

An aerial site plan of Gateway Office Park, showing various buildings, parking lots, and green spaces. The plan includes labels for 'RIVER RIDGE COMMONS PARK', 'INSTITUTIONAL CAMPUS', 'RIVER RIDGE COMMUNITY BUILDING', 'FUTURE RIVER RIDGE COMMUNITY BUILDING', 'FORMAL PLAY AREA', 'REGIONAL STORM WATER POND', 'LENTZIER CREEK CONSERVATION AREA', 'W PATROL ROAD ALIGNMENT', 'PEDESTRIAN MULTI-PURPOSE TRAIL NETWORK', 'REFORESTATION SCREENING', 'RIVER RIDGE PARKWAY', 'SOUTHBOUND HEAVY-HAUL ROUTE', and 'NORTHBOUND HEAVY-HAUL ROUTE'. A white silhouette of a city skyline is overlaid on the left side of the plan.

GATEWAY OFFICE PARK

RIVER RIDGE COMMERCE CENTER

Hollenbach-Oakely.com

Get Started 



The Development:

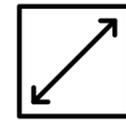
River Ridge Commerce Center is the Midwest region's premier business park located on 6,000 prime acres in Southern Indiana. Within the Commerce Center is the Gateway Office Park, which includes a 600-acre, picturesque campus offering a true sense of place to organizations locating there. The region's new Class A office park is designed to be a socially, economically and environmentally sustainable component that will enhance the quality of life for people throughout the area.

Property Summary



- Phase 1: 300 acres, total project 600 acres
- 1st Indiana interchange (Exit 11) off the new Lewis & Clark Bridge
- Downtown views with immediate access to amenities
- Relocation Tax Credits and Urban Enterprise Zone
- Interstate visible sites, lake view lots and remote tracts for Corporate Campus

250 Corporate Drive



3-Story, 45,000 SF



Lake front site



Signature Architectural Design



Curved glass curtain wall



Covered outdoor patio event space



Arrival court with water feature



Relocation Tax Credit:

Up to 50% of the following:

- Property assembly and development costs
- including:
 - The purchase, lease, or construction of buildings and land
 - Infrastructure improvements
 - Site development costs
- Moving costs and related expenses
- Purchase of new or replacement equipment
- Capital investment costs

Urban Enterprise Zone

- 50% Real and Personal Property Tax deduction for 10-year period

Park Amenities:

- Multi-use trails
- Lush landscaping with lighting throughout
- Amphitheater event space
- Natural landscape and streams
- 5 acre Lake
- Waterfalls
- Island with running stream
- Walking bridges

