

OFFICE SPACE FOR LEASE

The Riverview Building

ADDRESS

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

PENDING VACANCIES

<u>Suite</u>	<u>Sq. Ft.</u>
400	4,699 (divisible)
600	10,742 (entire floor)
760	1,612

LEASE RATE (full-service leases)

\$18.00 psf (4th floor space)

\$18.50 psf (6th floor and 7th floor space)

TENANT IMPROVEMENTS

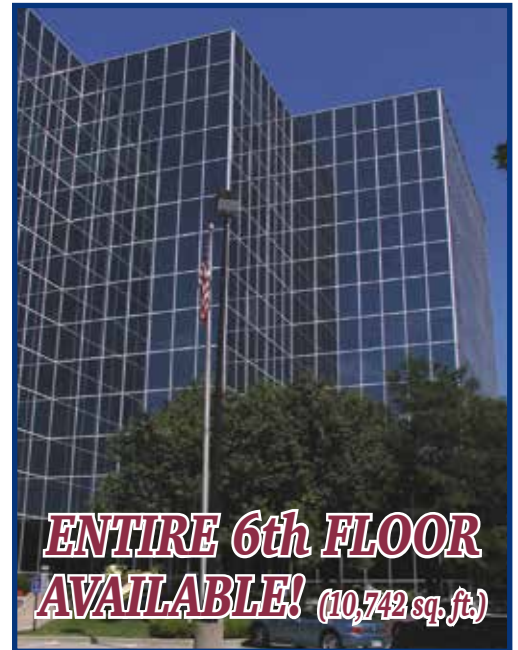
Negotiable

PARKING

Free door-side visitor & tenant parking

COMMENTS

- Central location, just west of downtown
- Exterior signage
- Local ownership
- Free meeting room (70 capacity)
- Overnight drop boxes (FedEx & UPS)
- Vending room



For more
information
or to
schedule
a showing
please contact
Tony or Tim.

Updated 1/15/24



Tony Utter: 316-990-8710 (mobile) / 316-263-2448 (office)
CCIM, JD tony@utterproperties.com

Tim Utter: 316-871-1628 (mobile) / 316-263-2448 (office)
tim@utterproperties.com

Riverview Building / Aerial

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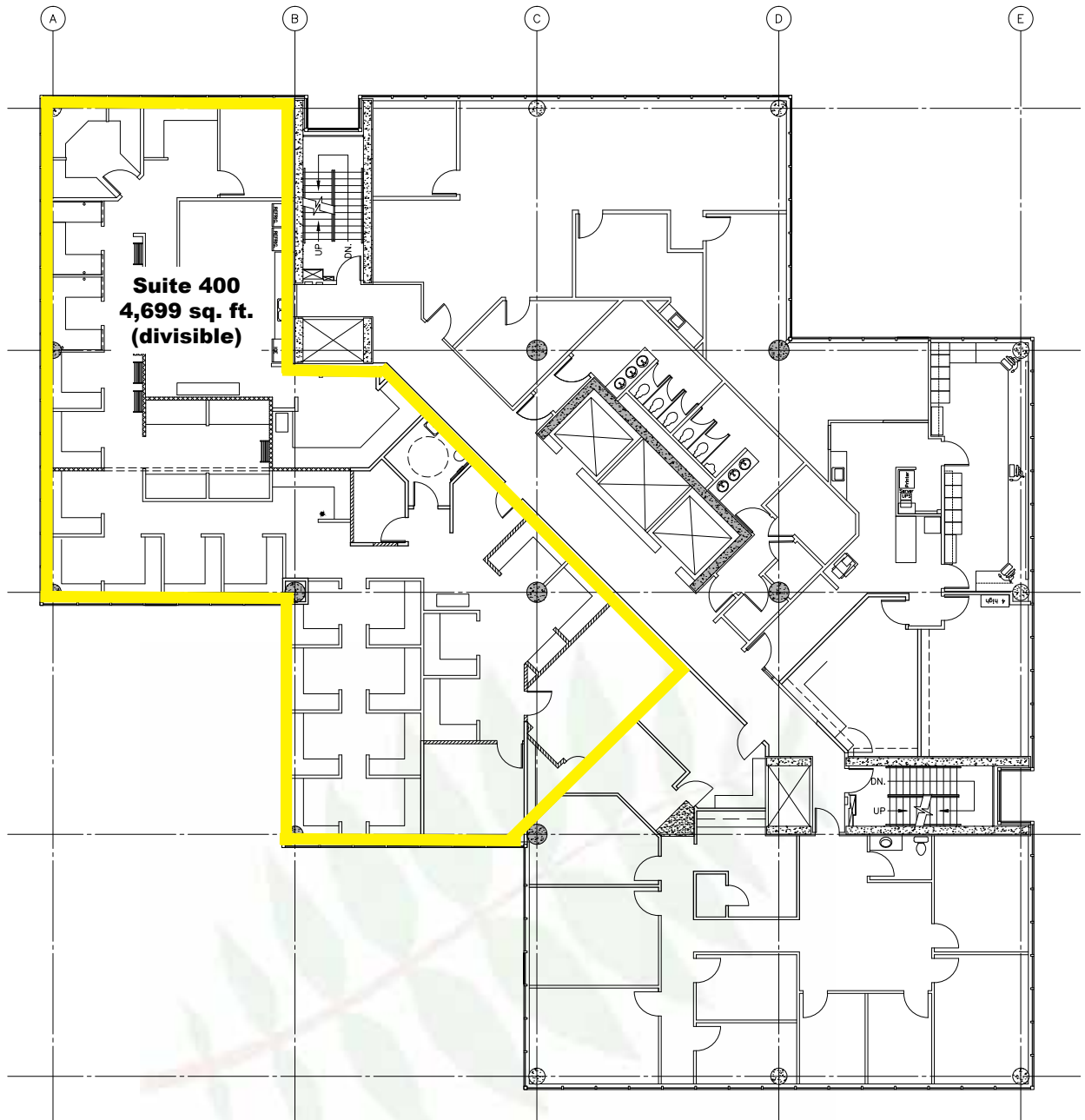
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Riverview Floor Plan / 4th Floor

