

# 222

222 SECOND AVENUE SOUTH  
NASHVILLE, TN 37201

ELEVATE  
YOUR  
EXPERIENCE

222

Hines CBRE



# COMMAND YOUR FUTURE

Every detail of the building's design reflects the mindset of a new-generation workforce.



## BUILDING FEATURES:

- 362,000 SF of office
- 29,000 SF of retail and restaurant
- 2.75 parking ratio
- Highly efficient 26,450 SF floor plates
- Planning density of up to 150 SF/employee
- Unobstructed and permanent views
- Best vehicle access in the CBD
- Adjacent to Riverfront Park
- Designed for sustainability - LEED Gold



# CREATE THE CULTURE YOU NEED FOR THE VISION YOU HOLD

Best in class amenities create a work environment that yields happier, motivated and productive employees.



## RETAIL OFFERINGS

- Vibrant location and activated streetscape
- 29,000 SF of diverse retail and restaurants

## BUILDING AMENITIES:

- Large outdoor terrace for common tenant use with seating, fire pits, bocce, outdoor televisions, and bar service
- Club quality fitness center with lockers and showers
- Facility for outdoor yoga and pilates classes
- Collaborative meeting space and social work area
- 50-person tenant conference center
- On-site building management office



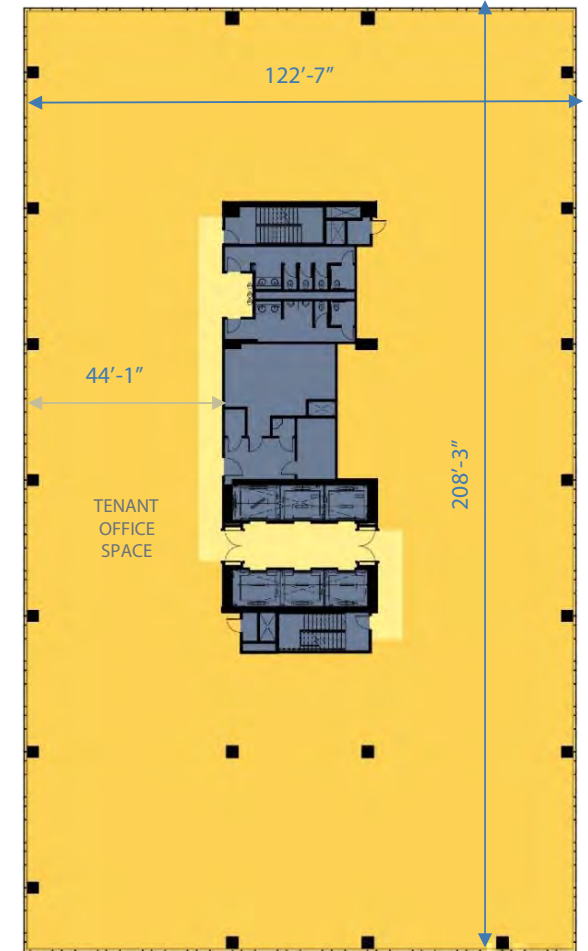
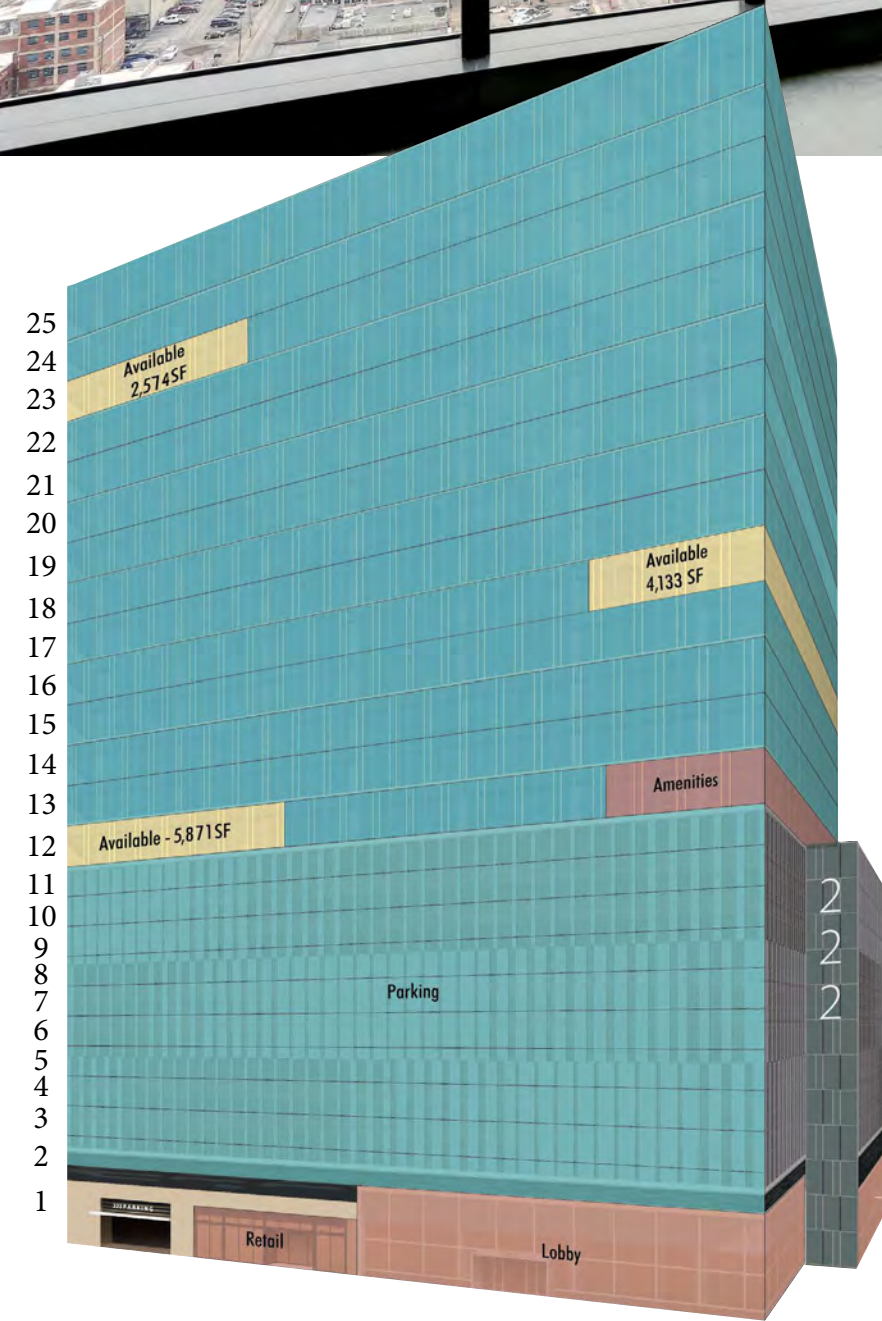
# INNOVATION THRIVES WHERE PEOPLE THRIVE

