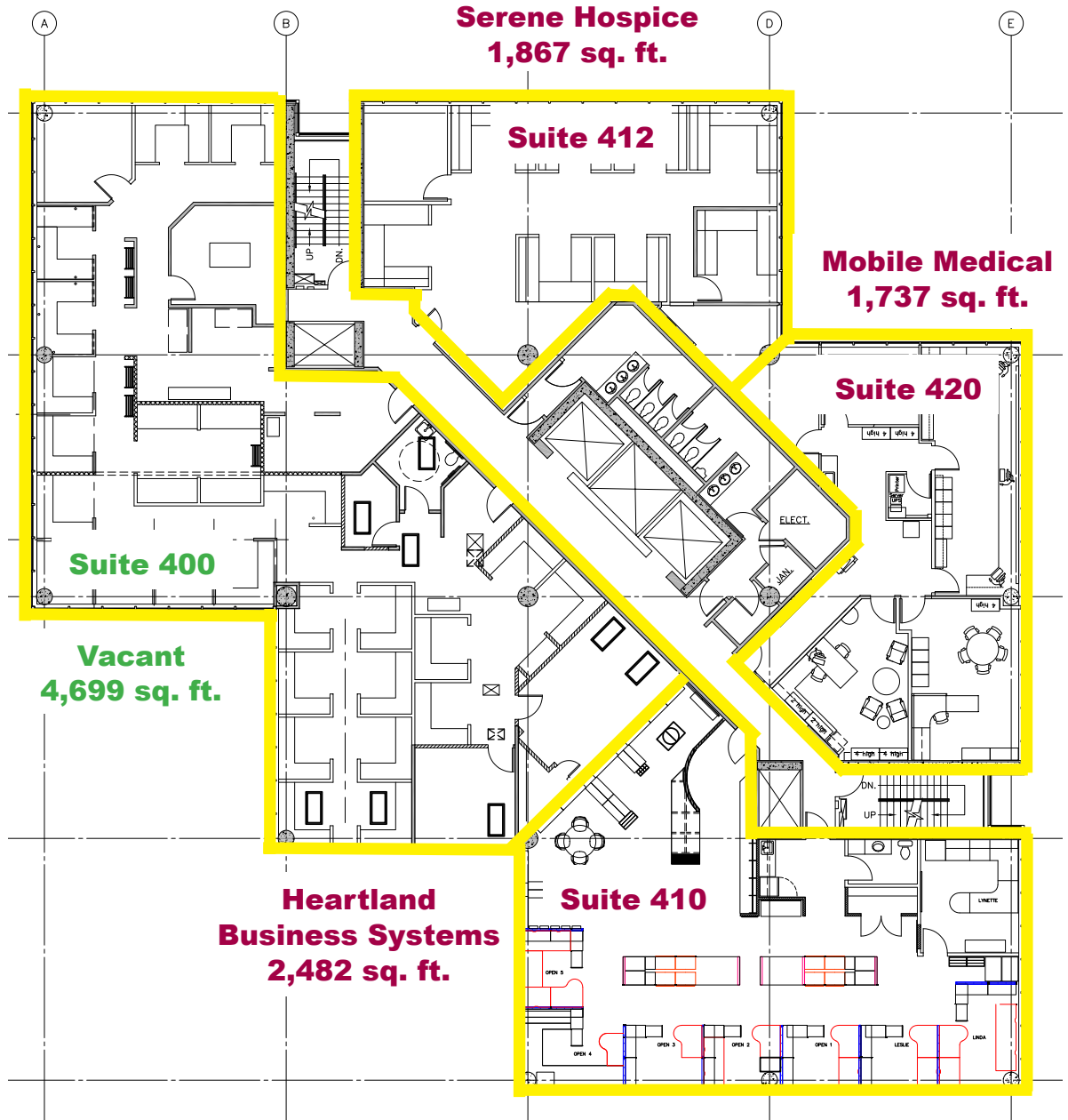
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**E** FOURTH FLOOR  
1/8"=1'-0"



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# Riverview Floor Plan / 6th Floor

