

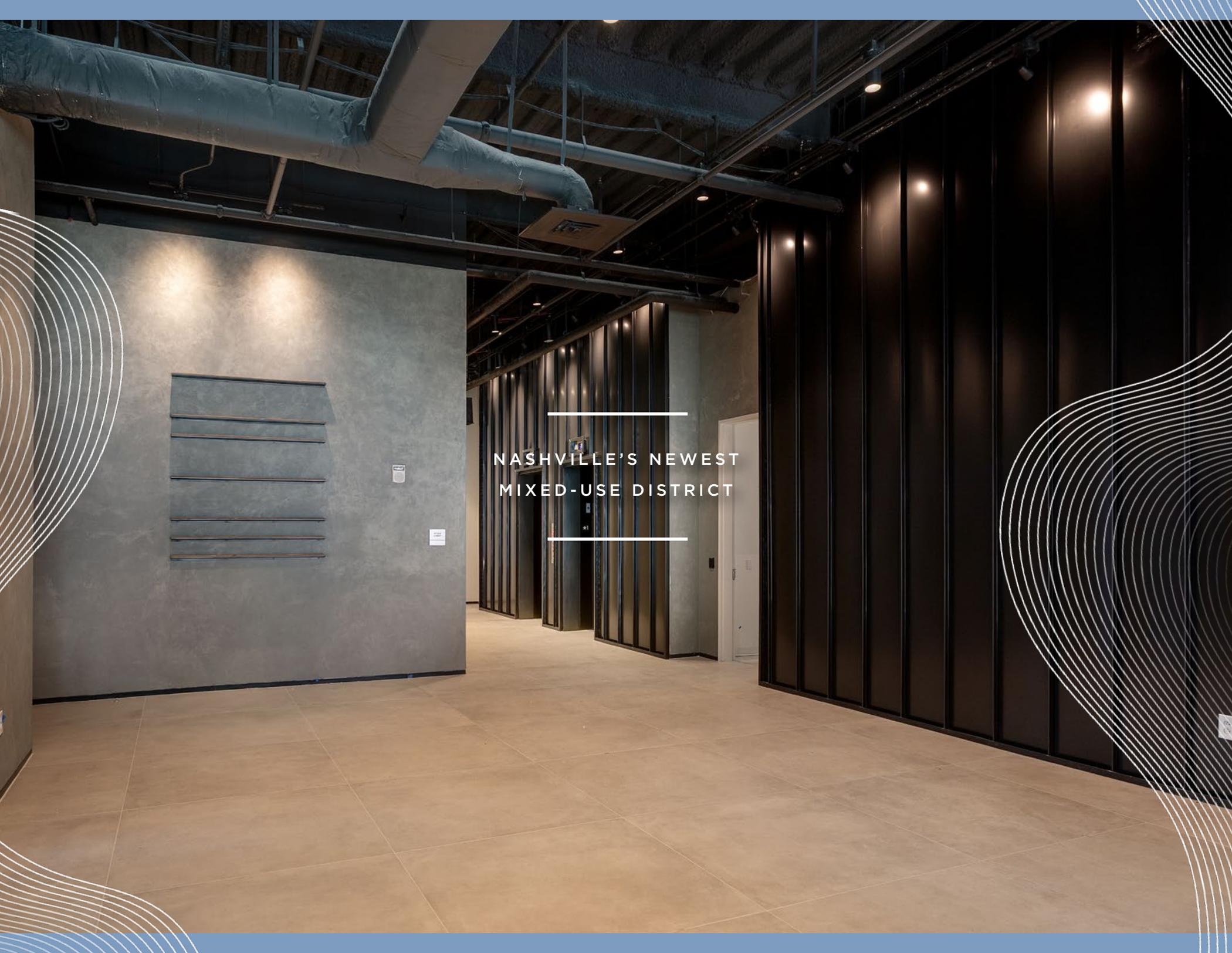


# RIVERNORTH

HOW NASHVILLE MEETS THE RIVER'S EDGE

2210





NASHVILLE'S NEWEST  
MIXED-USE DISTRICT

# ANCHOR YOUR BUSINESS IN NASHVILLE'S NEW DOWNTOWN

River North is a new mixed-use district located a stone's throw from Oracle's new campus, East Nashville, Germantown, Topgolf, and only a few minutes from Downtown. You're integrated into the best that Nashville has to offer - nightlife, trails and greenways, adjacent interstate and surface street access as well as sweeping views of the Cumberland River.



