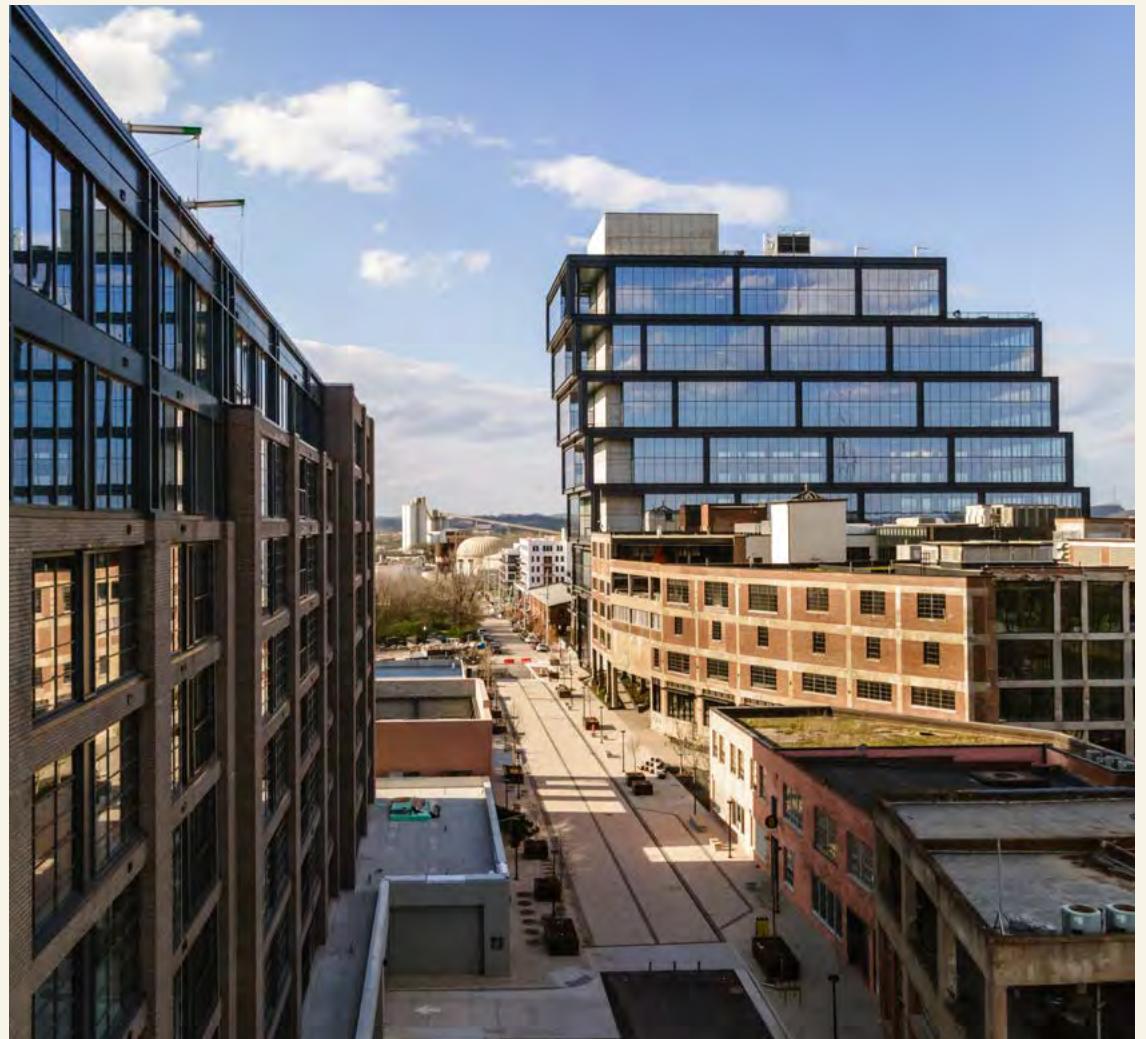




office

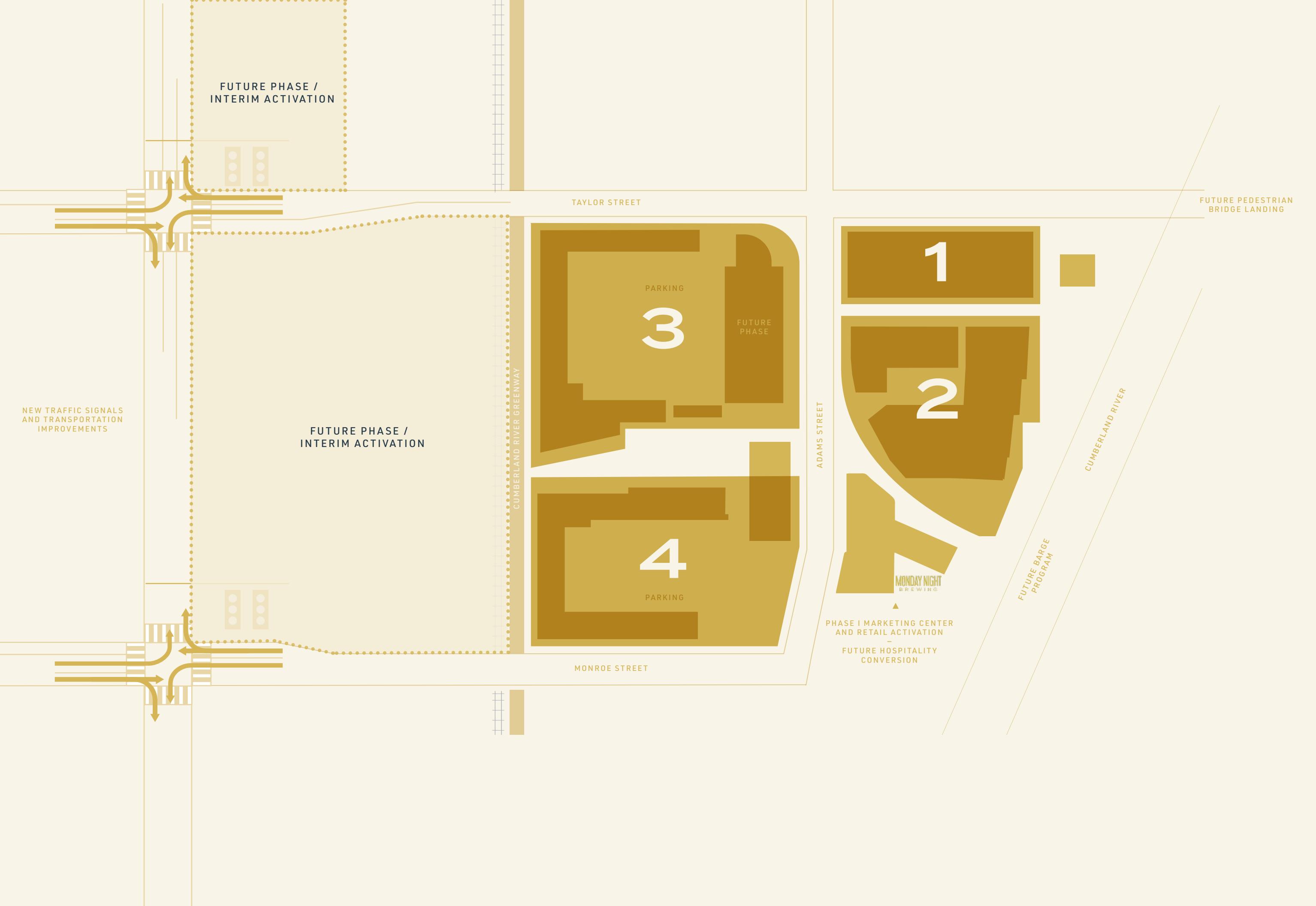
neuhoff



A mixed-use project totaling 914,000 square feet in Nashville's vibrant Germantown neighborhood.

The Neuhoff District is strategically positioned on 9 acres between the Cumberland River and Nashville's Greenway, an ambitious city-wide, rails-to-trails network akin to Atlanta's BeltLine. The most exciting historic reuse project in Nashville, Neuhoff will consist of two multifamily towers totaling 542 units above 3K square feet of ground-floor retail, 14-story office tower featuring 288K square feet of office and 8K square feet of retail, and the restoration of the historic meatpacking buildings into 43K square feet of retail below 108K square feet of office space. Additionally, Neuhoff will include a 2,100-space structured parking deck located underneath the multifamily towers that will be shared by all uses. With immediate access to I-24 / I-65 and a location less than one mile from Downtown, residents and tenants can easily access Neuhoff from anywhere in the city. Once complete, this spectacular redevelopment will become a one-of-a-kind regional destination, the likes of to Coal Drops Yard (London, UK), Fondazione Prada (Milan, IT) , Kanaal (Antwerp, BE), and Ponce City Market (Atlanta, GA).