Column-free floorplates allow for new possibilities. Connection and productivity define the day.



## HIGHLY EFFICIENT SPACE PLANNING

- 26,450 SF, rectangular office floor plates
- Column-free floorplates
- Planning density of up to 150 SF/employee



\*Levels 13-25 shown

# UNPARALLELED VIEWS

Abundant windows look out over unobstructed views to inspiring vistas beyond.



UNOBSTRUCTED VIEWS OF THE RIVER,  
RIVERFRONT PARK, AND THE NASHVILLE CBD

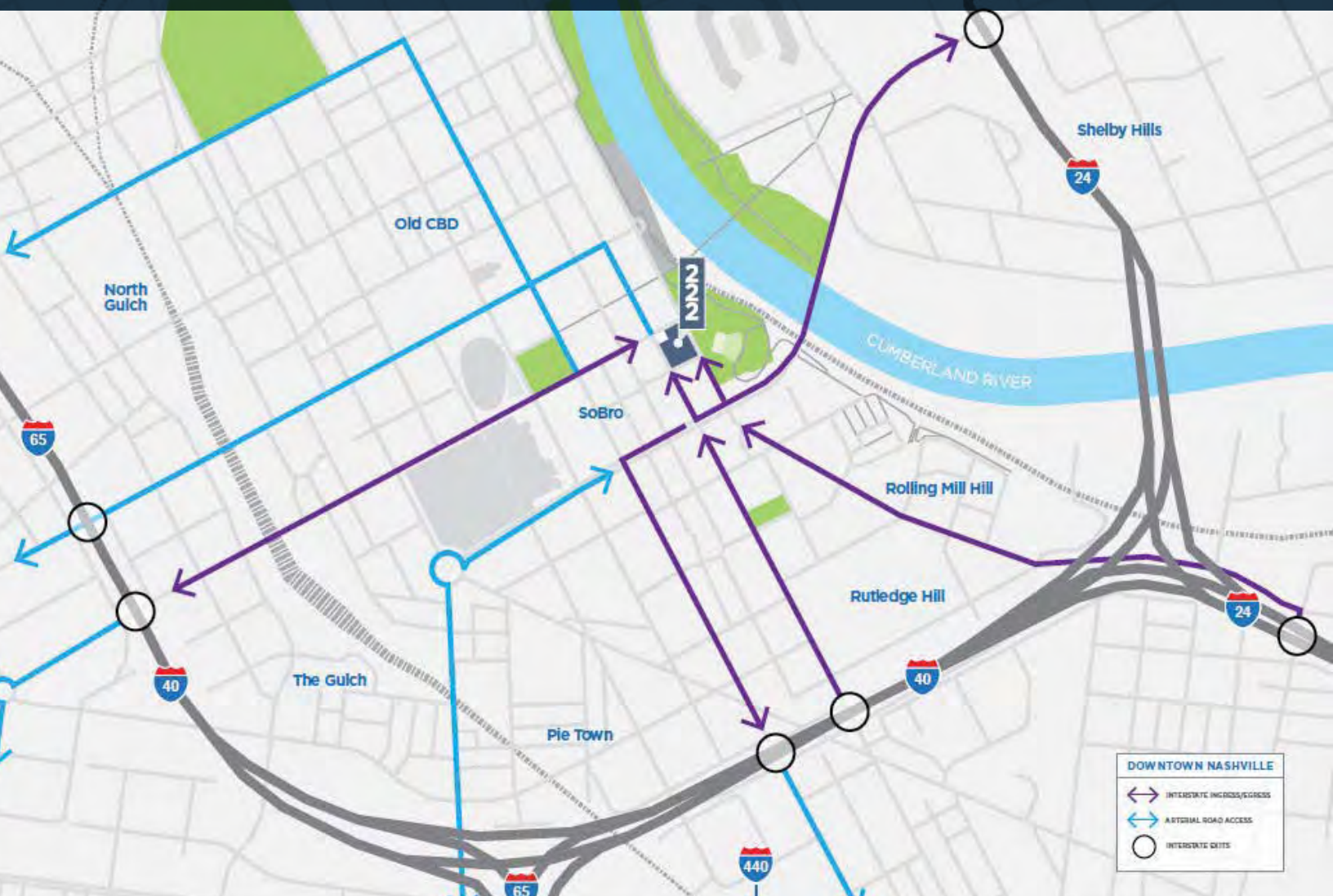




# UNMATCHED LOCATION IN THE CBD

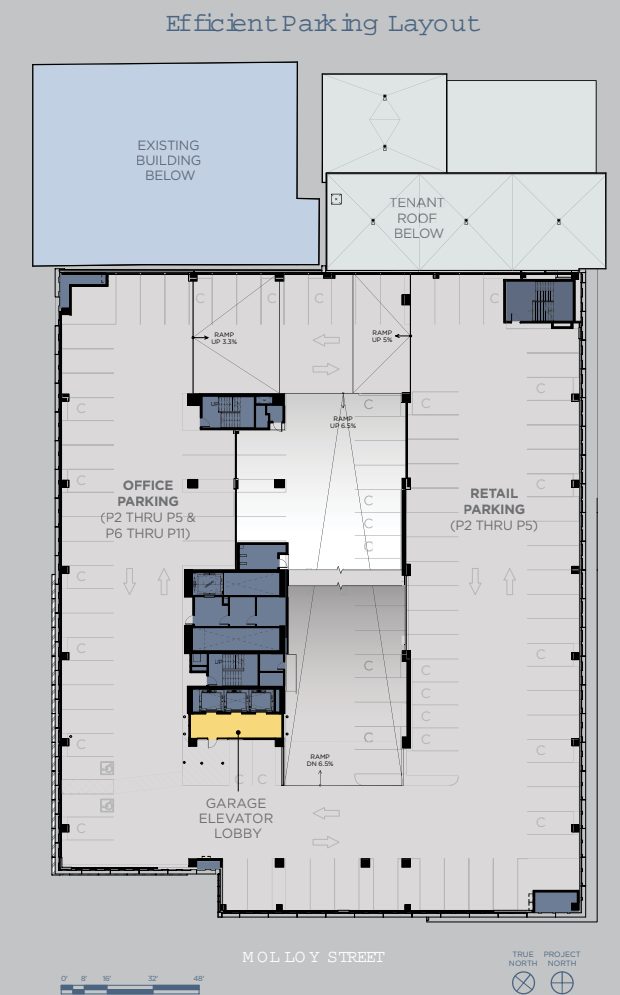
Get to work faster and save time with a prime location and multiple points of ingress and egress.