# NEW OPPORTUNITY IN NASHVILLE

In the heart of Nashville's thriving downtown sits an untapped opportunity to build the city's next great neighborhood in the East Bank, along the Cumberland River.

With plans to re-envision 338 acres of underutilized land, the vision is to transform a disconnected, unpopulated industrial area of the city into a place reclaimed for all Nashvillians to enjoy.

Kicking off an exciting new chapter, East Bank is seeing several projects under development and a flurry of new opportunities headlined by Oracle.

The tech giant, who recently purchased 70 acres in River North for a new 8,500-employee campus, has committed \$175 million to infrastructure upgrades that will include a new public greenway along the riverfront for pedestrians and bicyclists and a new pedestrian bridge over the river.



## East Bank's New Pedestrian Bridge

With a targeted completion date in 2025, the new pedestrian bridge represents Oracle's pledge to the city and will extend the Nashville's Greenway trails up the East Bank, linking Germantown and other bustling neighborhoods to the previously secluded River North waterfront, with a distinctive bridge design that will feature cables only on one side.

# A NEW HOME FOR THE TITANS

Currently leasing Nissan Stadium from the Metro Sports Authority — which owns 90 acres of land on the East Bank — the Tennessee Titans have plans to construct a new 1.7 million SF, 60,000-capacity stadium adjacent to the existing site.

Design of the new stadium is inspired by the city of Nashville and is planned to complement the broader East Bank development, with specific attention given to multi-purpose functions to maximize the number and types of events the building would be able to host.