Office

AMENITIES

SWEEEPING VIEWS OF DOWNTOWN
CONCIERGE SERVICES
OUTDOOR TERRACES
CONFERENCE AND CLUB LOUNGE
CONTROLLED ACCESS
ONSITE, GARAGE PARKING
GROUND LEVEL RETAIL AND RESTAURANTS
GYM
BIKE STORAGE
DIRECT ACCESS TO GREENWAY AND RIVER

BLOCK ONE

NEW CONCRETE CONSTRUCTION
30 - 45' COLUMN SPANS
UP TO 11'1" WINDOW HEIGHTS
UP TO 13'1" CEILINGS HEIGHTS (14' PENTHOUSE)

BLOCK TWO

EARLY TWENTIETH CENTURY INDUSTRIAL CONSTRUCTION
BRICK AND CONCRETE WALLS AND FLOORS
SKYLIGHTS
UP TO 23'9" CEILING HEIGHTS

On-site Retail

BABYCHAN

BABYCHAN

Cauponor

CAUPONOR
COMING SOON FROM THE TEAM AT PENINSULA

CHARMERS

CHARMERS

E + ROSE
WELLNESS COMPANY

E + ROSE WELLNESS CO.

LOVE TRAIN
ANTIQUES & HOME

LOVE TRAIN ANTIQUES & HOME

MONDAY NIGHT
BREWING

MONDAY NIGHT BREWING

ssensa

SENSA PADEL

VanLeeuwen

VAN LEEUWEN ICE CREAM

close co.

