



## HIGHLIGHTS

- Infill Development
- Re-purposed Historic Structure
- 20,000 Sf Office Building
- Morgan Stanley Anchor Tenant



"It is a bedrock structure with high visibility in the heart of downtown Salisbury. The exciting part is having the opportunity to take a historic building and transform it into a structure with modern-day purpose and functionality.

*-Palmer Gillis, Gillis Gilkerson*

**Morgan Stanley**

## DEAL STORY

A 19th century historic landmark - the old Feldman's Furniture building sat vacant for decades as a hidden gem in downtown Salisbury. The renovation involved more than bringing the building back to life. The project helped breathe new life into a community that was on the cusp of regeneration.

Gillis Gilkerson broke ground in September, 2014 to replace the roof and reinforce the walls of the original 15,000 square foot structure. Demolition occurred during the initial phase of construction in which the auxiliary and less historically significant surrounding structures were demolished to provide clear sight lines and on-site parking.

The next phase of construction included the renovation of the existing facility and the addition of stair towers, an elevator and a common space, allowing for a total of 20,000 square feet. Over the next several years the old Feldman's building transformed into River View Commons - a multi-use building with space for a restaurant, gallery, shops and offices and an outside deck and public river walk along the Wicomico River and Mill Street.



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