- Multiple points of ingress and egress from the I-24/65 and I-40 with first-on, first-off advantage at KVB and 2nd/4th Avenues
- Two points of access into/out of garage



# CONVENIENT PARKING EXPERIENCE

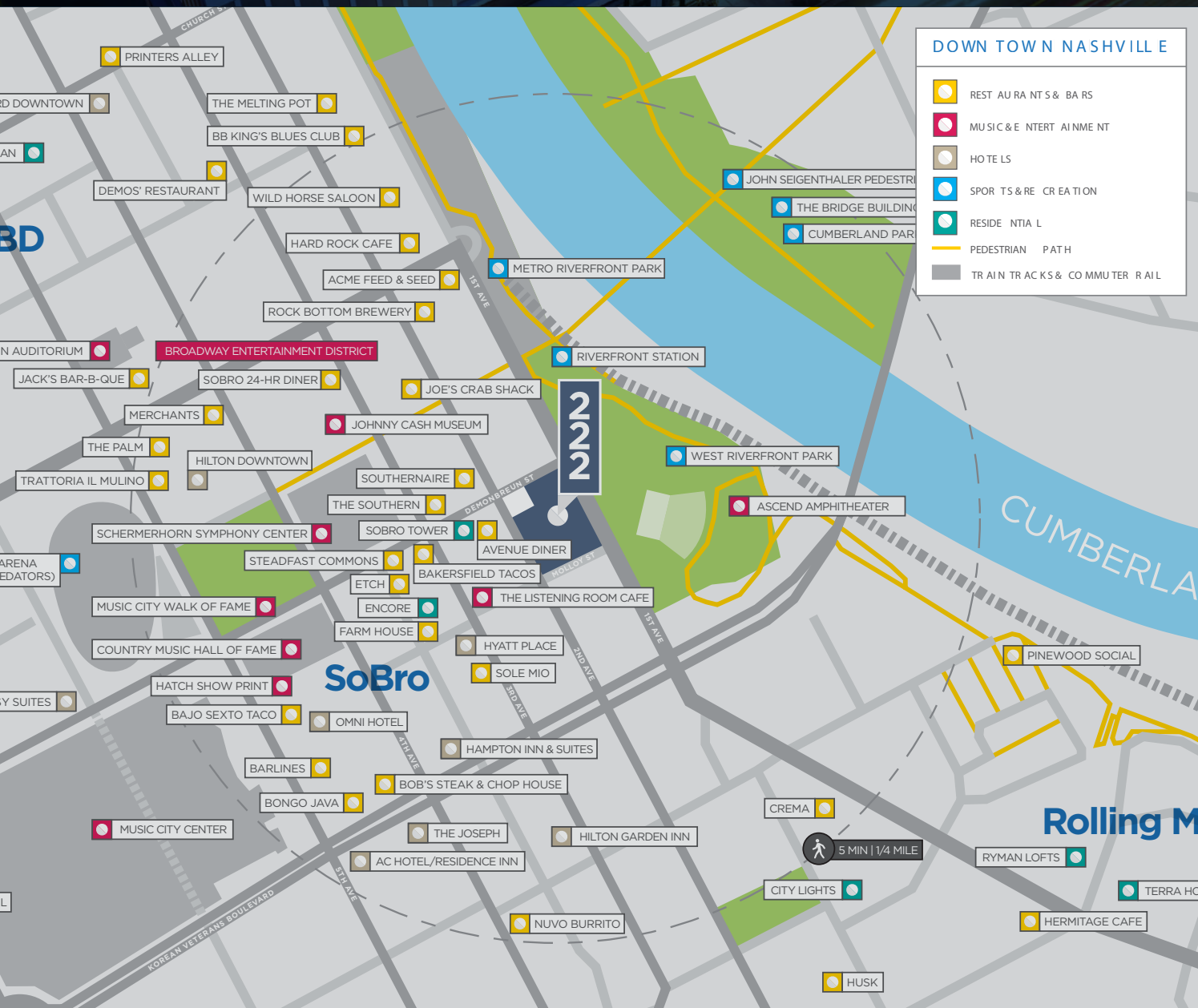
- 2.75 parking ratio
- Multiple two-way drive aisles for quick entry/exit
- Designated visitor and retail spaces
- Intelligent guidance system
- Next-generation wayfinding technology from Park Assist®





# NASHVILLE'S NEW CENTER OF GRAVITY

SoBro is a vibrant, thriving area buzzing with activity. Something exceptional awaits around every corner, ready to be discovered.





# THE BEST FRONT YARD IN NASHVILLE

222 gives you a front row seat to Riverfront Park, Ascend Amphitheater and the best dining and entertainment venues in Nashville.

- Located in the 24x7 urban core of Nashville
- Highly acclaimed restaurants, hotels and entertainment
- Immediately adjacent to the city's brand new Riverfront Park and Ascend Amphitheater



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# ELEVATE YOUR EXPERIENCE

[222nashville.com](http://222nashville.com)

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## CBRE Hines

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