RIVERWALK

ONE WATER

MOBILE AL



Need not be built

WELCOME

REDEFINNING MOBILE'S WATERFRONT

Dear Prospective Resident,

It is with great excitement and pride that we welcome you to The Exclusive Residences at One Water Street, a one-of-a-kind residence that sits atop what will become a landmark branded hotel on the Mobile River.

This is more than just a residential opportunity—it is the chance to be part of a transformational moment for the City of Mobile. One Water Street anchors the broader Riverwalk Project, a visionary waterfront development that will redefine the way we live, gather, and experience life in Downtown Mobile. With sweeping views of the river, immediate access to cultural amenities, and unmatched proximity to the city's entertainment and arts district, these residences represent a rare blend of exclusivity and connection.

Thoughtfully designed with elevated finishes, curated amenities, and private access, the residences at One Water Street will offer a lifestyle unlike anything currently available along the Gulf Coast. Whether enjoyed as a primary home or a refined pied-à-terre, each residence provides a front-row seat to the future of downtown living.

We invite you to explore the opportunity to own something truly exceptional—an address that reflects both progress and permanence, rooted in the heart of one of the South's most storied cities.

Warm regards,
The Development Team

Unrivaled Waterfront Living:
The Exclusive Branded Residences at One Water Street offer panoramic views of the Mobile River from the top floors of a full-service hotel—an unprecedented living experience in the heart of downtown Mobile.

Part of a Transformational Vision:
As a signature component of the Riverwalk Project, this development anchors a broader master plan to reimagine Mobile's waterfront with world-class design, hospitality, entertainment, and residential living.

Elevated Design & Lifestyle:
Private residential access, top-tier amenities, curated finishes, and immediate connectivity to the city's cultural and economic engines make these homes a rare blend of luxury, location, and lifestyle.





CONDOMINIUMS

At One Water Street, vertical living isn't just a lifestyle—it's a statement. Rising above the vibrant Mobile Riverfront, these exclusive branded residences offer the privacy, security, and panoramic views that only a high-rise can provide—while placing you at the center of it all.

Residents enjoy seamless access to an array of luxury amenities curated to match the standards of a world-class hotel. From a state-of-the-art fitness center and rooftop pool to private lounges and dedicated valet parking available, every detail is thoughtfully designed to elevate daily life.

In partnership with the on-site hotel, a full suite of white-glove services—ranging from 24/7 concierge, in-residence dining, housekeeping, and event coordination—ensures that life at One Water Street is as effortless as it is refined.

This is urban coastal living without compromise—where service, style, and sophistication meet on the skyline.







COMMERCIAL

WORKPLACE ELEVATED

Riverwalk Plaza redefines the modern office experience by seamlessly blending Class A workspace with resort-style amenities in a one-of-a-kind waterfront setting. Anchored by a full-service branded hotel and located in the heart of Downtown Mobile, this is more than just an address—it's a lifestyle.

With three floors of premier office space available for lease, each floor offers flexible demising options down to 8,000 square feet, accommodating a wide range of tenant needs.

Onsite parking is available, though limited; however, office tenants will also have access to the adjacent Riverview Plaza parking deck, conveniently connected via a skyway bridge.

Tenants enjoy direct access to an exceptional suite of on-site amenities, including a state-of-the-art fitness club, full-service spa, curated food & beverage offerings, and the exclusive hotel amenity deck—perfect for client entertainment, team gatherings, or a mid-day reset.

Whether it's morning coffee in the lobby café, lunch overlooking the Mobile River, or concierge-arranged services for visiting executives, Riverwalk Plaza offers a dynamic, hospitality-driven environment that enhances productivity, elevates brand image, and supports employee well-being.







HOTEL

A STEP ABOVE ALL ELSE

As the only hotel in downtown Mobile offering a waterfront ballroom and meeting space, the Riverwalk Plaza sets a new standard for hospitality in the region. With sweeping views of the Mobile River and state-of-the-art event facilities, it's the premier destination for conferences, weddings, and executive gatherings.

Ideally positioned as the centerpiece of Mobile's expanding entertainment district—and located at the very heart of the city's iconic Mardi Gras celebrations—guests are just steps from over 50 restaurants, bars, art galleries, music venues, and cultural attractions, all within a one-mile walk.

Whether visiting for business or leisure, the hotel offers a seamless blend of Southern charm, coastal sophistication, and unmatched connectivity to Mobile's vibrant urban core.

ONE WATER
MOBILE AL

Exclusive Residence Features

- Best address in Mobile
- Exceptional views – residences begin on the 16th floor
- On-site parking (One spot per bedroom)
- Dedicated mail room & option porter service
- Storage lockers
- Refrigerated storage for grocery/floral deliveries
- Access to hotel amenities and services including room service, gourmet meal preparation, housekeeping and valet services
- Concierge
- Private branded residence feature entrance, lobby, mailroom and elevators
- Dedicated private pool deck and poolside club room lounge with catering kitchen
- Dedicated private event room
- Private balcony on every unit
- Pet-grooming station

Kitchen

- Spacious kitchen plan; opens to living room
- Granite/marble countertops
- Wolf, Sub-Zero appliances available
- Kohler fixtures
- Hardwood flooring

Living

- Oversized living space opens to kitchen
- Spacious terraces
- Extensive floor-to-ceiling glass
- Ceiling heights 10 feet and higher

Shared Luxuries and Features

- Gourmet restaurant with alfresco seating and private dining
- Rivière Lounge with live entertainment and outdoor seating
- Tapas restaurant and bar
- Private access to rooftop restaurant and special rates for booking private events
- LODA Art Gallery
- Full-service Poseidon Spa & Fitness Center includng special rates for VIP membership
- Bienville Garden – pool and sun deck with poolside bar, cabanas, lounge seating and special events pavilion
- 161 guest rooms and suites with concierge, in-room dining, housekeeping, and linen servicing available
- 5 meeting/conference rooms and a 6,800-square foot ballroom with pre-function space and outside terrace with special rates for bookings
- Access to on-site Hotel Catering
- 24-hour business center
- 24-hour controlled access
- Separate entrances for residents and hotel guests
- Guest parking (valet available)
- Account to charge hotel services to Unit – F&B, Spa, etc.

