

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
300	10,742 (full floor)
400	4,699 (divisible)
600	10,742 (full floor)

LEASE RATE (full-service leases)

\$15.00 psf (lower level)
\$18.50 psf (1st floor)
\$18.00 psf (3rd - 4th floors)
\$18.50 psf (6th floor)

TENANT IMPROVEMENT ALLOWANCE

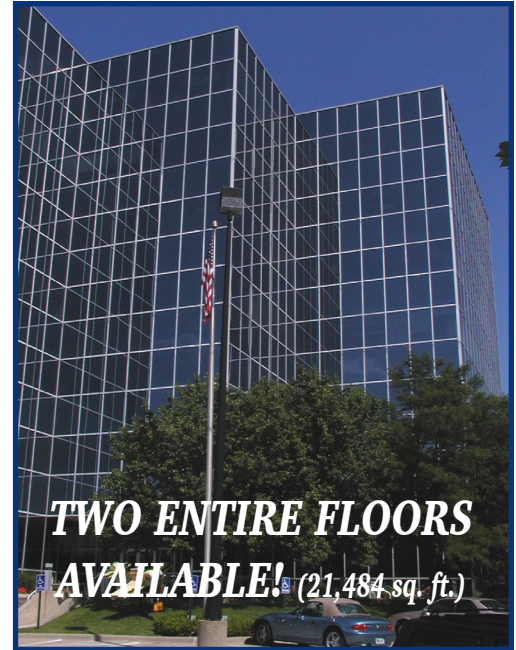
Negotiable

PARKING

Free door-side visitor & tenant parking

COMMENTS

- Central location, just west of downtown
- Exterior signage
- Local ownership
- Free meeting room (50 capacity)
- Overnight drop box (FedEx)
- Vending machines room



Tim Utter 316-871-1628 tim@utterproperties.com
Calvin 316-641-5174 calvink@weigand.com

