



**0.47 acres in the vibrant Gulch neighborhood  
available for sale or long-term ground lease**

**605 8th Avenue South, Nashville, Tennessee**

**Three parcels | 0.47 acres**

Confidential offering memorandum

**AVISON  
YOUNG**



Investment contacts

Lisa Maki, CCIM  
Principal, Managing Director | Capital Markets  
+1 615 727 7411  
lisa.maki@avisonyoung.com

Henry Trost  
Vice President  
+1 615 727 0005  
henry.trost@avisonyoung.com

Mike Jacobs, CCIM  
Principal | Capital Markets  
+1 615 727 7415  
mike.jacobs@avisonyoung.com

Jordan Powell  
Vice President | Capital Markets  
+1 615 727 7438  
jordan.powell@avisonyoung.com



Table of contents

<b>01</b>	Executive summary	<b>4</b>
<b>02</b>	Property overview	<b>6</b>
<b>03</b>	Location overview	<b>12</b>
<b>04</b>	Market overview	<b>18</b>
<b>05</b>	Offering process	<b>28</b>



# 01. Executive summary

THREE PARCELS | ± 0.47 ACRE SITE

Avison Young, as exclusive advisor, is pleased to present a unique opportunity for a long-term ground lease or to acquire three parcels totaling ± 0.47 acres of prime development land at 605 8th Avenue South (the “Property”), located in the Gulch South neighborhood with direct access to the SoBro neighborhood and the 8th Avenue corridor in Nashville, Tennessee.

Prominently situated among an elite set of developments in a mixed-use LEED ND certified neighborhood, the Property offers favorable zoning for a multitude of uses including a bonus height program to maximize density. The Gulch neighborhood was designed with a strong focus on connectivity, walkability and public transportation.

This prominent location puts the Property at the center of a vibrant growing urban amenity base offering urban living at its best. With superior access to the interstate system, the Division Street connector and the 8th Avenue corridor, the site offers developers a distinct location within the most active path of progress in the Nashville market.

[View property video](#)

INVESTMENT HIGHLIGHTS

Significant hospitality and multifamily development surrounding the site including the newly-announced Ritz Carlton Hotel and Residence

Numerous public and private sector initiatives continue to transform this dynamic neighborhood

Limited available landmark sites in the Gulch neighborhood

Increasing demand for quality investment and development in Nashville

Strong market fundamentals

As the first LEED ND certified neighborhood in the Southeast, the Gulch continues to be a model for sustainable community design in the region





## 02. Property overview

The site consists of three parcels totaling ± 0.47 acres and is situated within the Downtown subdistrict in one of the most coveted micro-markets famously known as “the Gulch.” The prominent location is just south of the Music City Convention Center. It is zoned DTC (Downtown Code), specifically within the Gulch South subdistrict neighborhood. The Gulch South zoning allows for a variety of mixed-use mid to high-rise buildings varying in height, all dependent upon the zoning chart outlined with the DTC and with regard to its location to major intersections. In addition to the development regulating plan, this site is located with an area designated as a LEED ND certified neighborhood allowing for additional sustainable initiatives through the Bonus Height Program.

Address	605, 615, 617 8th Avenue South
Site acreage	± 0.47 acres   20,474 sf
Submarket	Downtown   Gulch South subdistrict
Current zoning	DTC (Downtown Code) Multi-Zone: Multi-Zone / Multi-Ovly: Multi-Ovly
Max building height	16 stories*

*\*DTC Zoning allows for 10 stories with an additional 6 stories. However, this site is situated within the LEED ND neighborhood that automatically allows for 2 additional stories.*

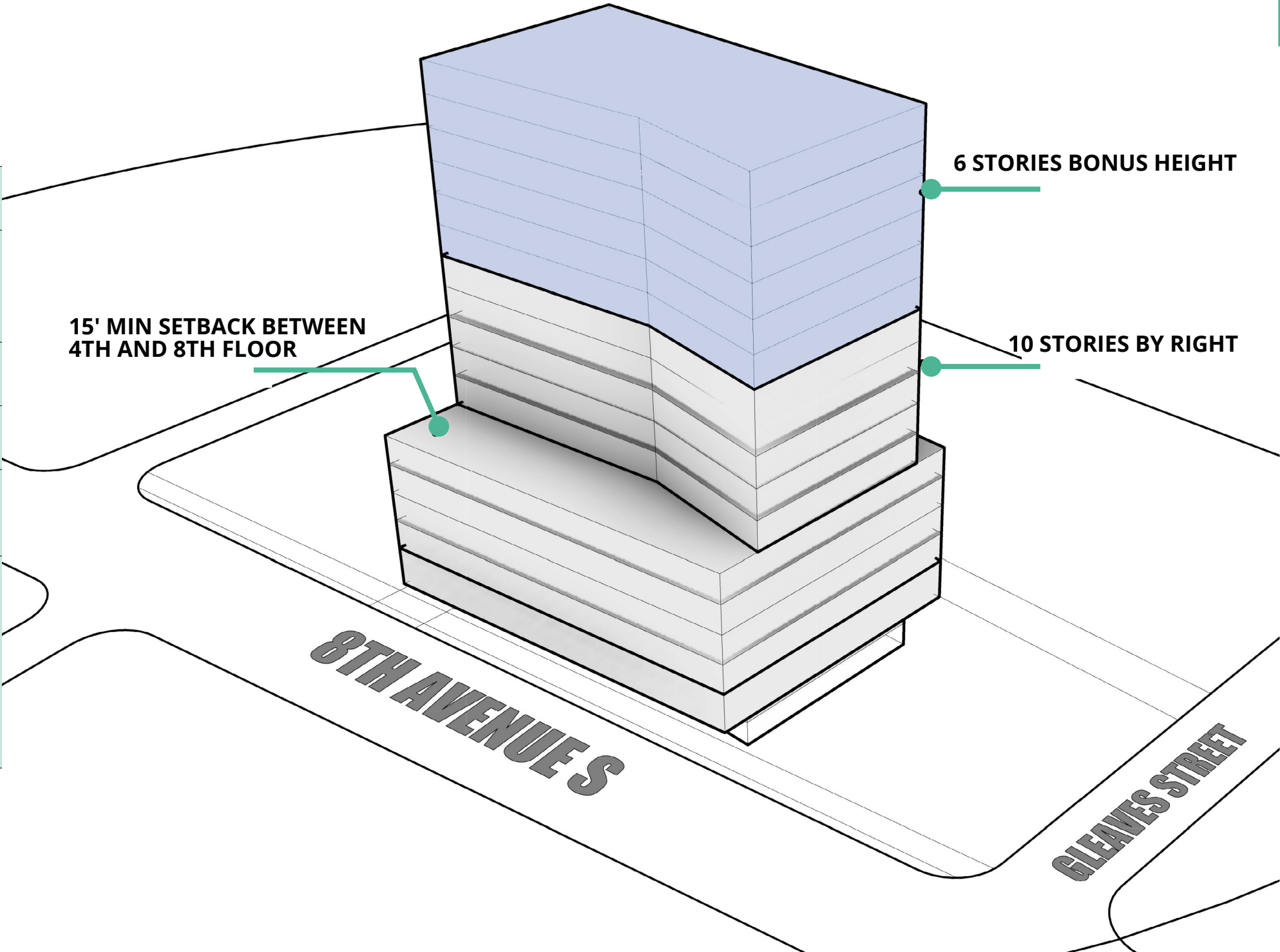




# Property overview

## MASSING STUDY

Parcel area	± 0.47 acres   20,474 sf
Current zoning	DTC (Downtown Code) Multi-Zone: Multi-Zone / Multi-Ovly: Multi-Ovly
Max height by right	10 stories
Max height with bonuses	16 stories
Step-back	15' min setback between 4th and 8th floor
Land uses	Multifamily residential, restaurants, retail, offices, hotels and motels, grocery, markets, bars and nightclubs, cultural centers, schools, printing and publishing, parks and recreation centers, theaters, multimedia production