 = vacant

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



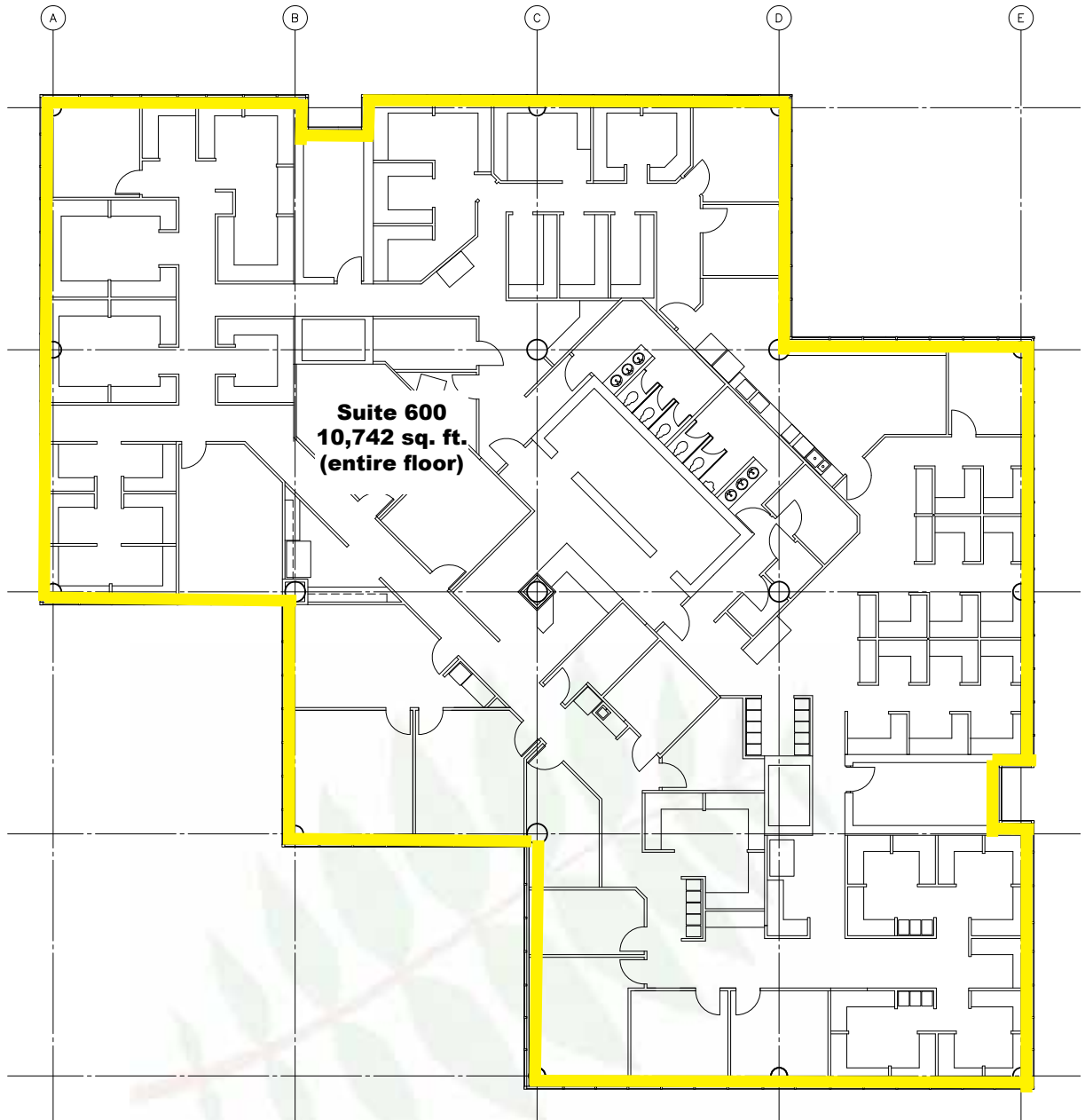
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Riverview Floor Plan / 6th Floor