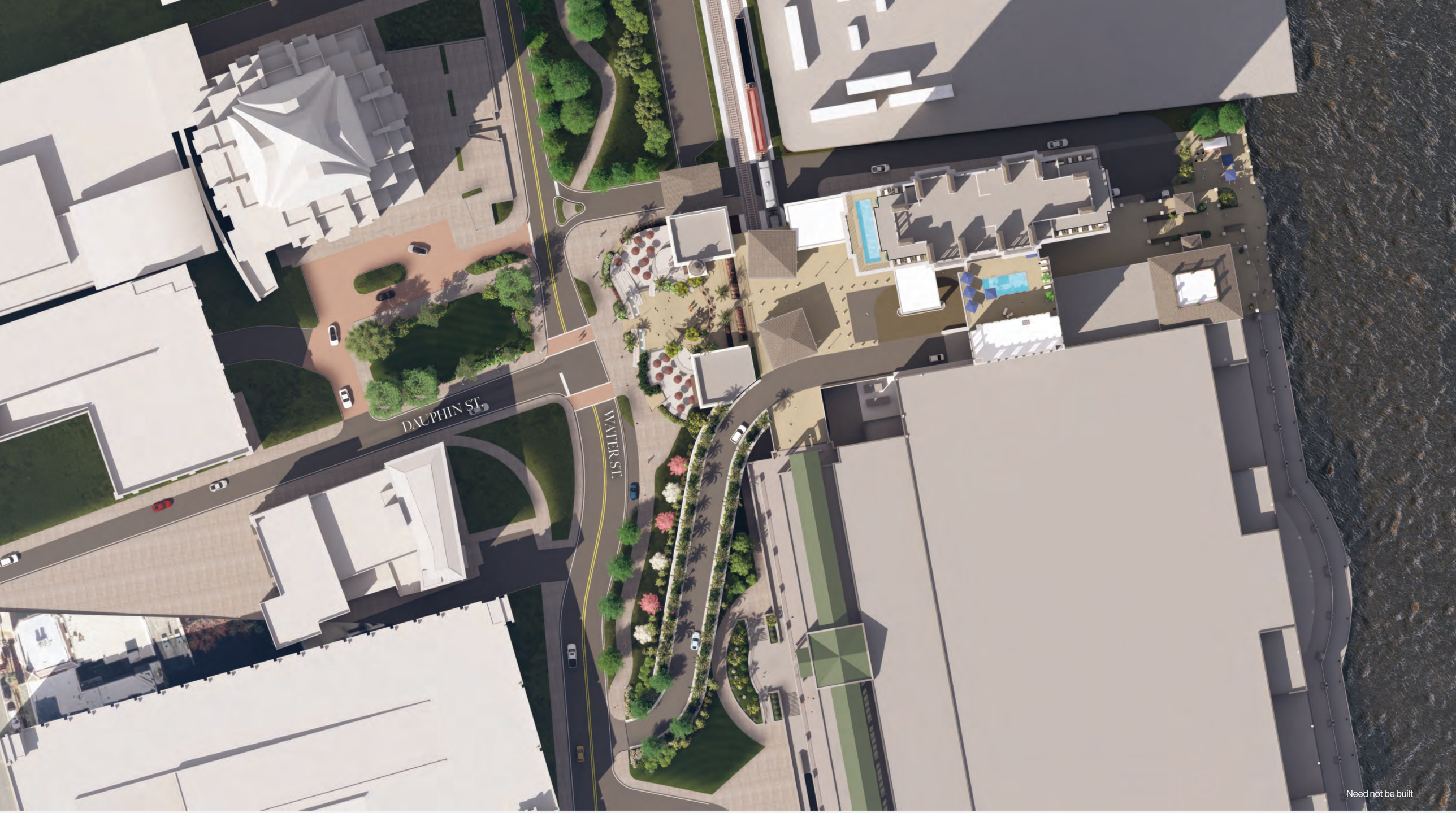








Downtown Mobile



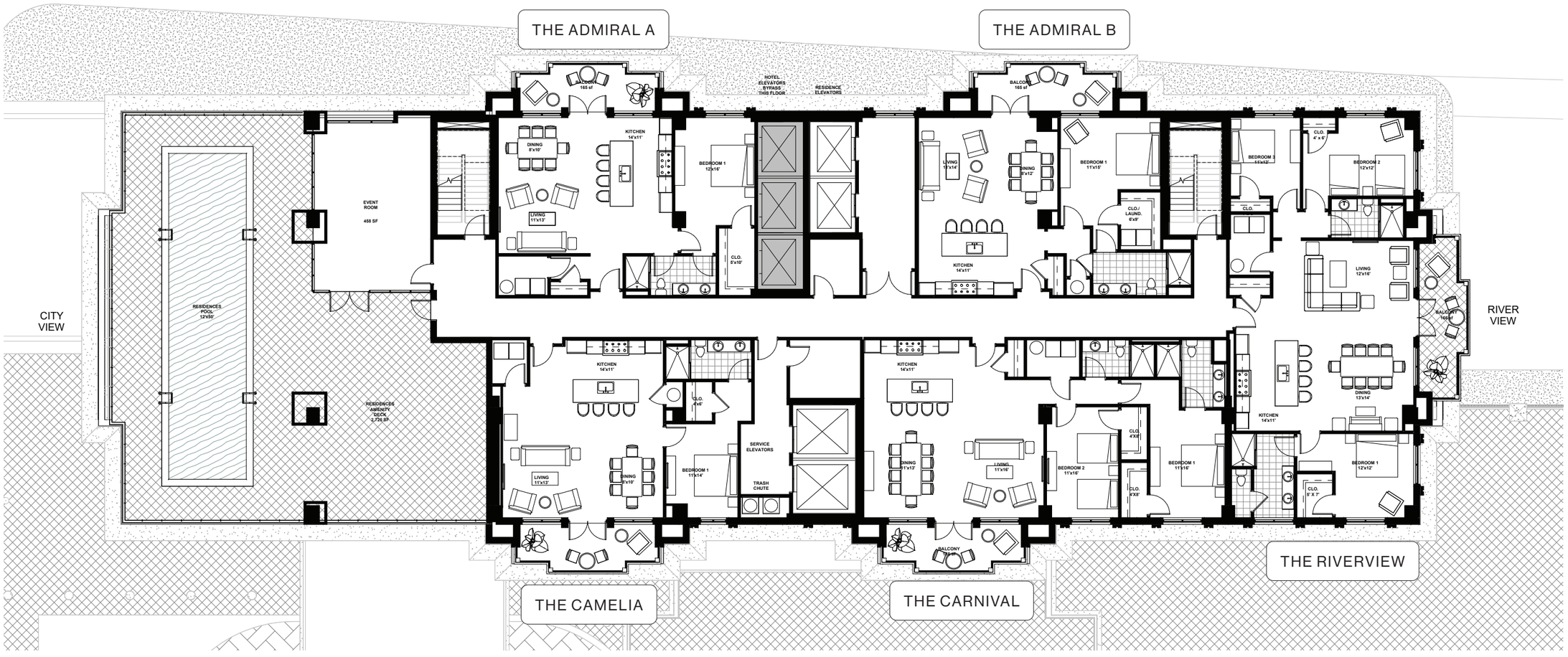
Water Street Re-Invented

FLOORS 17-18

5 Units | 8,200 Square Feet

ONE WATER

MOBILE AL



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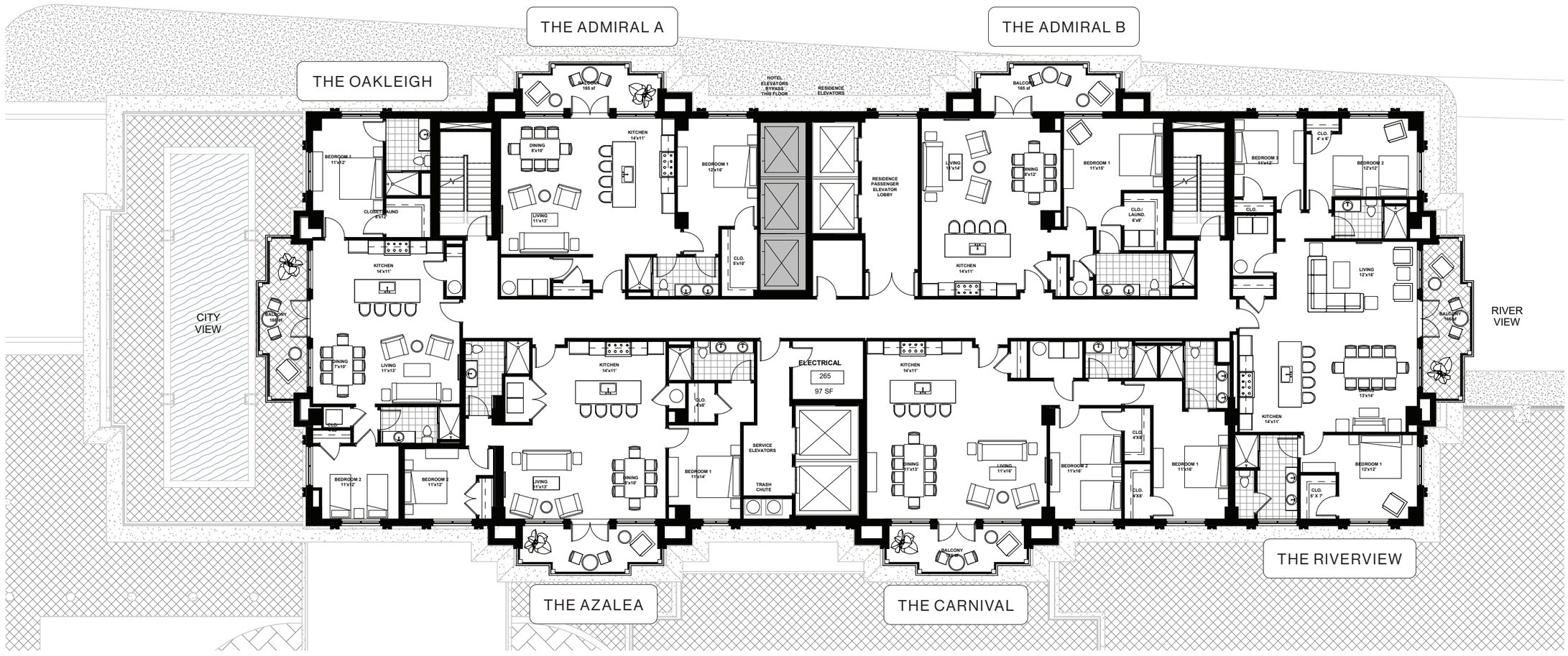
RIVERWALK