## OPTIONS

**01**  
**Multifamily development**  
163,600 sf / 126 units\*

**02**  
**Office development / parking**  
219,700 sf / 168 spaces

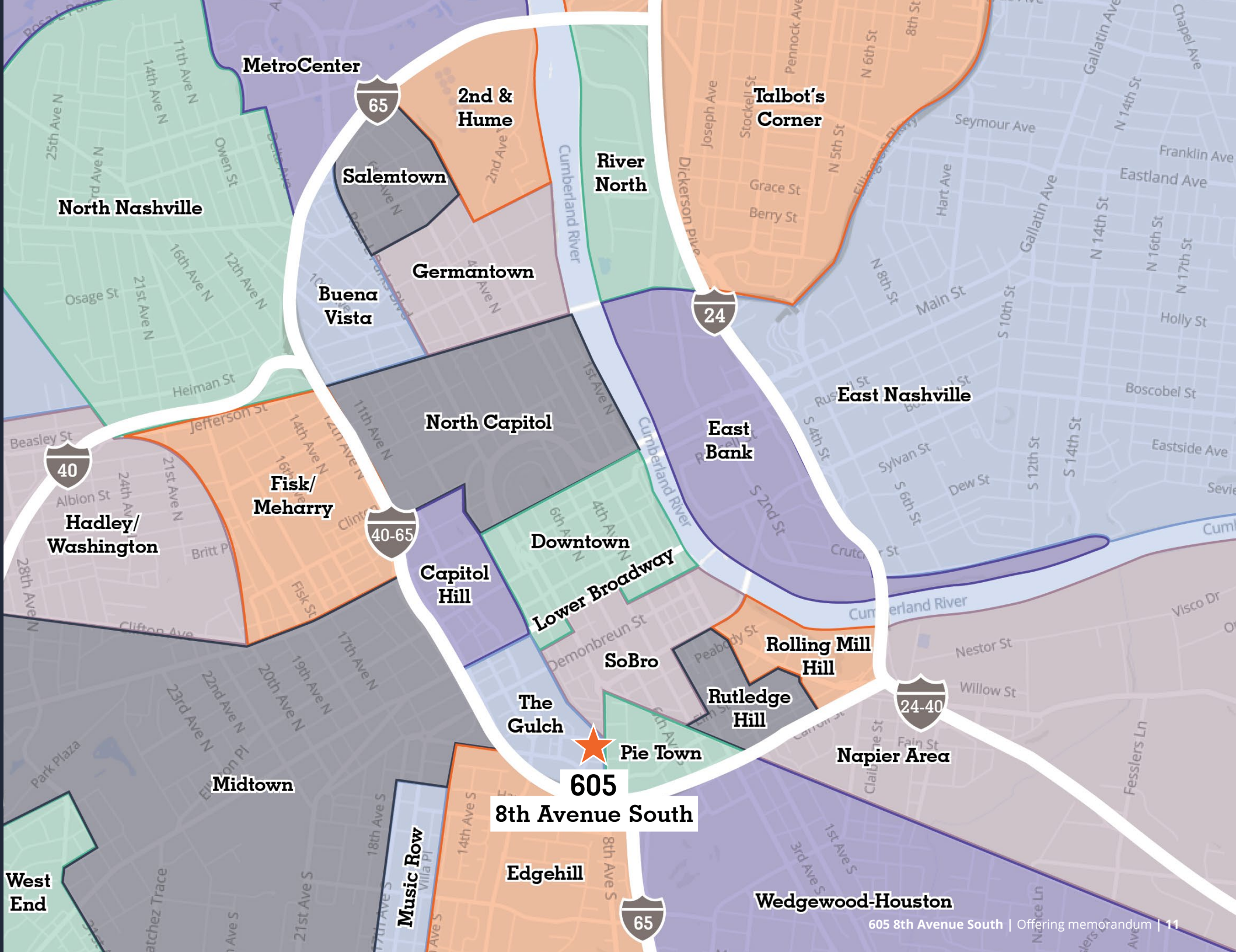
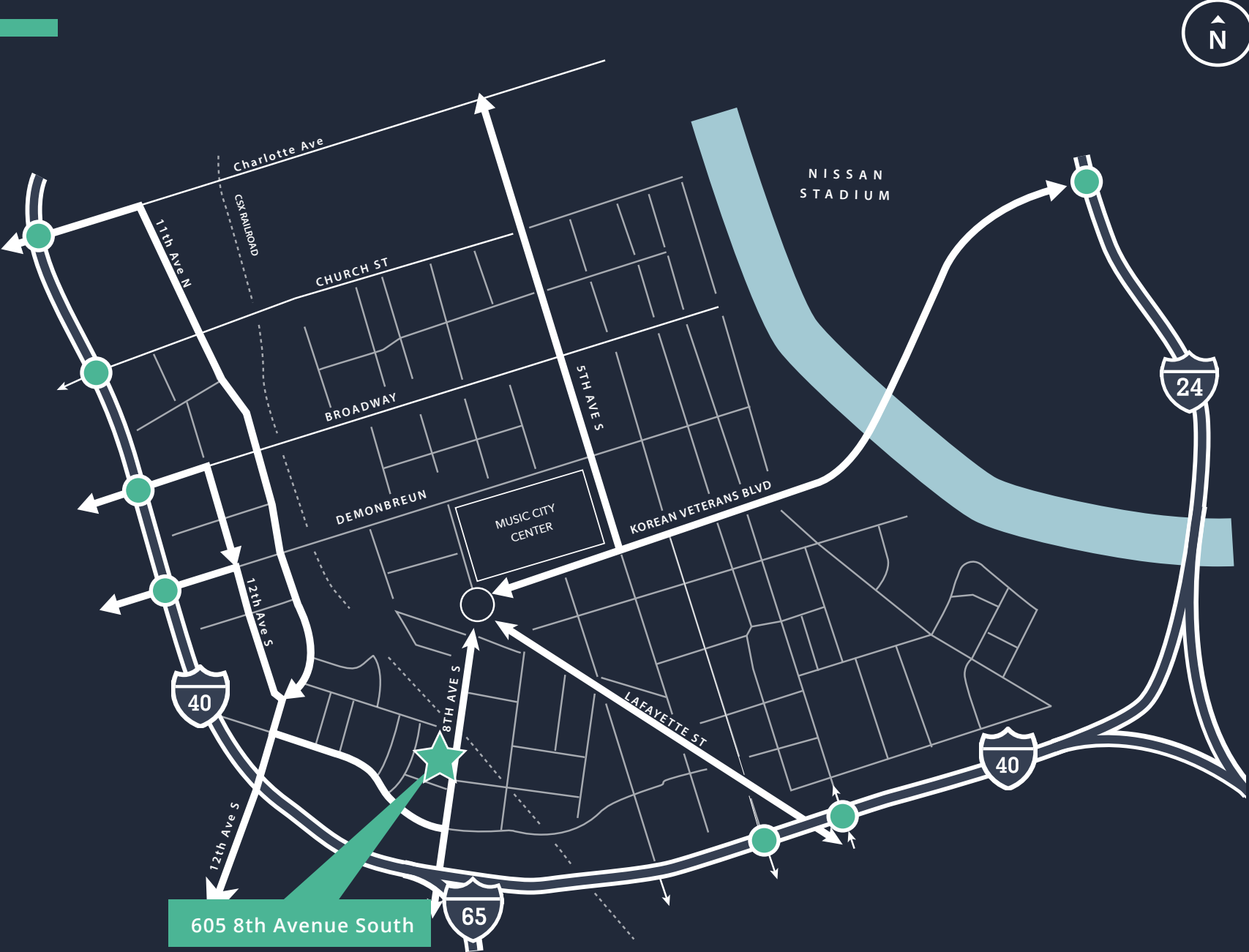
**03**  
**Hotel development**  
163,600 sf / 252 keys

*\*These numbers are approximate and may vary with each development design*



# Property overview

ACCESSIBILITY





# 03. Location overview

## THE GULCH

### Live, work, play.

The Gulch railroad yard, once serving as the Western edge of town, was well established by the start of the Civil War in 1861, servicing the Union Army as a supply depot with the crucial Louisville and Nashville (L & N) line. By 1896, the yard had expanded to over a dozen tracks, mandating the development of Union Station and its 500-foot long shed that opened to the public in 1900. A bustling hub during World War I and II, post-war automobile and truck manufacturing led to the decline in commuter rail service. The railyard ceased operations in 1956, with all passenger rail use ending in 1979.

Neglected for over 20 years, this area was run down and riddled with abandoned warehouses, with the exception of Union Station, which was converted to a hotel in the 1980s. In 1999, private investors took interest in the southern side of the Gulch, along 11th and 12th Avenue South from Demonbreun to Division Street. The 25-acre assemblage was then master-planned for revitalization. After several buildings were condemned and the area was cleared for redevelopment, several projects launched, starting with the delivery of Mercury View Lofts, a 32-unit multifamily mid-rise and the rehabilitation of the Javanco/Farber building, now home to Sambuca and Lucchese Boots.

In 2007, the Gulch was selected to apply for the United States Green Building Council’s LEED for Neighborhood Development (LEED ND) and by 2009 it became the first LEED ND certified green neighborhood in the southeast. Today, the Gulch contains many options for multifamily, retail, office and hospitality uses with high occupancy in all sectors and continued demand from users and investors. The Gulch is now a coveted urban district with a work, live and play feel, as well as a popular destination for locals and tourist for hotels, dining, shopping and entertainment.