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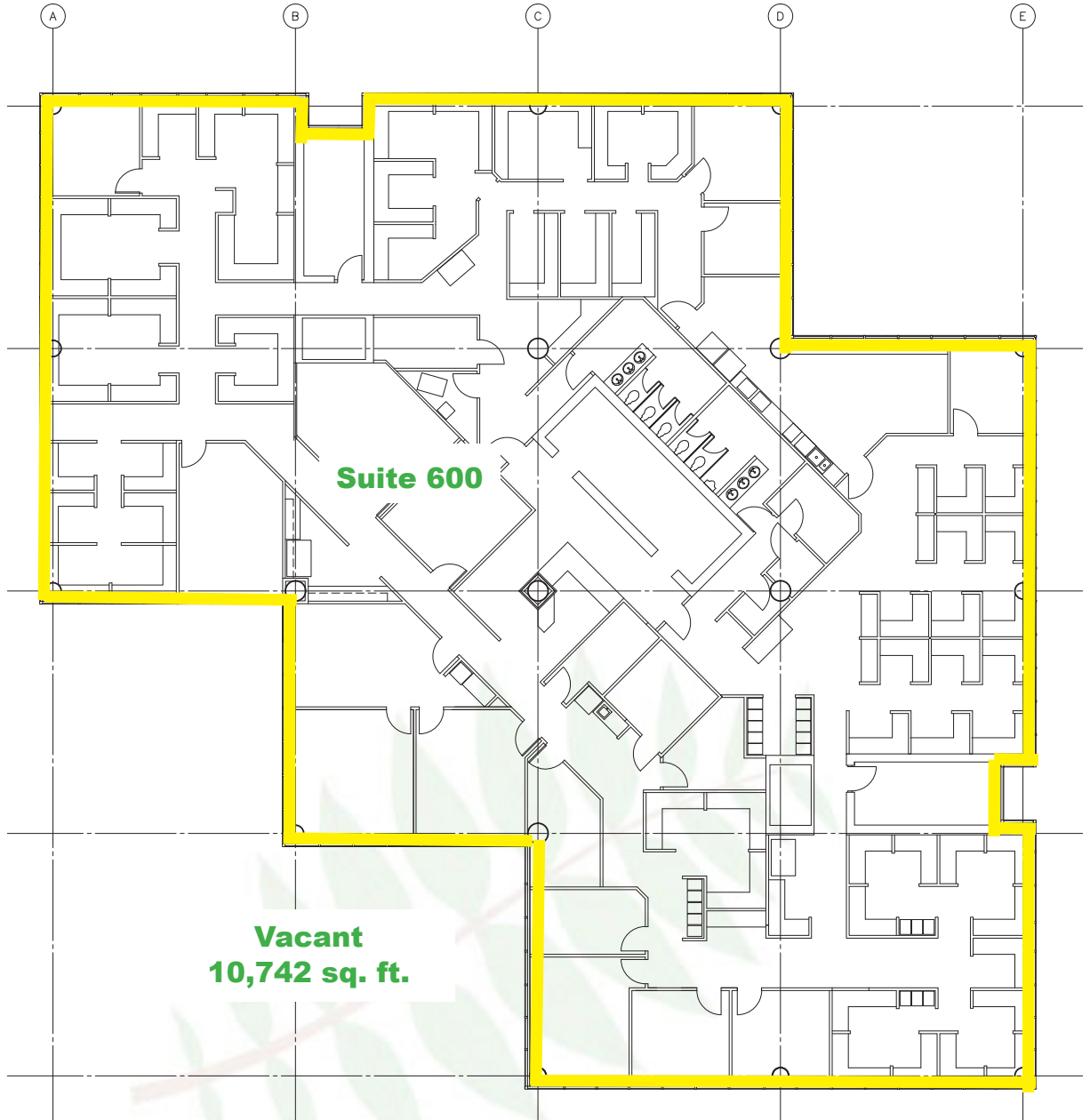
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# Riverview Photos / Entry & Lobby

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# Riverview Photos / 6th Floor

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# Riverview Photos / Rooftop

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