

A nighttime photograph of the Uptown Columbus area. In the foreground, a river flows, reflecting the warm lights from the buildings and streetlights. A concrete wall with a metal railing runs along the riverbank. In the middle ground, there are several large brick buildings. On the left is a historic-style building with many windows. In the center is a tall, white water tower on a metal lattice structure. To the right is a modern, multi-story brick building with large glass windows and balconies, some of which are illuminated from within. In the background, two tall brick chimneys rise against the dark blue sky.

UPTOWN COLUMBUS:

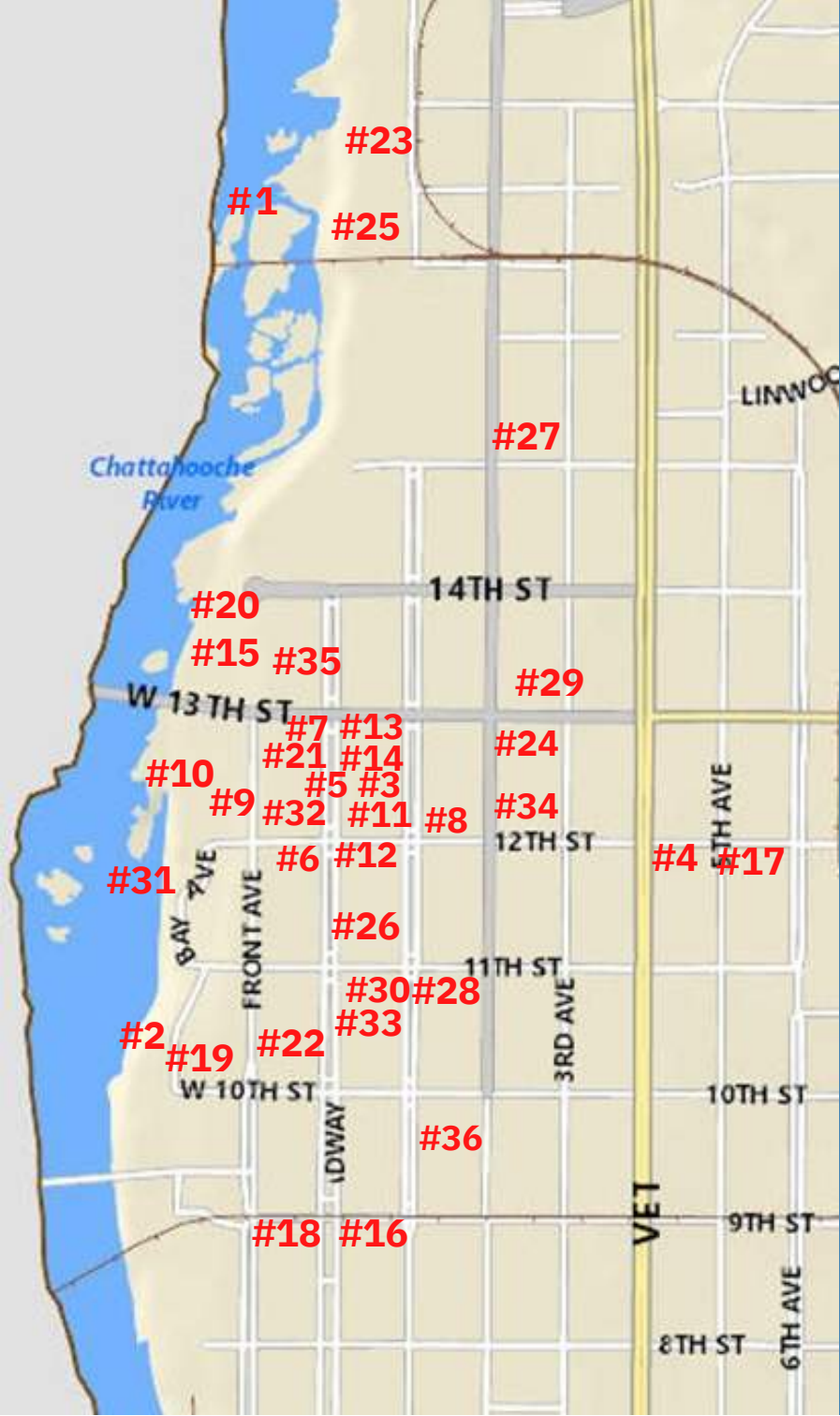
DEVELOPMENT OVERVIEW

January 2023

Large Projects Since 2013 Completed, Underway or Announced:

- #1 River Restoration/Rafting
- #2 Zip Line
- #3 1230 Broadway (Kilwin's)
- #4 Loft Offices
- #5 Pocket Park
- #6 Frank Brown Hall
- #7 Starrett Bytewise
- #8 111 12th Street
- #9 CoWork Columbus
- #10 Eagle & Phenix Powerhouse
- #11 1228 Broadway (Simple Greek)
- #12 1148 Broadway (Synovus)
- #13 1236 Broadway (Rocket Fizz)
- #14 Pop Uptown
- #15 The Rapids
- #16 Heritage Tower
- #17 Salt Life Headquarters
- #18 Marriott Hotel
- #19 Banks Food Hall
- #20 Hotel Indigo
- #21 AC Hotel
- #22 1023 Broadway
- #23 City Mills Hotel
- #24 1234 & 1238 2nd Ave.
- #25 Mercer Medical School
- #26 1110 Broadway
- #27 1516 2nd Avenue
- #28 Former 11th St. YMCA
- #29 High Side Market
- #30 16 W. 11th Street
- #31 Gabion Wall
- #32 Hampton Inn
- #33 1040 Broadway
- #34 Ralston Towers
- #35 Riverfront Place
- #36 Judicial Center

Total Investment:
\$723,839,568





River Restoration + Rafting

Recreation

- 2.5 mile course
- Budget: \$25.4 mil.
- Opened 2013





Zip Line

Recreation

- Budget: \$1 mil.
- Opened 2014
- Georgia to Alabama and back





1230 Broadway

Restaurant + Office

- Budget: \$200k (est.)
- Opened 2016





Loft Offices

Office + Education

- Budget: \$3.1 mil.
- Opened October 2017





Pocket Park

Recreation

- Budget: \$138k
- Opened October 2017





Frank Brown Hall

Education

- Budget: \$27 mil.
- Opened 2017
- Columbus State University





Starrett-Bytewise Measurement Office

- Budget: \$2.2 mil.
- Opened 2017





111 12th Street

Restaurant + Office
+ Residential

- Budget: \$3 mil.
- Opened 2016





CoWork Columbus

Flex space + Desks + Offices

- Budget: \$350k
- Opened October 2018





Eagle & Phenix Powerhouse

Hospitality

- Budget: \$4 mil.
- Opened 2018





1228 Broadway

Restaurant + Residential

- Budget: \$2.5 mil.
- Opened 2019





1148 Broadway Office

- Budget: \$1.9 mil.
- Finished 2018





1236

Broadway

Retail + Residential

- Budget: \$1.2 mil.
- Opened 2019





1234 EVENTS

Hospitality

- Budget: \$125k
- Opened 2019





The Rapids

Residential + Commercial

- Budget: \$52 mil.
- Opened 2019
- 226 Apartments + Parking





Heritage Towers

Office Renovation + Mural

- Budget: \$200k
- Finished 2019





Salt Life HQ

Office

- Budget: \$2.8 mil.
- Opened 2020





Marriott Hotel

Hospitality

- Budget: \$10 mil. Renovation
- Re-opened Fall 2020





Banks Food Hall

Multiple Vendors

- Budget: \$2.4 mil.
- Opened September 2020





Hotel Indigo

Hospitality

- Budget: \$30 mil.
- Opened February 2021
- 107 Rooms + Restaurant + Bar





AC Hotel

Hospitality

- Budget: \$18.7 mil.
- Opened April 2021
- 125 Rooms + 109 parking





1023 Broadway

Entertainment (Axe)