Site Details



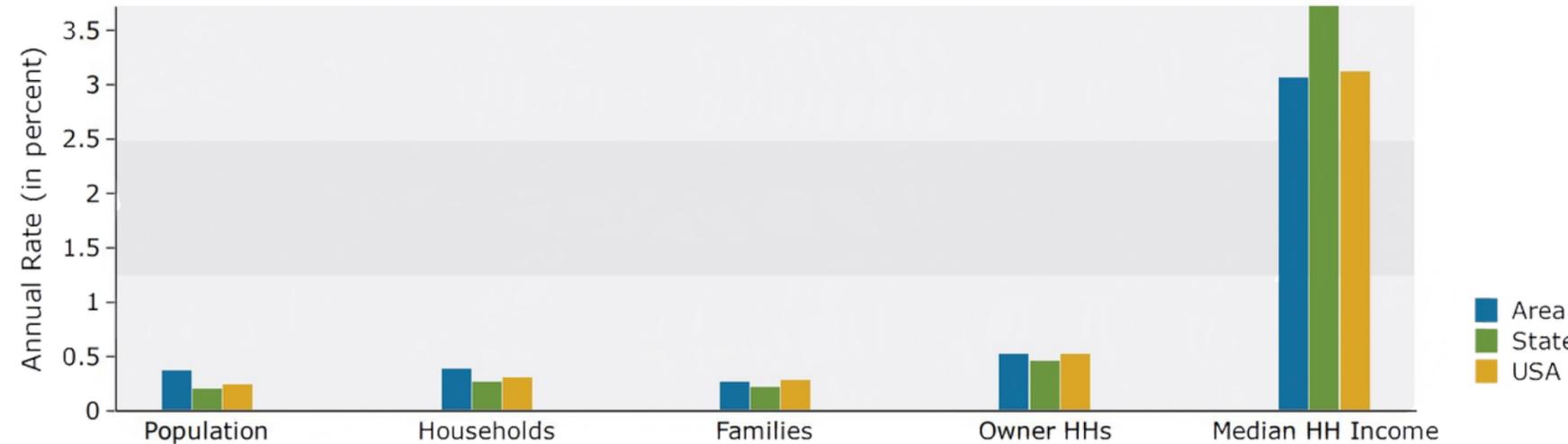
OVERVIEW	
Development	Gateway Office Park
Total Acres	600
Available Acres	288.5 Phase I, 300 in Phase II
Site Options	Purchase, Lease, and Build-to-Suit
Location	<ul style="list-style-type: none"> • Louisville MSA • 1st Indiana exit off new Lewis & Clark Bridge (I-265, Exit 11) • 5 miles from I-265/I-71 interchange • Approximately 12 minutes from Downtown Louisville
TRANSPORTATION	
Proximity to Highway	Direct access to IN-265 Interchange, which connects to I-65, I-71, & I-64
Proximity to Airport	<ul style="list-style-type: none"> • 18.3 miles to Louisville Muhammad Ali International Airport • 7.2 miles to Clark Regional Airport
Public Transportation	TARC Route 71
UTILITIES & SERVICES	
Data/Fiber/Telephone	All Area Providers are Available (Including AT&T and Spectrum)
Fire Protection District	City of Jeffersonville
Metro Police District	City of Jeffersonville
Water and Sewer	River Ridge Development Authority and City of Jeffersonville
Electric and Natural Gas	Duke Energy and CenterPoint Energy - (3) substations providing redundant power

Site Selection Stats

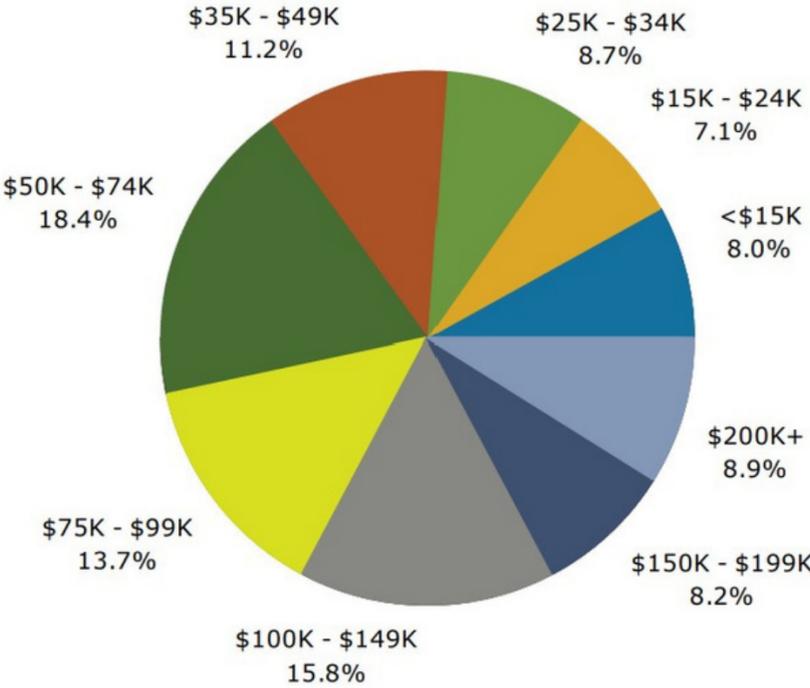
WORKFORCE - WITHIN 10 MILES

Population	409,901
Households	176,488
Businesses (Professional)	2,545
Employees (Professional)	39,545
Businesses (Services)	8,424
Employees (Services)	145,471

Trends 2022-2027



2022 Household Income





BUILDING 3

BUILDING 2

BUILDING 1

RIVER RIDGE PKWY.

CORPORATE DR.

EXIT #11

I-265

LEWIS & CLARK
BRIDGE



GATEWAY OFFICE PARK



LEWIS AND CLARK BRIDGE