CLOSE COMPANY BAR

FISHMONGER

FISHMONGER

Mas Tacos

MAS TACOS POR FAVOR

OSTARA GARDENS

OSTARA GARDENS

SID
MASHBURN
& ANN
MASHBURN

SID & ANN MASHBURN





BLOCK 1. OFFICE TERRACE



BLOCK 2. OFFICE COURTYARD AND ENTRY

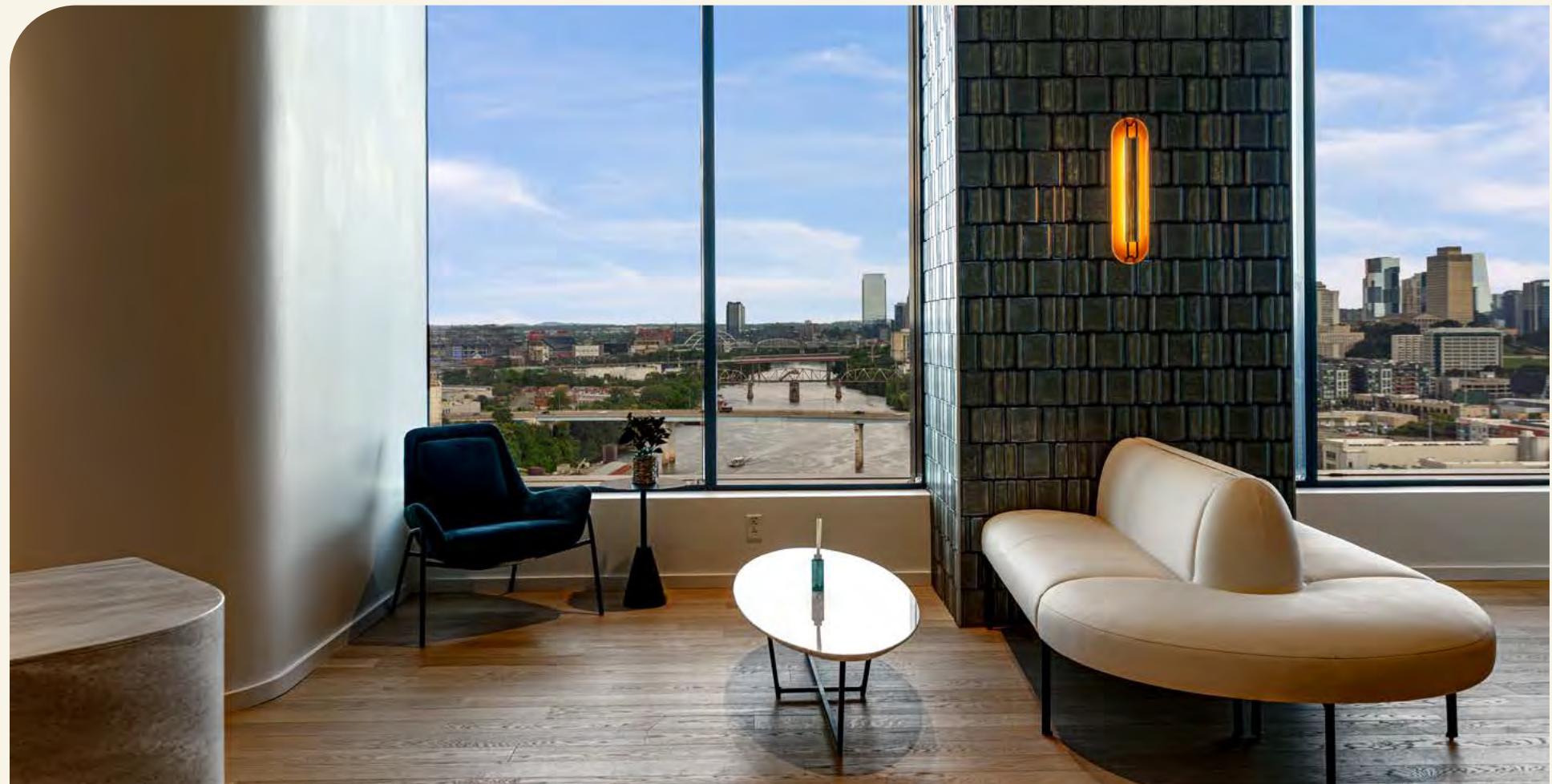
THE PASSAGE





BLOCK 2. BUTLER | SNOW

BLOCK 2. FRAZIER & DEETER





BLOCK 2. COURTYARD



BLOCK 2. FITNESS ROOM

BLOCK 1. COURTYARD





BLOCK 2. AMPHITHEATER



AIRPORT

EAST
NASHVILLE

RIVER NORTH

TENNESSEE TITANS
STADIUM

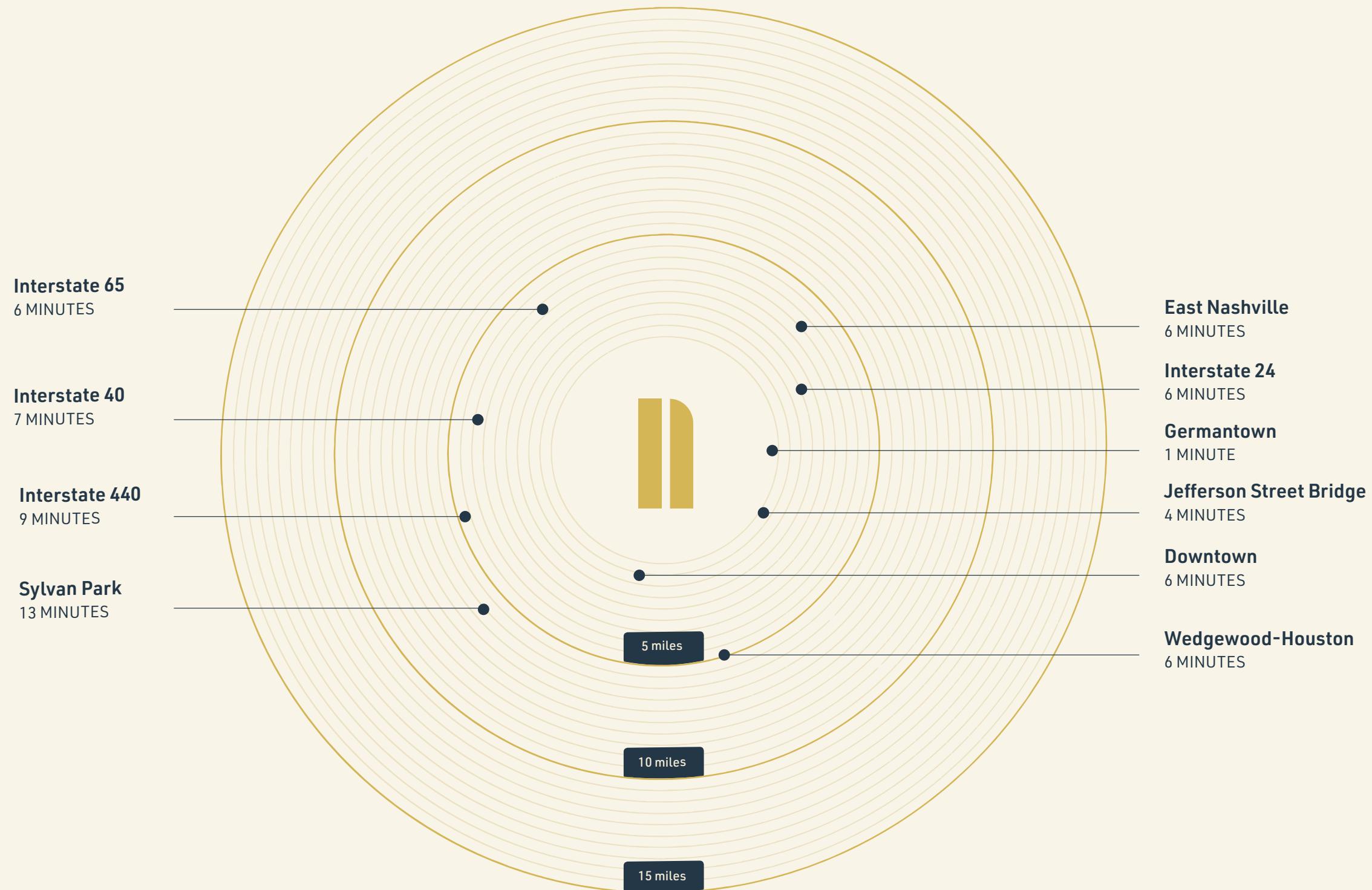
JEFFERSON
STREET
BRIDGE

neuhoff

WEDGEWOOD HOUSTON

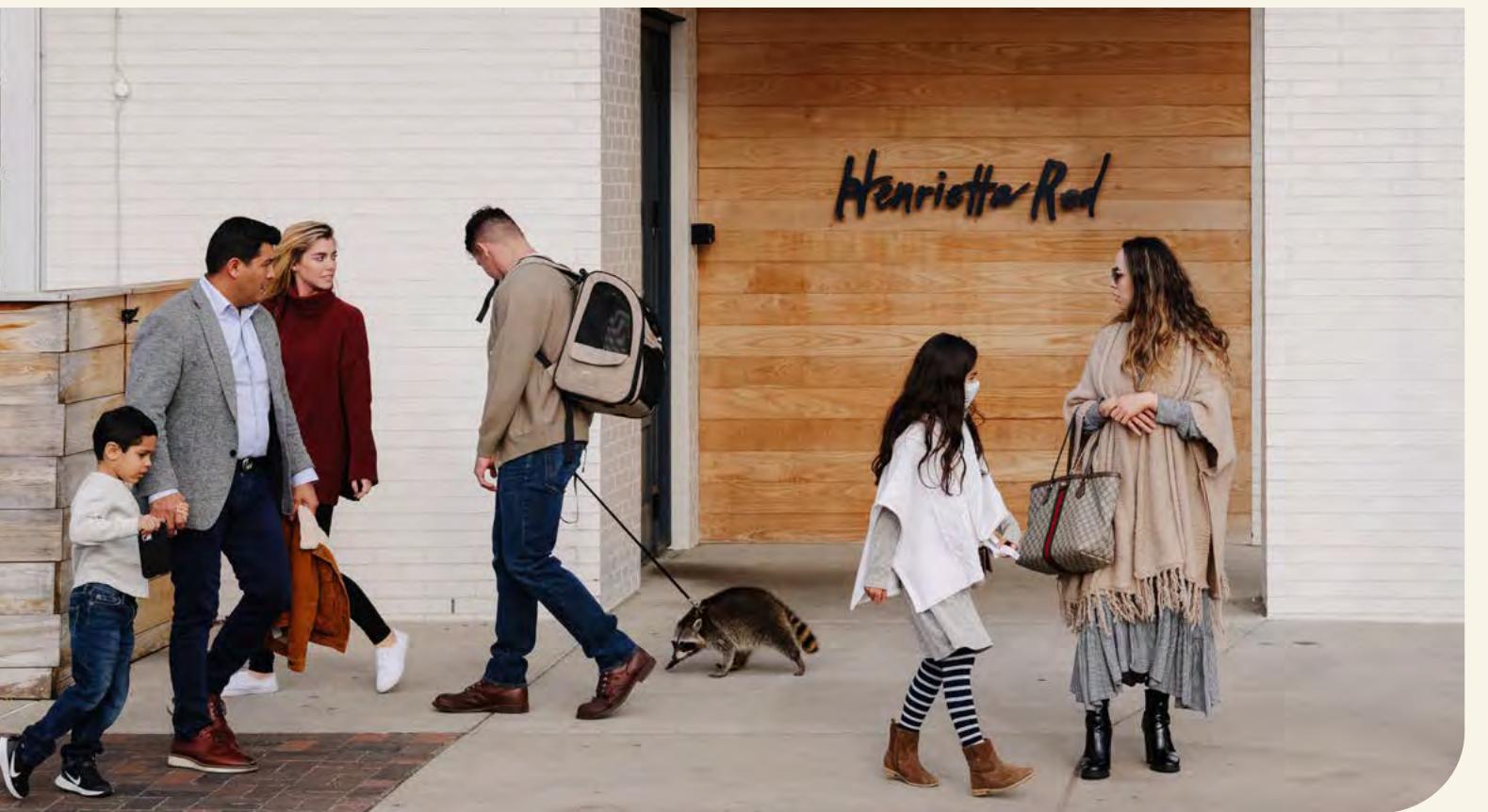
DOWNTOWN

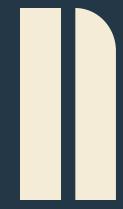
GERMANTOWN



Germantown

Lauded as the most walkable residential neighborhood in Nashville, the Germantown Historic District was founded in the 1850s as Nashville's first true suburb. Founded in the 1850s as Nashville's first true suburb. Today, Germantown is the hottest corner of Nashville's burgeoning, urban residential market, and continues to outperform its peers locally, regionally and nationally. Until a decade ago, this historical area was mostly 19th century gingerbread houses, small factories, warehouses and corner stores. Germantown's resurgence has epitomized the renaissance underway in Music City, and this vibrant neighborhood continues to attract the creative class, millennials, urban pioneers and now – young professionals and families. What began as a small, industrialized enclave of German immigrants is now a destination neighborhood with single-family home prices routinely commanding \$700,000 to \$1 million+. Germantown offers a plethora of walkable amenities including boutiques, grocery stores, salons, barber shops, gyms, and several highly-rated restaurants. Four of the six 2020 James Beard semi-finalists in Nashville have a presence in Germantown, and now Ford Fry's "Germantown Trifecta" of the Optimist, Le Loup, and Star Rover Sound right nextdoor to the Neuhoff site on Adams St.





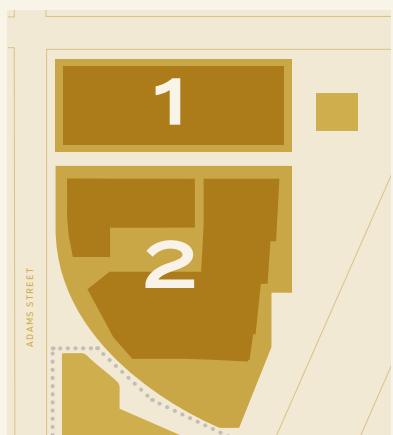
office

STACKING AND FLOOR PLANS

neuhoff

Block 1 - New Office

288k square feet above 8k square feet of ground floor retail.



Block 1 - Floor 2

PRE-BUILT OFFICE SUITE 200:

+/-12,539 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

PRE-BUILT OFFICE SUITE 230:

+/-6,676 RENTABLE SQUARE FEET

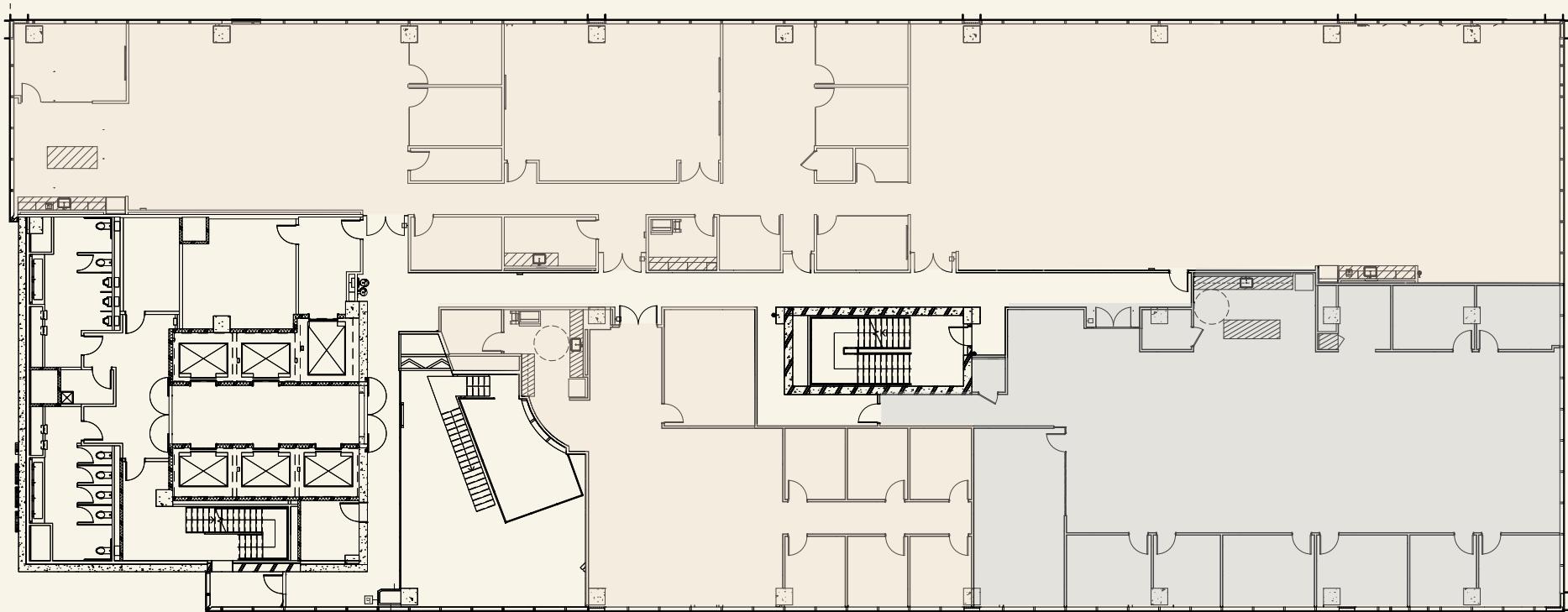
CEILING HEIGHT: 13'-6"

PRE-BUILT OFFICE SUITE 240:

+/-3,443 RENTABLE SQUARE FEET

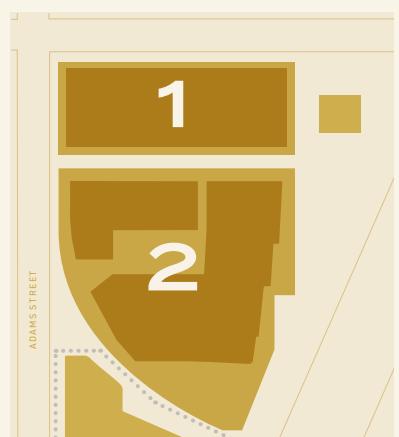
CEILING HEIGHT: 13'-6"

SUITE 200
+/-12,539 RSF



SUITE 240
+/-3,443 RSF

SUITE 230
+/-6,676 RSF

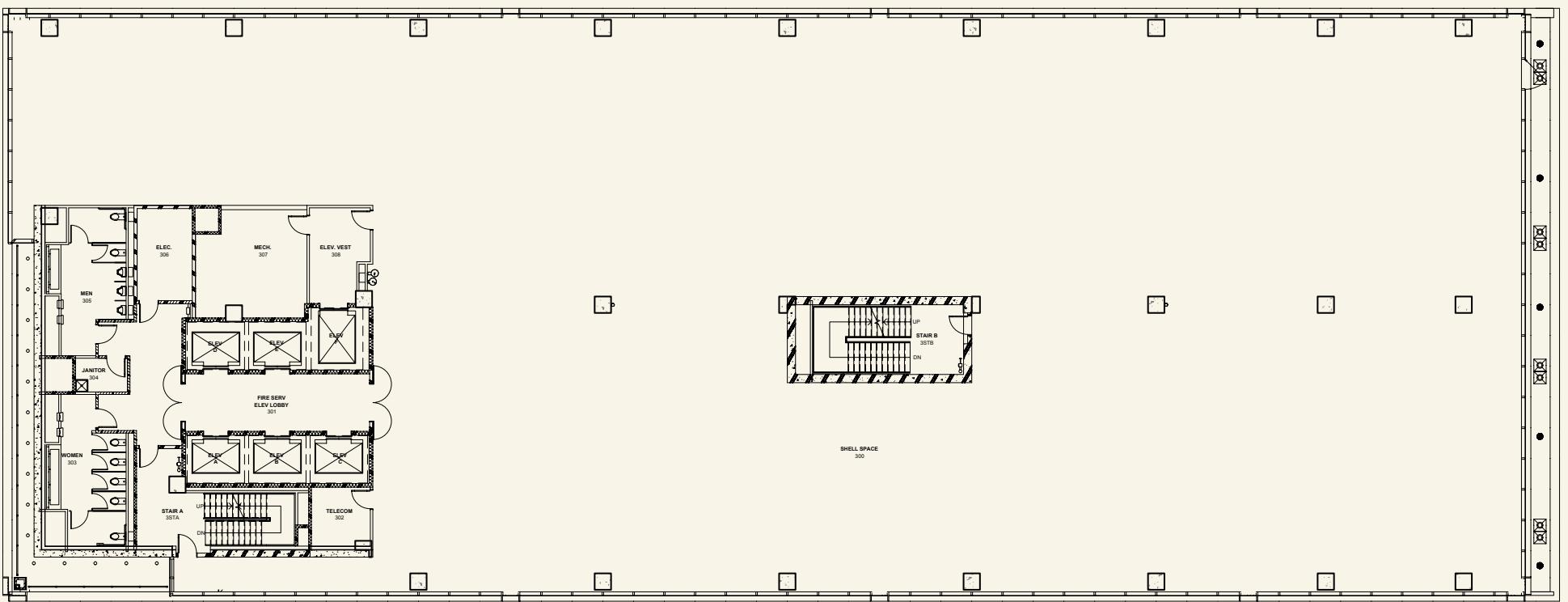
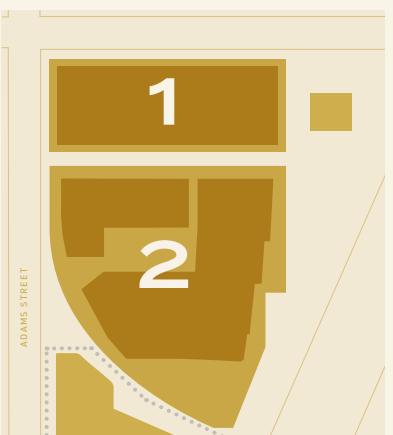


N

Block 1 - Floor 3

+/- 24,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

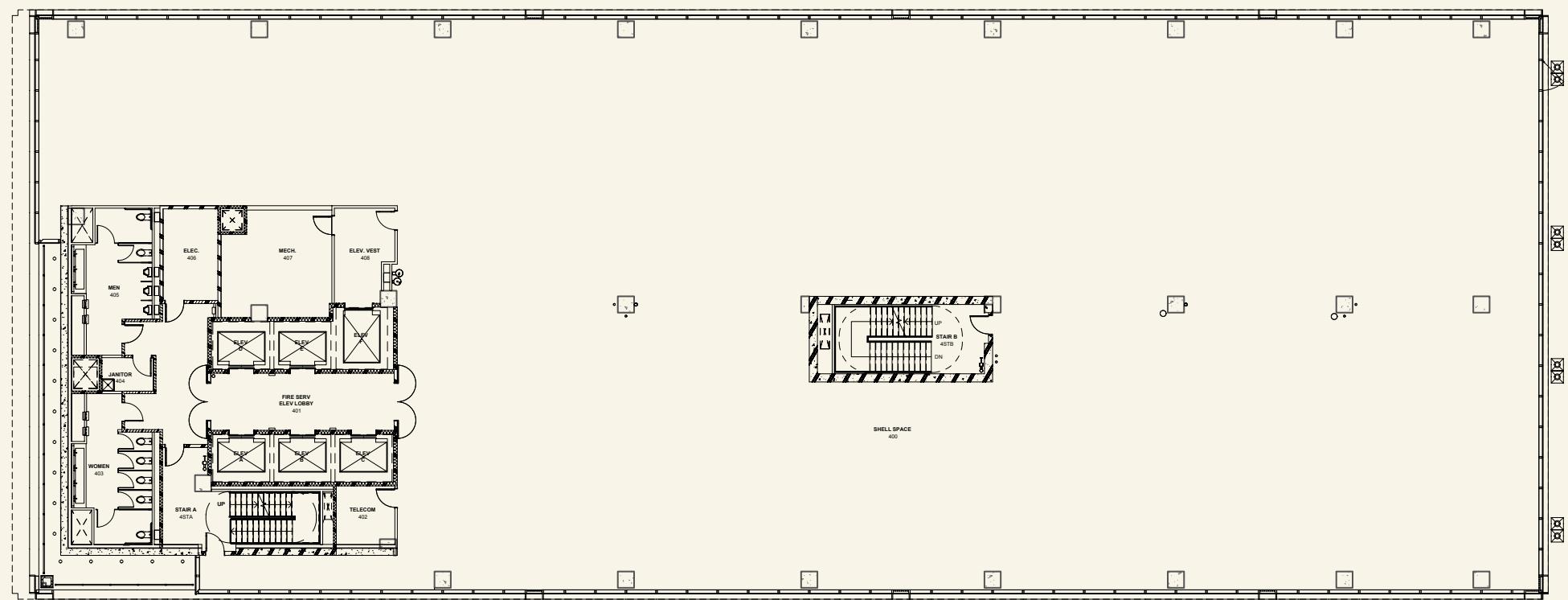
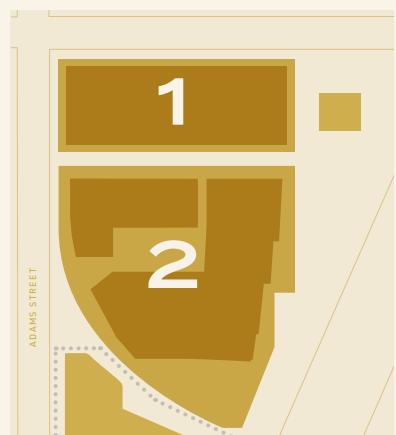