FLOORS 19-29

6 Units | 8,200 Square Feet

ONE WATER

MOBILE AL



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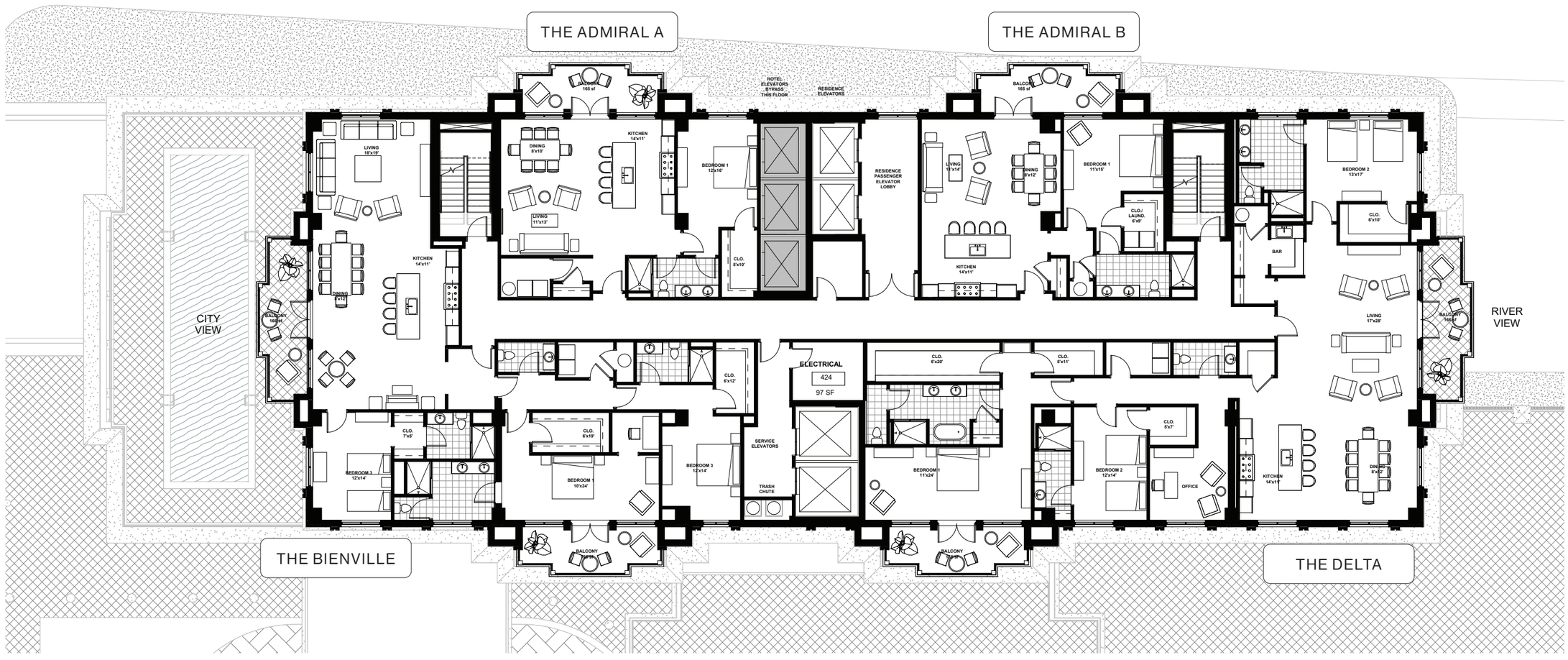
RIVERWALK

FLOORS 30-32

4 Units | 8,200 Square Feet

ONE WATER

MOBILE AL



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RIVERWALK

1 BEDROOM CONDO

1 Bath | 1,011 Square Feet

The Camelia

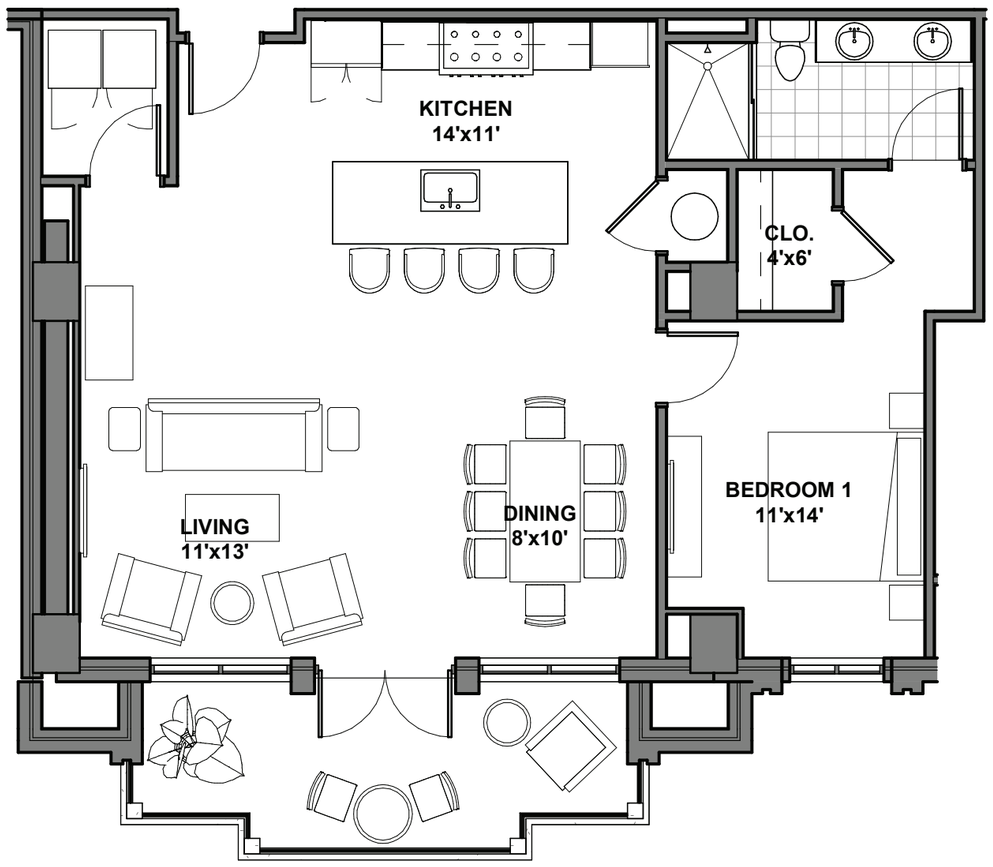
ONE WATER



DESCRIPTION

The Camelia offers an elegant blend of luxury and waterfront living, with spectacular north-facing views overlooking the Mobile River and the activity of Alabama's working State Docks.

