



FOR SALE OR LEASE | 133,918 SF | OPPORTUNITY ZONE
LAKE FRONT OFFICE PARK

2200 ROSA L PARKS BOULEVARD | NASHVILLE, TN | METROCENTER

LAKEFRONT OFFICE PARK

2200 ROSA L PARKS BLVD | NASHVILLE, TN

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

The Opportunity

INVESTMENT HIGHLIGHTS

Cushman & Wakefield is pleased to present the opportunity to acquire a rare urban office park in Nashville's MetroCenter submarket.

This campus style property sits on over 20 acres of land and is within an Opportunity Zone.

- ▶ RARE CREATIVE OFFICE BUILDOUT IN METROCENTER WITH ON-SITE AMENITIES
- ▶ GREAT FOR OWNER OCCUPIERS
- ▶ WOULD SUPPORT RETAIL TO ACHIEVE ADDITIONAL CASH FLOW
- ▶ LOCATED IN AN OPPORTUNITY ZONE
- ▶ CENTRALLY LOCATED



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



LAKE FRONT OFFICE PARK

METROCENTER

SIZE

133,918 SF

TYPICAL FLOOR

48,500 SF

CASH FLOW

LEASE OPPORTUNITY

Lake Front Office Park creates a rare opportunity for a 97,000 sf tenant to occupy the main building on the campus. The space received substantial improvements in 2015 to create a state of the art corporate office for UMPH. With a highly desired creative office build out, the amenity rich property creates a rare opportunity for a corporate office seeking a flagship space with a high density parking ratio.

OWNER | OCCUPIER:

United Methodist Publishing House

TENANT MIX:

82% UMPH

18% Other Tenants

at the East & West Commons Properties

+ Urban Campus Environment on Lake

+ Ample Parking at 4 Spaces per 1,000 SF

+ Creative Build-Outs

+ Conference Center

+ Outdoor Courtyard Amenity

+ Connected to Public Transit

Ample Outdoor Amenities On-Site





Grand Entrance with Multiple Meeting Rooms and Training Room Included



Large Collaborative Break Room Area

High Ceilings Throughout Office Areas



On Site Fitness Center Completed in 2018

Screened In Outdoor Seating/Conference Areas



PRIME METROCENTER LOCATION



IRREPLACEABLE LOCATION

Lake Front Office Park is strategically positioned just North of Rosa L Parks Blvd and is a brief 3 minute drive to I-65 ramp access (traffic count of 105k vehicles per day). The site is within 3 miles of 82k jobs and over 16M SF of office space.



RETAIL

- | | | |
|----------------------------------|---------------------|------------------------|
| 1. CVS Pharmacy | 6. Lexus Dealership | 12. Chick-fil-a |
| 2. TopGolf | 7. Starbuck's | 13. Subway |
| 3. SpringHill Suites by Marriott | 8. Chipolte | 14. 5th/3rd Bank |
| 4. Cadillac Dealership | 9. Dunkin Donusts | 15. Honky Tonk Brewing |
| 5. Honda Dealership | 10. Smoothie King | 16. The Optimist |
| | 11. Kebab Gyros | 17. Rolf & Daughters |

MAJOR EMPLOYERS

- | | |
|------------------------------------|--|
| 23. Electrolux Distribution Center | 29. River North (120-Acre Development) |
| 24. New World Imports | 30. Jump Crew |
| 25. FedEx Ship Center | 31. Tennessee Titans |
| 26. The Plaza (360k SF Office) | 32. Postmates |
| 27. Cigna Healthspring | 33. Pathway Lending |
| 28. Kraft CPAS | 34. Aegis |

MULTIFAMILY

- | |
|---------------------------------|
| 35. The Duke |
| 36. One Metrocenter |
| 37. The Griff |
| 38. Wood Partners Proposed |
| 39. Southeastern 300 Units - UC |
| 40. Accent Metrocenter |
| 41. Knox at Metrocenter |