 = vacant

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G **SIXTH FLOOR**
1/8"=1'-0"

Utter Commercial
Real Estate, Inc.
www.utterproperties.com

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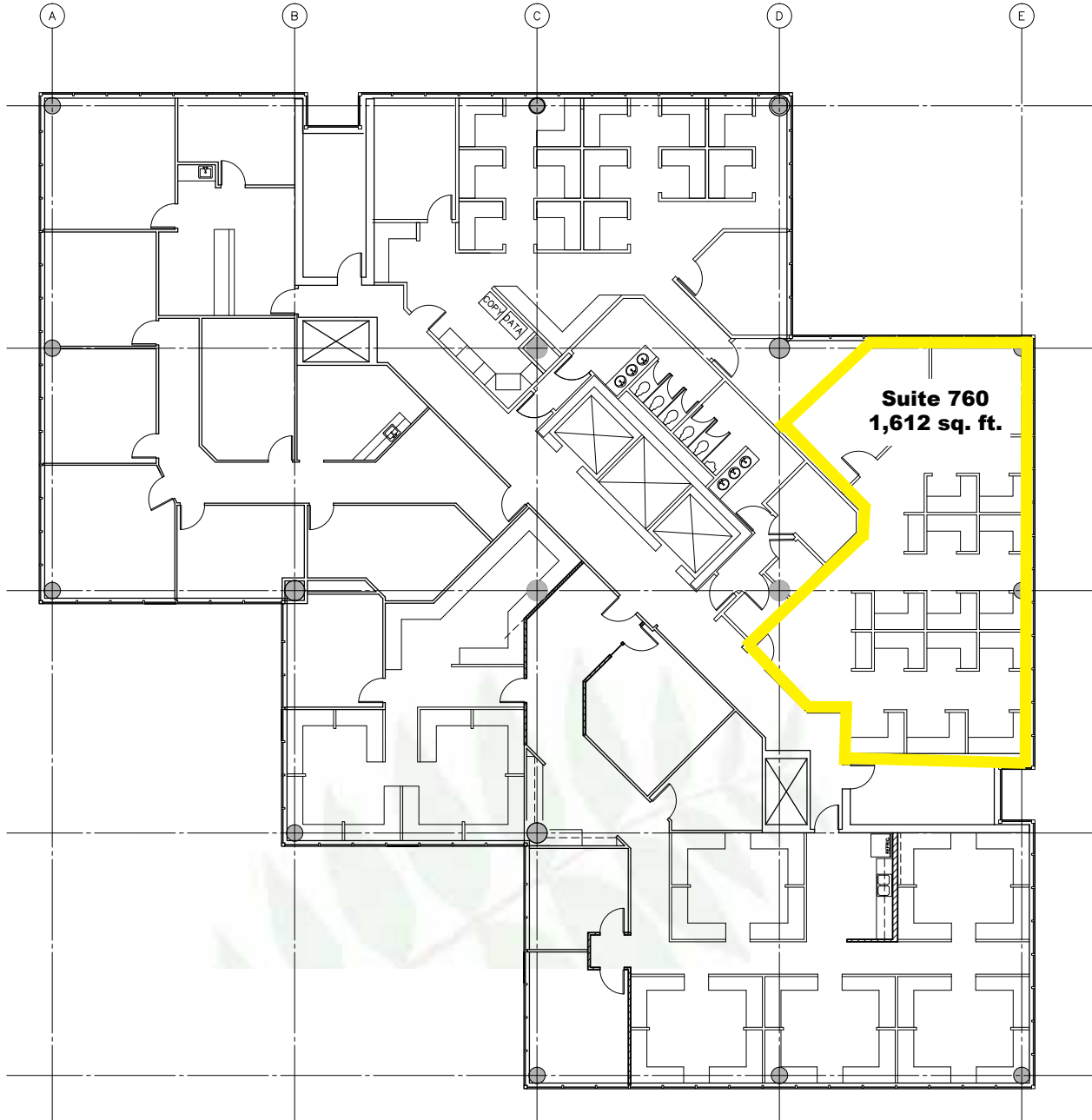
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Riverview Floor Plan / 7th Floor