Beginning on the 16th floor at approximately 200 feet above ground level, these residences provide a unique vantage point of Mobile's historic maritime waterfront. The thoughtfully designed one-bedroom layout features an open-concept living and dining area, a gourmet kitchen with a generous island, and a spacious primary suite with a walk-in closet. A private 165-square-foot balcony extends the living space outdoors, providing the perfect setting to enjoy passing ships and the ever-changing riverfront scenery.



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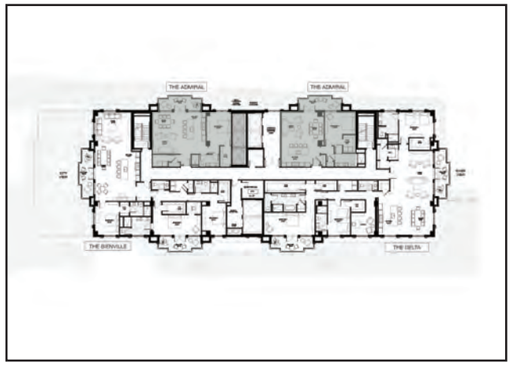
RIVERWALK

1 BEDROOM CONDO

1 Bath | 1,051/1.040 Square Feet

The Admiral

ONE WATER

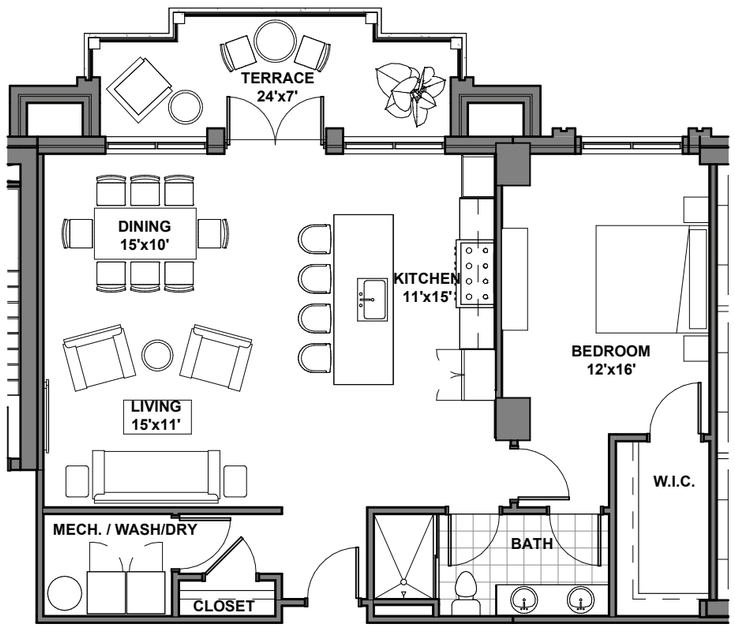


DESCRIPTION

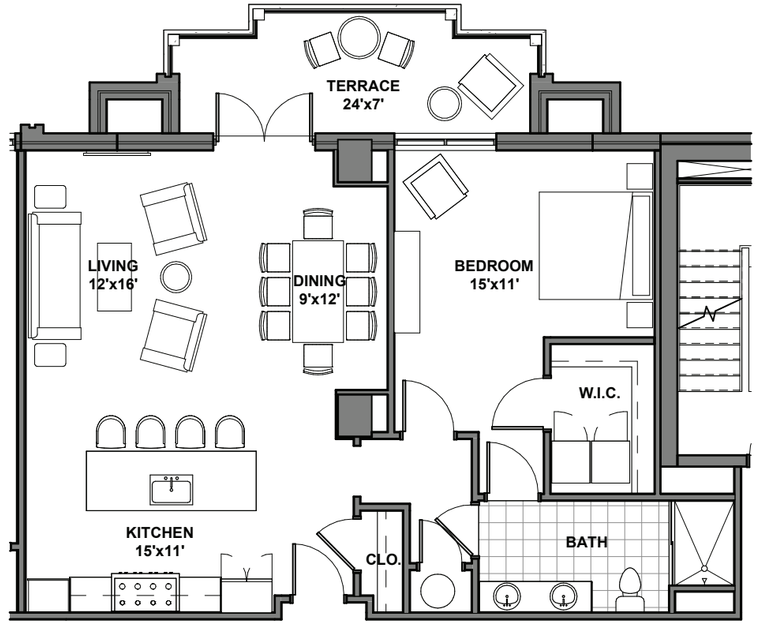
The Admiral offers a sophisticated blend of luxury, comfort, and waterfront living, with captivating north-facing views of the Mobile River and Alabama's working State Docks.

The thoughtfully designed one-bedroom layout features an open-concept living and dining area, a gourmet kitchen with a generous island, and a spacious primary suite with a walk-in closet and dedicated laundry area.

A private 165-square-foot balcony extends the living space outdoors, offering a front-row seat to passing ships and the ever-changing activity along the river.



A | 1,051 sq ft



B | 1,040 sq ft

RIVERWALK

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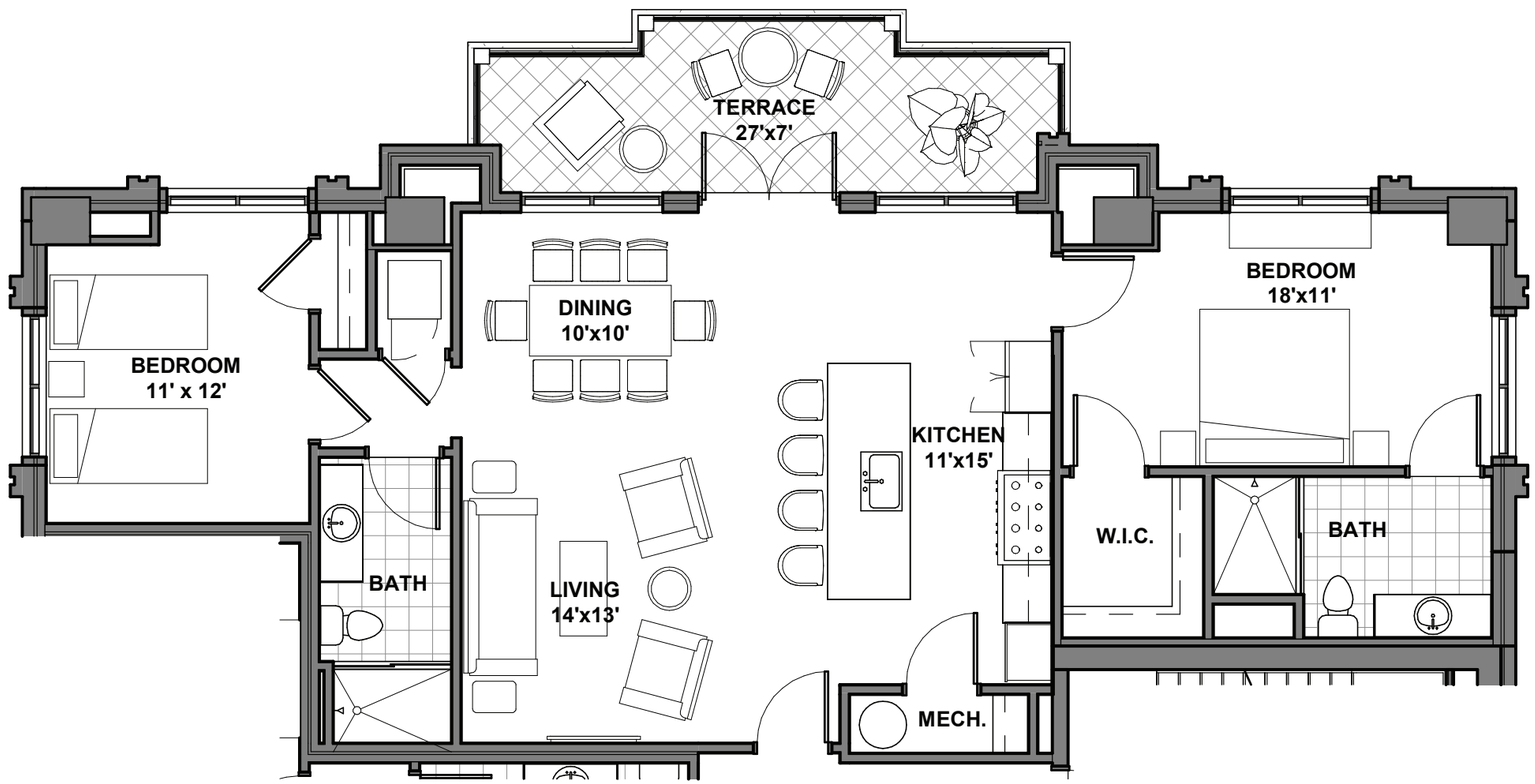
2 BEDROOM CONDO