N

Block 1 - Floor 4

+/- 24,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

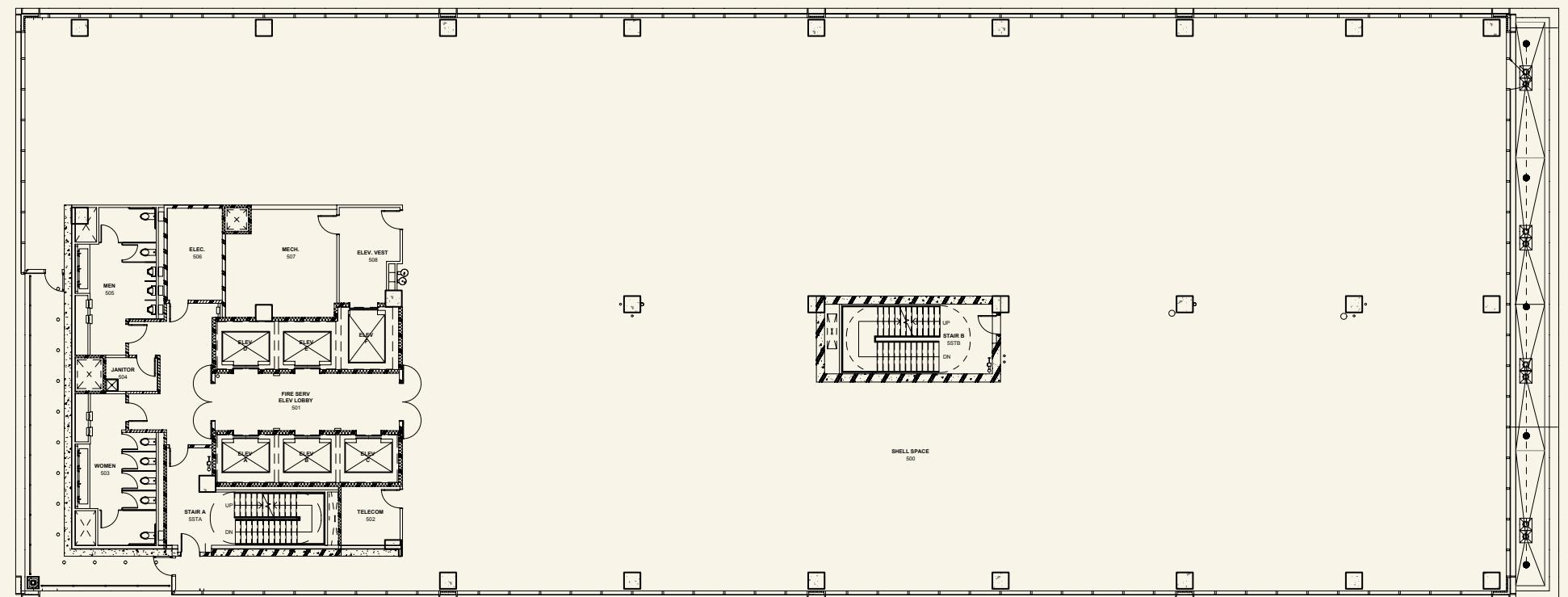
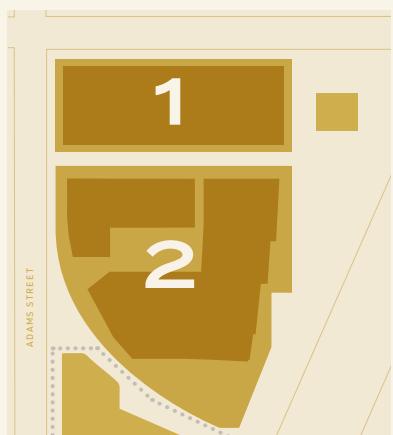


N

Block 1 - Floor 5

+/- 24,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

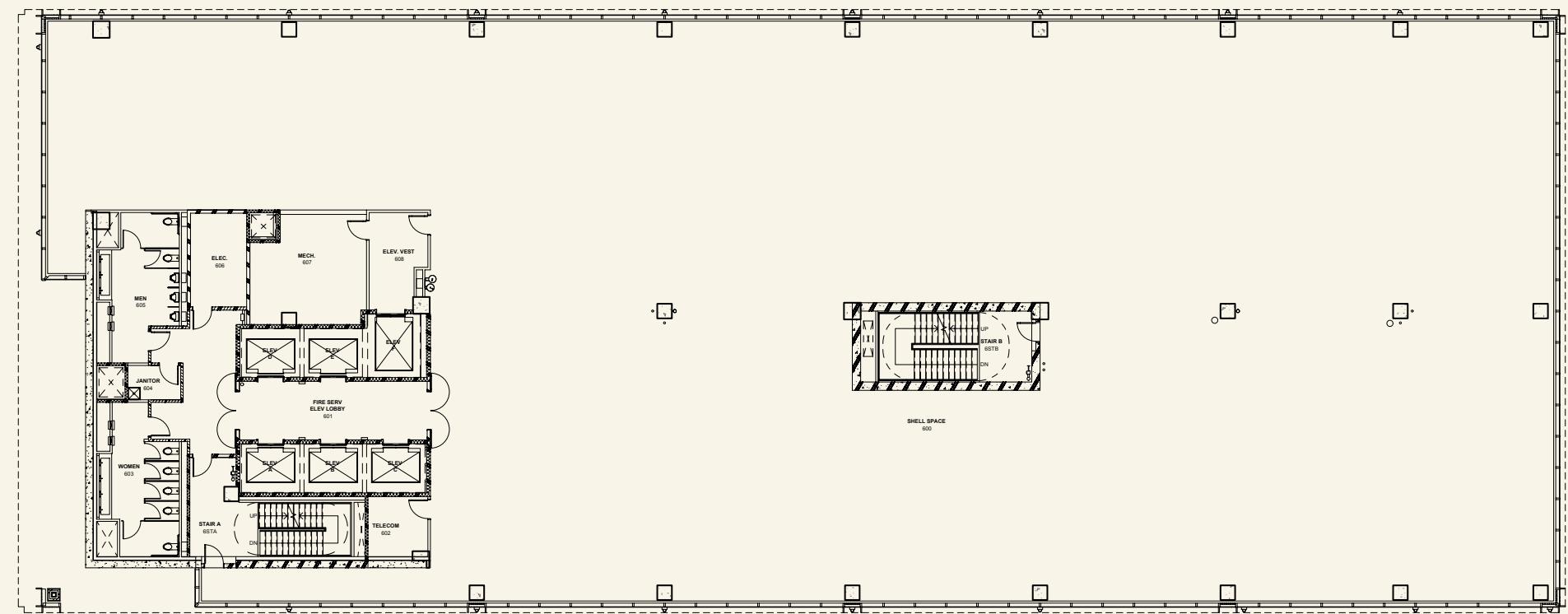
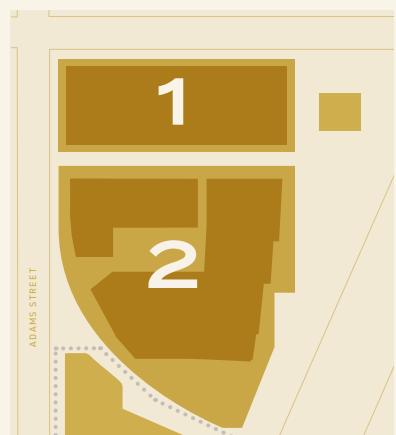