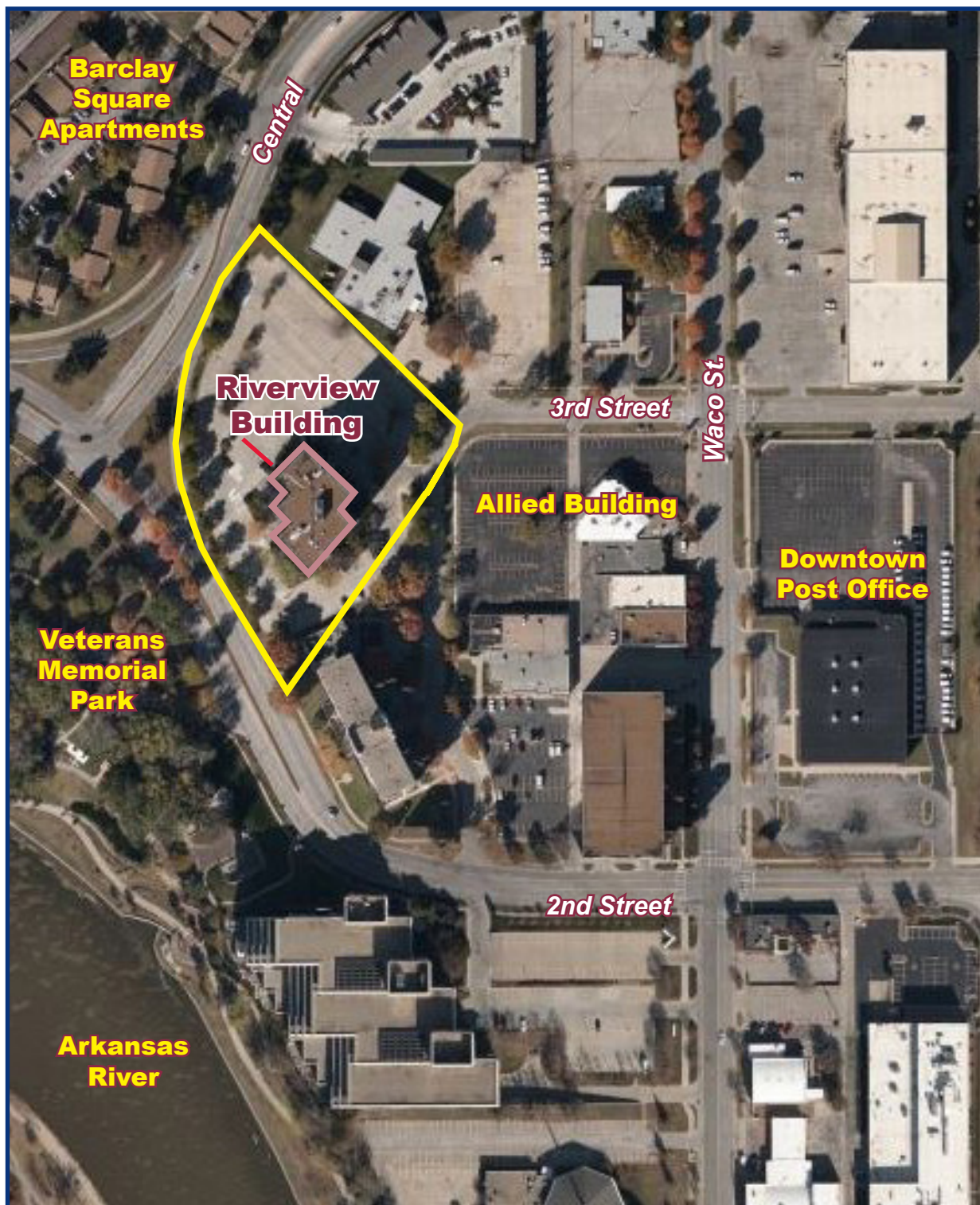


Jake Ramstack 316-841-3814 jake@insitere.com
Jason Gregory 316-303-2627 jason@insitere.com

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Riverview Building / Aerial

For more
information
