

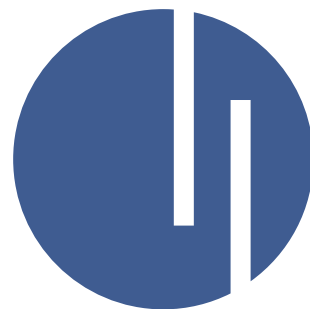


NASHVILLE
YARDS

OFFERING A WORLD CLASS URBAN EXPERIENCE



1.5 Million+ SF
of Class A
Office Space



**NASHVILLE
YARDS**

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NASHVILLE YARDS

Class A Creative Office Space



Property Highlights

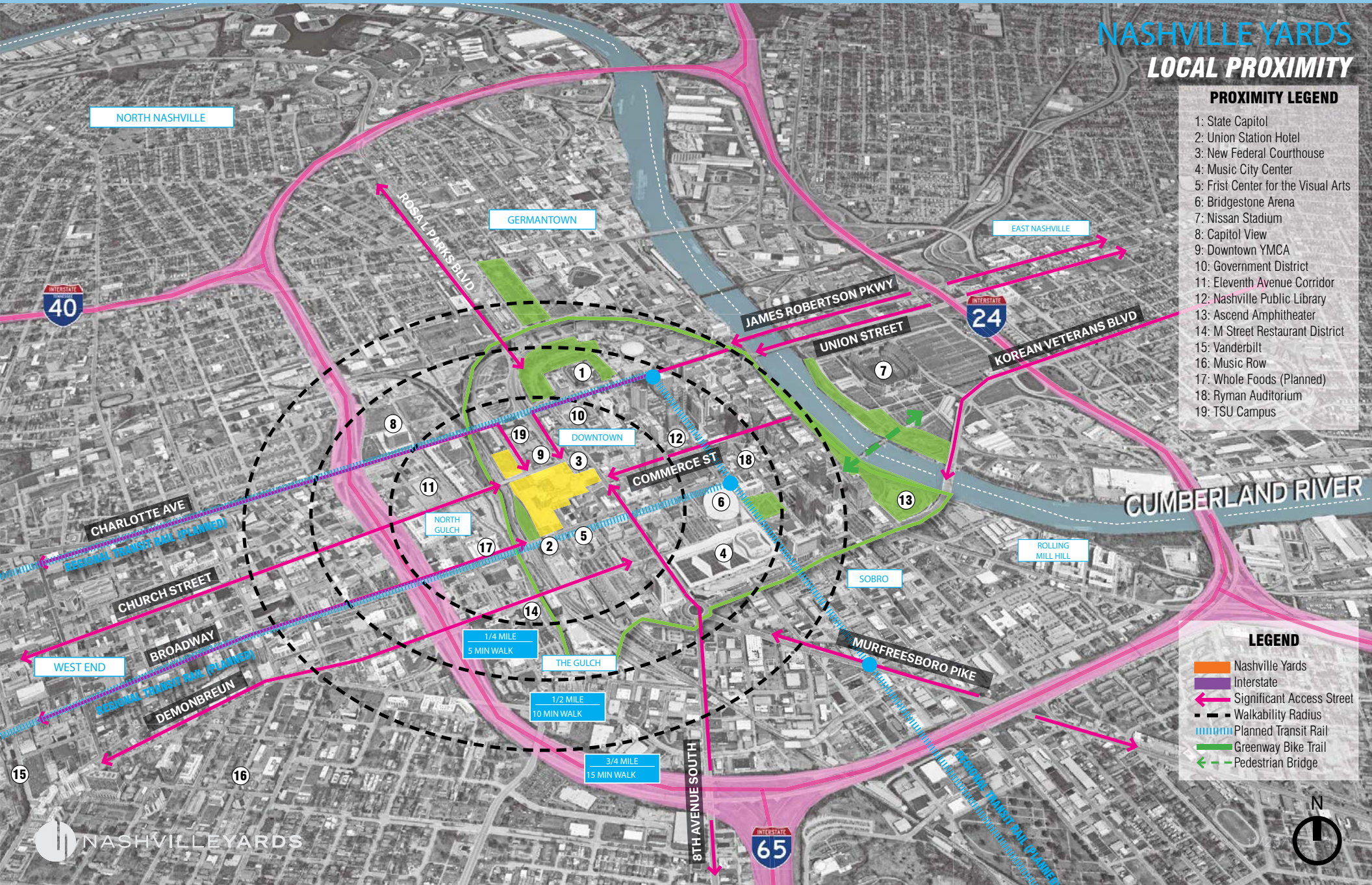
- > Stretches from Broadway to Church Street
- > 16-acre campus
- > 1.5 Million+ square feet of creative class A office space
- > 1,000+ Residential Units
- > 600,000+ square feet of retail and entertainment
- > 1,100+ hotel rooms
- > 1.3-acre park fronting the property

