



**R I V E R V I E W**  
**EAST HARTFORD, CONNECTICUT**

**CBRE**





RIVERVIEW

CYIENT

# A SIGNATURE OFFICE COMPLEX



**CLASS A  
TWO-BUILDING  
OFFICE COMPLEX**



**24/7/365  
SECURITY**



**ABUNDANT  
GARAGE AND  
SURFACE PARKING**



**DIRECT WATERFRONT  
ACCESS/VIEWS**



**FULL-SERVICE CAFÉ +  
TENANT LOUNGE**



**EXCELLENT  
VISIBILITY**



**STATE-OF-THE-ART  
FITNESS CENTER**



**FLEXIBLE SPACE  
OPTIONS  
±1,200 - 9,000 SF**

DOOSAN



R I V E R V I E W

## AN EXCELLENT CHOICE



With panoramic, unobstructed views, ease of accessibility and proximity to all of the amenities that Hartford has to offer, *Riverview Square is an excellent place to do business.*



R I V E R V I E W



*Riverview Square has been thoughtfully maintained.*

Boasting a fully renovated modern lobby, recent updates to restrooms and common corridors, and upgrades to the interconnecting skybridge and parking facilities.





R I V E R V I E W

## MODERN AMENITIES



*Riverview Square offers modern tenant amenities,* including a large, state-of-the-art fitness center with locker rooms and showers, full-service cafeteria with catering and grab-and-go options, and tenant lounge with wi-fi services.



R I V E R V I E W

# EXCELLENT LOCATION



Located directly opposite the **HARTFORD CBD** along the eastern banks of the Connecticut River



## STRATEGICALLY POSITIONED

at the intersection of I-84, I-91 and Route 2, providing superior access and excellent visibility from all directions



Unobstructed, **PANORAMIC VIEWS**



Immediate access to riverfront **WALKING TRAILS**

Riverview enjoys an *excellent central location* at the crossroads of regional highways I-84, I-91 and Route 2, and is within convenient walking distance of Hartford's Central Business District, offering easy pedestrian access to the Capital City, riverfront walking trails and amenities.



R I V E R V I E W

# SUPERIOR ACCESS AND VISIBILITY

Riverview's unique location alongside the Connecticut River, directly adjacent to I-84, provides for *immediate highway access and visibility* as well as convenient access to the riverfront. East of the river amenities and attractions including Cabela's, Rentschler Field, numerous restaurants, business services and retail along Route 5 (Main Street) in East Hartford, are less than a five-minute drive away.

