

THE
Pitch
EST 2024



Creative CLASS A OFFICE IN
NASHVILLE'S *Trendiest* SUBMARKET

WEDGEWOOD-HOUSTON'S *Newest* *Creative* OFFICE OPPORTUNITY



The Pitch is a new construction class A office offering by Division Street Development.

The mixed-use project offers approximately 75,000 square feet of creative office space with approximately 250 parking spaces.

- 75,000 SF ON FOUR FLOORS
- 3.5 / 1,000 PARKING RATIO
- 21,000-SF FLOORPLATES
- 14,000-SF OF ONSITE RETAIL AND RESTAURANT OFFERINGS
- ONSITE FREE FITNESS FACILITY FOR TENANTS WITH DEDICATED RESTROOMS AND SHOWERS
- SECURE ONSITE BIKE STORAGE



The property has an unmatched location with respect to accessibility and convenience, nestled between the Central Business District and 100 Oaks/Berry Hill areas in the trendy Wedgewood-Houston district. The property features immediate interstate access to I-65, I-440 and I-40 and is just 15 minutes from the Nashville International Airport.





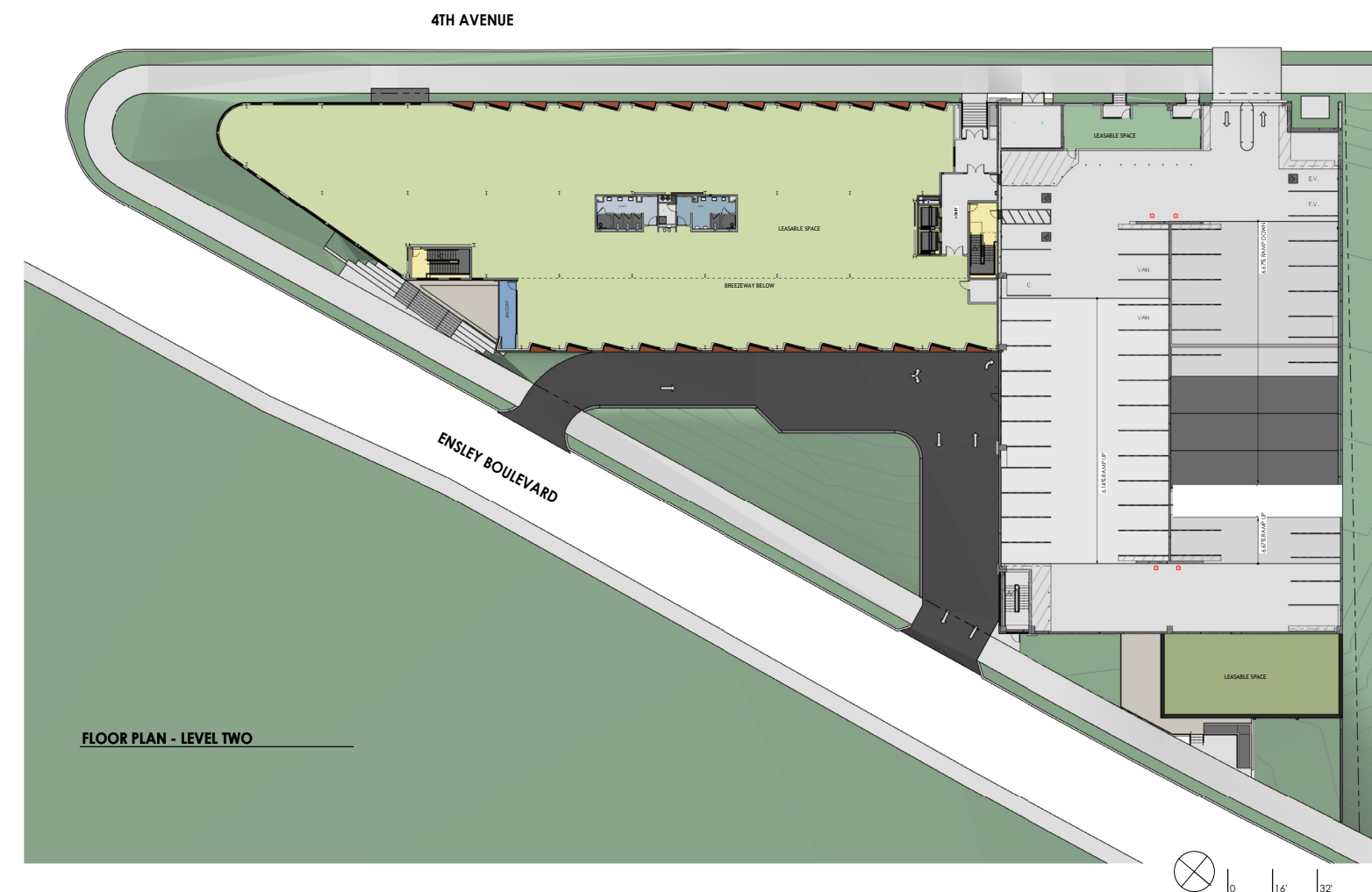
WEDGEWOOD-*Houston*

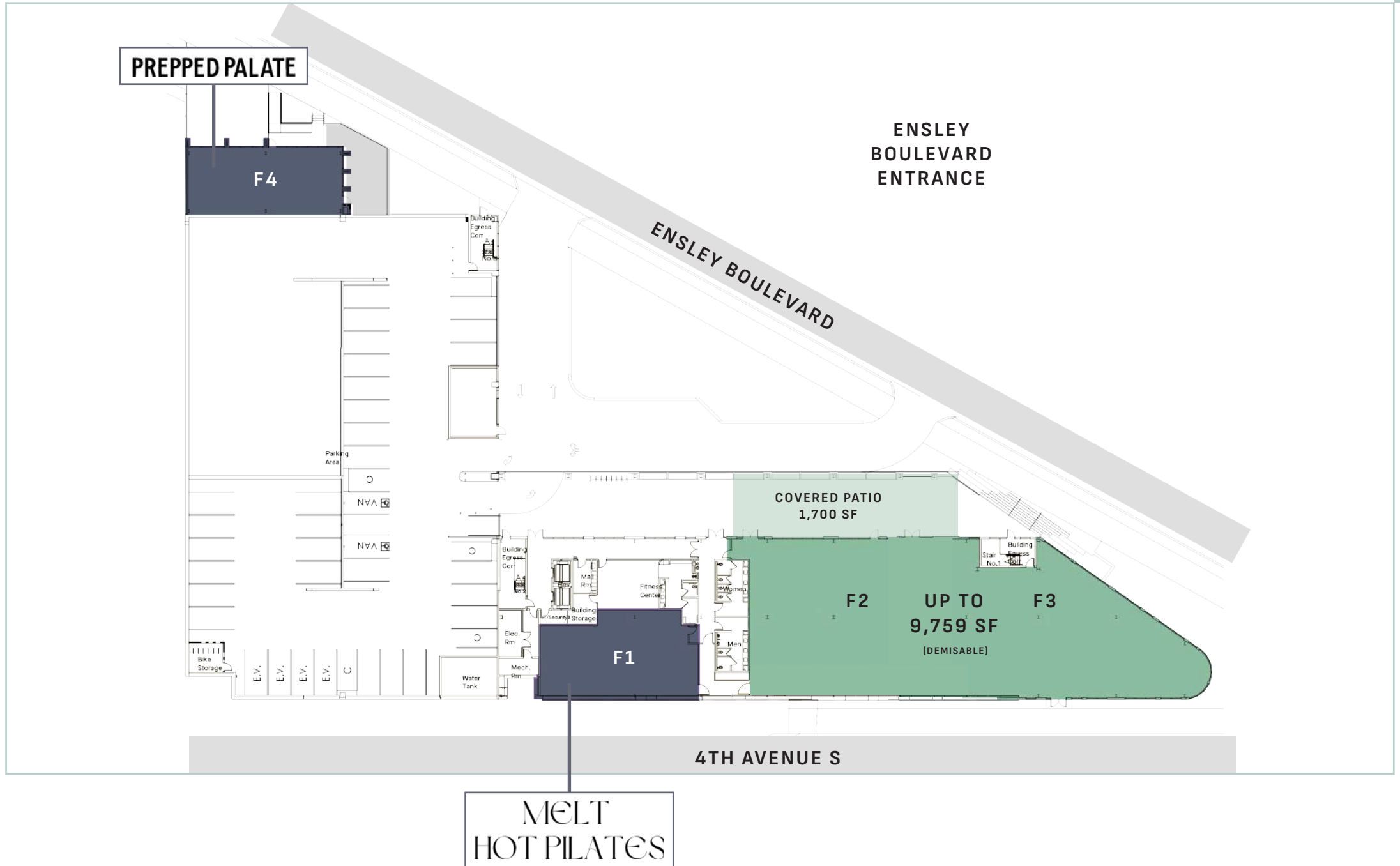


Wedgewood-Houston is a vibrant, urban neighborhood that has been the focus of creative and intelligent redevelopment for the past ten years. The neighborhood accelerated after the closing of Greer Stadium, the former home of the Nashville Sounds, Nashville's AAA baseball team. The potential for the redevelopment of the ball park as well as the surrounding properties has sparked a number of active and proposed projects and uses.