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a showing
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Riverview Floor Plan / Lower Level

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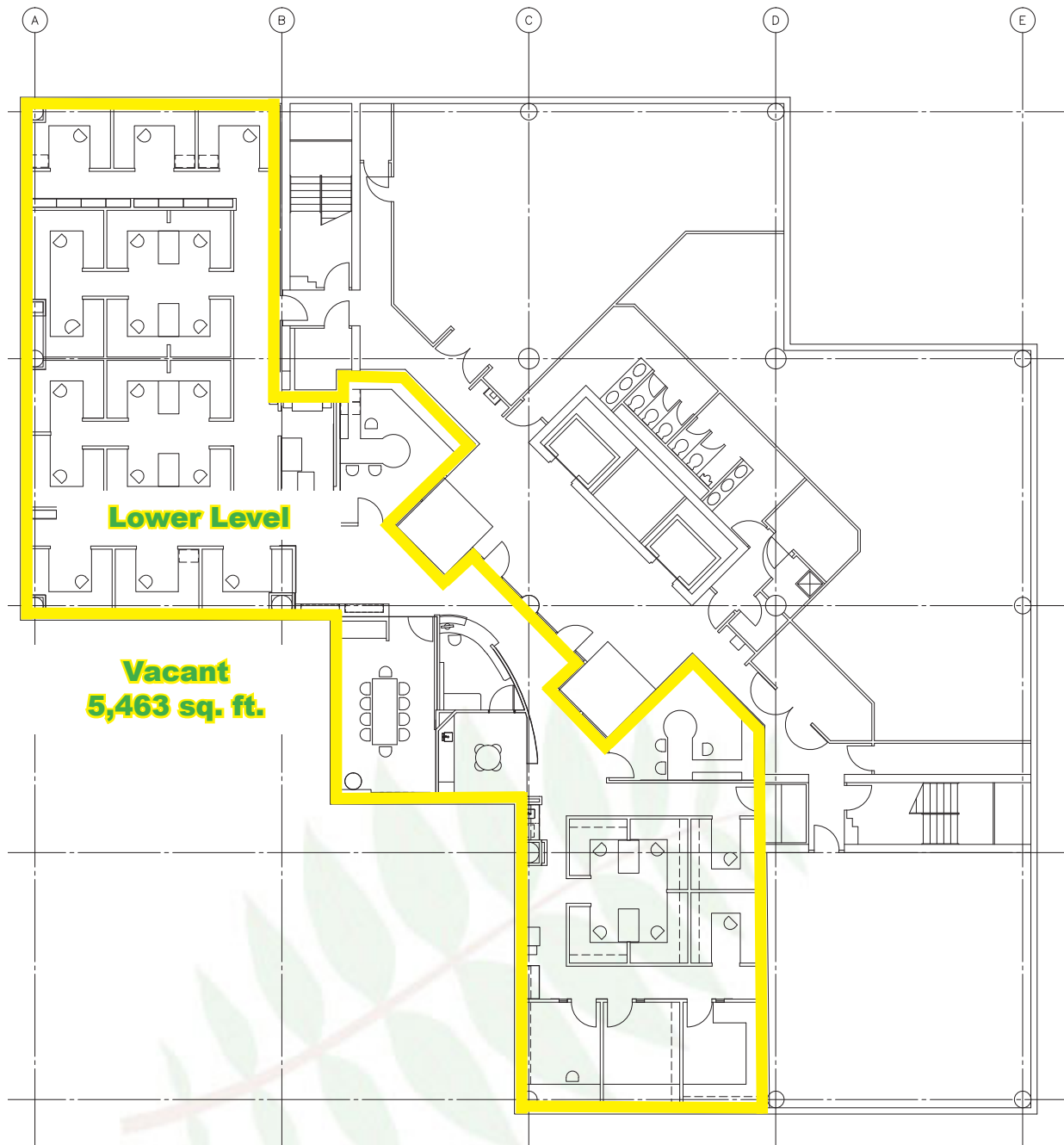
a showing

