

# 5CITYAVENUE at oneCITY<sup>®</sup>

5CITYAVE.com  
oneCITYnashville.com



# THE PLATFORM FOR NASHVILLE'S INNOVATION ECONOMY

oneCITY is designed to inspire and activate creative minds with world-class amenities, retail and restaurants just steps away.

- » 18.7 acre mixed-use master plan
- » 4.5 acres open space
- » LEED Gold neighborhood
- » 1 million SF office
- » 600 urban apartments
- » 170-key hotel
- » 120,000 SF locally inspired retail

## THE SHAY

Coming soon, your chance to experience a great new way of life from your very own residence at ONECITY.

## THE YARD

A community lawn and stage anchor this multi-purpose gathering place surrounded by Nashville's finest outdoor dining experience.

## 8 CITY BLVD

The most respected orthopedists in middle Tennessee, technology companies focused on health, and fresh approaches to Italian food and craft coffee grace our first building at ONECITY.

## 5 CITY AVENUE

Grounded by activated public space, the office tower will be home to game-changing companies and the great minds who inhabit them.

## CITYBLOX

Set on the site of a future building, CITYBLOX provides social sports and fitness, plant-based dining and community activities.

## ELEMENT NASHVILLE WEST END HOTEL

Visitors will have the chance to explore oneCITY from the eco-savvy Starwood/Marriott Element featuring natural light, modern design and healthy options.

## THE WATERSHED

Stormwater, groundwater and condensate collected here provide 100% of the water needed to irrigate our green spaces. An added benefit: all that water makes a nice amenity for residents, workers and visitors to enjoy.

## COMMUNITY TABLE

Anchored by healthy eating, local food is the focus for this teaching and dining experience. Nothing brings a community together like food (and music).

## 28TH/31ST AVE CONNECTOR

This celebrated bridge borders ONECITY, connects the North and West Nashville communities, models sustainable roadway design and provides access to our town's crown jewel, Centennial Park.



WE ARE CONNECTING THE GEOGRAPHY OF INNOVATION, CREATING A DYNAMIC COMMUNITY THAT CONNECTS NASHVILLE'S ANCHOR INSTITUTIONS AND LEVERAGES PROXIMITY TO CREATE UNCOMMON COLLABORATIONS AND KNOWLEDGE SHARING.

- RYAN DOYLE, ONECITY

## 5 CITY HIGHLIGHTS

- » 230,000 SF of creative/corporate/build to suit office space
- » Visibility from interstate and easily accessible from all corners of Nashville
- » Building signage available
- » Fitness center and elevated deck entertainment space
- » Efficient and open floorplates with floor to ceiling glass
- » Sustainable building features
- » Build to suit opportunities
- » Connectivity to West End, Charlotte Avenue neighborhoods, and Nashville's anchor institutions and universities
- » Dynamic district with supportive innovative programming