# PROPERTY HIGHLIGHTS

DELIVERING SPRING 2025

NOW LEASING

2200 BOWLINE AVE / NASHVILLE, TN

Creative office building

Ground floor retail

Approximately 78,000 RSF

4-acre riverfront park

Loft-style office

3.0/1,000 on-site garage parking;  
additional in surface lot and street

Shared conference room/  
training center



# FLOOR PLANS

5,000 - 53,015 RSF AVAILABLE

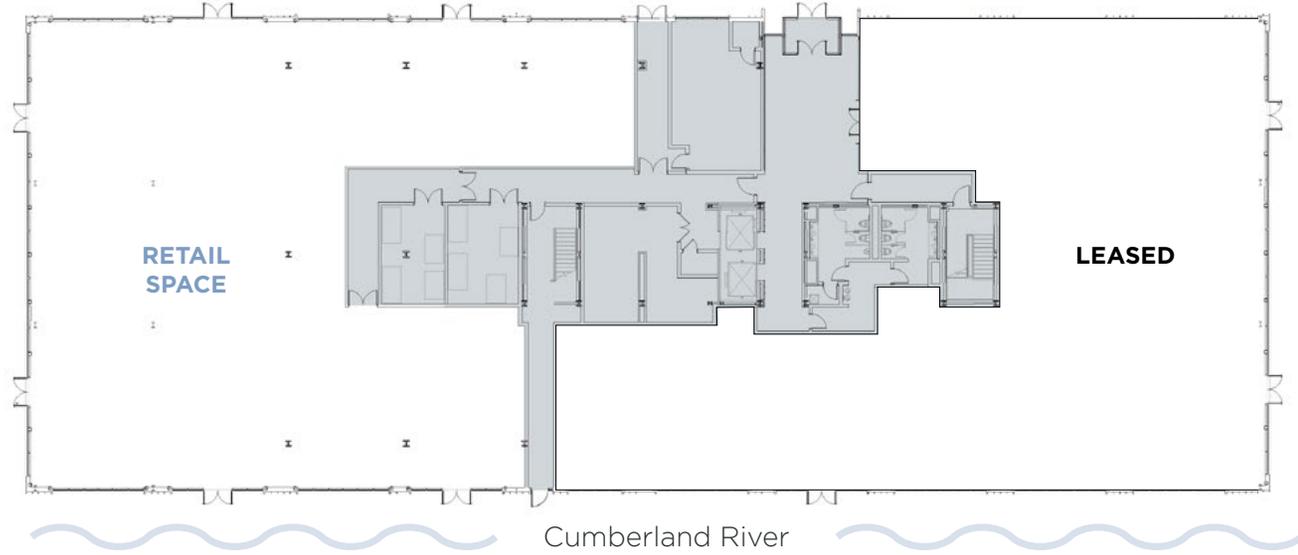