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

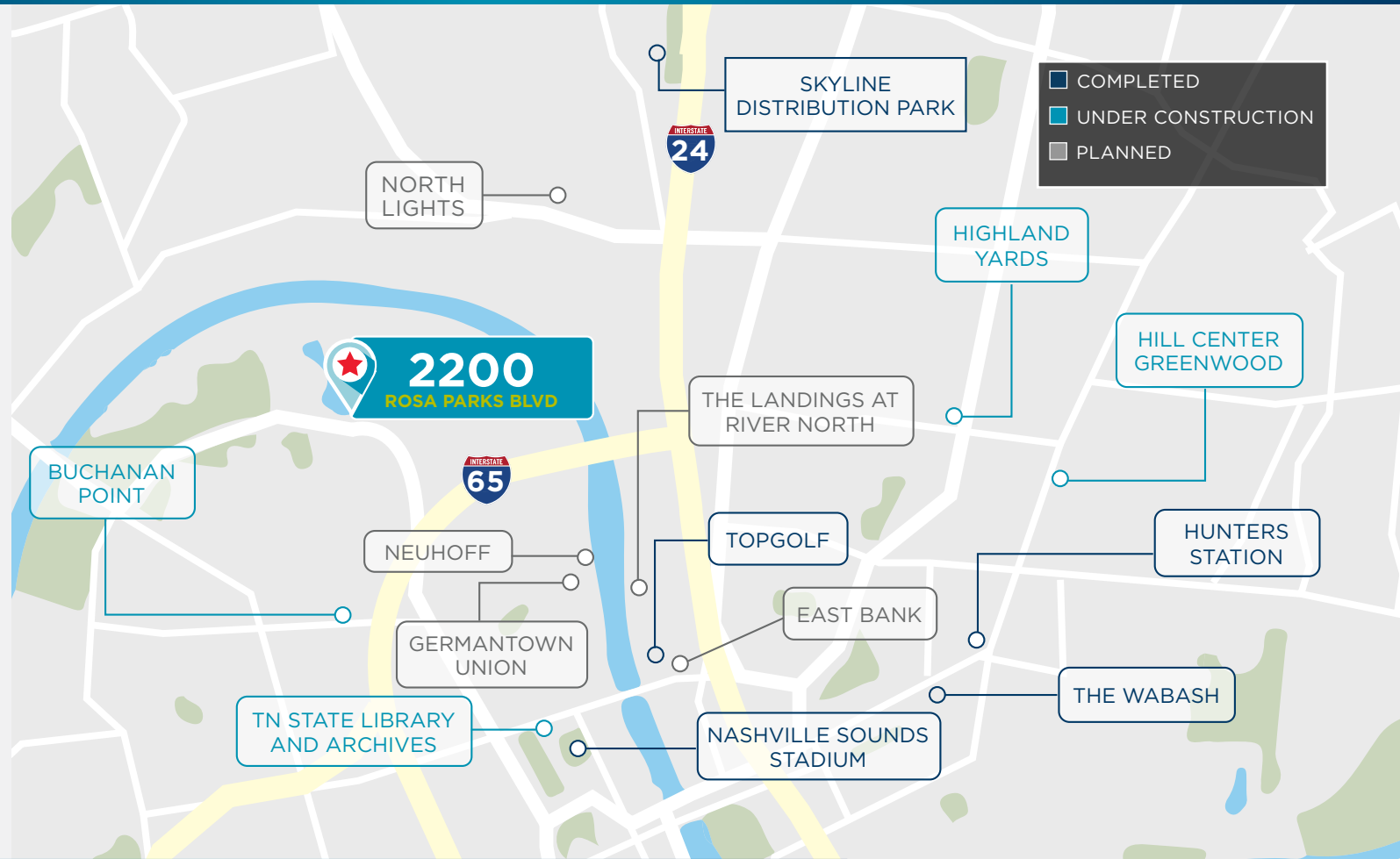
will feature a Sprouts grocery store, 12.5k SF of retail/restaurant space, and 80 residential units.

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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