2 Bath | 1,180 Square Feet

The Oakleigh

ONE WATER





DESCRIPTION

This expansive residence offers the best of urban living.

Inside, a spacious open-concept layout seamlessly connects living, dining, and kitchen areas, while each bedroom features en-suite baths and refined finishes throughout.

Designed for both comfort and sophistication, this home offers a front-row seat to downtown Mobile's energy, skyline, and the distant shimmer of the bay.

RIVERWALK

Need not be built

2 BEDROOM CONDO

2 Bath | 1,243 Square Feet

The Azalea

ONE WATER

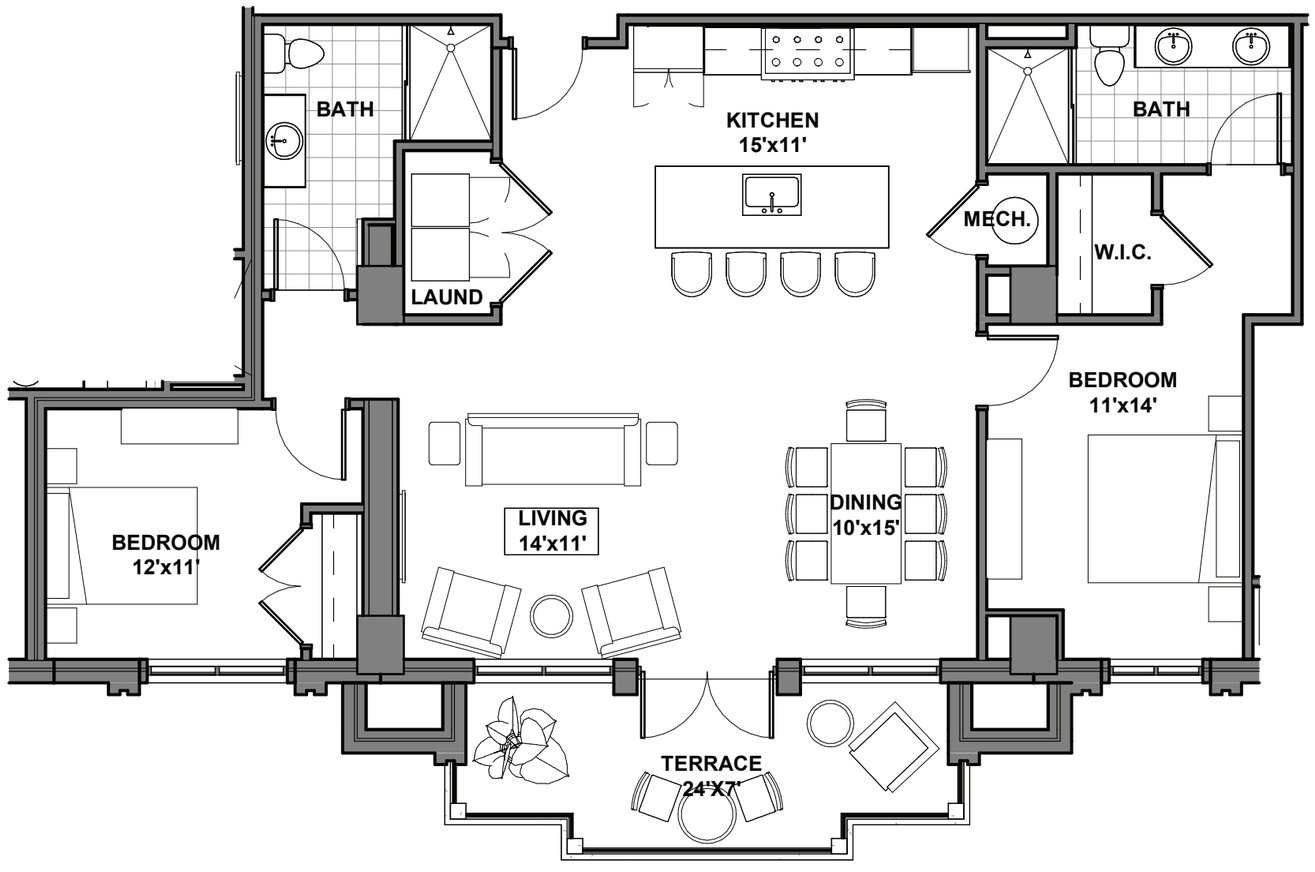


DESCRIPTION

This thoughtfully designed residence offers serene downriver views of the Mobile River, where the waterway stretches quietly toward the beautiful Mobile Bay.

Expansive windows and a private terrace invite natural light and a constant connection to the river's calming presence.

With an open-concept living area, spacious primary suite, and elegant powder room, the home blends modern comfort with timeless Southern character—an ideal retreat in the heart of downtown Mobile.