ELEVATION

# FLOOR PLANS

## 1ST FLOOR

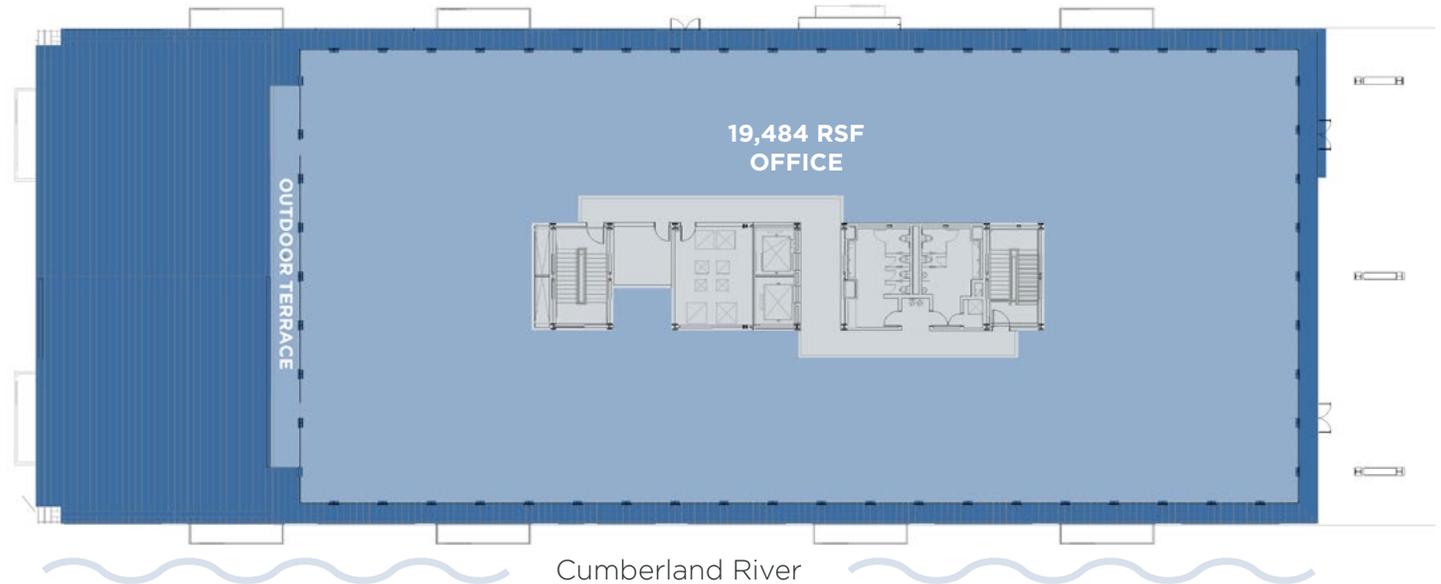
17' Clear Height



*\* All square footages are approximate*

## 2ND FLOOR 5,000-19,484 RSF (demisable)

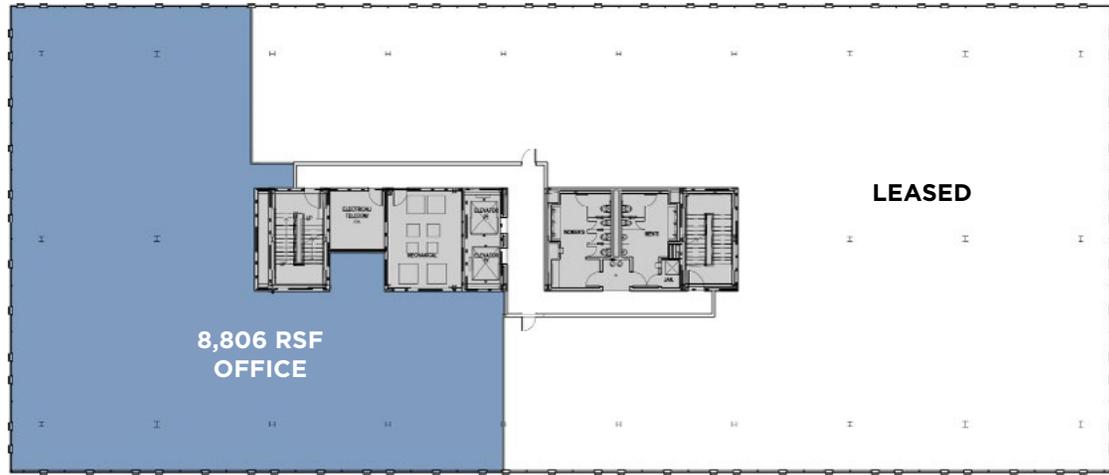
14' Clear Height



# FLOOR PLANS

3RD FLOOR 8,806 SF AVAILABLE

14' Clear Height

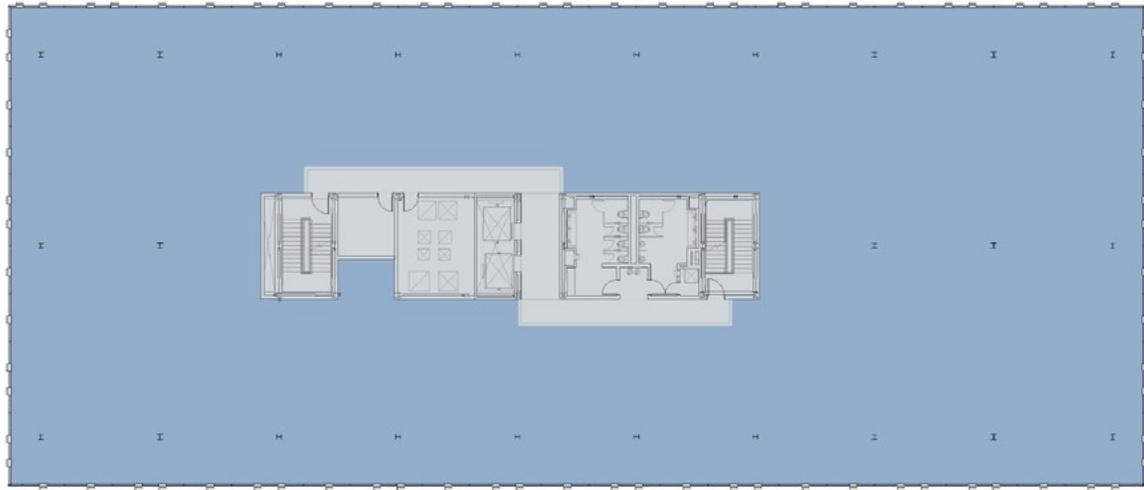


Cumberland River

*\* All square footages are approximate*