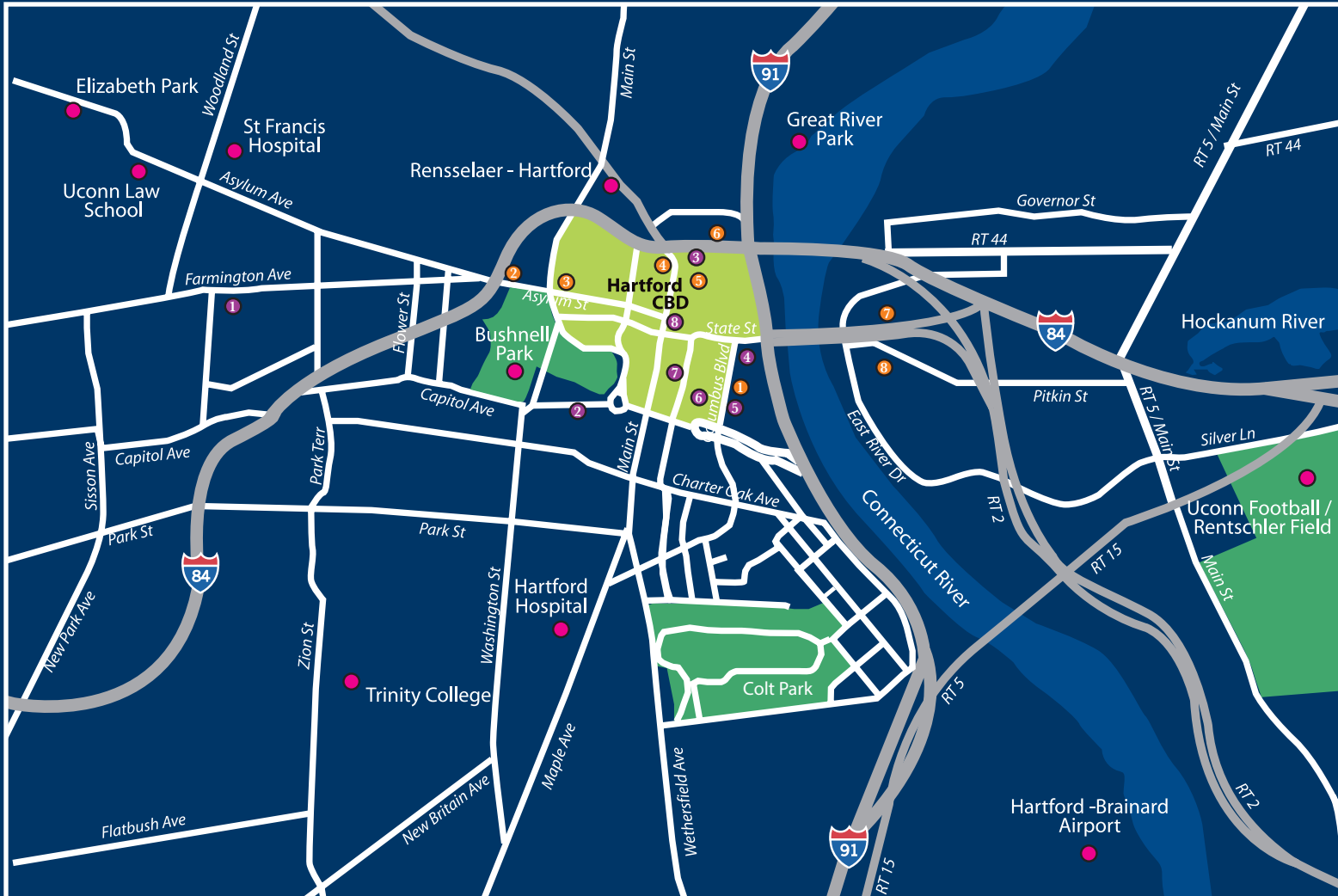
Riverview is located within close proximity to all of the Hartford area's amenities and attractions including:

- + Connecticut Convention Center
- + Connecticut Science Center
- + Bushnell Theater for Performing Arts
- + Hartford Stage
- + XL Center Coliseum
- + Hartford Marriott Hotel
- + Front Street Retail and Entertainment District
- + Numerous other restaurants and entertainment venues within the City of Hartford



RIVERVIEW

# ABUNDANT LOCAL AREA AMENITIES



## Hartford Area Hotels

- 1. Marriott Hartford
- 2. Holiday Inn Express Hartford
- 3. Homewood Suites by Hilton Hartford
- 4. Hilton Hartford
- 5. Residence Inn Hartford
- 6. Radisson Hotel Hartford
- 7. Sheraton Plaza Hotel Hartford
- 8. Hampton Inn & Suites

## Entertainment & Attractions

- 1. Mark Twain House & Museum
- 2. Bushnell Center for Performing Arts
- 3. Hartford Stage
- 4. Connecticut Science Center
- 5. Connecticut Convention Center
- 6. Front Street District
- 7. Wadsworth Atheneum Museum of Art
- 8. Old State House

## Downtown Hartford Restaurants

- Agave Mexican Grill
- Max Downtown
- Trumbull Kitchen
- Salute
- Sorella
- Vaughn's Public House
- Urban Lodge Brewery
- Capital Grille
- The Russell
- Black Eyed Sally's
- Republic
- Starbucks



RIVERVIEW

# FLEXIBLE LEASING OPPORTUNITIES

## 101 EAST RIVER DRIVE

4<sup>th</sup> Floor 8,947 RSF

2<sup>nd</sup> Floor 7,949 RSF

TOTAL AVAILABLE 16,896 RSF

# 8,947 RSF AVAILABLE

FOURTH FLOOR | 101 EAST RIVER DRIVE



RIVERVIEW



# 7,949 RSF AVAILABLE

SECOND FLOOR | 101 EAST RIVER DRIVE



RIVERVIEW



AVAILABLE  
7,949 RSF



RIVERVIEW

# FLEXIBLE LEASING OPPORTUNITIES

## 99 EAST RIVER DRIVE

|                       |            |
|-----------------------|------------|
| 8 <sup>th</sup> Floor | 4,092 RSF  |
| 7 <sup>th</sup> Floor | 4,916 RSF  |
| 3 <sup>rd</sup> Floor | 2,755 RSF  |
| 2 <sup>nd</sup> Floor | 2,426 RSF  |
| TOTAL AVAILABLE       | 14,189 RSF |

