

The Gulch

THE VOORHEES BUILDING

8th Avenue South | Nashville, Tennessee

**CREATIVE OFFICE & RETAIL
FOR LEASE**

 CUSHMAN &
WAKEFIELD

OJAS
PARTNERS



VOORHEES
BUILDING

THE VOORHEES BUILDING

The Voorhees Building is a 48,000 SF building positioned on Nashville's 8th Avenue South, a mile from the heart of Nashville's downtown core. This historic property will be the cornerstone for a future mixed-use plan that will be an unrivaled destination for creative office users and retailers seeking to be a part of Nashville's vitality and infamous Gulch neighborhood.

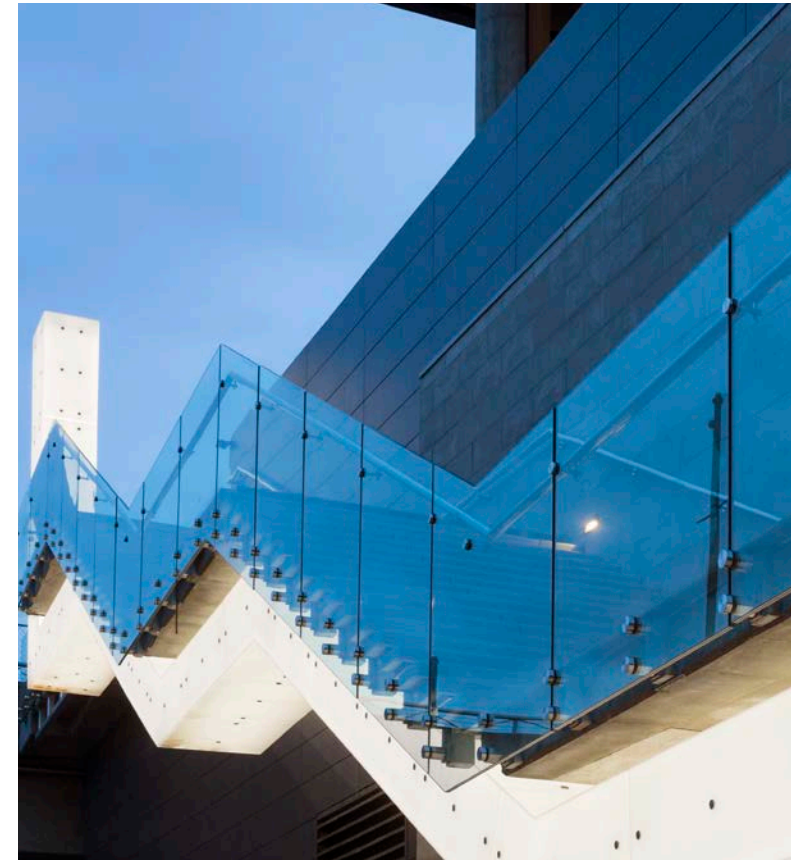


THE GULCH

This premier site is located in Nashville's hottest neighborhood, the Gulch. Considered Nashville's most activated area, the Gulch is located between Nashville's Downtown, SoBro and Music Row submarkets.

The neighborhood is a powerhouse for all product types with a unique mix of office, restaurants, shopping, entertainment and residential units. The Gulch boasts nationally recognizable names like Thompson Hotels, as well as local staples like the Turnip Truck organic grocer, Biscuit Love and landmark Arnold's Country Kitchen.

Additionally, the Gulch is LEED-certified, with most developments putting energy efficiencies and environmental causes front of mind.