 = VACANT

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H SEVENTH FLOOR
1/8"=1'-0"



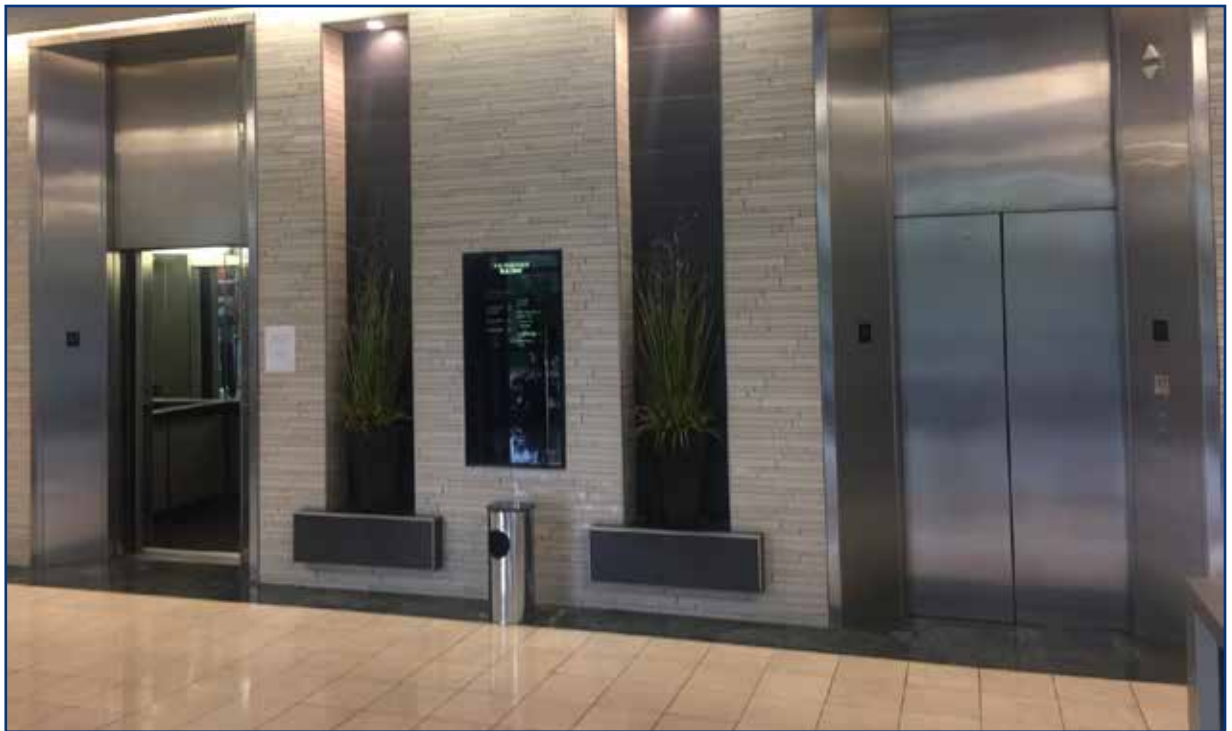
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Riverview Photos / Entry & Lobby

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Riverview Photos / 6th Floor

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Riverview Photos / 6th Floor

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Riverview Photos / Rooftop

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