# 4,092 RSF AVAILABLE

EIGHTH FLOOR | 99 EAST RIVER DRIVE



RIVERVIEW

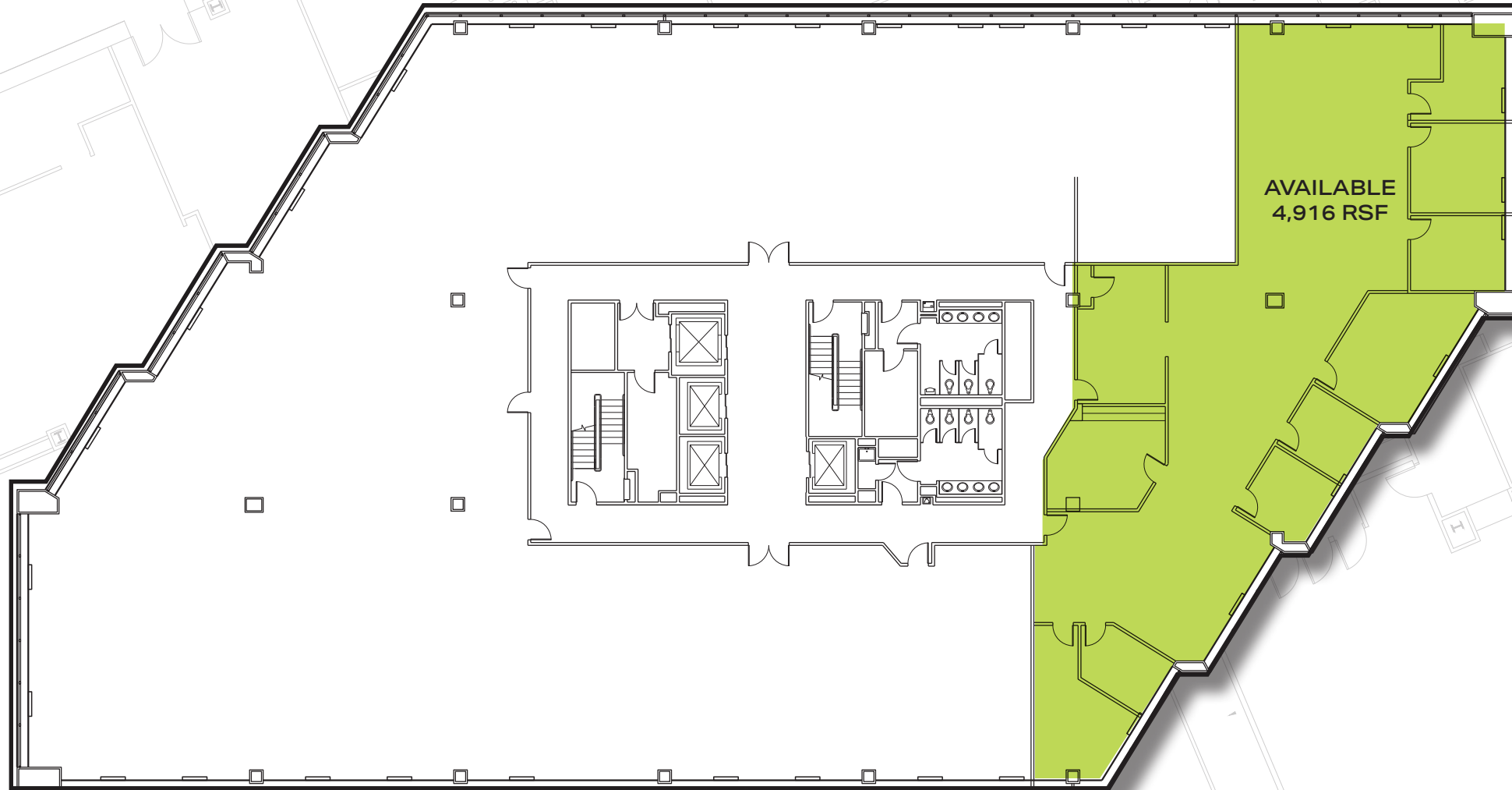


# 4,916 RSF AVAILABLE

SEVENTH FLOOR | 99 EAST RIVER DRIVE



RIVERVIEW

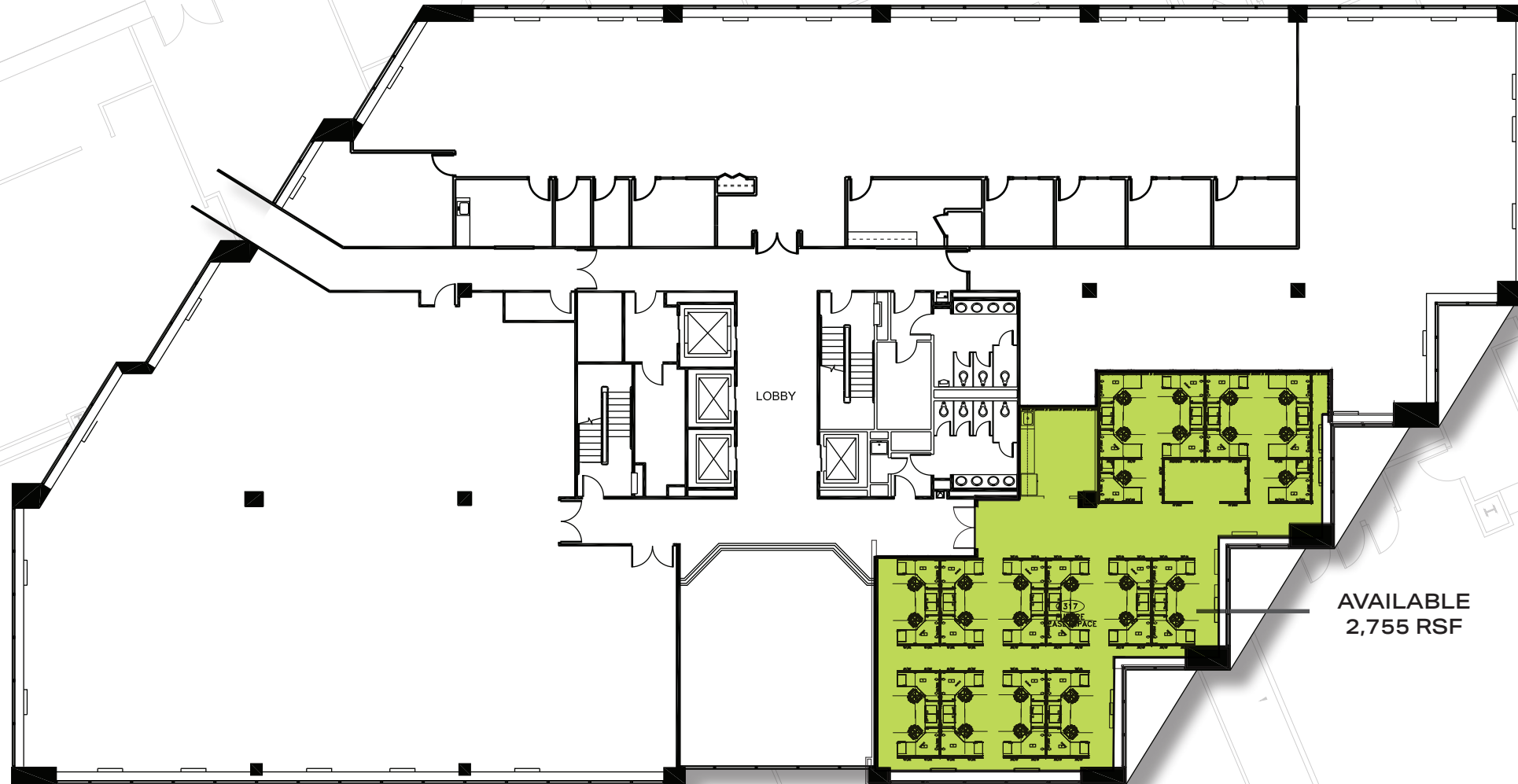


# 2,755 RSF AVAILABLE

THIRD FLOOR | 99 EAST RIVER DRIVE



RIVERVIEW



AVAILABLE  
2,755 RSF

# 2,426 RSF AVAILABLE

## SECOND FLOOR | 99 EAST RIVER DRIVE



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# RIVERVIEW

## CONTACT US

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