

THE CURRENTS AT RIVERFRONT PLACE

1301 Broadway
Columbus, Georgia

Signature Restaurant & Retail Space For Lease

THE
CURRENTS
AT RIVERFRONT PLACE



**COLDWELL BANKER
COMMERCIAL**

KENNON & PARKER



TRIPP CRAWFORD
706.984.1251 | tripp@cbckpdd.com

CARSON CUMMINGS
706.289.2468 | carson@cbckpdd.com

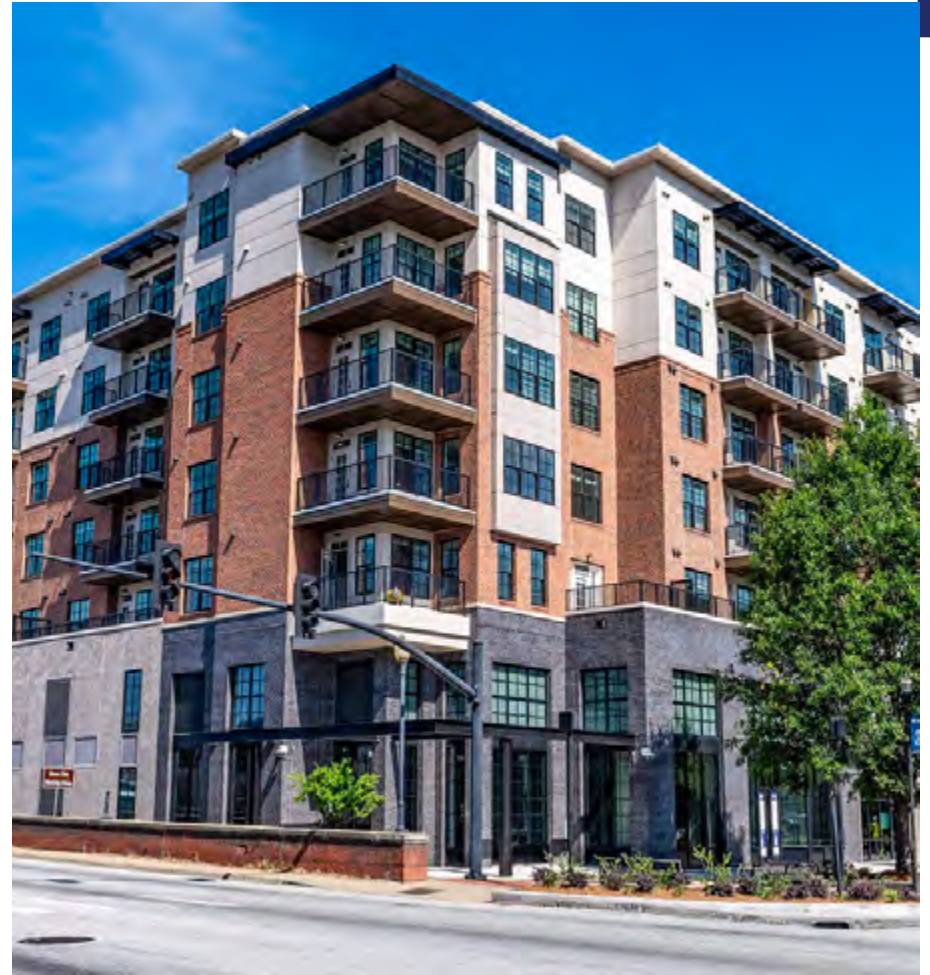
MARY LYNN GRUBB
706.289.8324 | marylynn.grubb@kpdd.com

ABOUT THE PROPERTY

The Currents at Riverfront Place anchors one of Columbus's most desirable districts, with its ground-floor retail and restaurant space as the cornerstone. Surrounded by a luxury apartment community, walkable riverside paths, and steps from the Chattahoochee, this is a location built to draw foot traffic day and night – giving businesses built-in visibility and a captive customer base right outside the door.

Completed in 2025, Riverfront Place has quickly reshaped the Uptown Columbus skyline. The development is home to Pinnacle Place, the regional headquarters for Pinnacle Financial Partners, bringing 900+ employees to the area daily, with Fiserv's 4,000 employees next door. Within walking distance: 1,500+ residential units, three parks, and 700+ hotel rooms – making Riverfront Place the cornerstone of Columbus's business and entertainment scene.

Sitting at the intersection of the Dragonfly Trail and the Chattahoochee Riverwalk, The Currents at Riverfront Place is directly in the path of Columbus's busiest outdoor corridor. Walkers, runners, and cyclists pass by daily en route to Uptown dining and the city's cultural attractions – putting your storefront in front of an active, engaged audience every day of the week.