5 CITY AVENUE'S PEDESTRIAN / VEHICULAR CONNECTOR + RETAIL GROUND FLOOR

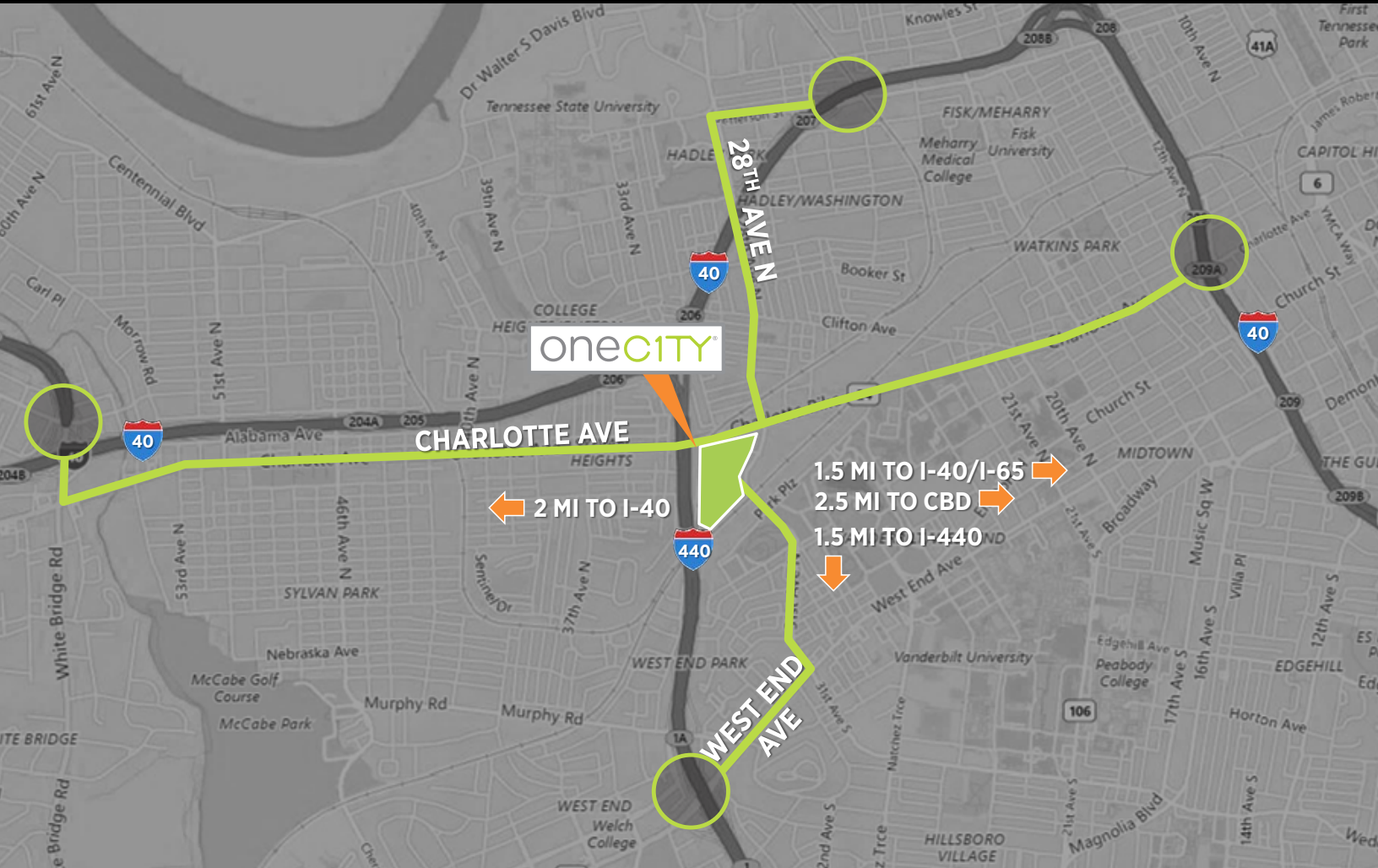
## LIVE | WORK | PLAY | CREATE @ onecity®

- » Restaurants from award winning chefs
- » Walking paths and green spaces
- » Stage for outdoor venue and entertainment
- » Outdoor seating and collaborative outdoor work areas
- » Health and wellness focused work environments
- » Community events + social gatherings