View down 12th Avenue



# Location overview

## GULCH DEVELOPMENTS



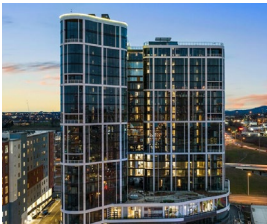
**1. Circle South**

Office: 535,000 sf  
Status: Proposed



**2. Nashville Yards Pinnacle Tower**

Office: 650,000 sf  
Status: U/C 2025



**3. Albion in the Gulch**

Retail: 5,650 sf  
Multifamily: 415 units  
Delivered: 2023



**4. Luna**

Retail: 3,000 sf  
Multifamily: 108 units  
Delivered: 2023



**5. 805 Lea**

Multifamily: 356 units  
Delivered: 2022



**6. Aspire Gulch**

Multifamily: 300 units  
Delivered: 2022



**7. Harlowe**

Multifamily: 300 units  
Delivered: 2022



**8. Moore building**

Office: 227,375 sf  
Retail: 8,500 sf  
Delivered: 2023




**9. Haven at the Gulch**

Multifamily: 299 units  
Delivered: 2022



**10. Embassy Suites/1 Hotel**

Hospitality: 506 keys  
215 keys  
Delivered: 2022



**11. Camden Gulch**

Multifamily: 481 units  
Status: Proposed



**12. Paseo South Gulch/Prima**

Retail: 18,000 sf  
Multifamily: 478 units  
Status: U/C 2024



**13. Gulch Union residential tower**

Multifamily: 306 units  
Status: U/C 2025



**14. Gulch Union office**

Office: 330,133 sf  
Delivered: 2020



**15. The W Hotel**

Hospitality: 350 keys  
Delivered: 2021



**16. Three Thirty Three**

Retail: 11,000 sf  
Office: 7,500 sf  
Delivered: 2020




**17. Society Nashville**

Multifamily: 471 units  
Retail: 7,500 sf  
Status: U/C 2025



**18. Modera Gulch**

Multifamily: 378 units  
Retail: 18,000 sf  
Delivered: 2023




**19. SoBro Roundabout**

Residential: 135 units  
Status: Proposed



**20. Novel Edgehill**

Multifamily: 270 units  
Retail: 6,000 sf  
Delivered: 2021



**21. 1030 Music Row**

Office: 112,766 sf  
Delivered: 2022



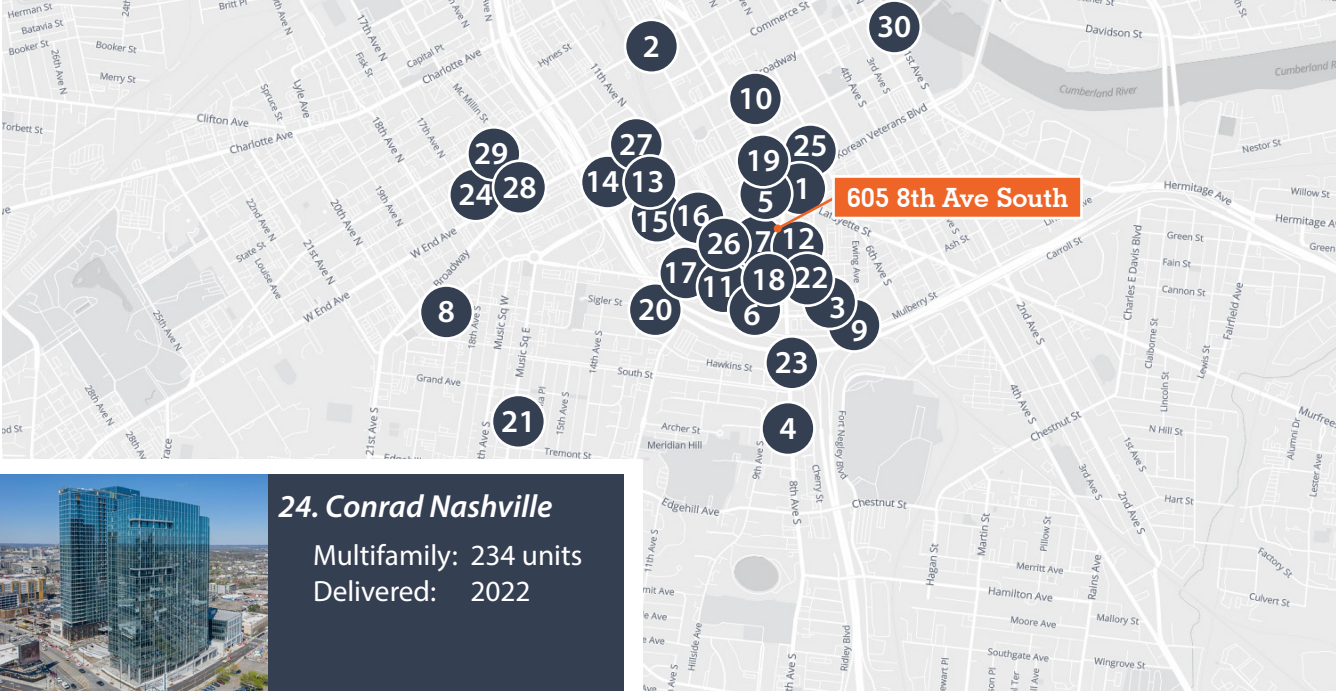
**22. Vorhees building**

Office: 48,000 sf  
Rehabbed: 2021



**23. Eighth & Bass**

Mixed-use development  
hotel & office space  
Status: Proposed





**24. Conrad Nashville**

Multifamily: 234 units  
Delivered: 2022




**25. Ritz-Carlton**

Multifamily: 335 units  
Hospitality: 240 keys  
Status: U/C 2026



**26. Canopy by Hilton**

Hospitality: 334 keys  
Status: U/C 2024



**27. M12 boutique hotel**

Status: Proposed



**28. Broadwest office tower**

Retail: 10,000 sf  
Office: 520,420 sf  
Delivered: 2021



**29. Broadwest creative office**

Retail: 31,116 sf  
Office: 93,350 sf  
Delivered: 2021



**30. Four Seasons Hotel & Residences**

Hospitality: 236 keys  
Multifamily: 143 units  
Delivered: 2023

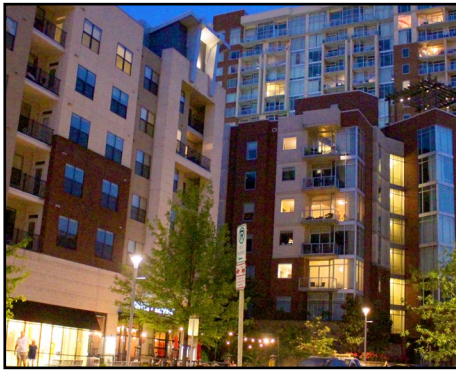
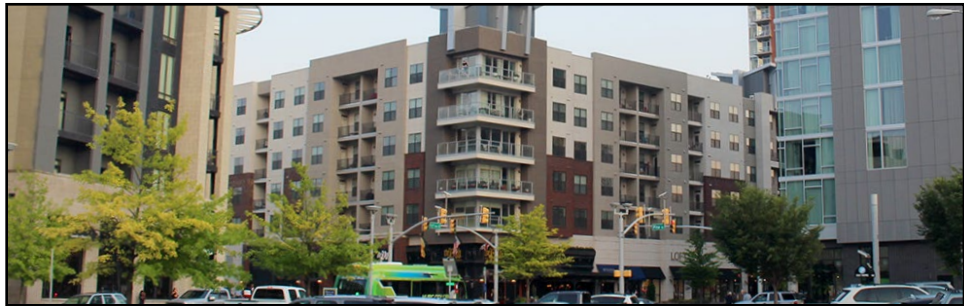


# Location overview

7-MINUTE WALKABLE MAP

## EAT & DRINK

- Virago
- Whiskey Kitchen
- Saint Anejo
- Kayne Prime
- Luogo
- Hops + Crafts
- Turnip Truck
- Gumbo Bros
- Sambuca
- Station Inn
- 404 Kitchen
- L.A. Jackson
- Bar Louie
- Biscuit Love
- Sunda Nashville
- Del Frisco's Grille
- City Winery
- Supercia
- STK
- Peg Leg Porker
- Mercy Lounge
- Tennessee Brew Works
- City Winery
- Marsh House
- Party Fowl
- Otaku Ramen
- Milk & Honey
- The Chef and I
- Rudy's Jazz Room
- The Pub Nashville
- Stock & Barrel
- Starbucks