AREA DEVELOPMENT

RESTAURANTS

- 1 Adele's
- 2 Arnold's Country Kitchen
- 3 Bar Louie
- 4 Bar Otaku
- 5 Barista Parlor
- 6 Burger Republic
- 7 Biscuit Love
- 8 The Chef and I
- 9 Del Frisco's Grille
- 10 Eastern Peak
- 11 Emmy Squared
- 12 Gertie's Bar
- 13 Kayne Prime
- 14 Killebrew
- 15 Kona Espresso Bar
- 16 L.A. Jackson
- 17 Marsh House
- 18 Milk and Honey
- 19 Moto
- 20 Night Train Pizza
- 21 Potbelly
- 22 Peg Leg Porker
- 23 Party Fowl
- 24 The Pub
- 25 St. Anejo
- 26 STK
- 27 Stock & Barrel
- 28 Starbucks
- 29 Sunda
- 30 Superica
- 31 The Turnip Truck
- 32 Whiskey Kitchen
- 33 Tennessee Brew Works
- 34 City Winery

SHOPPING

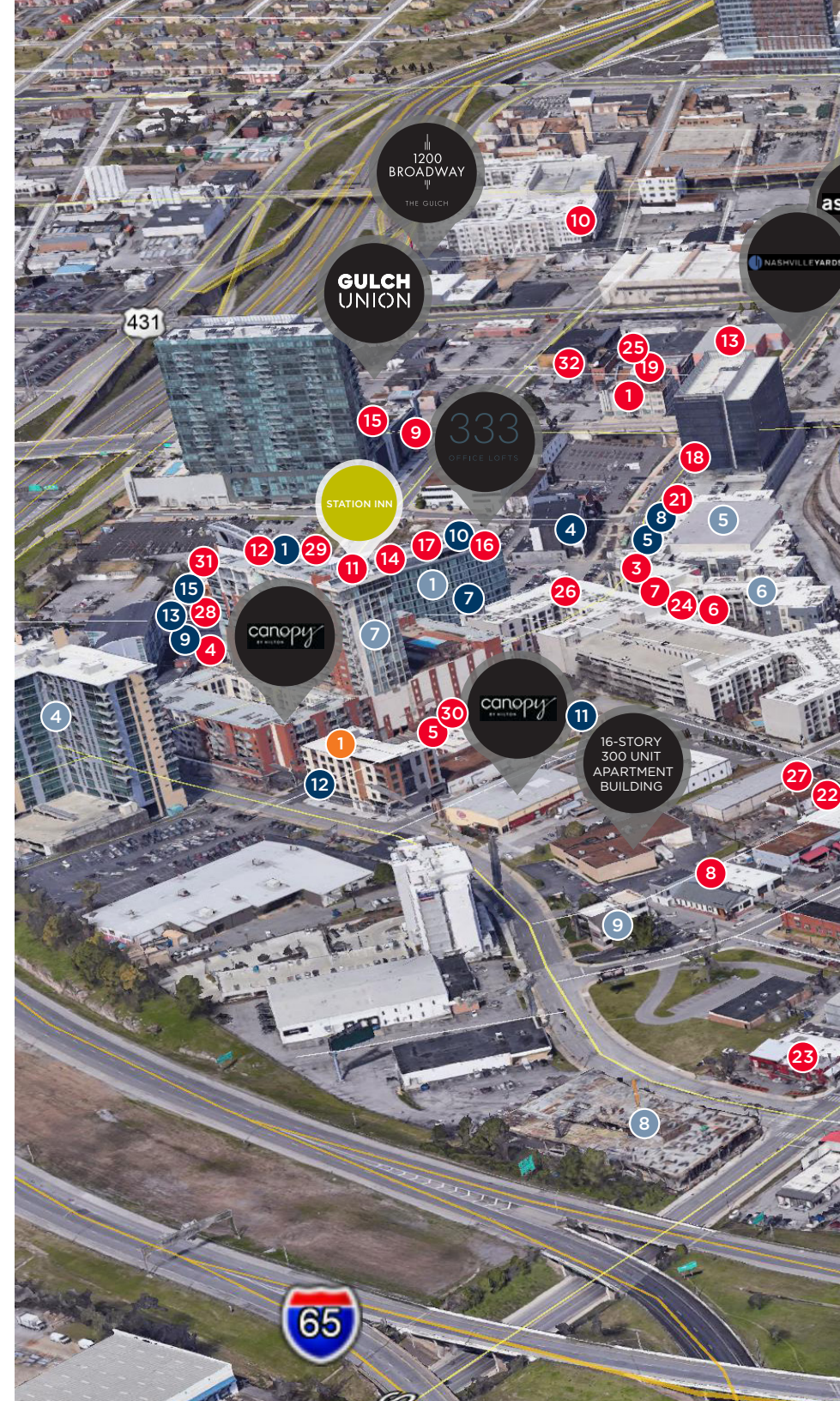
- 1 Blush Boutique
- 2 Carter Vintage Guitars
- 3 Casa de Montecristo
- 4 Design Within Reach
- 5 e.Allen
- 6 Finley's The Gulch
- 7 The Frye Company
- 8 Kittenish
- 9 Lucchese
- 10 Parish
- 11 Patagonia
- 12 Ruckle & Rye
- 13 Two Old Hippies
- 14 Uncommon James
- 15 Urban Outfitters

