



44 VANTAGE

OFFICE SPACE FOR LEASE

3,500 – 85,000 SF

FOUNDRY
COMMERCIAL

INNOVATUS
CAPITAL PARTNERS

OVERVIEW

Reimagined — Inside and Out.

Availability up to 85K Contiguous Square Feet

Opportunity Zone



EXTERIOR RENOVATIONS

- Exterior Building Refresh
- Additional Improvements Include: Enhanced Security, Parking Lot Refresh & New Fencing

INTERIOR RENOVATIONS

- New LED Lighting
- Lobby Renovation with Statement Art Wall
- High-End Tenant Amenities including Grab-N-Go Market
- Signage and Wayfinding Enhancements/Your Company Logo Prominently on Display

Building Amenities and Common Area Renovations

Completed December 2020

LOCATION

At the Center of Everything

COMMUNITY LIFESTYLE

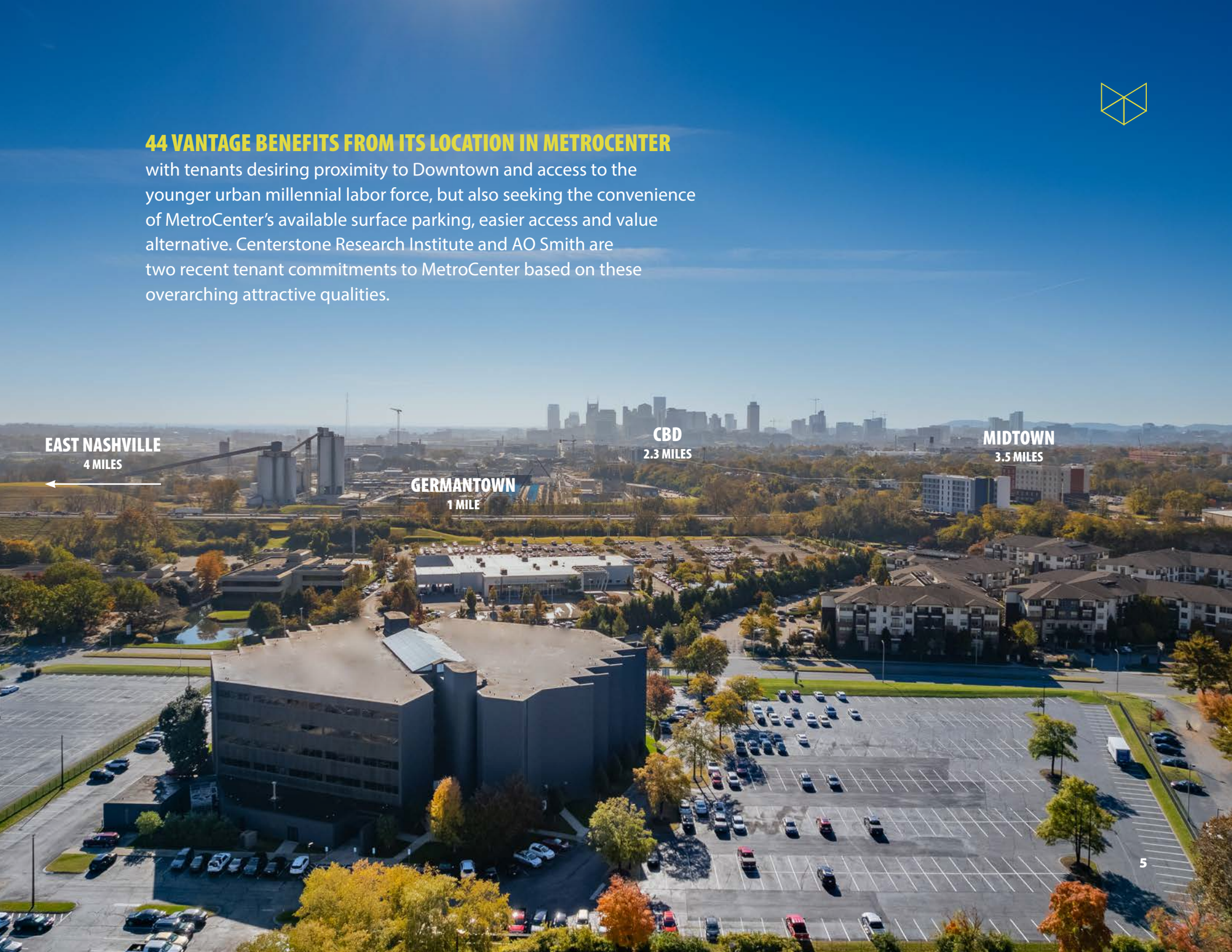
MetroCenter is a continually transforming urban infill submarket in the path of the rapidly expanding Nashville CBD. Recent high-end multi-family developments completed in the area, The Duke (251 units) and One Metrocenter (320 units) just to name a few have made this area stylish and a convenient place to live. Until very recently, there were very few residential options within MetroCenter, originally developed as a business office park. However, MetroCenter now provides convenient walk/drive times to the best restaurants, trendy cafe's, iconic entertainment venues, and nightlife. For young professionals and empty nesters alike, having the ease and excitement of an urban lifestyle is a high priority, and MetroCenter is now offering this at a discounted premium relative to other downtown neighborhoods such as Germantown, The Gulch and SoBro.

OUTDOOR LIVING —
METROCENTER GREENWAY

Residents, employees and visitors to the Metrocenter area have access to Nashville's 22-mile greenway. This greenway is essentially a network of linear parks and trails that connect neighborhoods to schools, parks, transportation, shopping and work. Located along the natural landscape of the Cumberland River the greenway provides valuable greenspace for conservation, recreation and alternative transportation. The beautiful trail provides all citizens barrier-free access to natural resources and recreational opportunities allowing them to walk, run, or bike along the Cumberland River into downtown. The Greenway is not only a great form of exercise for tenants and residents, it is also an alternative "green" means of commuting to neighboring locations—all within a 20 minute bike ride—such as the Nations, East Nashville, Germantown and Downtown areas, tapping in to the ever growing environmentally-conscious Nashville workforce.

44 VANTAGE BENEFITS FROM ITS LOCATION IN METROCENTER

with tenants desiring proximity to Downtown and access to the younger urban millennial labor force, but also seeking the convenience of MetroCenter's available surface parking, easier access and value alternative. Centerstone Research Institute and AO Smith are two recent tenant commitments to MetroCenter based on these overarching attractive qualities.



HIGHLIGHTS

A Closer Look at the New Vantage

Incredible Location.

Extensive Renovations.

Great Amenities.

It's All Here.



Substantial interior and exterior renovations with tenant amenities under construction.



Ability to add dedicated exterior entrance to first floor space



Prominently located in the heart of MetroCenter



4.5/1,000+ Parking Ratio



Highly accessible to amenities, downtown interstates, and the Nashville International Airport



UNIQUE FEATURES



Committed to the Adaptable Work Environment

Dedicated to Well Being and Success of Our Tenants

UV LIGHTING & AIR FILTRATION

Kills and filters a variety of harmful mold, virus and bacteria through the use of UV Lighting and Merv11 air filters

SAFETY & SOCIAL DISTANCING SIGNAGE

Signage installed to promote safe social distancing measures and compliance

HAND SANITIZER STATIONS

Stations located at building entrances, elevator lobbies, security and in the main lobby

TOUCHLESS RESTROOM

Touchless faucets and soap dispensers

STAFF

Skilled and Screened Staff





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