Campus Amenities

- > Open green space
- > On-site living opportunities
- > Various dining selections
- > Boutique hotel accommodations
- > 4,000 seat music venue
- > Urban movie theater
- > Abundant retail options
- > 75,000 SF of entertainment

PROXIMITY MAP

THE GATEWAY INTO NASHVILLE'S DOWNTOWN CORE



NASHVILLE YARDS LOCAL PROXIMITY

PROXIMITY LEGEND

- 1: State Capitol
- 2: Union Station Hotel
- 3: New Federal Courthouse
- 4: Music City Center
- 5: Frist Center for the Visual Arts
- 6: Bridgestone Arena
- 7: Nissan Stadium
- 8: Capitol View
- 9: Downtown YMCA
- 10: Government District
- 11: Eleventh Avenue Corridor
- 12: Nashville Public Library
- 13: Ascend Amphitheater
- 14: M Street Restaurant District
- 15: Vanderbilt
- 16: Music Row
- 17: Whole Foods (Planned)
- 18: Ryman Auditorium
- 19: TSU Campus

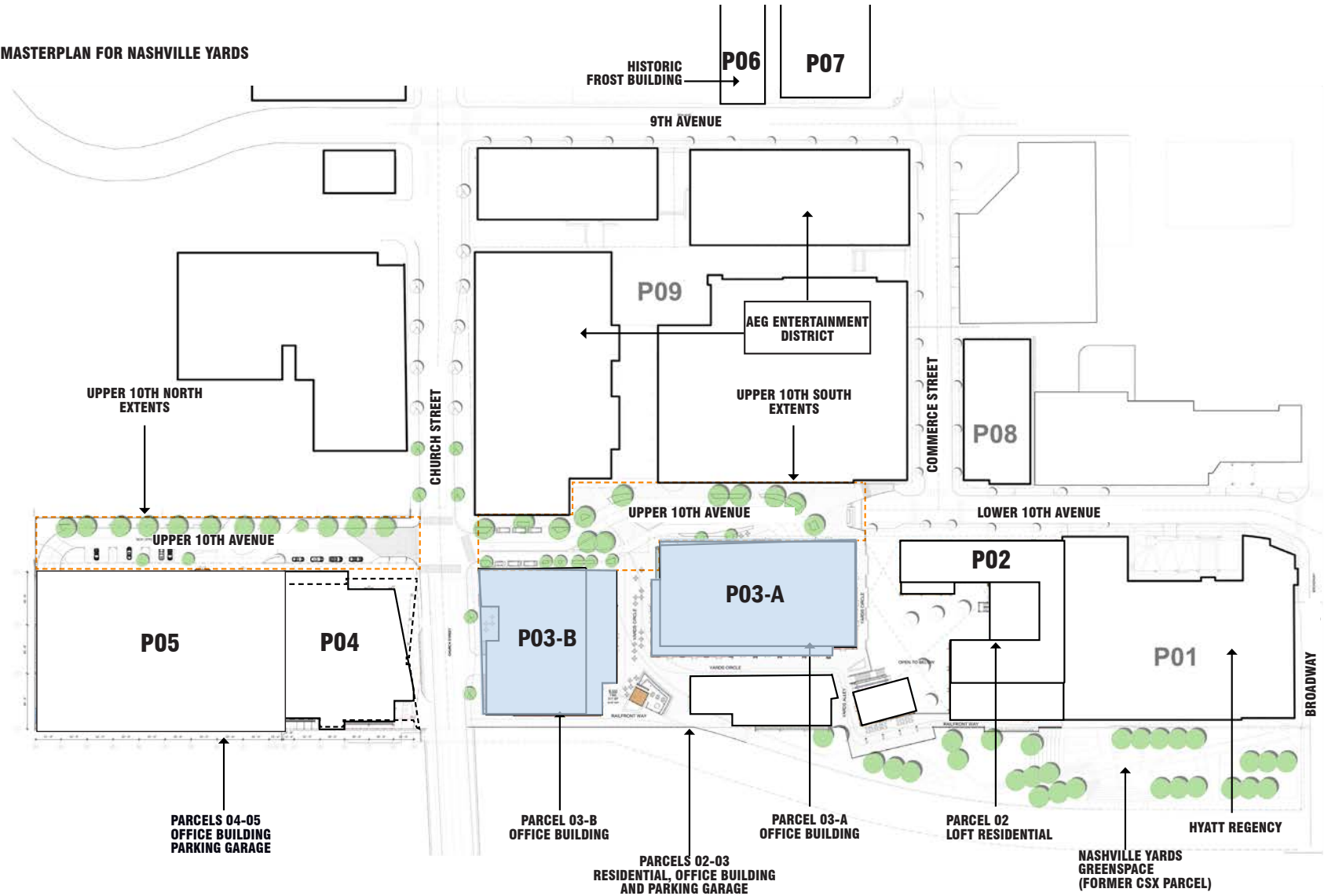
LEGEND

- Nashville Yards
- Interstate
- Significant Access Street
- Walkability Radius
- Planned Transit Rail
- Greenway Bike Trail
- Pedestrian Bridge



MASTER PLAN

MASTERPLAN FOR NASHVILLE YARDS



An aerial night view of a modern city skyline. The central focus is a tall, slender skyscraper with a glass facade, illuminated from within. To its right are several shorter, wider glass buildings, some of which are highlighted with a purple and blue glow. The surrounding area includes other city buildings, streets with cars, and some greenery. The overall scene is lit with a mix of warm and cool tones, typical of a city at night.

PARCELS 3A & 3B



NASHVILLE
YARDS

PARCEL 3A

200 10th Avenue N | Nashville, TN 37203



BUILDING SPECIFICATIONS

Creative Office