FITNESS

- 1 CYCLEBAR
- 2 Trumav
- 3 Boothcamp Gym

HOTEL & APARTMENTS

- 1 Thompson Hotel
- 2 JW Marriott
- 3 Westin
- 4 Terrazzo
- 5 Velocity
- 6 Pine Street Flats
- 7 Icon
- 8 Broadstone Gulch
- 9 Greystar
- 10 805 Lea
- 11 Haven at the Gulch



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MUSIC CITY CENTER

ONE KVB CIRCLE

30-STORY MULTIFAMILY DEVELOPMENT

CANNERY ROW

VOORHEES BUILDING

2

3

10

2

14

3

20

2

6

2

34

3

11

DIVISION ST BRIDGE NOW COMPLETE

1st Ave S

Wetmore St

Mulberry St



THE VOORHEES BUILDING

Creative Office & Retail Opportunity

5

FLOORS

58K

TOTAL SQUARE FEET

13K

TYPICAL FLOOR
PLAN

3

SPACES PER 1,000 SF
PARKING RATIO



THE VOORHEES BUILDING

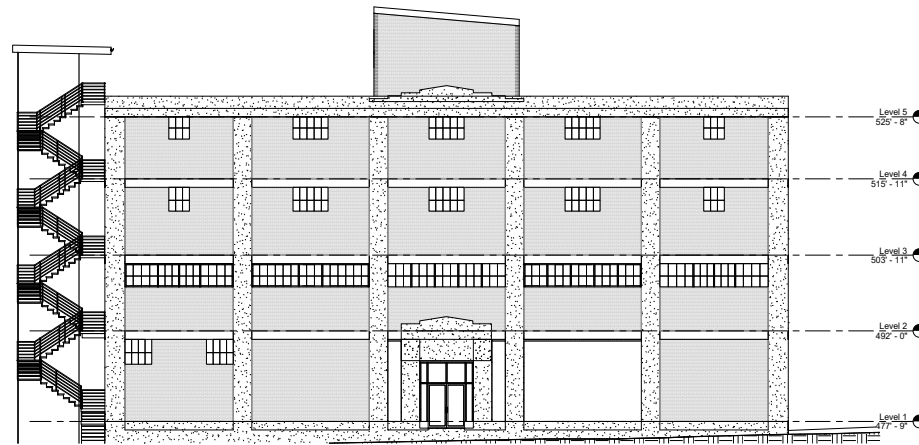
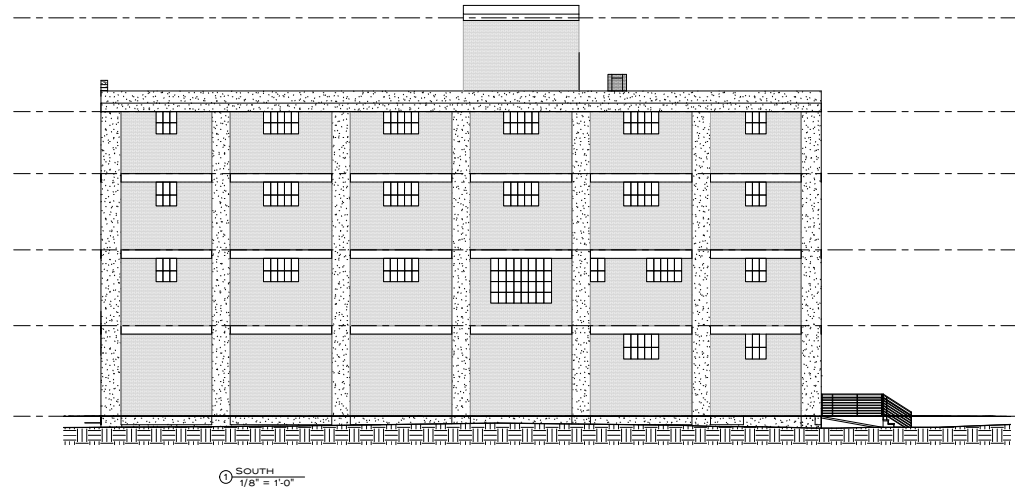
Creative Office & Retail Opportunity