PARKING

Attached structured parking available

OUTDOOR DINING

Adjacent outdoor seating space.



HOUSING

Adjacent to some of the areas "hottest" new housing

WALK/BIKE SCORE

76 - Very Walkable
68 - Bikeable



DAILY POPULATION

Over 5,000 daily employees within steps of front door.



ABOUT- UPTOWN

"One of the Southeast's fastest growing entertainment, dining, and residential districts."

\$585 Million

Capital invested into Uptown Columbus redevelopment.

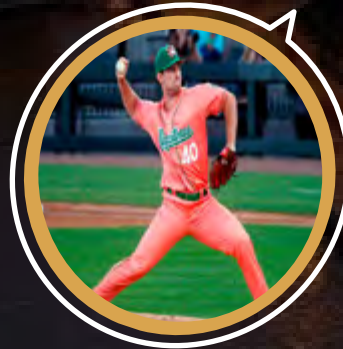


59 Restaurants
700+ Hotel Rooms

Supporting a strong corporate environment and thriving entertainment and dining district

324,300
Daily Visitors

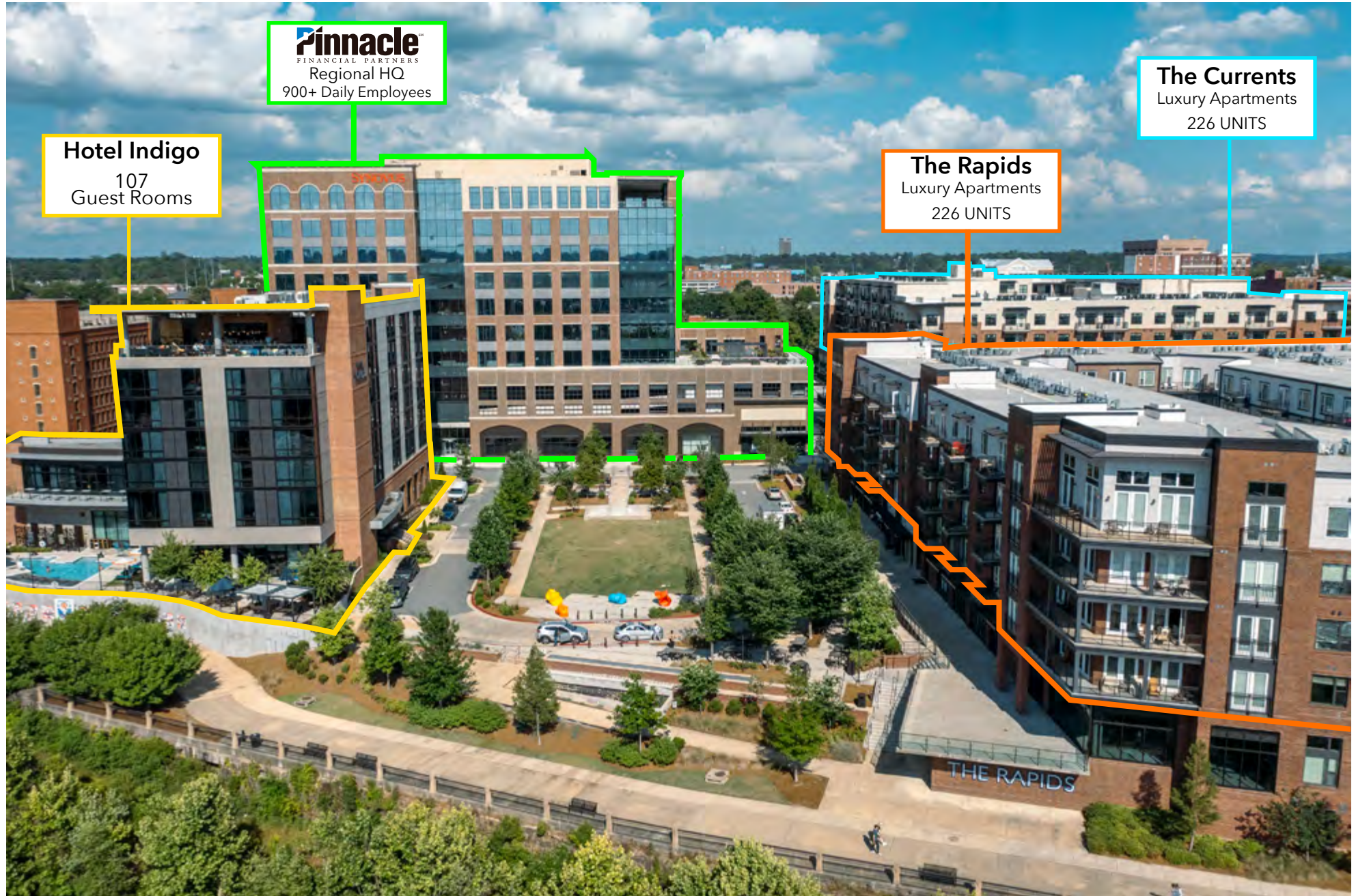
Includes students, faculty, professionals and tourists.