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RIVERWALK

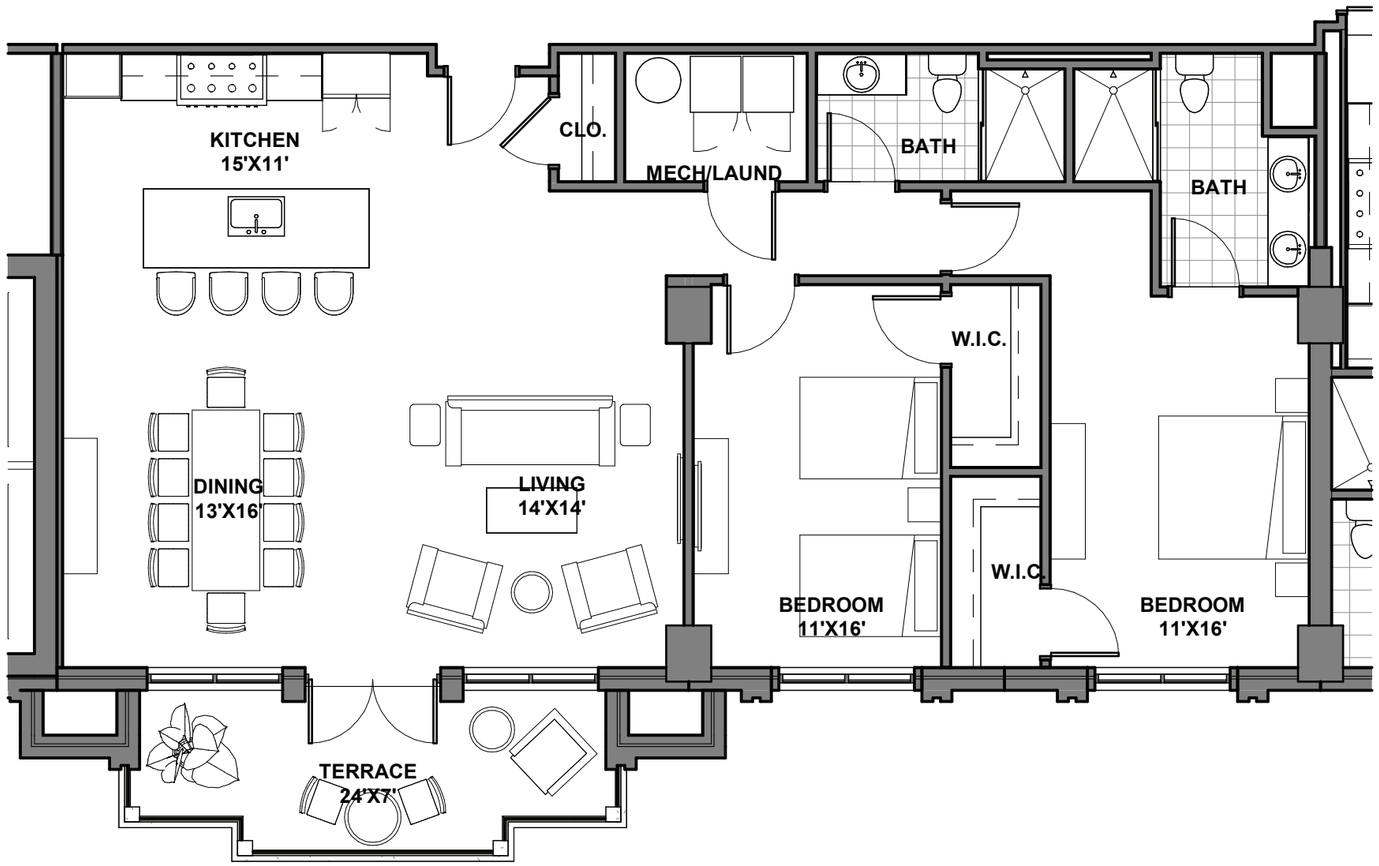
2 BEDROOM CONDO

2 Bath | 1,493 Square Feet

The Carnival

ONE WATER





DESCRIPTION

This thoughtfully designed residence offers serene downriver views of the Mobile River, where the waterway stretches quietly toward the beautiful Mobile Bay.

Expansive windows and a private terrace invite natural light and a constant connection to the river's calming presence.

With an open-concept living area, spacious primary suite, and elegant powder room, the home blends modern comfort with timeless Southern character—an ideal retreat in the heart of downtown Mobile.

RIVERWALK

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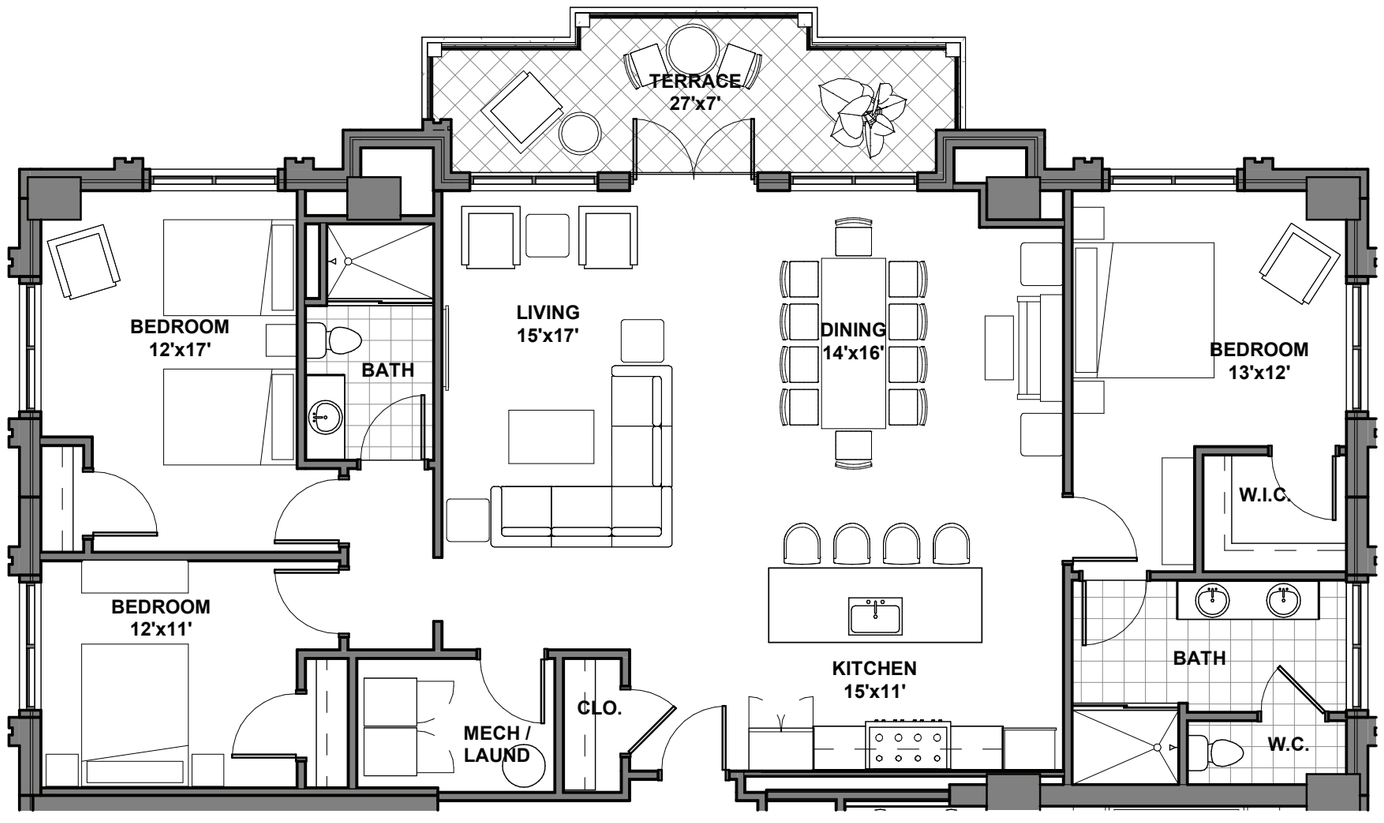
3 BEDROOM CONDO

2 Bath | 1,714 Square Feet

The Riverview

ONE WATER





DESCRIPTION

Perched above the vibrant Port of Mobile, this stunning residence offers sweeping views of the Mobile River from a private 20-foot terrace—perfect for watching ships glide by and sunsets paint the skyline.

Thoughtfully designed for both comfort and entertaining, the home features a spacious, light-filled living area, a separate formal dining room, and expansive windows that frame the dynamic waterfront.

Each bedroom includes an en-suite bath, offering privacy and luxury, while refined finishes throughout elevate the living experience in this truly one-of-a-kind riverfront retreat.