## STAY

- Fairfield Inn & Suites
- Thompson Hotel
- W Hotel
- Westin
- JW Marriott
- Embassy Suites/1 Hotel
- Cambria Suites
- Holiday Inn & Suites
- Margaritaville Hotel
- Grant Hyatt
- Canopy by Hilton

## SHOP & PLAY

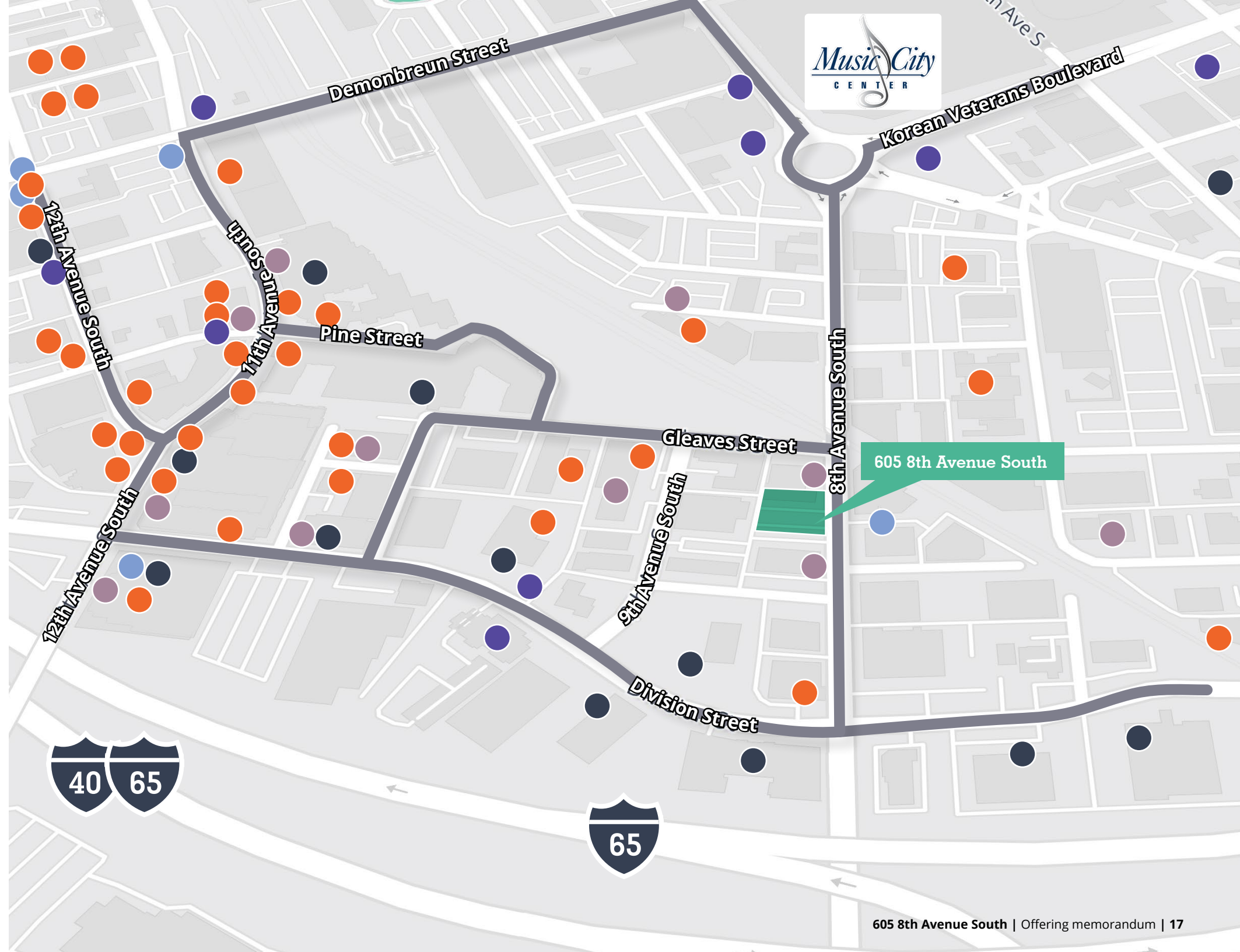
- Uncommon James
- Nashville Boot
- Bad Axe Throwing
- Blush Boutique
- Carter Vintage Guitars
- e.Allen
- Finley's
- Patagonia
- The Blowout Co.
- Cyclebar
- Lululemon

## LIVE

- Twelve Twelve
- Velocity
- Pine Street Flats
- Icon
- Terrazzo
- The James
- Broadstone Gulch
- Sixth & Lea
- Haven at the Gulch
- Aspire Gulch
- Greystar Gulch
- 805 Lea
- Modera Gulch
- Albion Residential
- Haven at the Gulch

## WORK

- Gulch Union
- 1201 Demonbreun
- Gulch Crossing
- Terrazzo
- The Paseo





# 04. Nashville market overview



2 million  
MSA POPULATION

1.1 million  
REGIONAL WORKFORCE

98  
NEW PEOPLE PER DAY

NASHVILLE IS THE  
**#1 market to watch**  
and is the only market to ever reach #1 for  
three consecutive years

ULI Emerging Trends in Real Estate, 2024

## NASHVILLE AT A GLANCE

Recognized by the Urban Land Institute as the top city for real estate and investment activity for a third year in a row, Nashville is poised for continued growth in the coming years.

Nashville's big business drivers are **technology**, continued **in-migration** of companies and people, a **well-educated population** and a **favorable business climate**.

As of December 2023, Nashville's **unemployment rate is 2.4%**, 130 basis points **lower** than the national rate.

A **major growth market** in the Southeast, Nashville has received **over 140,000 new jobs** since 2010\* by national companies such as Amazon, AllianceBernstein, EY, ICEE and Philips.

**Approximately 45** companies have announced or moved their **headquarters** to Nashville in the last five years.

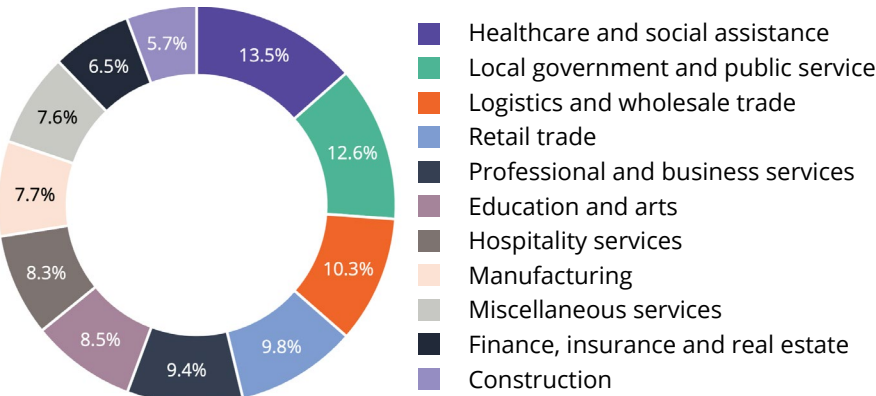
**#2**  
2023 TOP MEETING DESTINATIONS  
IN NORTH AMERICA  
*Cvent, 2023*

**#5**  
BEST U.S. CITY FOR STARTING  
A CAREER  
*Bankrate, 2023*

**#9**  
TOP 10 PLACES FOR YOUNG  
PROFESSIONALS TO LIVE  
*Forbes, 2023*

## NASHVILLE'S LOW COST OF DOING BUSINESS

With one of the nation's lowest tax burdens, Tennessee is consistently named a top state for low business taxes and strong long-term job growth by the U.S. Chamber of Commerce's Enterprising States Report. This attracts a diverse mix of industries, with healthcare, corporate operations, advanced manufacturing, music and entertainment and supply chain management driving Nashville's economy.