5 CITY AVENUE FROM CITY BLVD

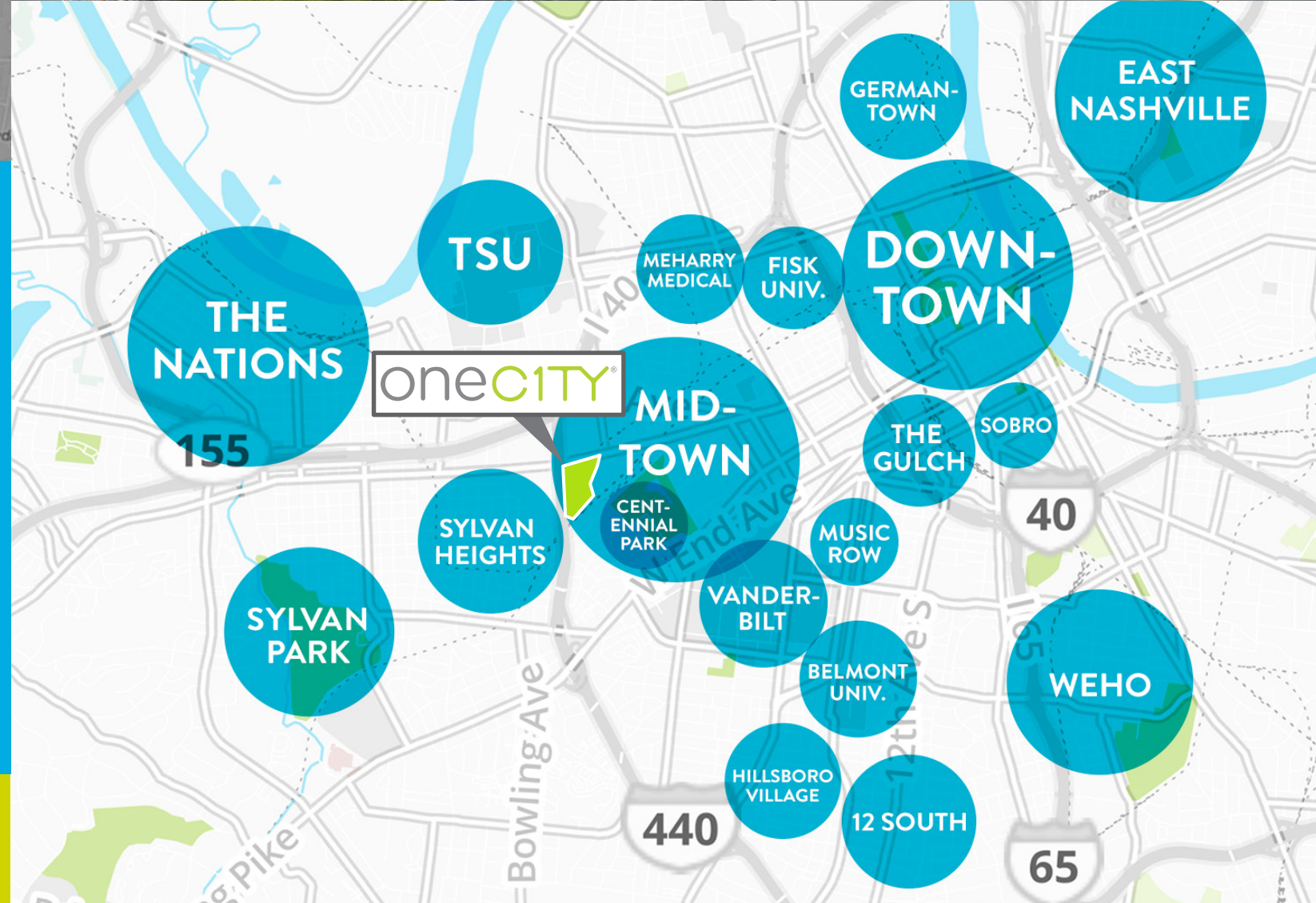


# GET HERE FAST



5 CITY AVENUE FROM CHARLOTTE AVENUE

- » Attractively positioned in the Midtown / West End Nashville submarket
- » In the heart of Nashville's University/Healthcare corridor
- » Bordered by revitalized Charlotte Avenue artery; the City's celebrated 28th / 31st Avenue Connector; and I-440
- » 2.5 mile straight shot to/from CBD, without associated CBD traffic + congestion
- » Growing Submarket
- » 2,600 Midtown businesses
- » 127,000 Midtown workforce
- » \$1.5 Billion announced & under construction along Charlotte Corridor
- » 3,000+ apartment units announced & under construction since 2016 in Midtown
- » Centennial Park: \$22 Million upgrades
- » HCA: Campus expansion and \$41 Million improvements



## WHERE COMMERCE MEETS COMMUNITY

## BUILDING BENEFITS

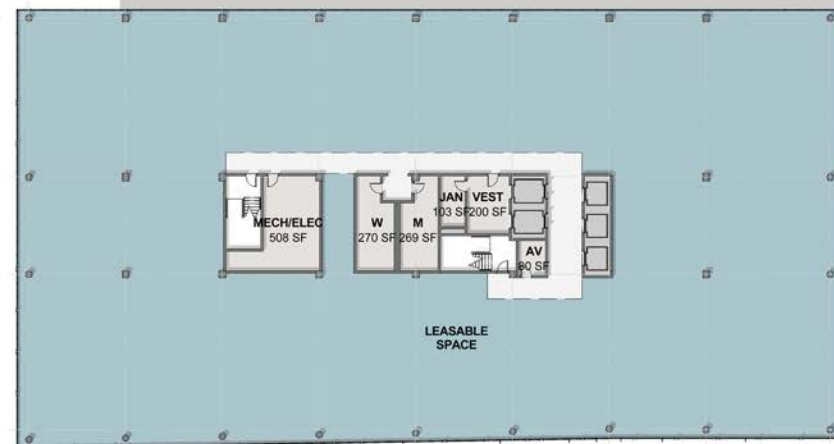
- » 180,000 SF contiguous office space
- » 15,000-30,000 SF floor plates
- » Sky Lobby with skyline views and community concierge services
- » High-performance glass wall system
- » 24/7 Security
- » Enhanced fiber networks
- » High-speed elevators
- » Social lounge, bike lockers + showers
- » 3.5/1000 parking ratio in garage
- » Electric vehicle charging stations