RIVERWALK

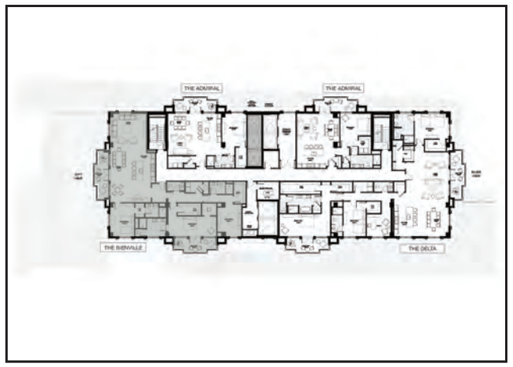
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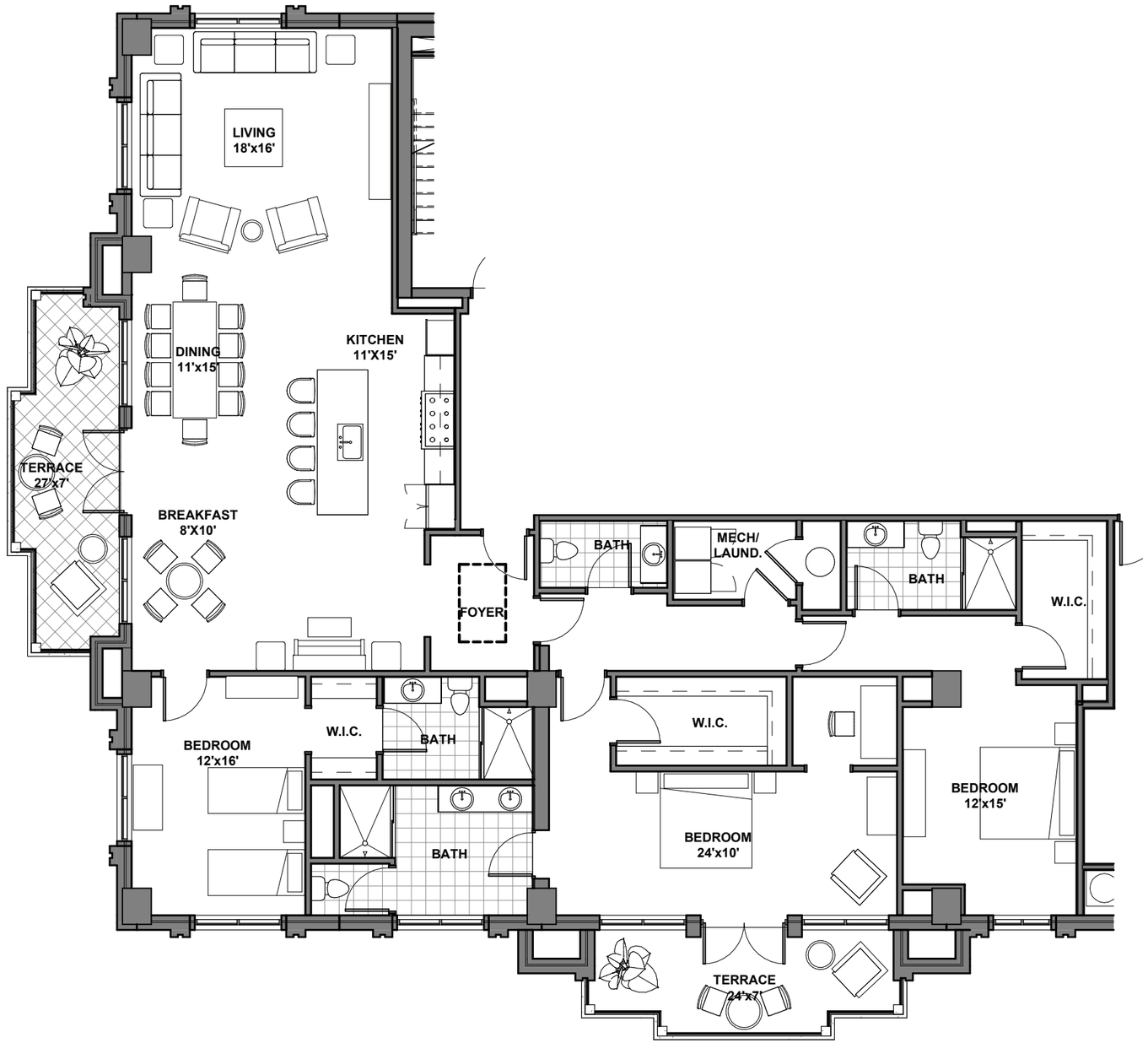
3 BEDROOM CONDO

3 Bath | 2,452 Square Feet

The Bienville

ONE WATER





Need not be built

DESCRIPTION

This spacious three-bedroom, three-bath residence offers an exceptional blend of luxury, comfort, and downtown living.

The thoughtfully designed floor plan features an expansive open-concept living and dining area, a gourmet kitchen with a generous island, and two private balconies totaling with views up Dauphin Street and down the mobile river. Floor-to-ceiling views showcase the vibrant downtown Mobile skyline and sweeping south-facing views of the river.

A spacious primary suite with a walk-in closet and well-appointed bath completes this sophisticated urban retreat.