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



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Riverview Floor Plan / 1st Floor

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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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Riverview Floor Plan / 3rd Floor

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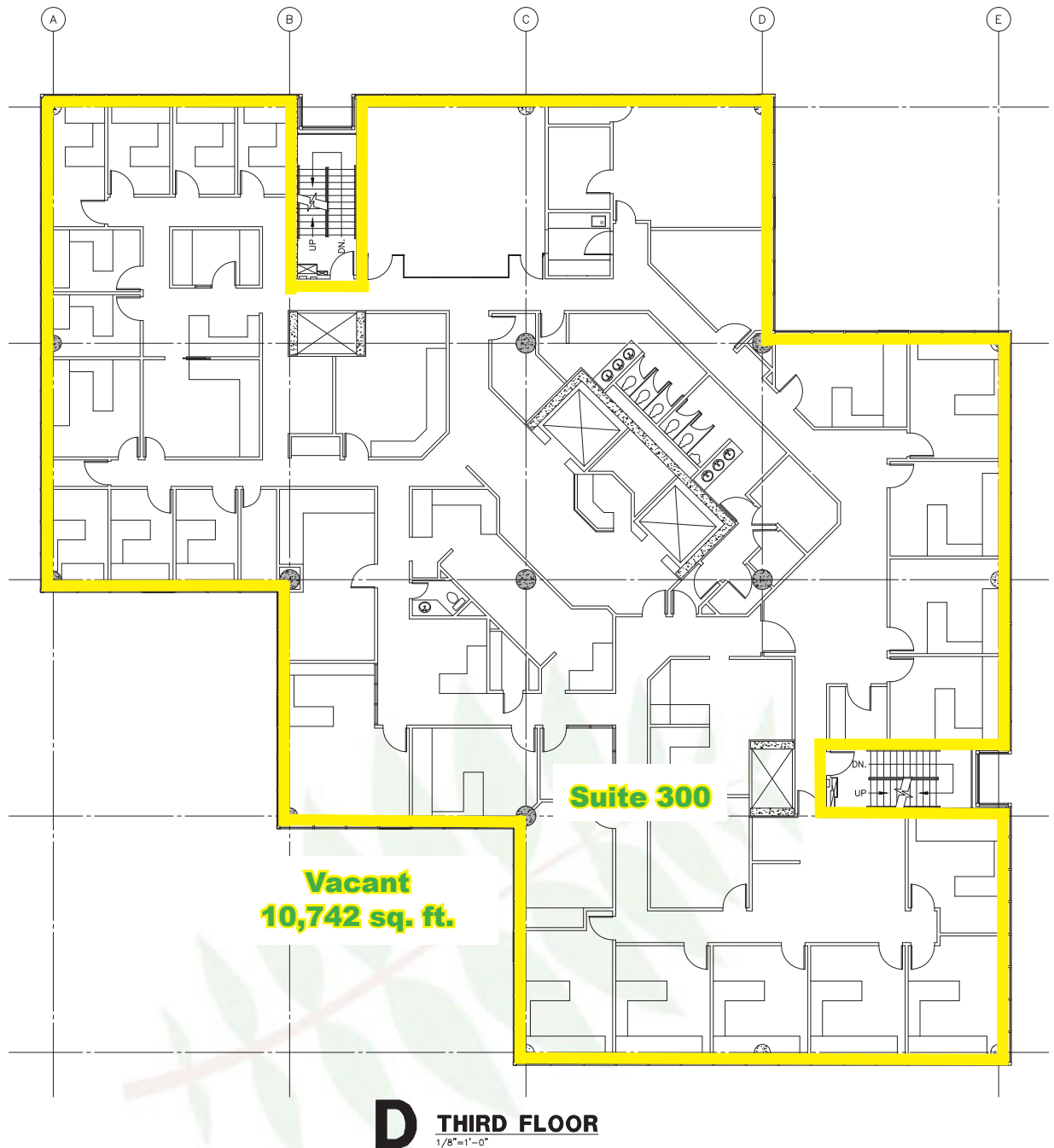
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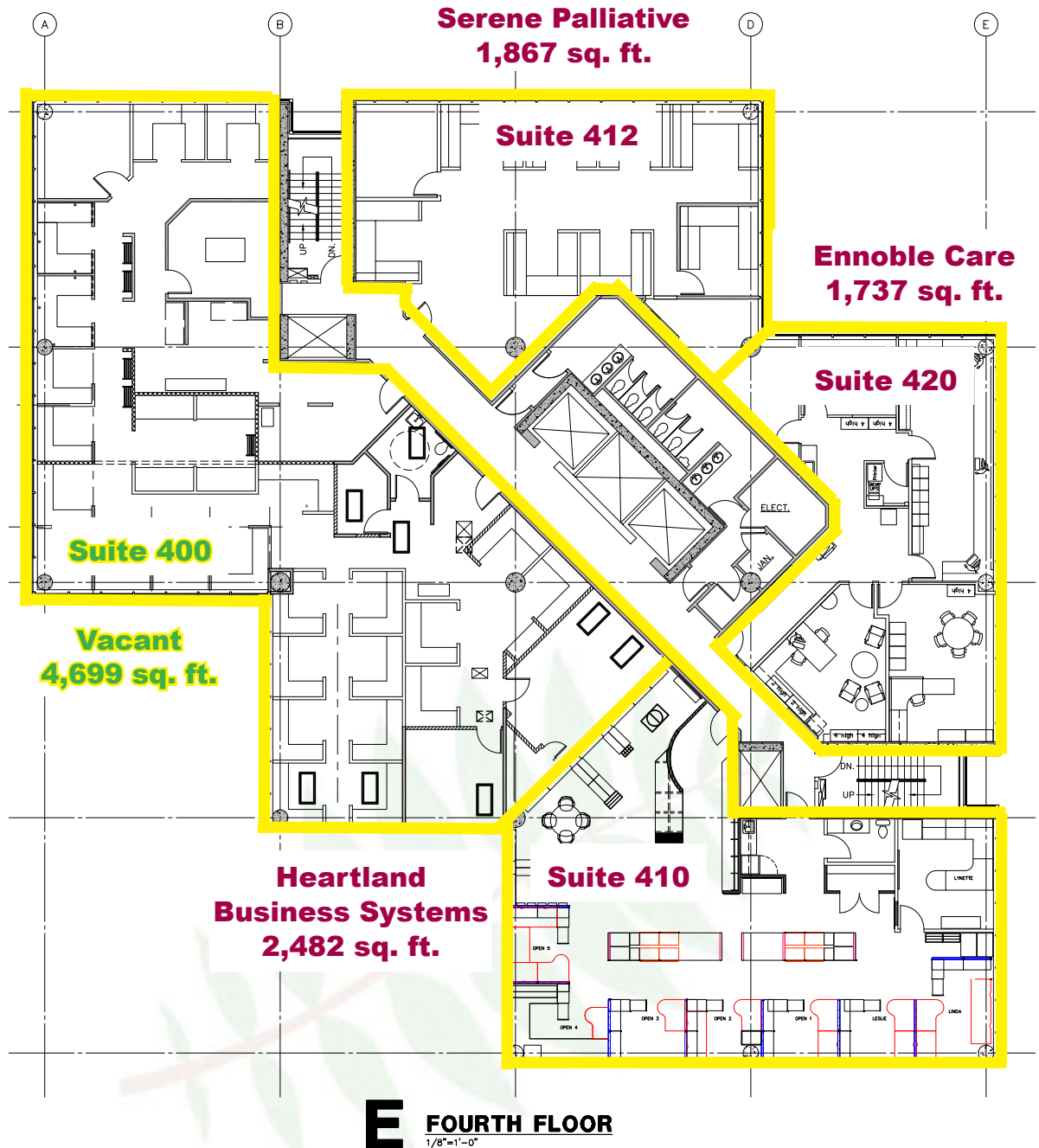
Riverview Floor Plan / 4th Floor