- Potential for Ground-Floor & Rooftop Retail Space
- 8th Avenue Pedestrian Entrance

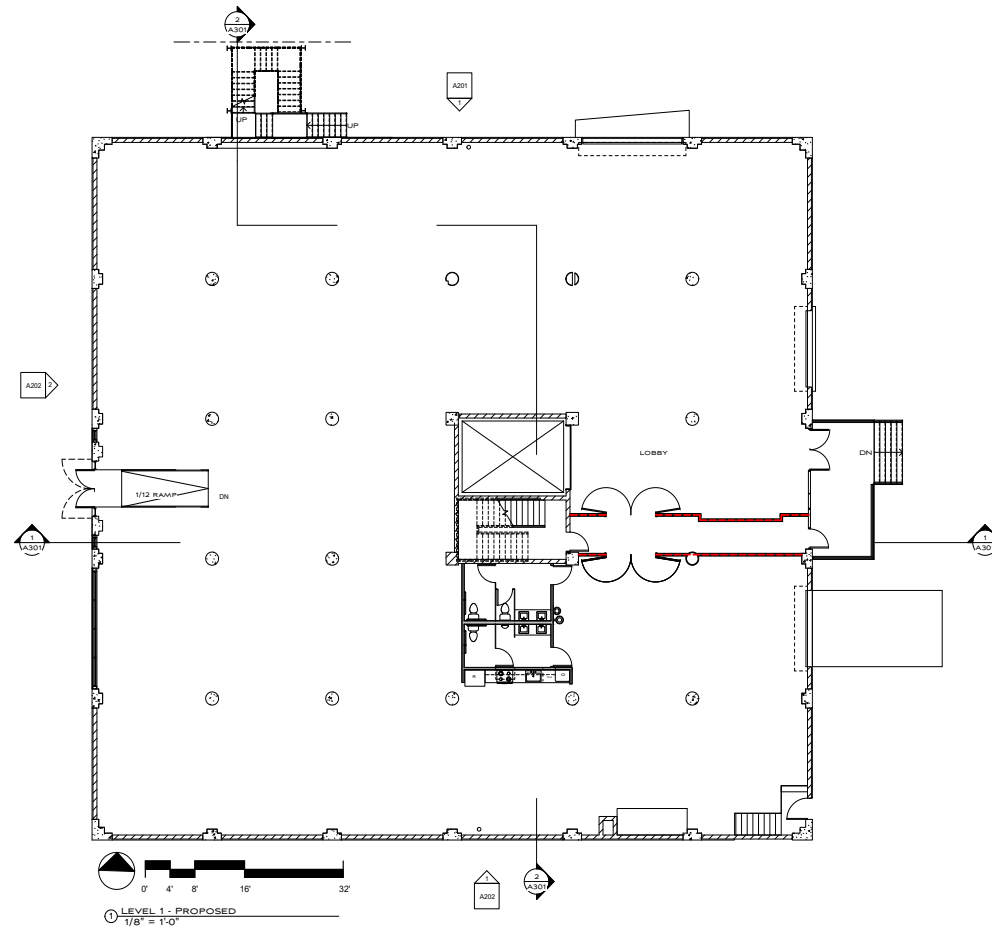


VOORHEES BUILDING



Existing Site Plan

VOORHEES BUILDING



Existing Floor Plan - Office
13,000 SF

THE BILL VOORHEES CO

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