Efficient AND *Flexible* DESIGN
MEETS *Creative* ECLECTIC







SUITE	OCCUPANT	RSF	SUITE	OCCUPANT	RSF
F10	LEASED	6,669.48	F8	LEASED	4,070.00
F12	VACANT	8,100.00	F9	LEASED	3,296.00
SPEC SUITE		1,516.00			



1.17.24

Floor

20FF

Ensley

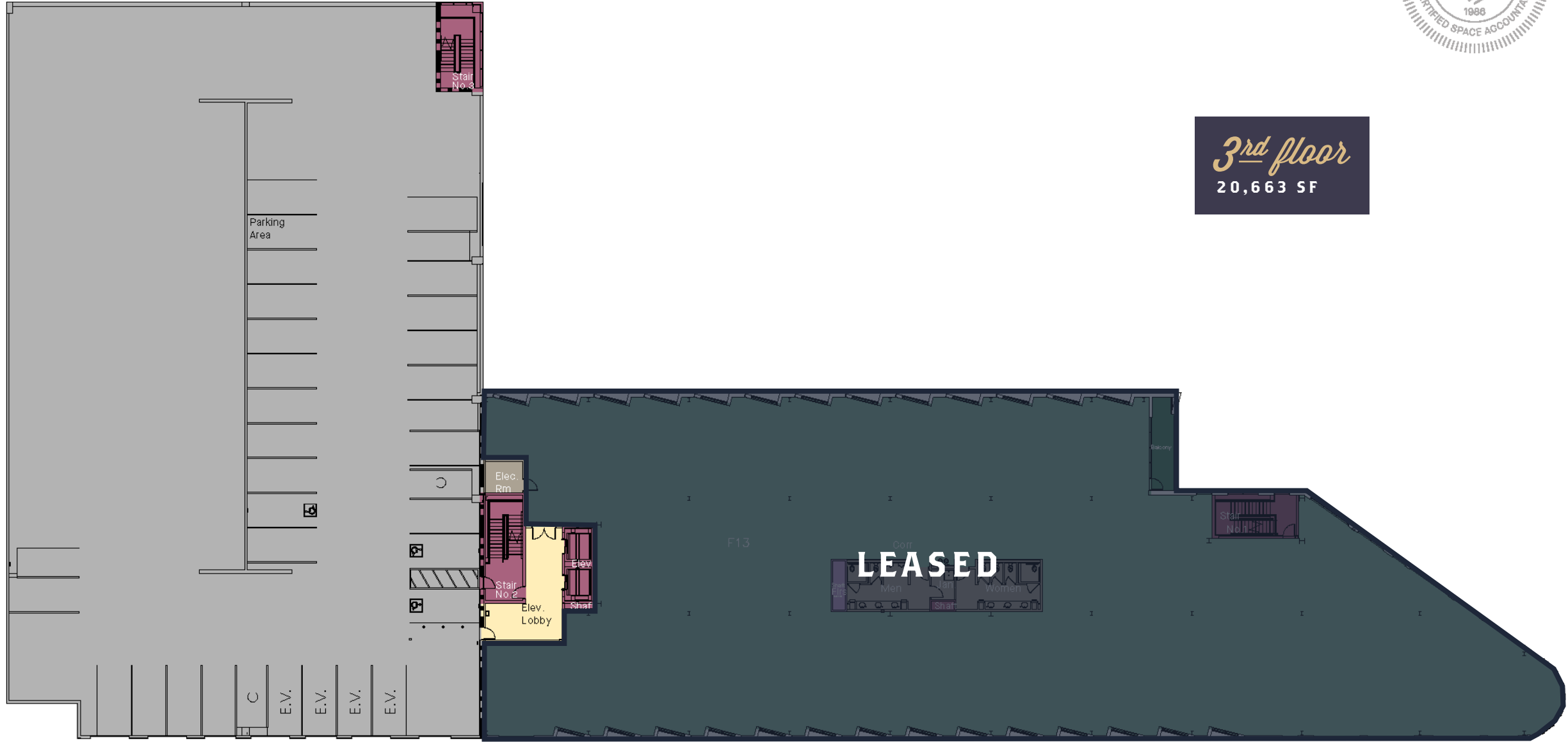
Ensley
Nashville, TN 37210