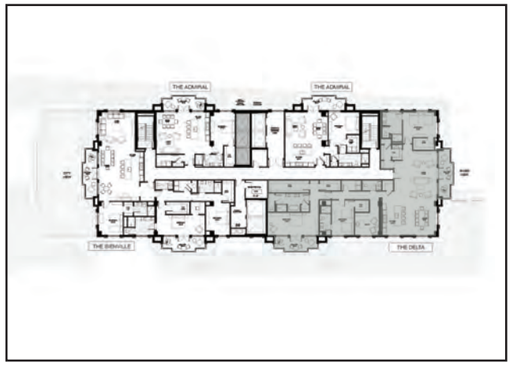
RIVERWALK

3 BEDROOM CONDO

3.5 Bath | 3,209 Square Feet

The Delta

ONE WATER

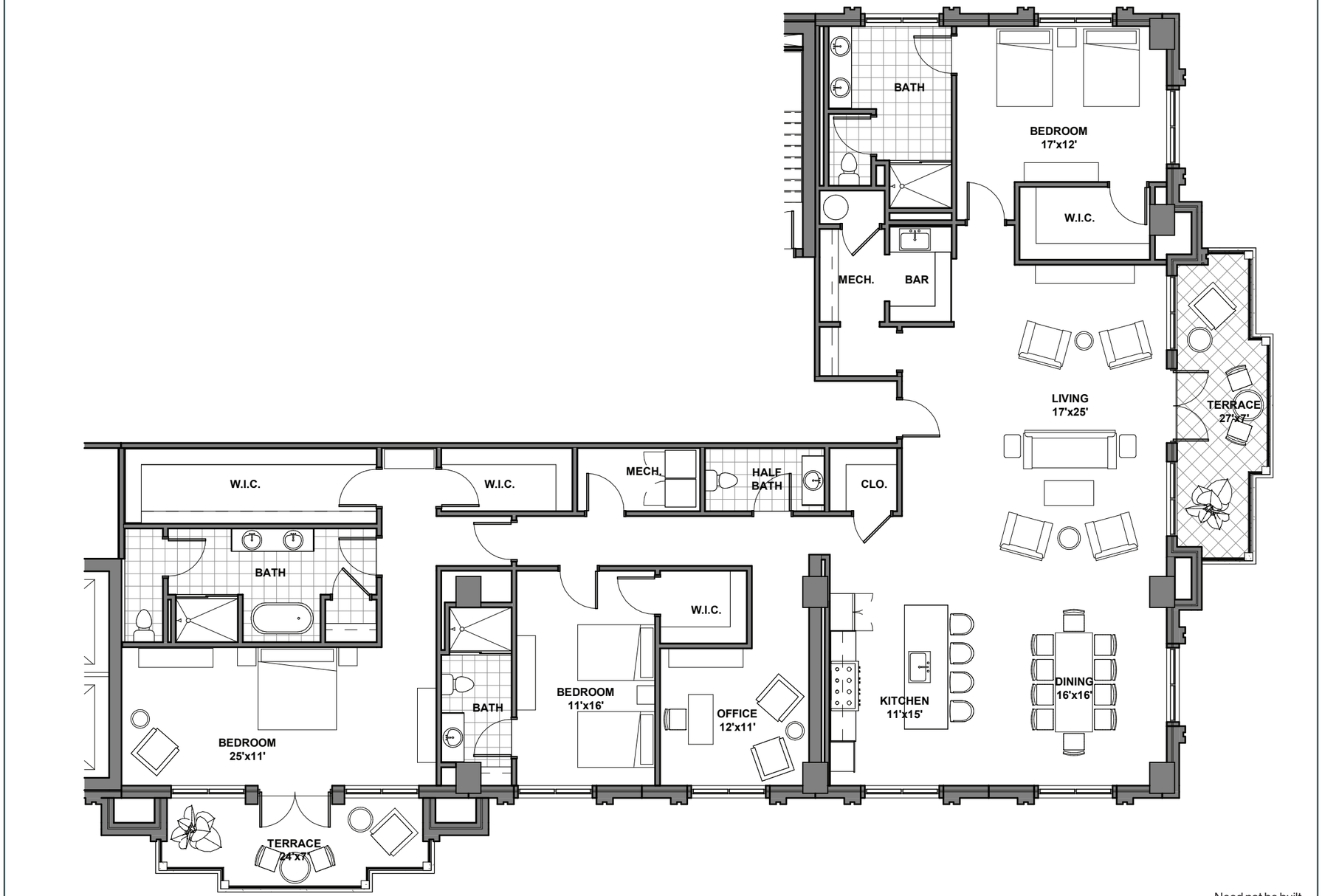


DESCRIPTION

The Delta offers an exceptional blend of luxury, space, and waterfront living.

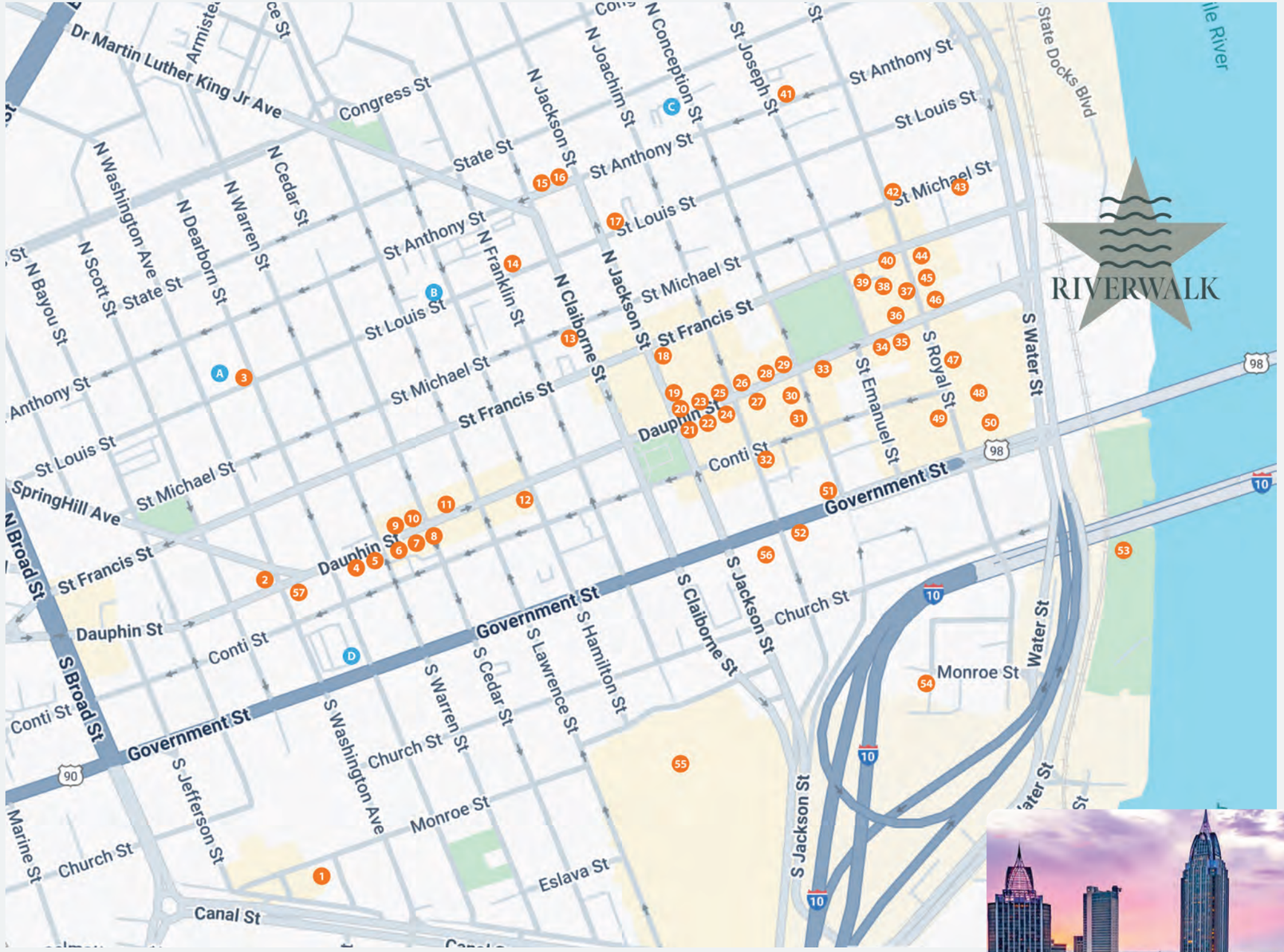
This expansive three-bedroom residence features a thoughtfully designed layout with a spacious open-concept living and dining area, gourmet kitchen with a large island, and a dedicated home office. Two private balconies totaling over 360 square feet provide distinct outdoor experiences—the living room balcony offers sweeping views of the Mobile River and the Mobile Delta, while the primary suite's private balcony captures beautiful south-facing views of the river and downtown skyline.

Generous bedroom suites, expansive walk-in closets, and elegant finishes complete this sophisticated waterfront residence.



Need not be built

RIVERWALK



LEGEND

1	Velvet Pig BBQ	31	Great Day Latte
2	Moe's Original BBQ	32	Penton's Bistro
3	The Cheese Cottage	33	Dumbwaiter
4	Slurp Society Ramen Shop	34	The Breakfast Spot
5	Wintzell's	35	The Haberdasher
6	Post	36	Squid Ink
7	Grace	37	Starbucks
8	Chuck's Fish	38	Las Floridatas
9	Hole-In-The-Wall	39	Cotton State BBQ
10	Kazoola	40	Dauphin's
11	Insider Collective	41	Yellowhammer Coffee
12	MoBay Beignet Co.	42	The Ruby Slipper Café
13	Blind Mule	43	Grand Bistro
14	Dropout Bakery	44	Joe Cain Café
15	Front Yard Tacos	45	Trelllis Room
16	Nova Espresso	46	Chick-Fil-A
17	Greer's St. Louis Market	47	Serda's Coffee Co.
C	Iron Hand Brewing	48	The Riverview Market
18	Bob's Downtown	49	Jimmy John's
19	NoJa	50	Fathoms
20	Debris Po Boys & Drinks	51	KnuckleBones Elixir Co.
21	Heroes Sports Bar	52	Chicken Salad Chick
22	Box Owt	53	Fresh Fruit Café/Maritime Mus.
23	Mediterranean Sandwich	54	Bistro St. Emanuel
24	Loda Bier Garten	55	Arena
25	TP Crockmiers	56	La Moynes Chophouse
26	Three Georges	57	The Garage
27	Rooster's	A	Wingman Brewing Co.
28	Mama's Restaurant	B	Branded River Brewing Co.
29	Wet Willie's	C	Iron Hand Brewing
30	Noble South	D	Oyster City Brewing Co.

RIVERWALK

1 WATER ST, MOBILE, AL 36602

RIVERWALKMOBILE.COM

Mobile's only mixed-use waterfront entertainment and hospitality development, combining hotel, residences, offices, retail, bars, and restaurants.

EMAIL

INFO@RIVERWALKMOBILE.COM



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Need not be built