## A LOCALLY GROWN, SKILLED WORKFORCE

120,000  
HIGHER EDUCATION  
STUDENTS IN  
THE REGION

30,000  
GRADUATES  
PER YEAR

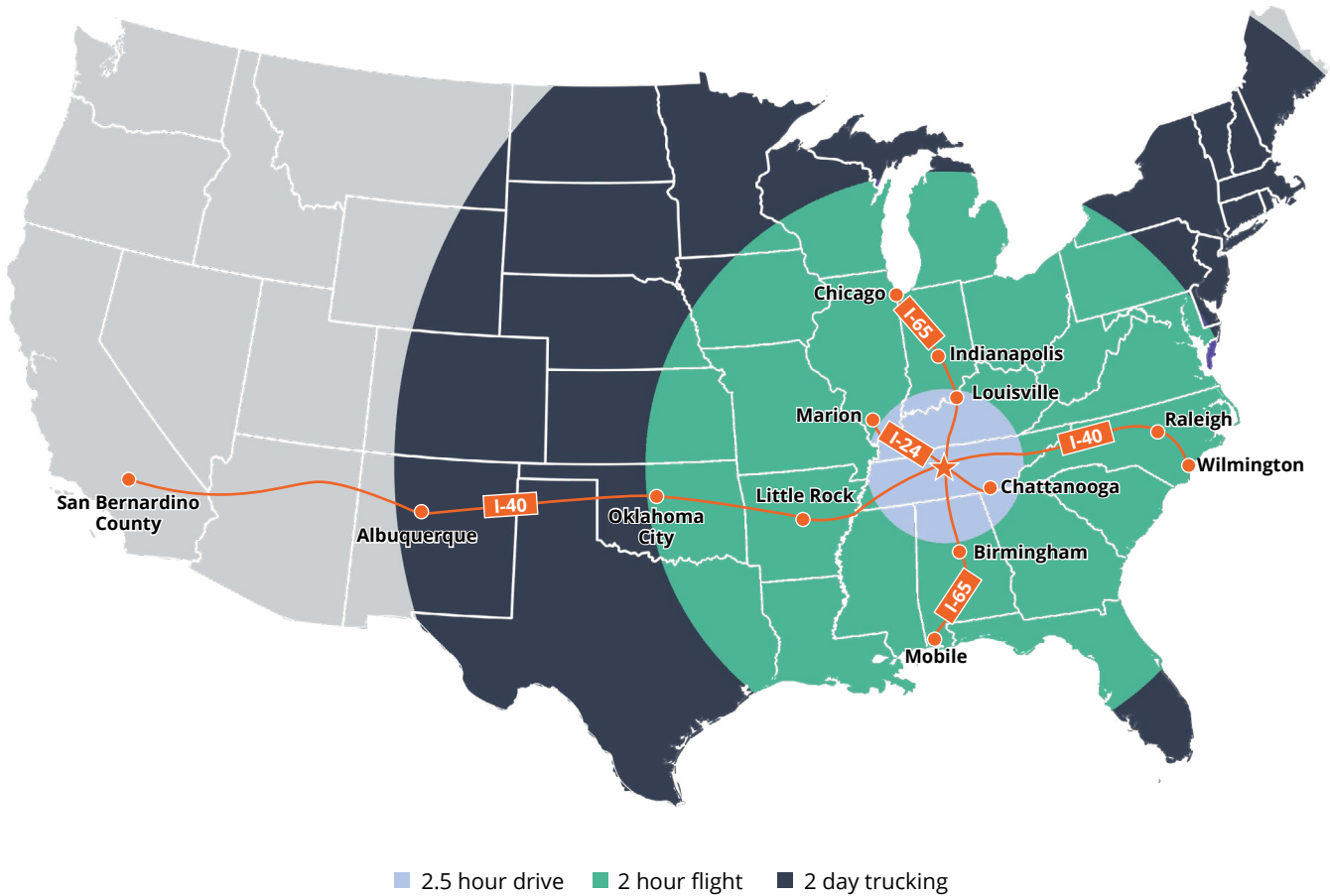
60%  
OF GRADUATES  
REMAIN IN THE  
NASHVILLE AREA

## TOP AREA EMPLOYERS





# Nashville market overview



**Ranked twice**  
IN TRAVELER'S CHOICE AWARDS -  
BEST OF THE BEST 2024

*Trip Advisor, 2024*  
20 | Avison Young | U.S. Capital Markets Group

**#8**  
BEST CITIES IN THE U.S.: 2023  
READERS' CHOICE AWARDS

*Conde Nast Traveler, 2023*

**CENTRALLY LOCATED**  
**50%**  
OF THE U.S. POPULATION LIVES  
WITHIN 650 MILES OF NASHVILLE

**75%**  
OF U.S. MARKETS ARE WITHIN A  
TWO-HOUR FLIGHT

## IMPRESSIVE TRANSPORTATION SYSTEM

Centrally located at the convergence of three major U.S. interstates in addition to the I-440 loop, providing convenient access throughout the city and region

Nashville International Airport (BNA) continues to see an increase in passenger volume as pandemic travel concerns wane

Transit within the city includes an intercity bus system, Music City Star suburban rail and Nashville B-cycle bike-share system

CSX maintains its second largest rail yard and transfer facility in the Southeastern U.S.

The Port of Nashville, located on the Cumberland River, has access to the Ohio River, Mississippi River and Gulf of Mexico

**#8**  
THE READERS' 15 FAVORITE CITIES  
IN THE UNITED STATES OF 2023

*Travel + Leisure, 2023*

# Nashville International Airport (BNA)

## AIRPORT EXPANSION

During the 2023 fiscal year, BNA opened up the new 200,000-sf grand lobby that was one of the many phases included in the multi-year, multi-phase expansion plan laid out to accommodate the record setting growth seen at the airport. A new 1,800-space parking garage, pedestrian bridge, new concessions and retail opened as well with the onsite Hilton Hotel opening in late 2023.

## AIRPORT OVERVIEW

Ranks among the fastest growing airport in the nation

Topped 21.9 million total annual passengers at the end of its fiscal year in July 2023, a 18.7% increase over the previous record set in 2022

British Airways, Spirit Airlines, Southwest, Allegiant Air and Sun Country Airlines have all added multiple new destinations and increased service to national and international markets

In 2019 alone, BNA generated more than \$8.1 billion in total economic impact, supported 76,000 jobs in the region and produced more than \$443 million in state, local and federal taxes



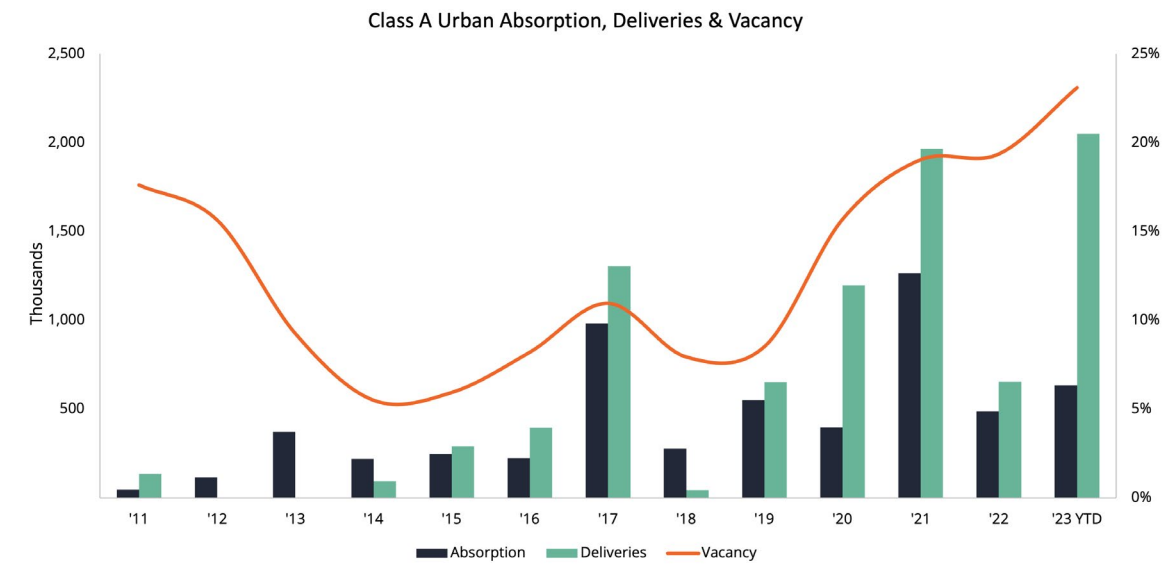


# Market overview

NASHVILLE, TENNESSEE

## Urban trophy / class A office

The urban office market is the epicenter of Nashville’s economy and cultural amenities, offering tenants the best assortment of entertainment, dining, cultural and recreational activities the city has to offer. Developers remain bullish on the urban market with the current development cycle representing the most construction in the city’s history. As the center of Nashville’s legal, financial and public relations industries, this area has proven to be a magnet for corporate relocations and expansions in recent years.