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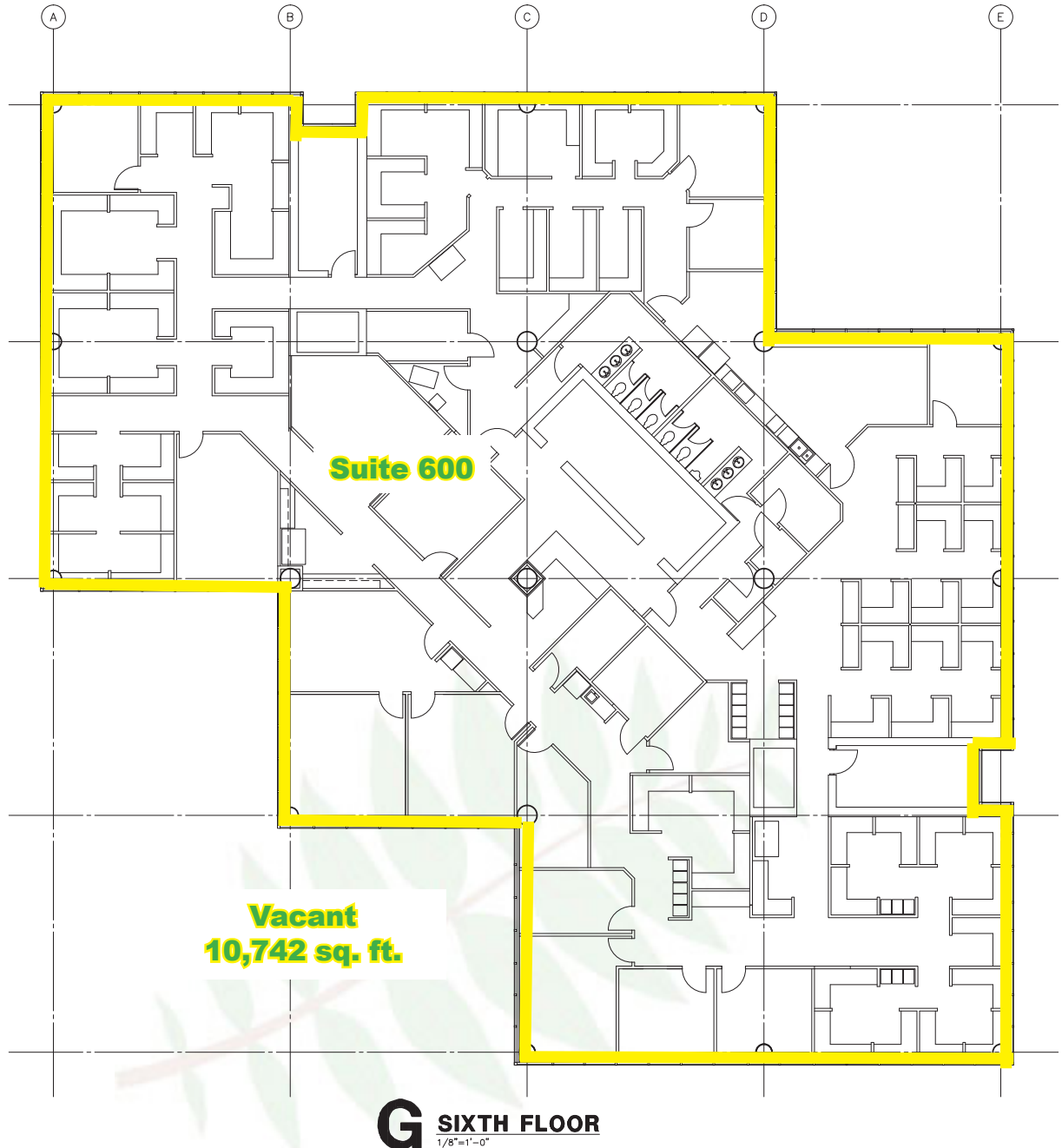


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Riverview Floor Plan / 6th Floor

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Riverview Photos / Entry & Lobby

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Riverview Photos / Rooftop

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