

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 buildings. On the left is a large, multi-story brick building with many windows, some of which are lit. In the center, a prominent white water tower stands on a metal lattice structure. To its right are two tall, dark brick chimneys. On the right side of the image, there is a modern, multi-story building with a red brick facade and large glass windows, some of which are illuminated from within. The sky is a deep blue, suggesting dusk or dawn. The overall scene is a mix of historic industrial architecture and modern urban development.

UPTOWN COLUMBUS:

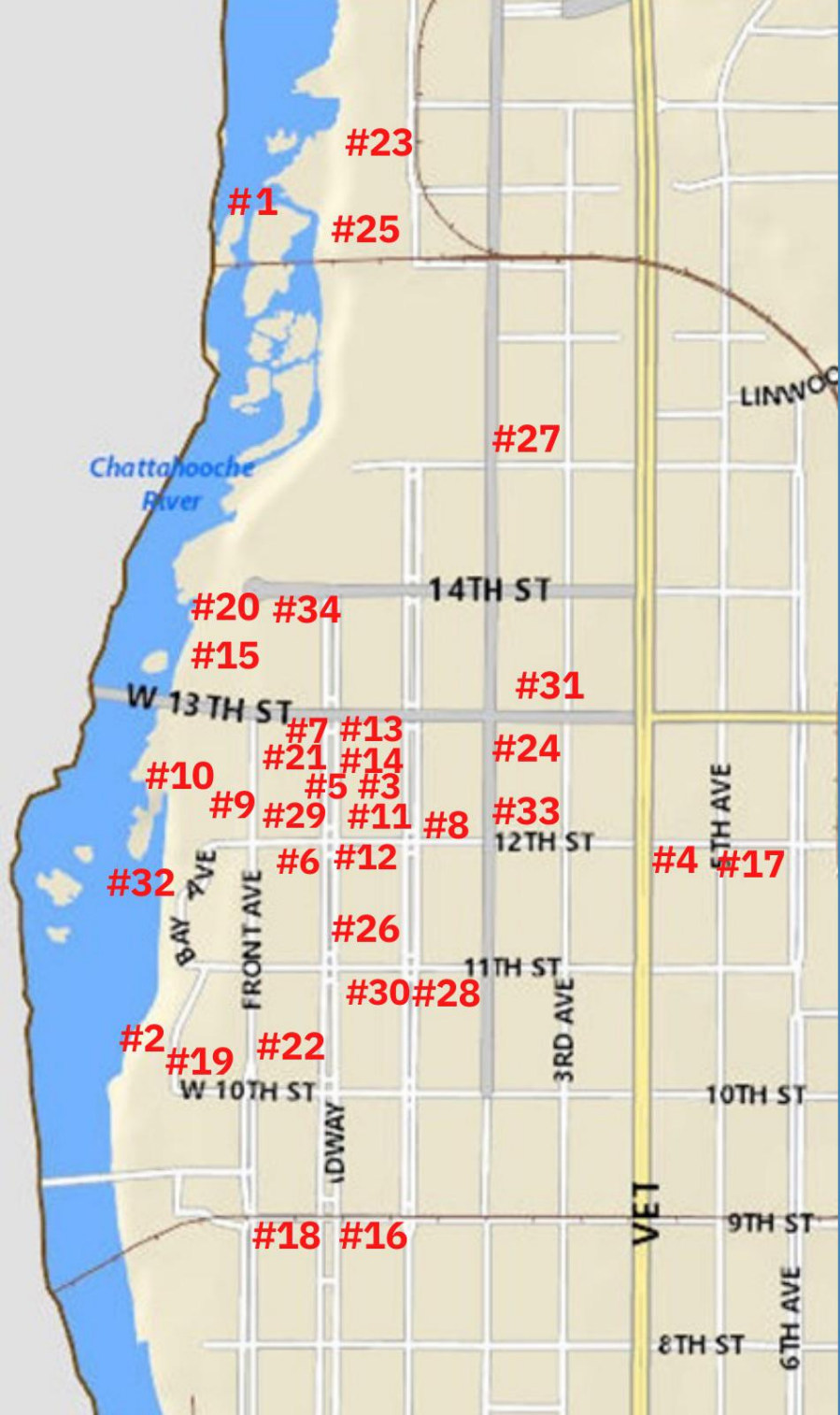
DEVELOPMENT OVERVIEW

June 2022

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 Hampton Inn
- #30 16 W. 11th Street
- #31 High Side Market
- #32 Gabion Wall
- #33 Ralston Towers
- #34 Riverfront Place

**Total Investment:
\$710,829,920**





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: \$500k (est.)
- 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: \$200k
- Opened 2019





