



**FOR SALE | 111,090 SF | OPPORTUNITY ZONE
TWO VANTAGE WAY**

2 VANTAGE WAY | NASHVILLE, TN | METROCENTER

TWO VANTAGE WAY

2 VANTAGE WAY | NASHVILLE, TN 37228

- 01 | THE OPPORTUNITY
- 02 | MARKET OVERVIEW
- 03 | OFFERING PROCESS



INVESTMENT HIGHLIGHTS

Cushman & Wakefield is pleased to present the opportunity to acquire a 100% vacant office building within minutes of Nashville's central business district in the fully built out and evolving Metrocenter submarket.

Built in 1975 and renovated most recently in 2006 by the then owner-occupant, the building is well-maintained having previously been the home to credit tenants. The building sits on 6 acres of land and is located in an Opportunity Zone. Based upon recent land sales, the land component on acquisition is arguably \$10,000,000.

- ▶ RARE, VALUE-ADD OFFICE OPPORTUNITY IN NASHVILLE
- ▶ CENTRALLY LOCATED ACCOMMODATING AN EASY COMMUTE TO THE MAJORITY OF NASHVILLE'S RESIDENTIAL COMMUNITIES
- ▶ AN EFFICIENT FLOOR PLATE WITH GREAT DAYLIGHT
- ▶ TREMENDOUS OWNER-OCCUPANT OPPORTUNITY
- ▶ 5 PER 1,000 RSF OF SURFACE PARKING



- .5 Mile to I-65
- 2 Miles to I-40
- 3.5 Miles to Downtown
- 3.5 Miles to Music City Center
- 10 Miles to BNA Int. Airport



TWO VANTAGE WAY

METROCENTER

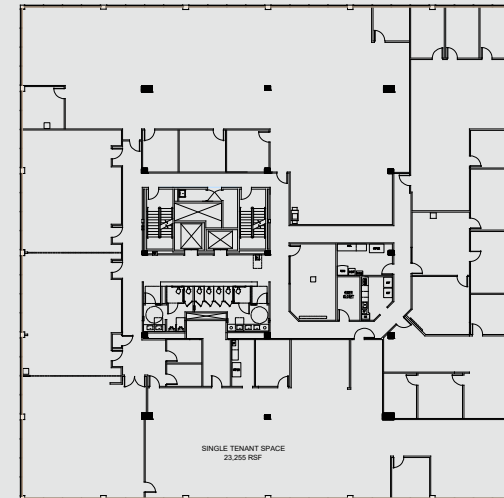
RBA
111,090 SF

TYPICAL FLOOR
22,615 SF

SELLER
STRATEGIC OFFICE PARTNERS

FORECAST BUYER UNDERWRITING			
Purchase Price	\$207.04	-	\$23,000,000
Tenant	SF	Net/SF	Annual
Prospect A	65,854	\$23.50	\$1,547,569
Prospect B	22,618	\$23.50	\$531,523
Prospect C	22,618	\$23.50	\$531,523
Total	111,090		\$2,610,615
Underwriting Vacancy:		5%	\$(130,531)
Net Operating Income:			\$2,480,084
Capital Cost to Re-Tenant:			
Tenant Improvements	\$60.00		\$6,665,400
Brokerage	\$15.44		\$1,715,130
Capital Expenditures	\$20.00		\$2,221,800
Contingency	\$5.00		\$555,450
Total	\$100.44		\$11,157,780
Basis Upon Stabilization	\$307.48		\$34,157,780
Buyer's Exit Cap			Value
6.50%			\$38,155,142
Net Profit to Buyer (Realized/Unrealized)			\$3,997,362
Buyer IRR:		Unleveraged	Leveraged
Time Zero		\$(25,777,250)	\$(10,247,334)
Year 1		\$(8,380,530)	\$(956,418)
Year 2		\$2,480,084	\$1,523,666
Year 3		\$40,709,629	\$16,799,183
IRR		9.07%	18.98%

TYPICAL FLOOR



- + Excellent Surface Parking Ratio at 5 per 1,000 SF**
- + Views of Downtown Nashville**
- + Great Ingress & Egress**

The above valuation is based upon forecast rents and capital costs; and, is provided only as an illustration of the potential unleveraged return to a buyer based upon these assumptions. No representation or warranty is made or implied





Center core elevator lobby offers daylight lobbies

The Opportunity

PRIME METROCENTER LOCATION



IRREPLACEABLE LOCATION



RETAIL

1. TopGolf
2. SpringHill Suites by Marriott
3. Cadillac Dealership
4. Honda Dealership
5. Lexus Dealership

MAJOR EMPLOYERS

6. Electrolux Distribution Center
7. FedEx Ship Center
8. The Plaza (360k SF Office)
9. Cigna Healthspring
10. River North (120-Acre Development)

EDUCATION

11. John Early Middle School
12. Hull Jackson Montessori School

POINTS OF INTEREST

13. Saint Thomas Sports Park (Tennessee Titans)
14. Nissan Stadium
15. The Duke of Nashville
16. Cumberland River Greenway

NASHVILLE

ONE OF THE FASTEST GROWING CITIES IN THE U.S.

One of the most highly sought-after markets in the Southeast with impressive job growth, surging apartment demand, and increasing investor appetite.



ALLIANCEBERNSTEIN

AllianceBernstein is moving its headquarters to Nashville, bringing 1,850 jobs and the company's C-suite.



AMAZON

Nashville will be home to Amazon's new Operations Center of Excellence and will employ 5,000 people in its future downtown office. The company's average Nashville job will pay \$150k per year.