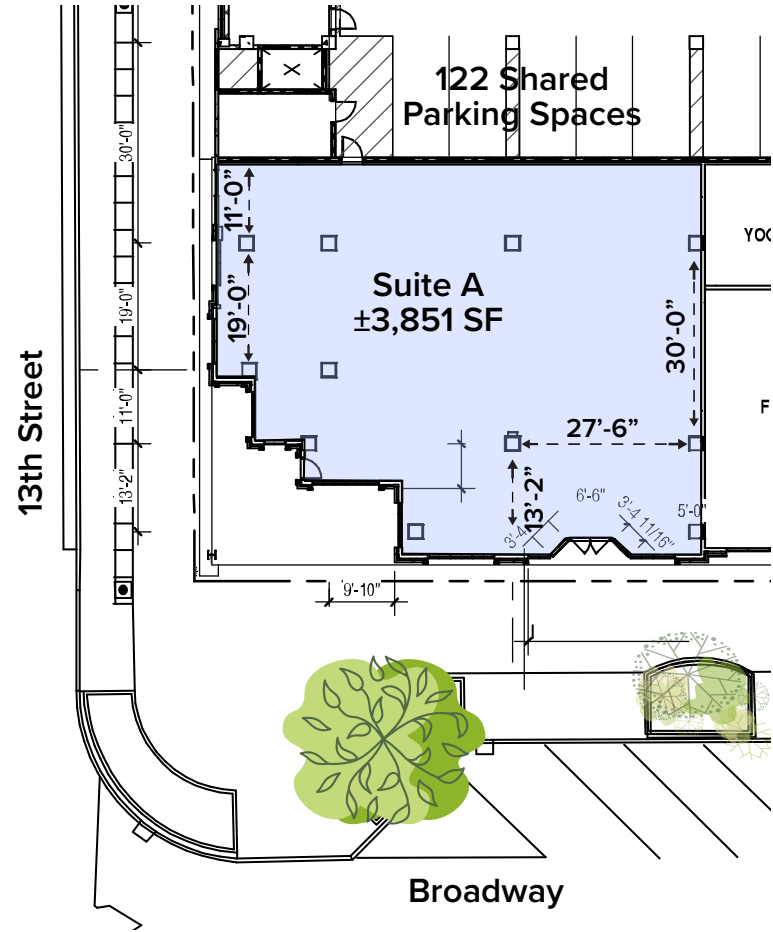
Entertainment & Recreation

2.5mi Whitewater Park, 2-state Zipline,
33+ miles walking/biking trails,
Home of AA Atlanta Braves









Suite A

Size: ±3,851 SF

Condition: Raw Space

Leasing Rate: \$24.00/SF/YR NNN

Estimated CAM: \$8.50/SF/YR

Vent: thru-roof direct duct

THE DEVELOPMENT:

Zoning:	CRD (Central Riverfront District)
Water Utility:	2" main service to the space
Electric Utility:	120/208 3-phase service to the space (up to 1200 Amp)
Natural Gas:	2" natural gas line to the space
Data/Other:	1" conduit to the space
Wastewater:	Wastewater service in the space with 1,500gal grease trap installed
Garbage:	On-site enclosed trash through rear of space



HOUSING

Ground floor of over 225 units. Over 1,500 units within 3.5 blocks



PARKING

Both on-street and parking structure in rear of space.



DAILY POPULATION

5,000 daily employees within steps of front door.





COLDWELL BANKER COMMERCIAL

KENNON & PARKER

ED ADAMS, CCIM
706.577.9872 | ed@edadamscre.com

MARY LYNN GRUBB
706.289.8324 | marylynn.grubb@kpdd.com

CARSON CUMMINGS
706.289.2468 | carson@cbckpdd.com

TRIPP CRAWFORD
706.984.1251 | tripp@cbckpdd.com

THE
CURRENTS
AT RIVERFRONT PLACE