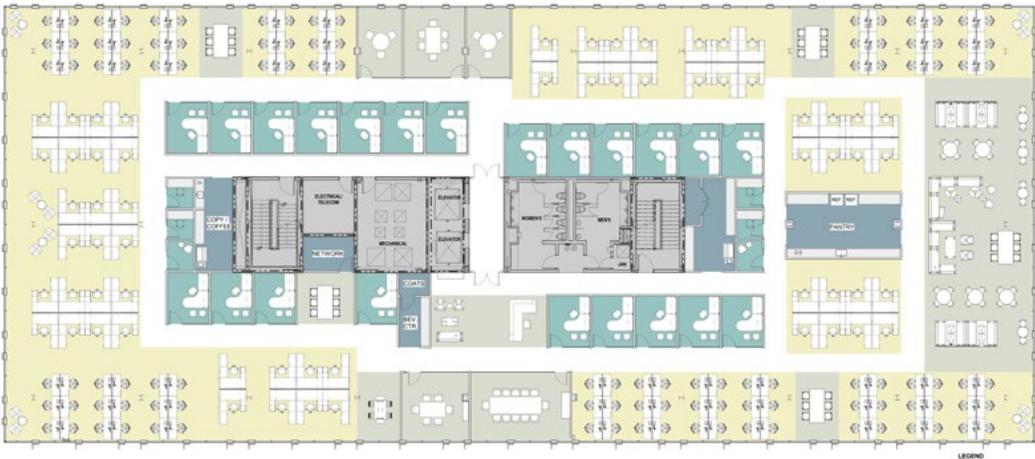
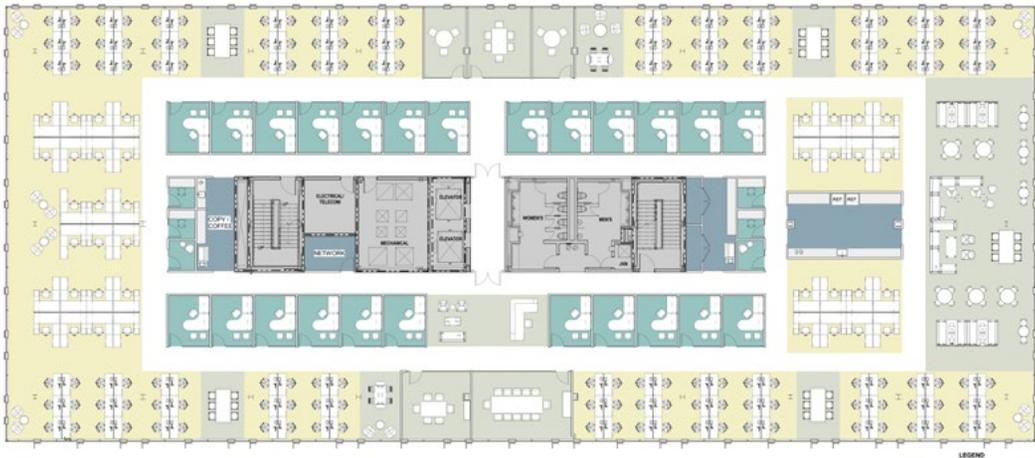
4TH FLOOR 24,725 SF

14' Clear Height



Cumberland River

# SAMPLE TEST FITS



# BUILDING FEATURES

Large, rectangular floorplates with high ceilings and floor-to-ceiling windows offering spectacular views that create an unparalleled environment to enhance creativity and help to attract and retain talent.