N

Block 1 - Floor 6

+/- 24,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

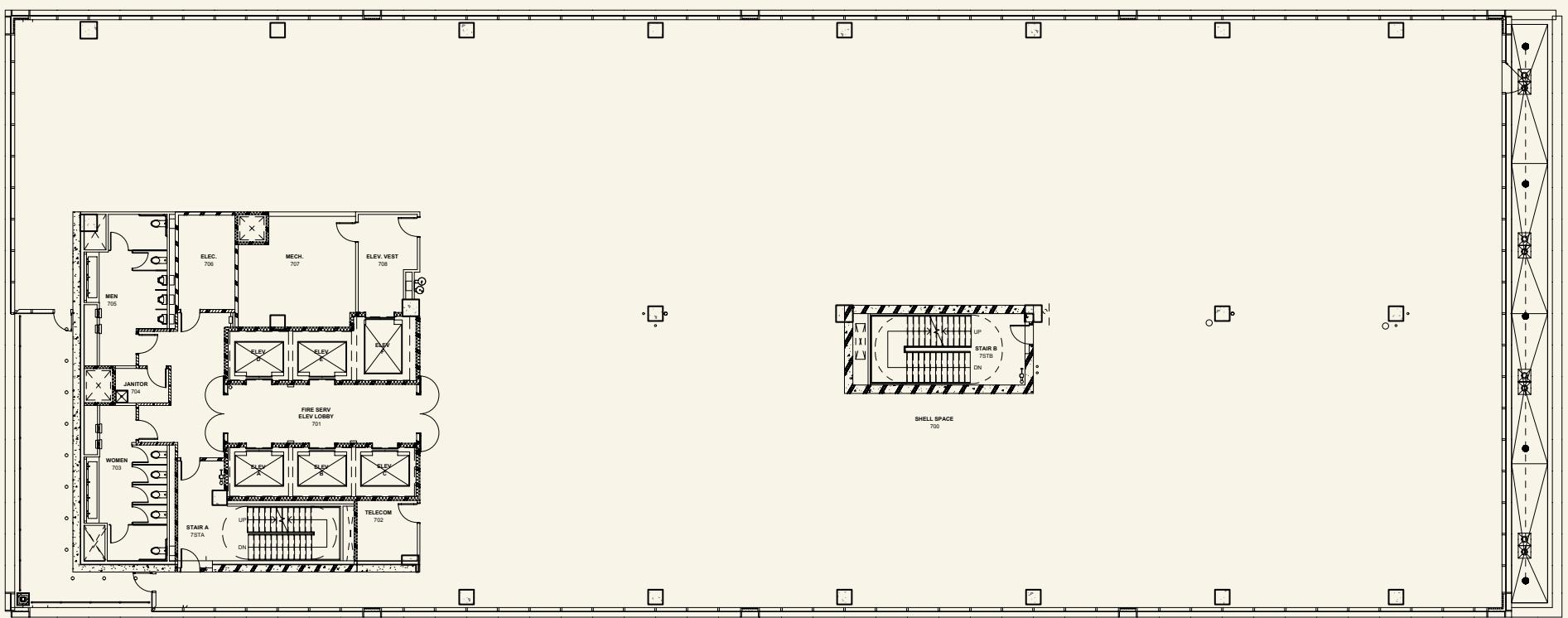
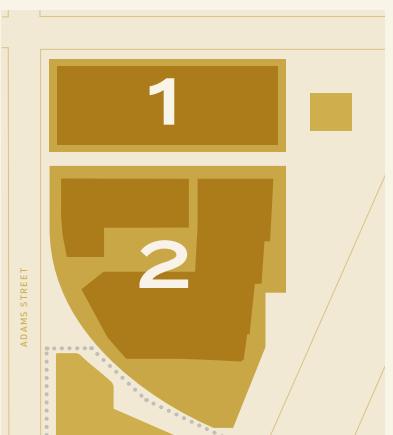


N

Block 1 - Floor 7

+/- 24,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

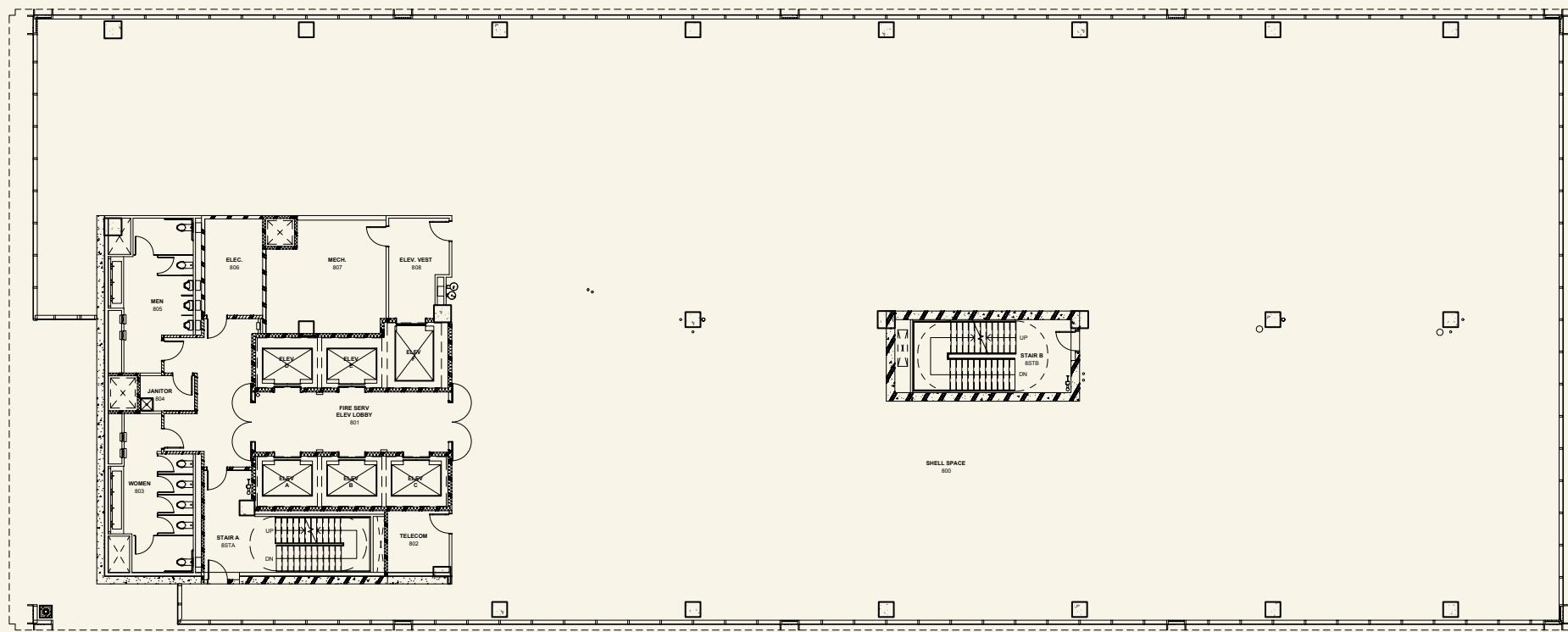
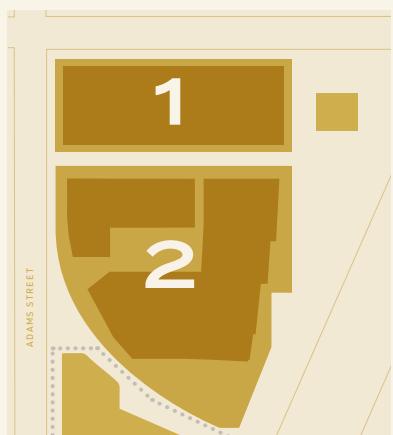


N

Block 1 - Floor 8

+/- 23,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"