Source: Avison Young/CoStar  
Class A, Mid and High-rise  
Midtown, Gulch, Pietown, SoBro, CBD

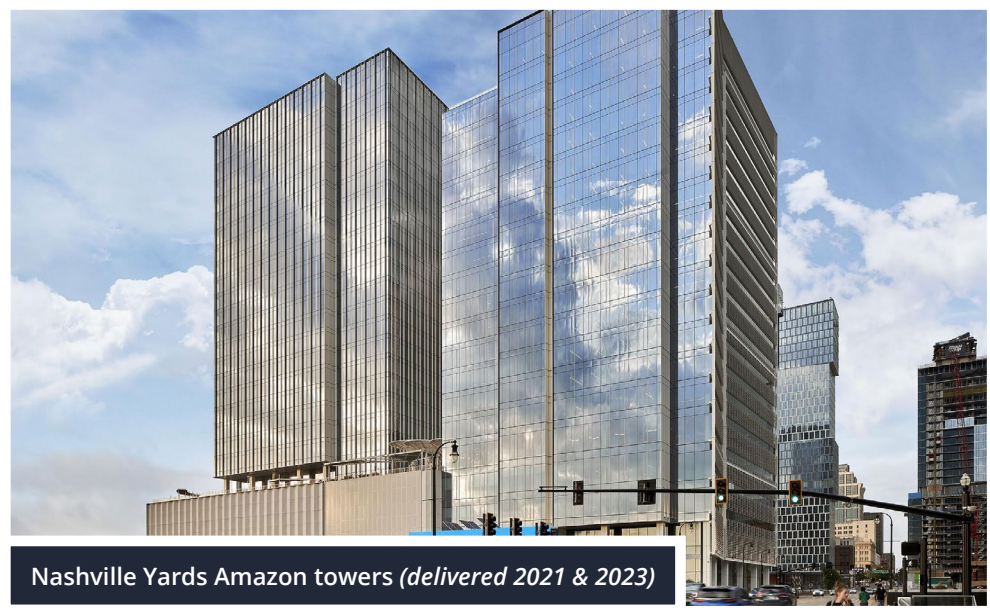
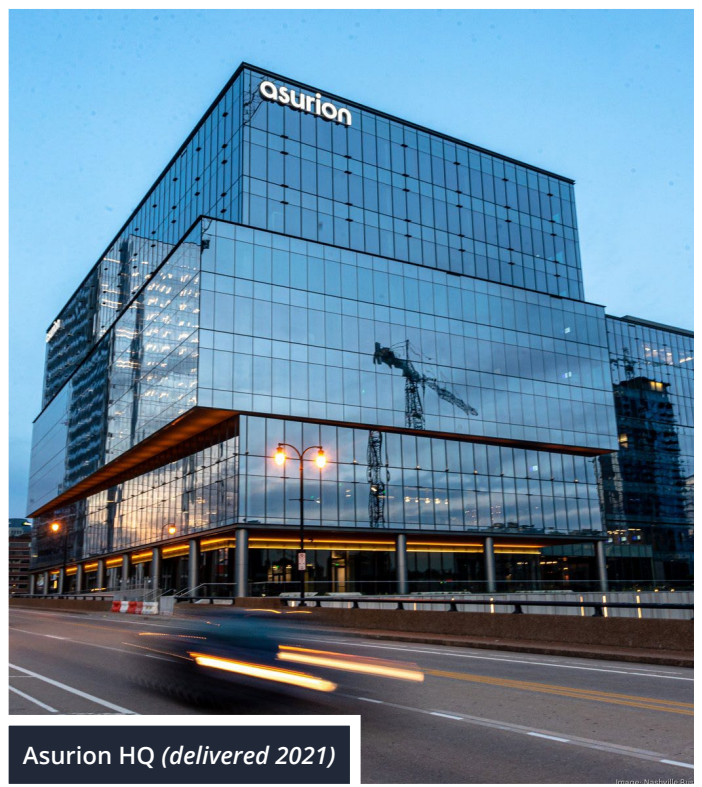
Comprised of numerous emerging micro-markets such as SoBro, the Gulch, the CBD and Germantown

Growing critical mass of residents and employees supports additional absorption and continued development

Home to Nissan Stadium (Tennessee Titans), Bridgestone Arena (Nashville Predators), the Country Music Hall of Fame and the historic Ryman Auditorium

The 650,000-sf Pinnacle Tower is under construction with Pinnacle Bank and Bass Berry & Sims as the anchor tenants (expected delivery - early 2025)

## SELECT RECENT DEVELOPMENTS





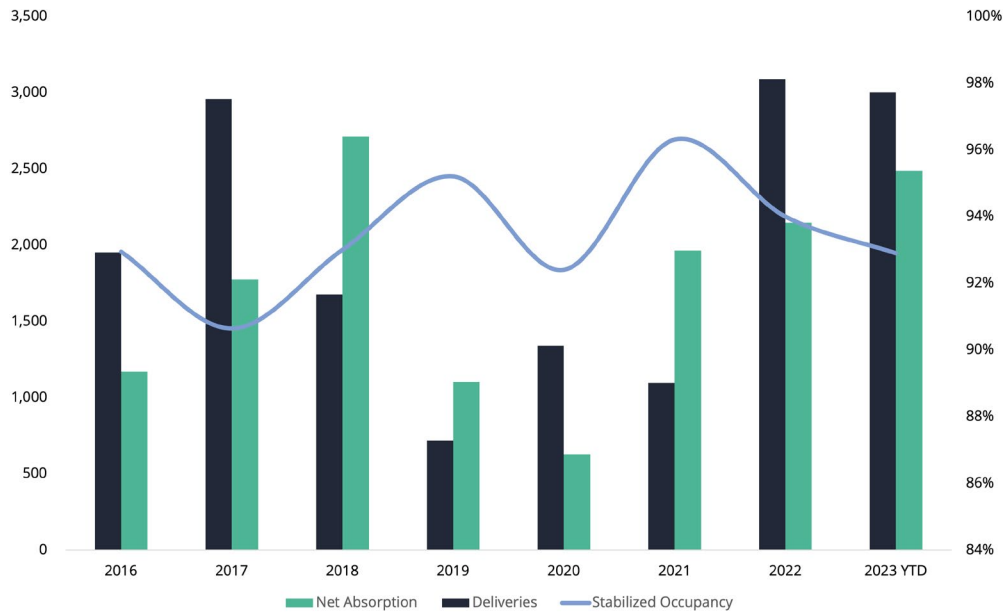
# Market overview

NASHVILLE, TENNESSEE

## Urban class A mid-rise and high-rise multifamily

With a current population of over 2 million people and still growing, Nashville is one of the fastest rising metropolitan areas in the country. In response to record levels of population growth, Nashville's development pipeline remains among the most active in the nation, as strong structural demand drivers have sustained the city's ability to absorb new development. Nashville's urban multifamily inventory has grown 45.1% over the past five years. A combination of the area's record job growth and expanding development pipeline serves as a catalyst for multi-family demand and growth. In fact, the urban multifamily market has recorded an average occupancy of roughly 94% for the past five years.

### CENTRAL NASHVILLE SNAPSHOT



Source: Avison Young/CoStar  
Class A, Mid and High-rise  
Midtown, Gulch, Pietown, SoBro, CBD