1148 Broadway Office

- Budget: \$1.9 mil.
- Finished 2018

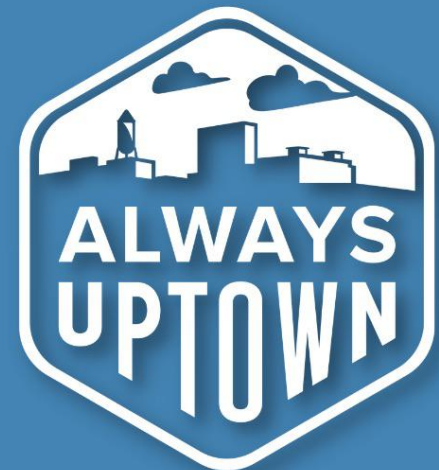




1236 Broadway

Retail + Residential

- Budget: \$330k
- 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





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

Hospitality

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





1234 & 1238 2nd Ave

Historic Rehab + Residential

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





Mercer Medical School

Education

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





1110 Broadway

Restaurant

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





1516 2nd Avenue

Residential

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





Former 11th Street YMCA

Office

- Budget: \$5.3 mil.
- Opening Summer 2022





Hampton Inn Hospitality

- Budget: \$12 mil.
- Opening Fall 2022
- 88 Rooms + Parking





16 W. 11th St.

Commercial

- Budget Undisclosed
- Opening Fall 2022
- Two storefronts



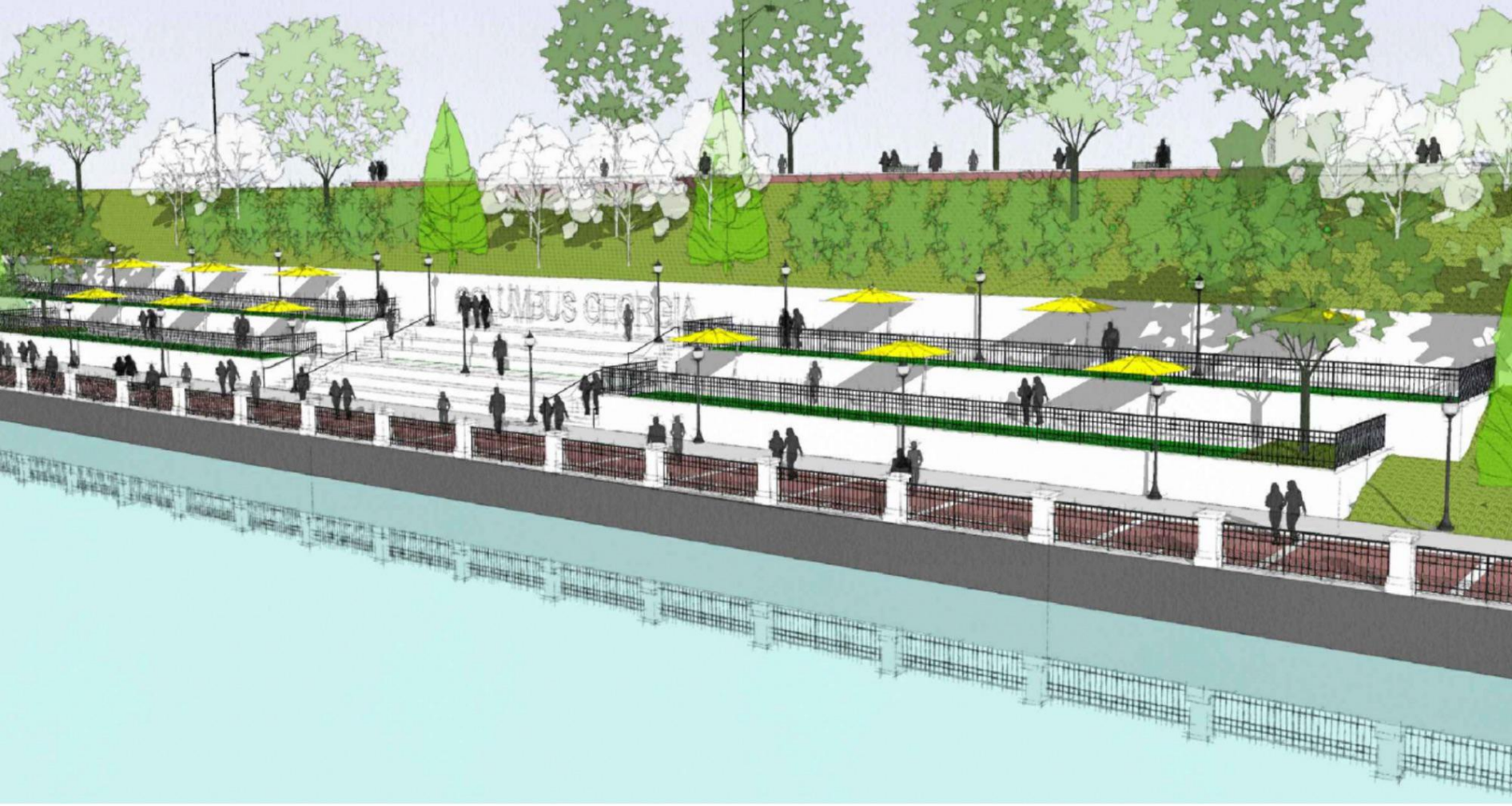


Highside Market

Retail + Restaurant + Office

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





Gabion Wall Replacement Infrastructure

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





Ralston Towers

Residential

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





Riverfront Place

Residential + Retail + Office + Parking

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





Other Development Projects

- Dragonfly Trail Expansion
- Veri Best Donuts
- Fetch Dog Park
- Animal Farm
- City-Synovus Property Sale
- Judicial Center (SPLOST)
- Former Golf Gallery
- Barnes & Noble (@ CSU)
- VeraNique Boutique
- Former Mix Club
- Posh Peach (Gamache)





More Information:

Uptown Columbus, Inc.
www.alwaysuptown.com

706.596.0111