N

Block 1 - Floor 9

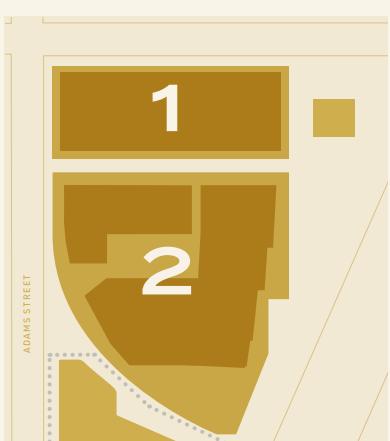
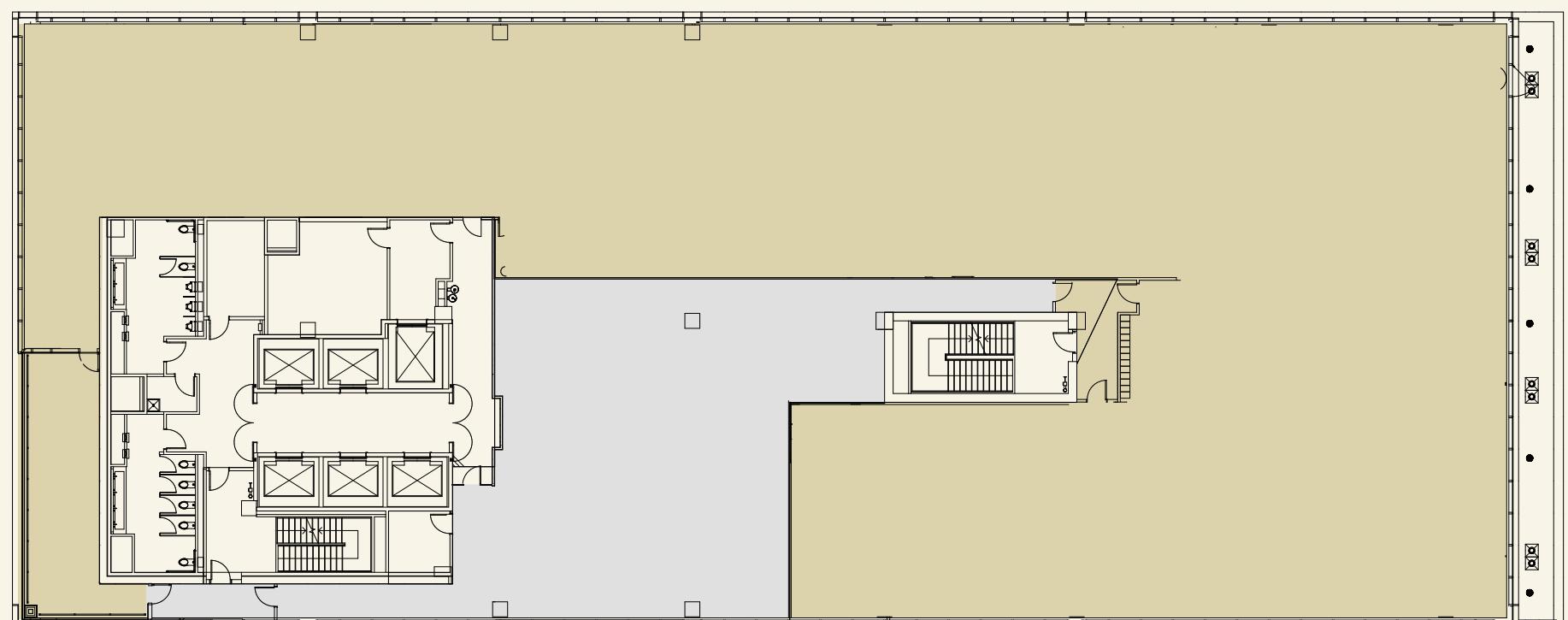
+/- 23,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

OFFICE SUITE 950:

+/-4,102 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"



LEASED



AVAILABLE

SUITE 950
+/-4,102 RSF

N

Block 1 - Floor 10

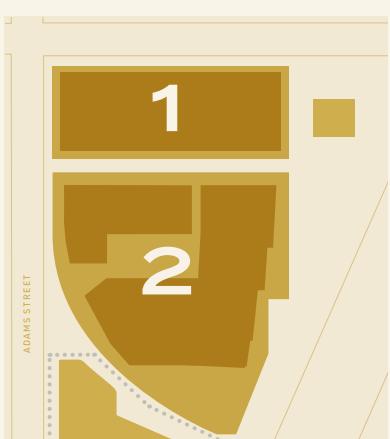
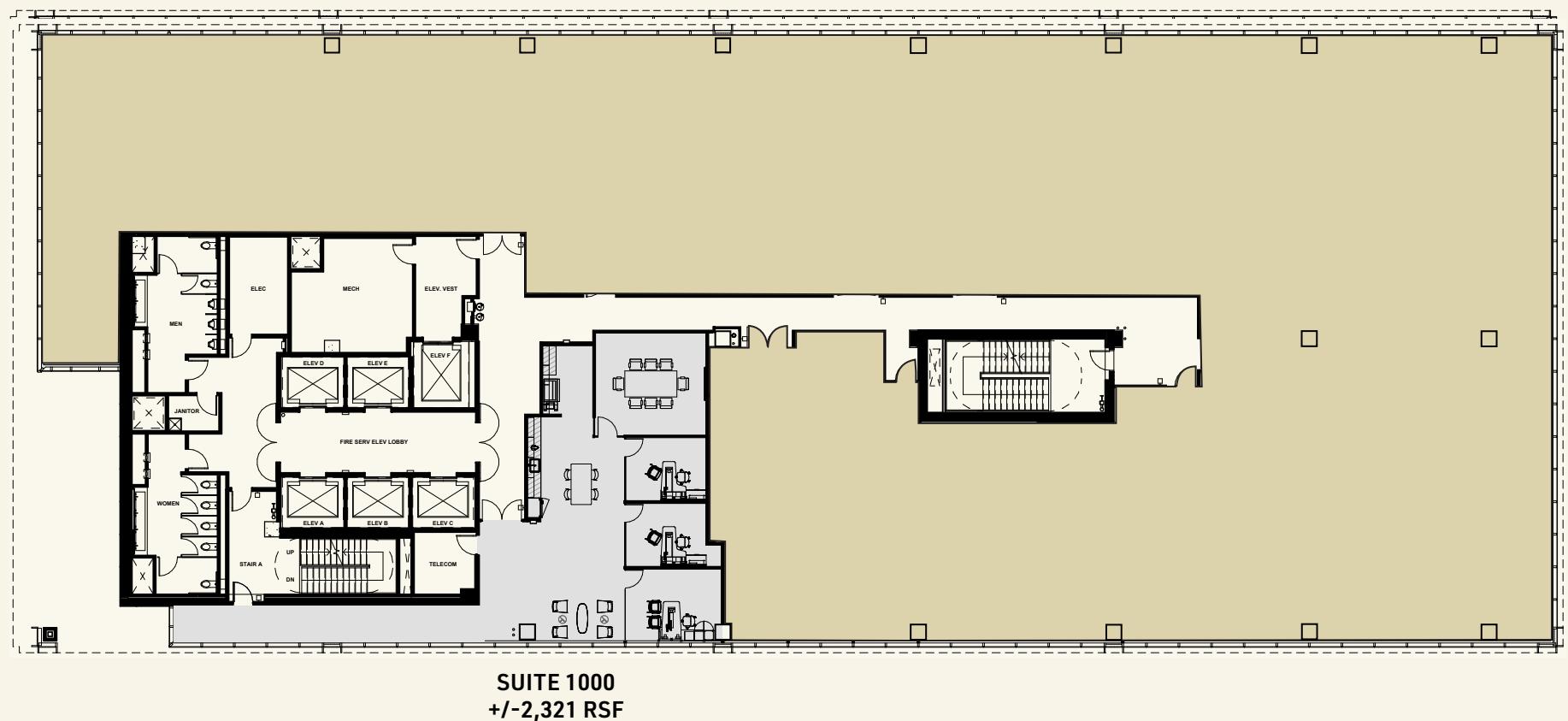
+/- 22,000 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"

PRE-BUILT OFFICE SUITE 1000:

+/-2,321 RENTABLE SQUARE FEET

CEILING HEIGHT: 13'-6"



LEASED



AVAILABLE

Block 2 - Floor 3

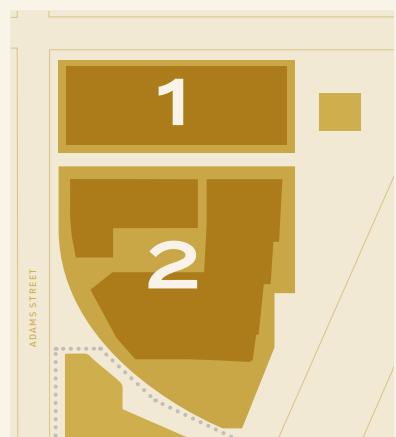
ENTIRE THIRD FLOOR

+/-46,000 RENTABLE SQUARE FEET

OFFICE SUITE 3:

+/-12,568 RENTABLE SQUARE FEET

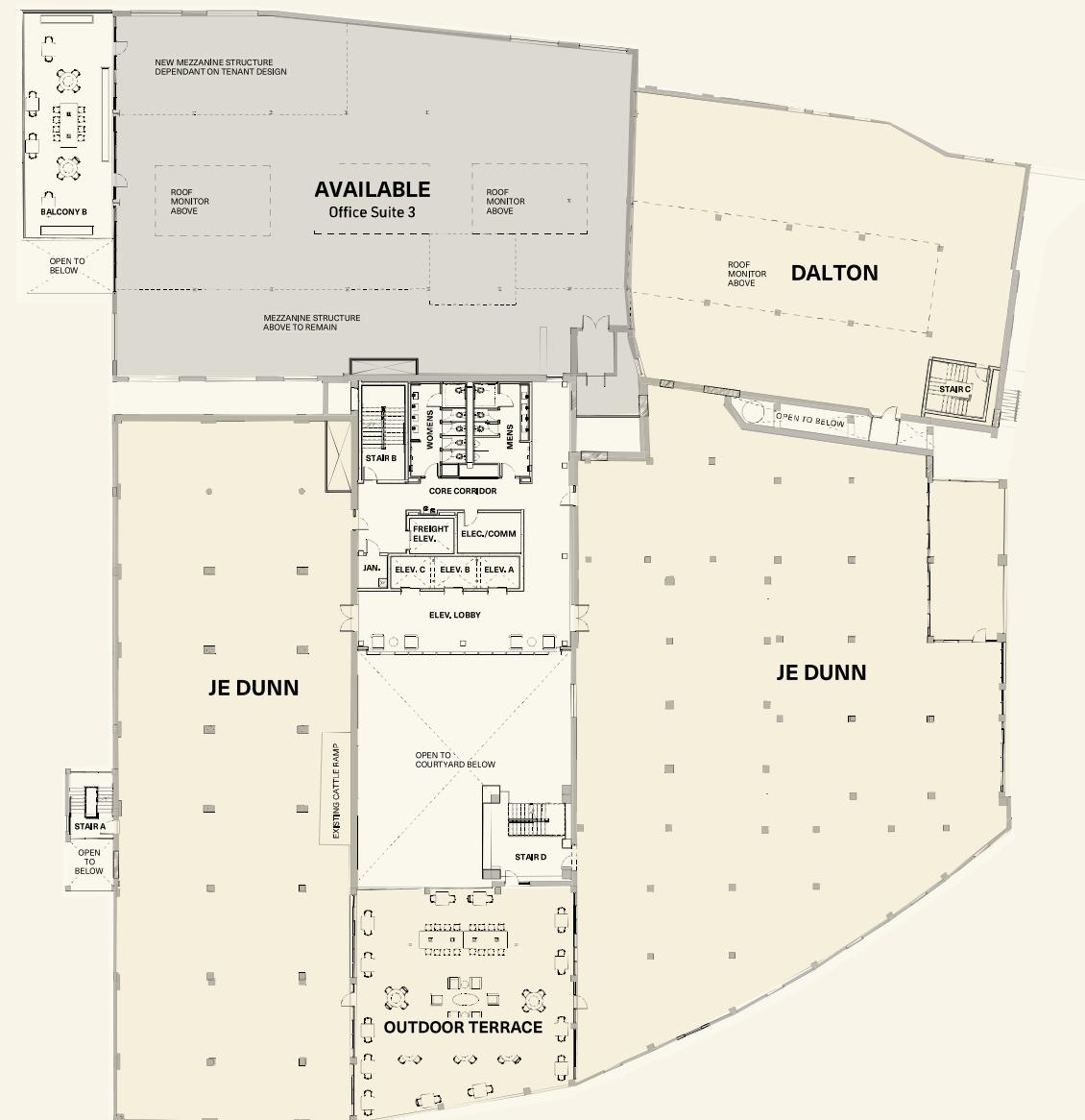
CEILING HEIGHT: 26' 8"



LEASED

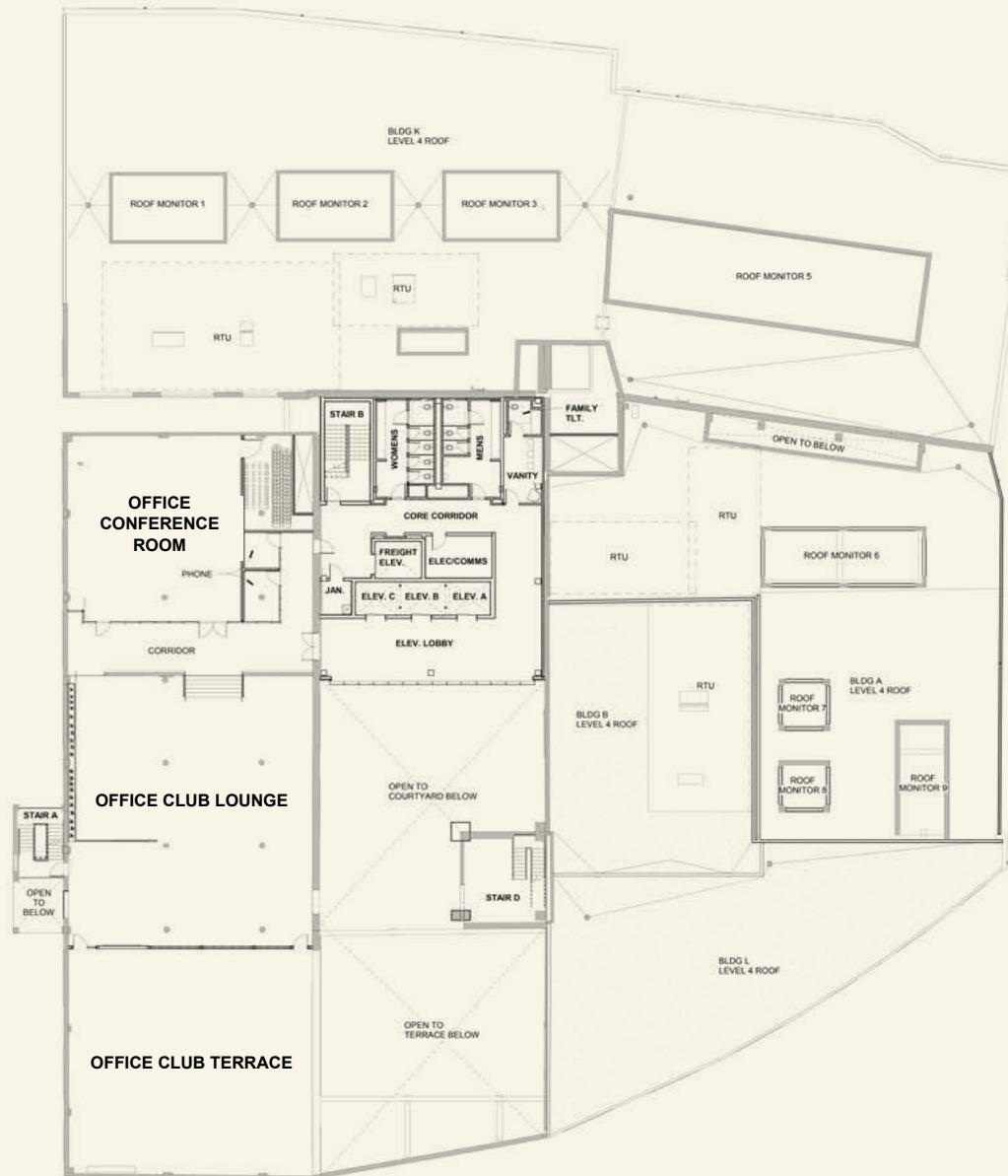
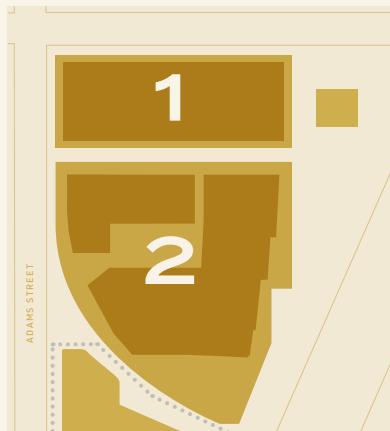


AVAILABLE



Block 2 - Floor 5

OFFICE AMENITY SUITES:
+/- 5,800 SQUARE FEET



The Neuhoff District, Nashville

Located along the Cumberland River in east Germantown, Neuhoff features several historic structures that were built throughout the early 1900s, including a 260,000 SF meat-packing facility that opened in 1911. The meat packing operation shuttered in 1977, and the property has since served as a home to several cultural outfits, including the Nashville Jazz Workshop, Nashville Cultural Arts Project, multiple recording and photography groups, and a personal studio for John Prine.



Photo: Chris Felver / Getty Images



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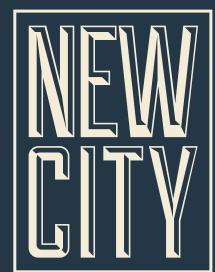
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