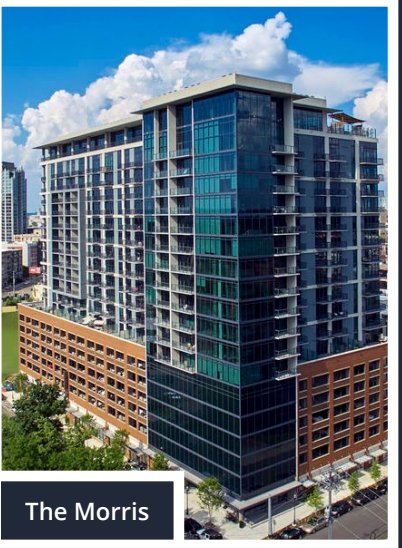
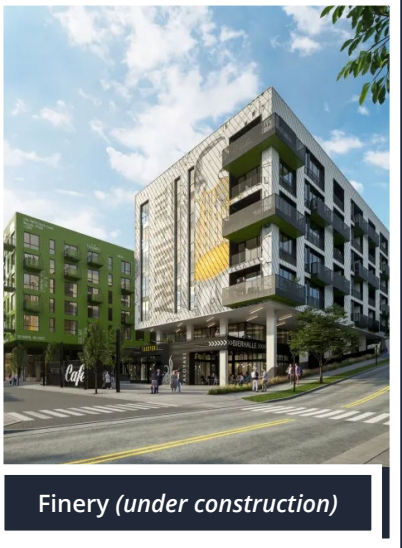
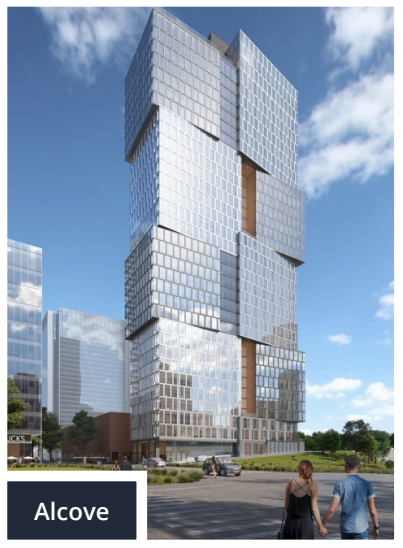
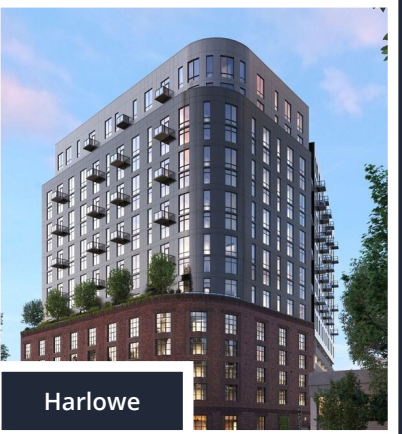
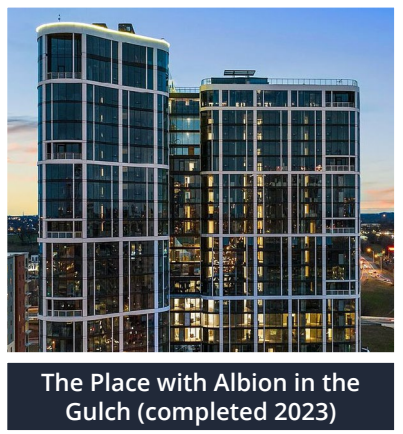
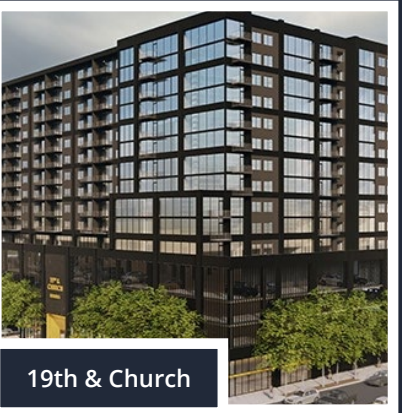
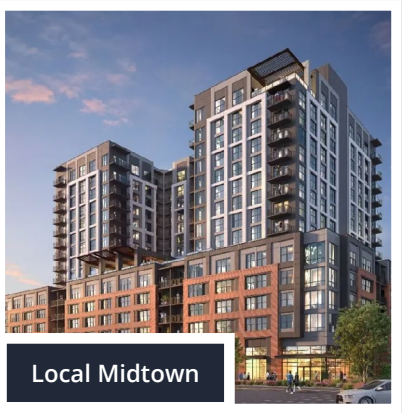
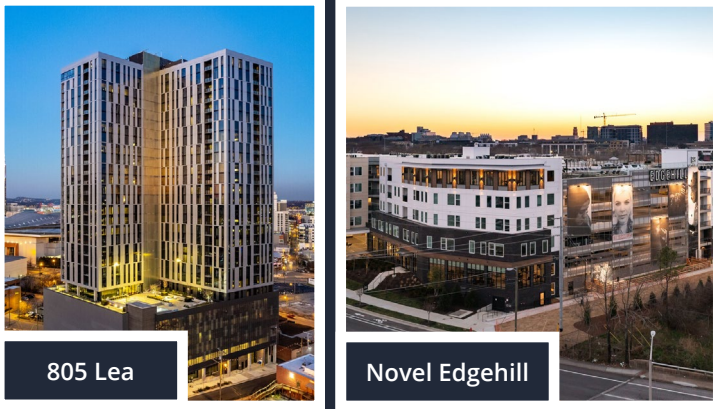
With a robust demand, Downtown Inventory has grown 45.1% over the last five years

Rents range from \$2.44 to \$2.74 psf with continued increases year over year

Historic average occupancy is 94% for the urban market

Cap rates compressing to low to mid 3's

### SELECT RECENT DEVELOPMENTS



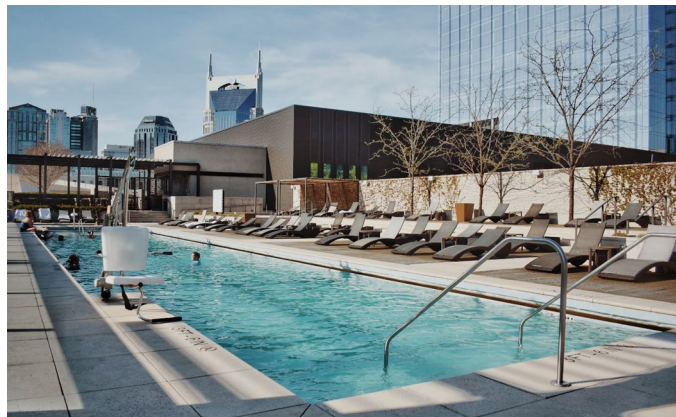


# Market overview

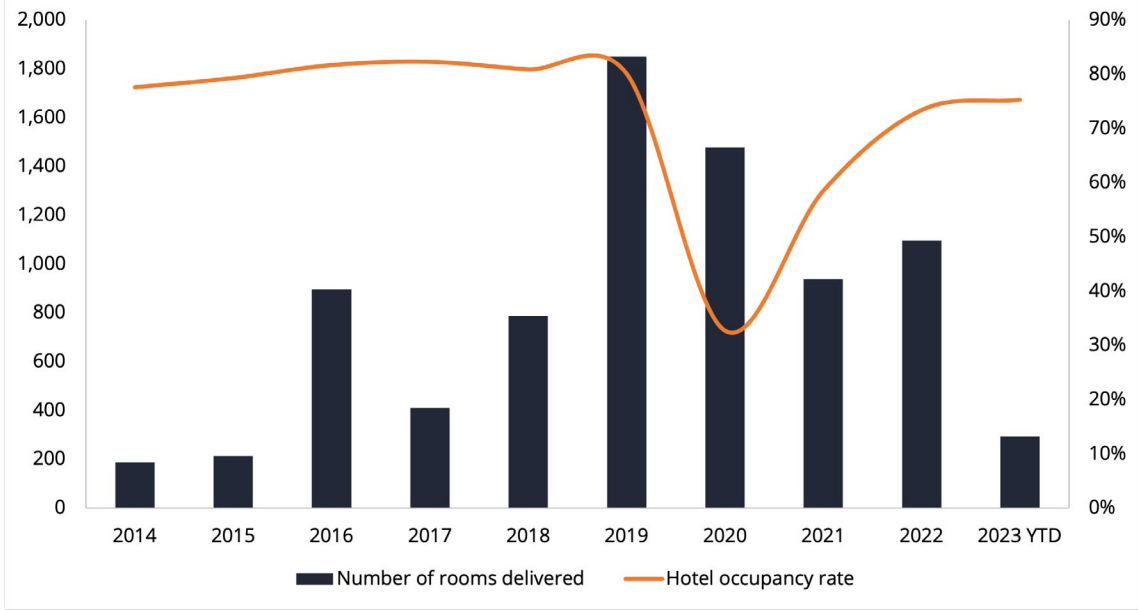
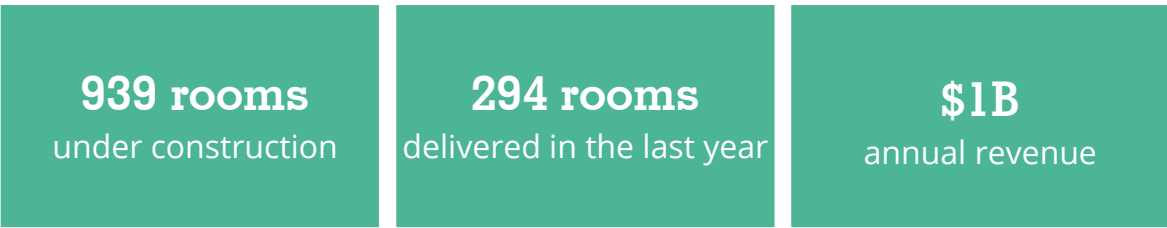
NASHVILLE, TENNESSEE

## Nashville urban hotel overview

Hospitality is the second largest industry in Nashville and in Tennessee. It employs nearly 75,000 people and is a \$7.5 billion industry that has seen record growth for years, according to the Nashville Convention & Visitors Corp. Nashville demand (hotel rooms sold) has recovered faster post pandemic than any other top 30 U.S. city.