**Floor to Ceiling Windows:**  
light and airy atmosphere

**Spectacular Unobstructed Views:**  
park, riverfront, and Nashville skyline

**Shared Conference Room/Training Center**

**High Ceilings**

**Wide Floor Plates**



# DRIVE TIMES

- 1 MILE TO DOWNTOWN
- EASY ACCESS TO 3 INTERSTATES

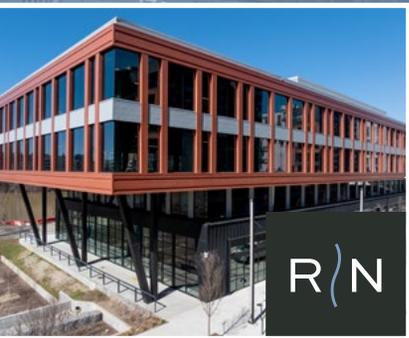
**6 MINS**  
GERMANTOWN

**5 MINS**  
DOWNTOWN

**2 MINS**  
TO I-24

**6 MINS**  
NISSAN STADIUM

**14 MINS**  
THE GULCH



# WALKABLE

RETAIL AND 4-ACRE  
RIVERFRONT PARK





## INSPIRE AND ATTRACT

DEVELOPMENT INCLUDES  
78,000 SF OFFICE / 650 APARTMENTS /  
74,000 SF RETAIL



# WHY NASHVILLE

#1

CITY CREATING THE MOST  
WHITE COLLAR JOBS

-Forbes

#1

METRO FOR ADVANCED  
INDUSTRY JOB GROWTH

-Smartasset

#1

IN METROPOLITAN ECONOMIC  
STRENGTH

-Brookings

#3

BEST CITY FOR YOUNG  
PROFESSIONALS

-Policom Corp.