- Budget: \$315k
- Opened September 2021





City Mills Hotel

Hospitality

- Budget: \$12 mil.
- Partial Open Oct. 2021
- 60 Hotel Rooms + Restaurant





1234 & 1238 2nd Ave

Historic Rehab + Residential

- Budget: \$1.7 mil.
- Opened Fall 2021





Mercer Medical School

Education

- Budget: \$32 mil.
- 240 Students
- Opened January 2022





1110 Broadway

Restaurant

- Budget: \$300k
- Opened Jan. 2022





1516 2nd Avenue

Residential

- Budget: \$10 mil.
- Opened Spring 2022
- 75 Apartments





118 11th Street Office

- Historic Renovation
- Budget: \$5.3 mil.
- Opened July 2022





Highside Market

Retail + Restaurant + Office

- Budget: \$11 mil.
- Partial Open Summer 2022





16 W. 11th St.

Commercial

- Budget Undisclosed
- Completed November 2022
- Two storefronts





Gabion Wall Replacement Infrastructure

- Budget: \$3.3 mil.
- Opened December 2022





Hampton Inn

Hospitality

- Budget: \$12 mil.
- Opening Spring 2023
- 88 Rooms + Parking





1040 Broadway

Commercial

- Budget: \$436k
- Opening 2023
- 3 floors restaurant + commercial





Ralston Towers

Residential

- Budget: \$11 mil.
- Opening Summer 2023
- 260 Affordable + Market Rate Units



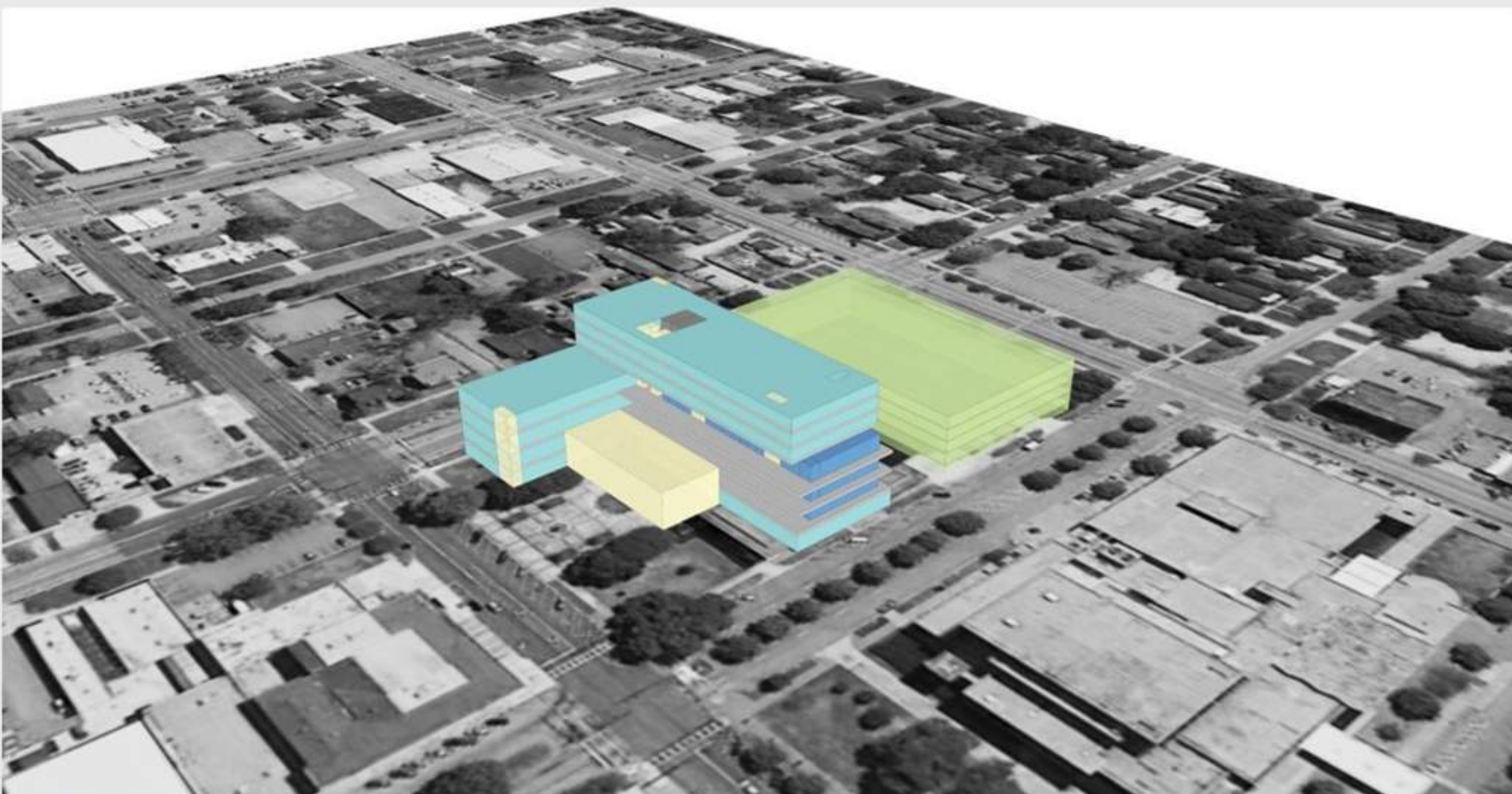


Riverfront Place

Residential + Retail + Office + Parking

- Budget: \$180 mil.
- Opening 4th Quarter 2024
- 226 Apartments + 230k Office





Judicial Center Government + Parking

- Budget: \$200 mil.
- Opening tbd
- Funding via 2022 SPLOST



Other Development Projects

- Dragonfly Trail Expansion
- Veri Best Donuts
- 1016 Broadway
- United Way Office
- Government Center Move
- Trade Center Deck (SPLOST)
- Former Golf Gallery
- Former Rialto
- Cru Columbus
- Uptown Connection Alley
- Kadie the Cow





More Information:

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