### NASHVILLE URBAN HOTEL PIPELINE



Source: Nashville Convention & Visitors Corp.

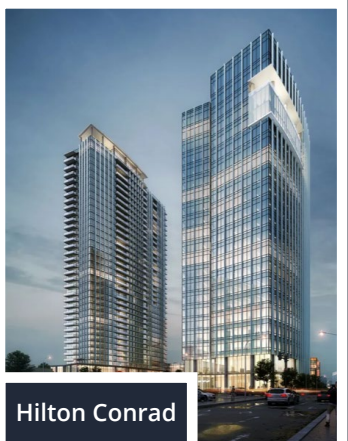
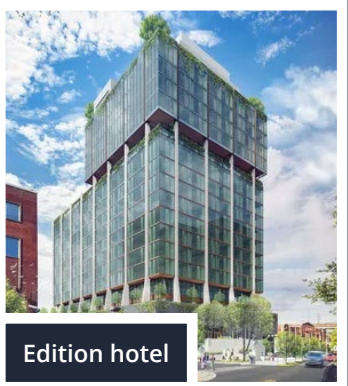
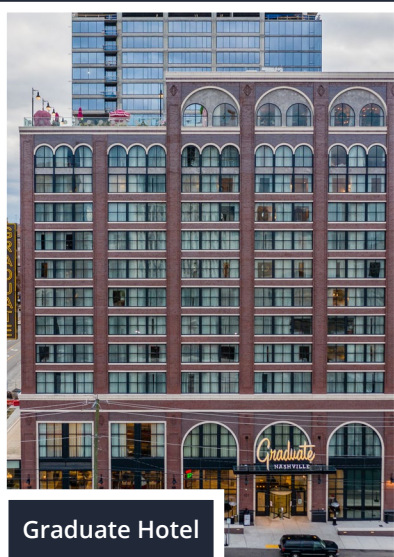
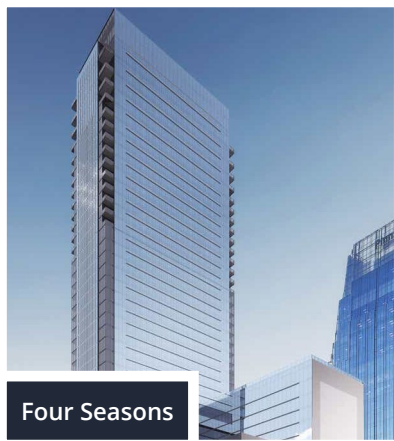
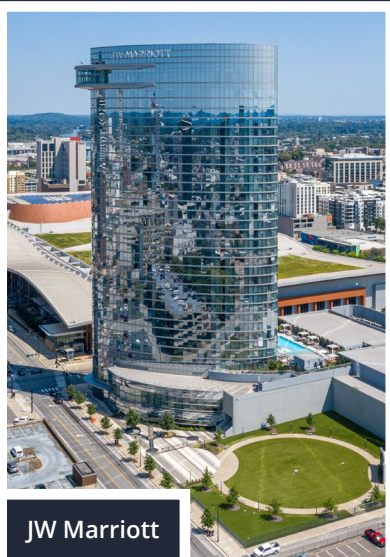
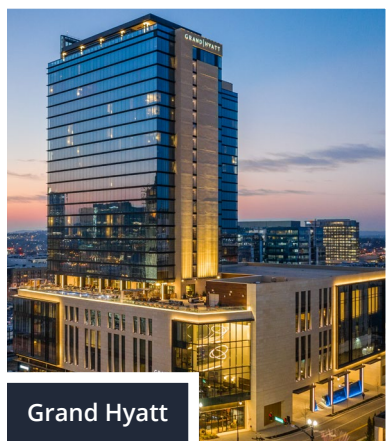
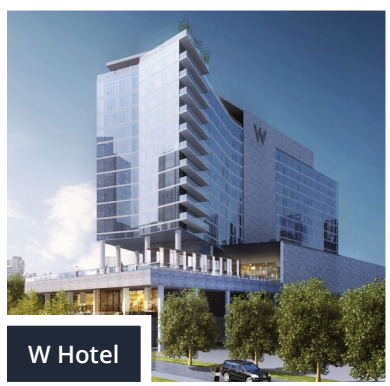
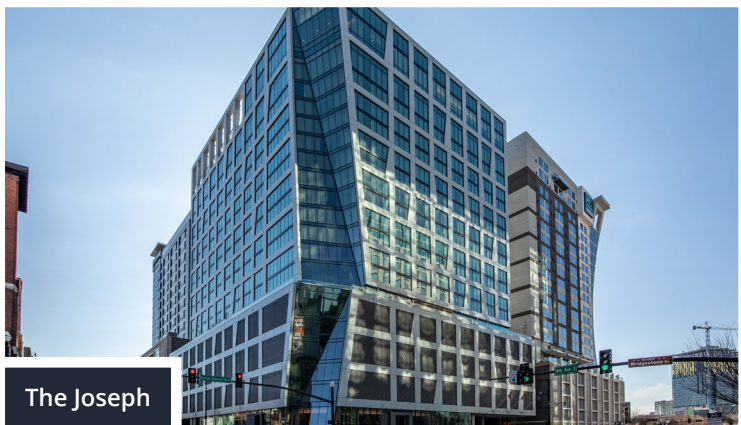
Nashville ranked #8 among Travel+Leisure’s Readers’ 15 Favorite Cities in the United States of 2023 (July 2023)

The Telegraph has ranked Nashville as #10 in the 25 Biggest US Cities to Visit (May 2023)

Nashville is named in 25 Essential Drives for a U.S. Road Trip by National Geographic (May 2023)

Three Nashville hotels ranked as Cvent’s Top 10 Meeting Hotels in North America  
#1 - Grand Hyatt, #2 - Omni Nashville & #9 - Renaissance Nashville Hotel (May 2023)

### SELECT RECENT DEVELOPMENTS





# 05. Offering process

## Marketing and tour process

Investors are encouraged to:

- Review offering memorandum and other relevant information posted on the “virtual deal site”
- Visit property website
- View the property video
- Schedule market tour discussion with exclusive listing broker

## Offering process

Offers are due with the following requirements:

### Terms/purchaser information

- Purchase price
- Earnest money deposit
- Inspection period
- Closing period
- Details of intended use

### Investor information

- Legal name of purchaser’s entity
- List debt or capital source intended for purchase
- Description of purchaser’s due diligence process
- List any contingencies or approvals required of seller for purchase
- Provide seller references

Please submit an electronic copy of the offer to the attention of:

**Lisa Maki, CCIM**  
Principal, Managing Director  
+1 615 727 7411  
lisa.maki@avisonyoung.com

# Confidential information and disclaimer

## CONTACTS AND CONFIDENTIALITY

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale or ground lease of this property located at 605 8th Avenue South (“the Property”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of

the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice.

Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived. By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise

provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/ agent’s authority to act on its behalf. If you have no interest in the property at this time, please return this offering memorandum immediately to:

Avison Young Commercial Real Estate Services  
**Attention:**  
Attn: Lisa Maki, CCIM  
Principal, Managing Director  
+1 615 727 7411  
lisa.maki@avisonyoung.com

The information contained herein was obtained from sources believed reliable; however, the Agency makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.



**If you would like more  
information on this offering  
please get in touch.**

## **Brokerage**

**Lisa Maki, CCIM**

Principal, Managing Director | Capital Markets

+1 615 727 7411

[lisa.maki@avisonyoung.com](mailto:lisa.maki@avisonyoung.com)

**Henry Trost**

Vice President

+1 615 727 0005

[henry.trost@avisonyoung.com](mailto:henry.trost@avisonyoung.com)

**Mike Jacobs, CCIM**

Principal | Capital Markets

+1 615 727 7415

[mike.jacobs@avisonyoung.com](mailto:mike.jacobs@avisonyoung.com)

**Jordan Powell**

Vice President | Capital Markets

+1 615 727 7438

[jordan.powell@avisonyoung.com](mailto:jordan.powell@avisonyoung.com)

## **Debt & Equity**

**Michael Yavinsky**

Principal | Capital Markets

+1 202 602 1729

[michael.yavinsky@avisonyoung.com](mailto:michael.yavinsky@avisonyoung.com)

**Wesley Boatwright**

Principal | Capital Markets

+1 202 644 8559

[wes.boatwright@avisonyoung.com](mailto:wes.boatwright@avisonyoung.com)

**Visit us online**  
[avisonyoung.com](https://avisonyoung.com)

---

© 2024 Avison Young - Tennessee, Inc. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South, Suite 200, Nashville, TN 37203

**AVISON  
YOUNG**