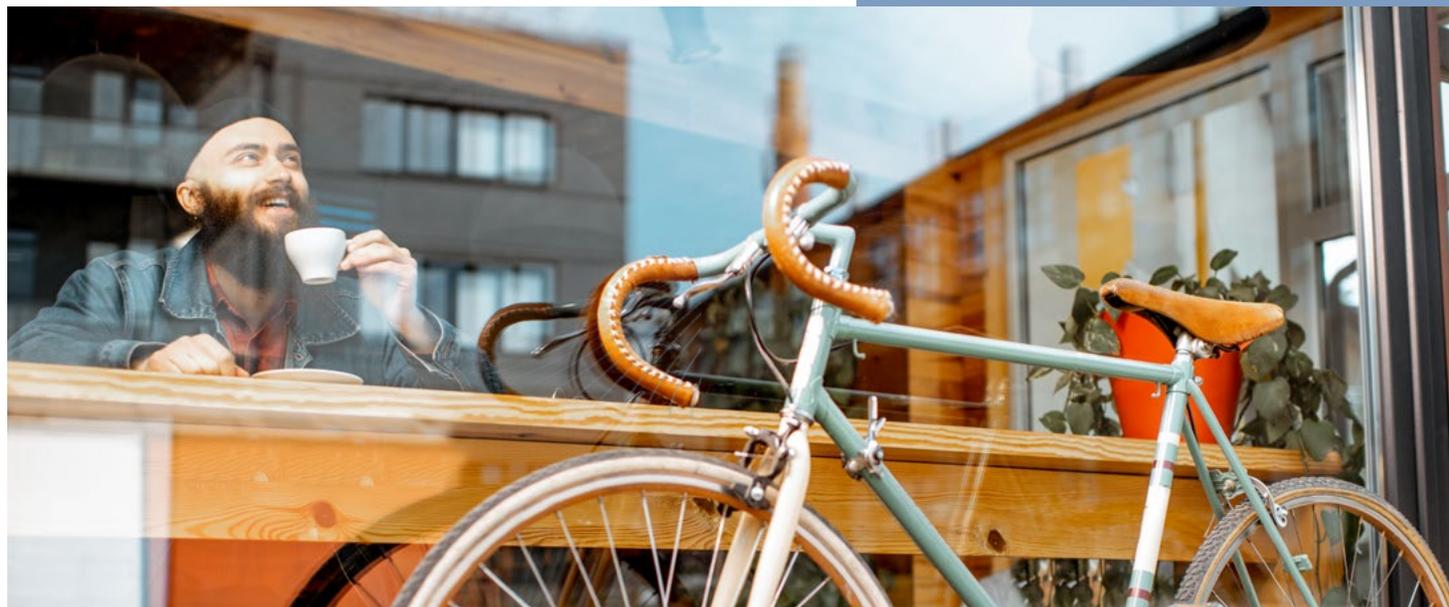
**1,959,495**

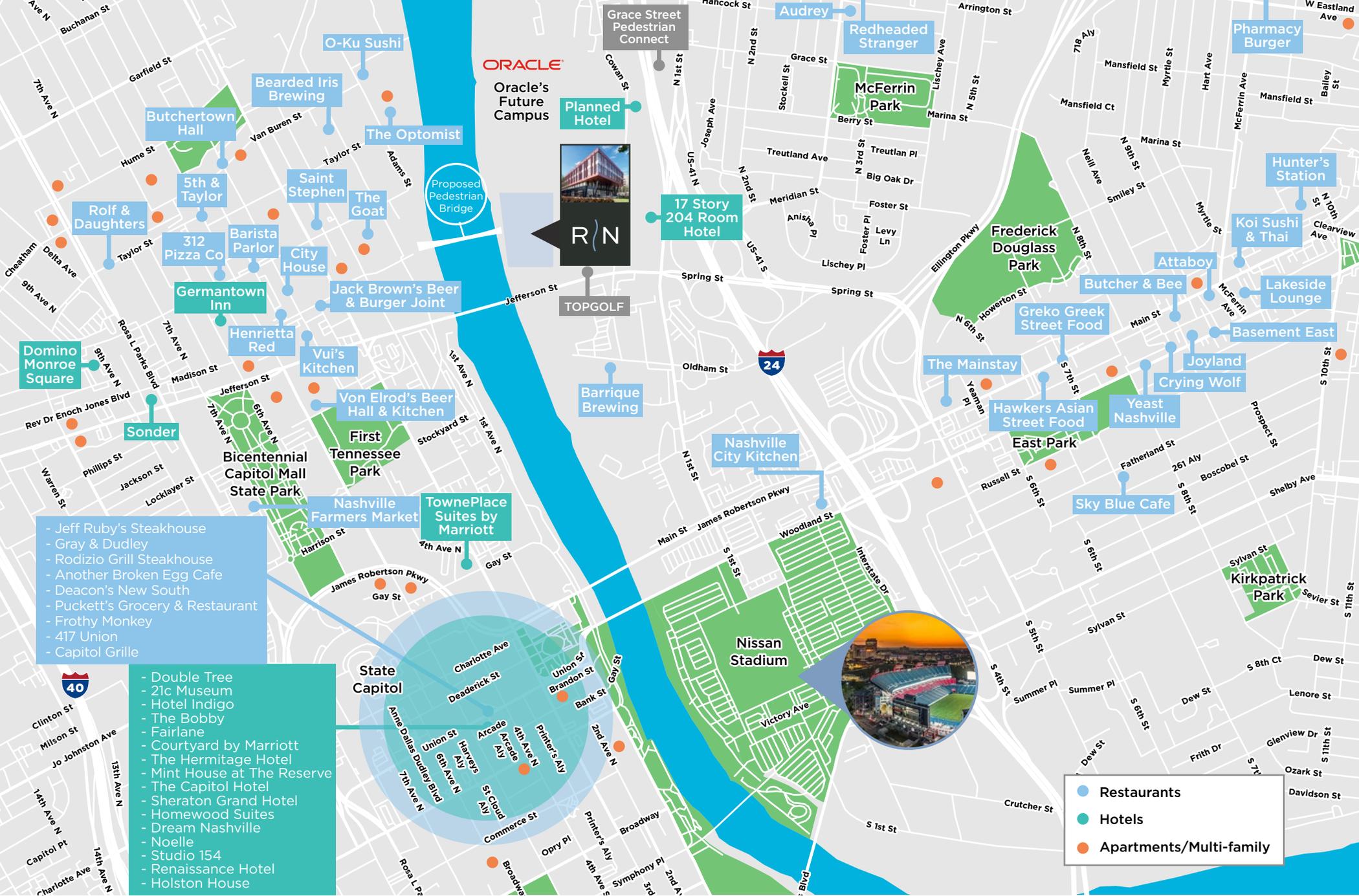
NASHVILLE MSA POPULATION

**65%**

OF COLLEGE GRADUATES  
REMAIN AND WORK IN  
THE REGION

source: Nashville Chamber of Commerce





# GERMANTOWN+DOWNTOWN CONNECTION



RIVERNORTH  
NASHVILLE

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