ORACLE

Oracle Corp., one of the nation's leading software and IT companies, is scouting the Nashville market for an 800,000-SF office.

Corporate HQs in Nashville Region



ADDITIONAL JOB GROWTH

2020

CloudOne officials will invest \$2 million to establish a call center operation and create nearly 320 jobs.

2020

McDonald's recently opened a Nashville Field office which will serve as the regional hub for more than 100 employees.

2020

Commercial air transport Spirit Airlines announced that they plan to relocate their operations control center to Williamson County, bringing 345 jobs to the area, at an investment of \$11M.



City Creating the Most White Collar Jobs

Forbes



Best City for Young Professionals

smartasset



Metro Area for Advanced Industry Job Growth

Brookings



Metropolitan Economic Strength

Policom Corp



NASHVILLE GROWTH

15K Jobs

Announced Last Fiscal Year in the Nashville Region

83

New People per Day on Average in 2018

1.93M

Nashville Population July 2018

692K

Davidson County Population July 2018

NASHVILLE ECONOMIC STRENGTH

3.1%

Nashville MSA Unemployment Rate November 2019

2.3%

Davidson County Unemployment Rate November 2019

METROCENTER

LOCATED DIRECTLY IN THE PATH OF GROWTH AND TRANSFORMATION

NORTH LIGHTS

is a 22 acre mixed use site that multifamily and single family homes and up to 25K SF of local retail and restaurant businesses.

HILL CENTER GREENWOOD

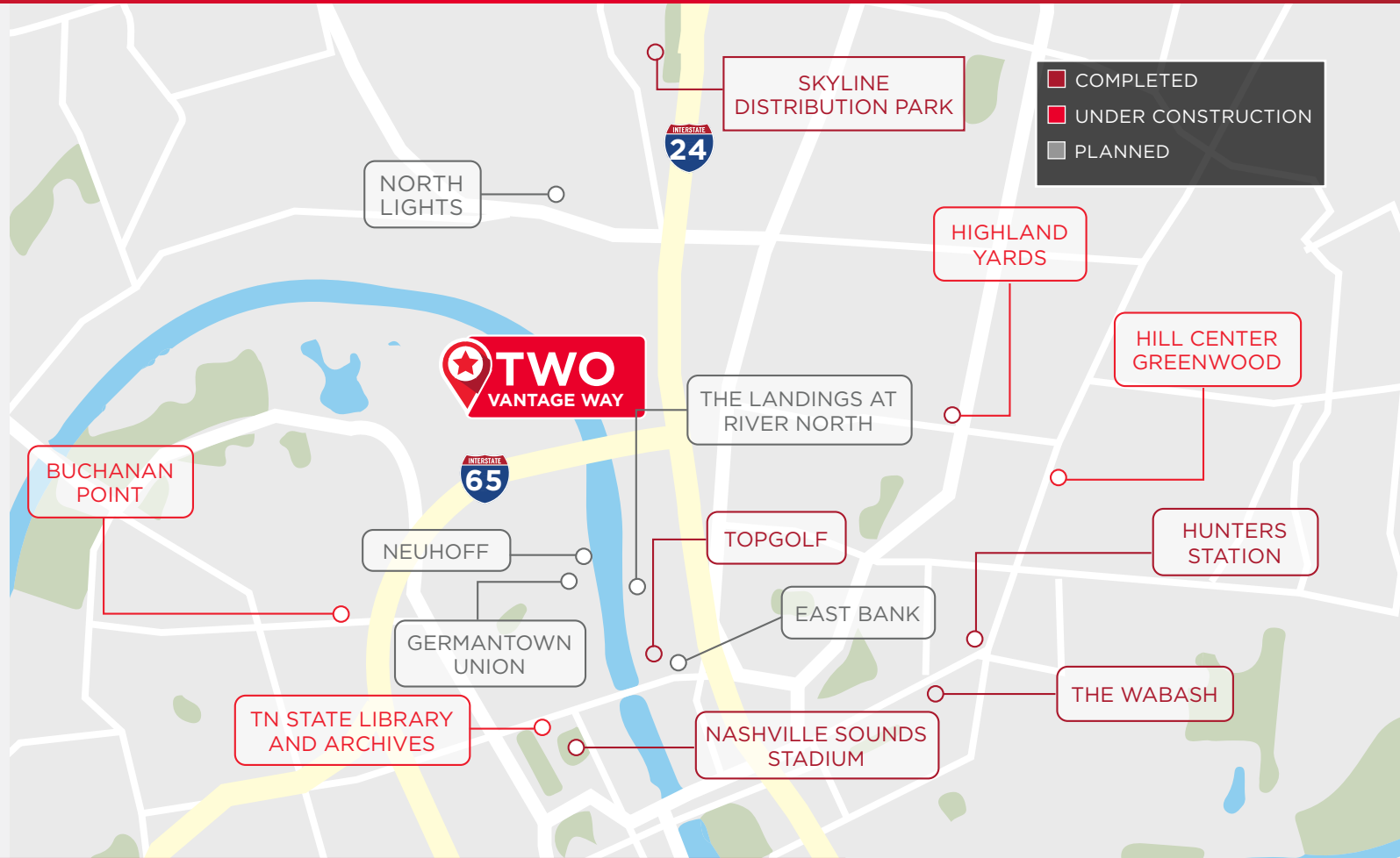
will feature a Sprouts grocery store, 12.5k SF of retail/restaurant space, and 80 residential units.

NEUHOFF

a revitalization of former slaughterhouse into a mixed-use development.

BUCHANAN POINT

a \$4M Commercial Project, will include retail, restaurants, and eight condos.





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