Rentable SF	500,000 RSF
Stories	15
RSF Avg. Plate Size	28,000 RSF
GSF Exterior Amenity	20,000 GSF
Dedicated Parking Spaces	940
GSF Ground Floor Retail	41,000 GSF

OVERVIEW

The site is located on the south side of Church Street between the railyard and 10th Avenue North. The build-to-suit building includes class A creative office space over parking and two levels of retail and entertainment. With larger floorplates and an abundance of exterior amenities at each level, the connectivity of the office to the surrounding context sets this building apart from other urban locations.

FEATURES

- Large creative plates ideal for modern open layouts
- Emphasis on amenity level to aid in employee satisfaction
- Ample and convenient below-grade parking
- Exceptional branding opportunity at gateway to city

PARCEL 3B

1001 Church Street | Nashville, TN 37203



BUILDING SPECIFICATIONS

Creative Office

Rentable SF	1,000,000 RSF
Stories	40
RSF Avg. Plate Size	25,000 RSF
GSF Exterior Amenity	6,000 GSF
Dedicated Parking Spaces	3,500
GSF Ground Floor Retail	13,000 GSF

OVERVIEW

The site is located on the south side of Church Street between the railyard and 10th Avenue North. The building includes class A creative office space over parking and two levels of retail and entertainment. With an abundance of exterior amenity at each level, the connectivity of the office to the surrounding context set this building apart from other urban locations.

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The Next Generation in Urban Development

COMING SOON | CLASS A CREATIVE OFFICE SPACE

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