## RETAIL TO ENJOY

- » 30,000 SF ground floor retail makes up of 120,000 SF of retail space community wide
- » Prime full-service restaurant with option for second floor or terrace level
- » Locally-inspired, curated retail experiences
- » Valet parking / dedicated curbside parking

±30,000 SF

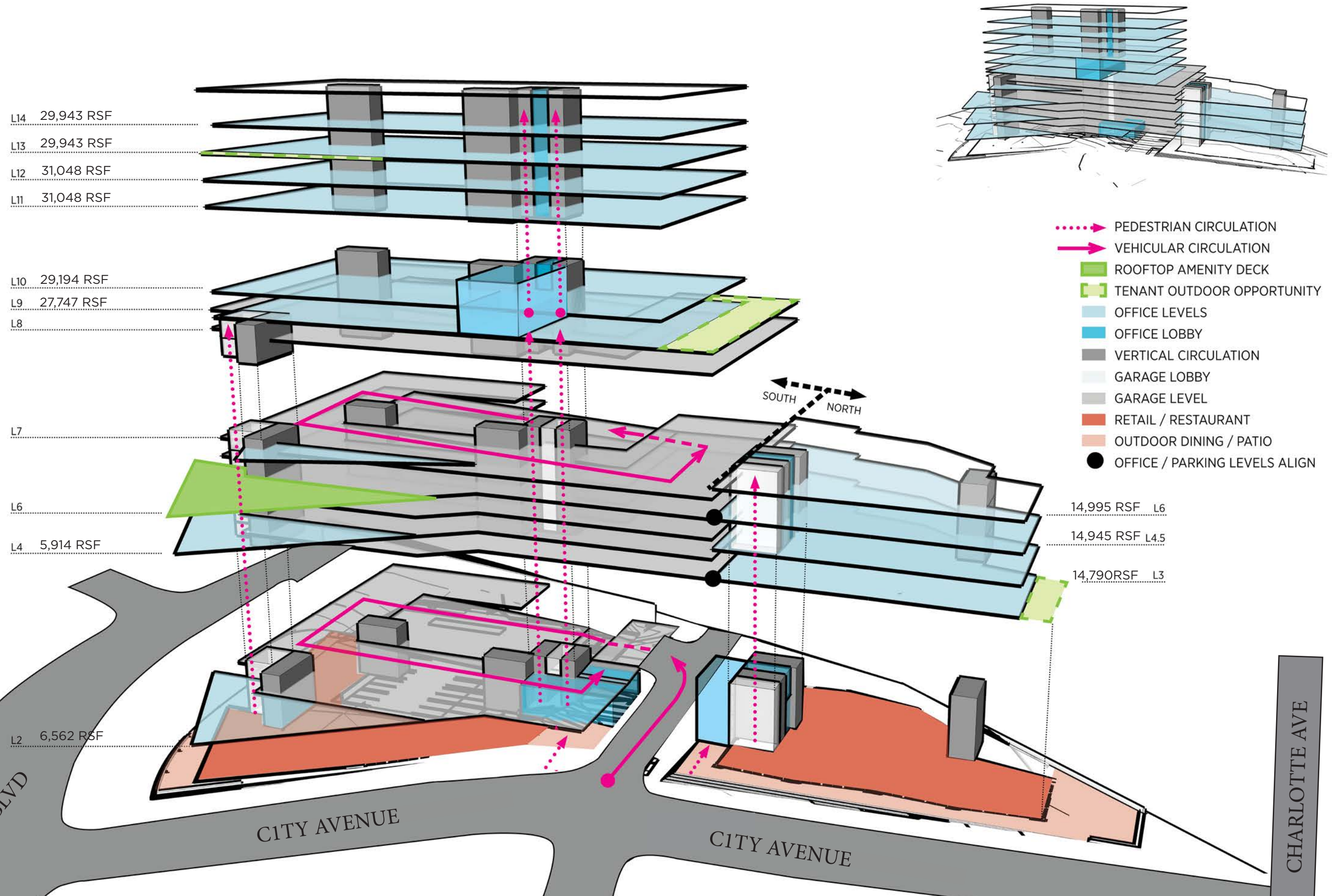


TYPICAL FLEXIBLE FLOOR PLATE



# GET AROUND

# YOUR NEW NASHVILLE ADDRESS



# WHAT WORKS @ onecity®



*ONECITY IS A "LIVING LABORATORY" WHERE CORE VALUES FOCUSING ON NUTRITIOUS FOOD, HEALTHY LIFESTYLES AND SUSTAINABLE PROSPERITY ARE DEMONSTRATED*

- SCOTT MASSEY, GLOBAL ACTION PLATFORM

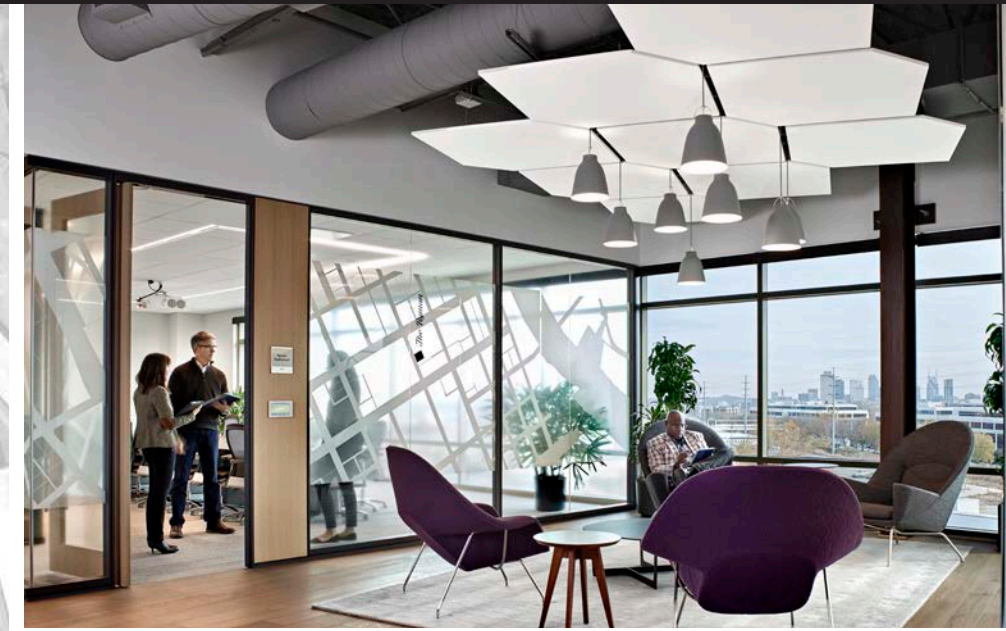


*MARQUEE COMPANIES IN KNOWLEDGE-INTENSIVE SECTORS ARE LOCATING KEY FACILITIES CLOSE TO OTHER FIRMS, RESEARCH LABS, AND UNIVERSITIES SO THAT THEY CAN SHARE IDEAS AND PRACTICE OPEN INNOVATION.*

- BRUCE KATZ, BROOKINGS INSTITUTION



# MINDFUL DEVELOPMENT



oneCITY is being developed on the site of a former rail yard with a focus on employee health and performance through modern space design, enhanced air quality, daylighting, clean water, physical activity, social gathering spaces and access to better nutrition. And when you need a break to re-charge, enjoy the views of downtown Nashville's skyline, take a stroll through Centennial Park or squeeze a workout in at one of the many fitness options oneCITY has to offer.

oneCITY is a development of Cambridge Holdings, Inc.

Cambridge has developed, owned and managed award-winning facilities for more than 30 years. We've learned that thoughtfully designed medical real estate enables more precise diagnoses, more effective treatments, and faster recoveries. Just as we have perfected real estate as an effective tool for mitigating disease, Cambridge is also using real estate to prevent disease. We are developing communities like oneCITY that improve health for people who work, live and visit there.

MINDFUL HEALTHY LIVING, MADE EASY.®



▼ MAKE ▼ LIFE ▼ HAPPEN

# 5CITYAVENUE at oneCITY®

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