Report ID 3

Final Composite Drawing



Stevenson
Systems



3rd floor
20,663 SF





4th floor
18,986 SF



2.18.26

Floor

40FF

Ensley

Ensley
Nashville, TN 37210

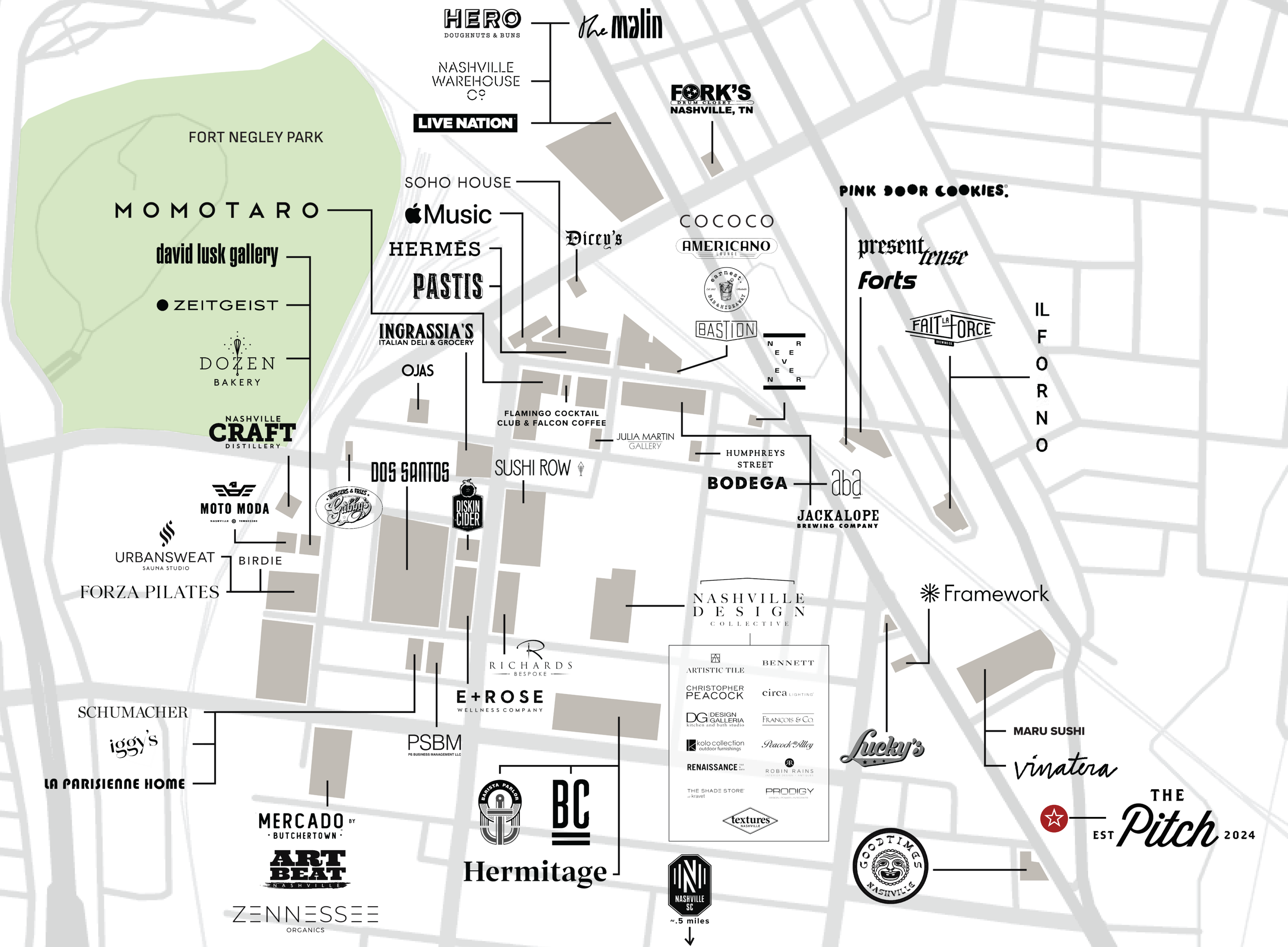
Report ID **7**

Final Composite Drawing

.30)



**Stevenson
Systems**



HERO
DOUGHNUTS & BUNS

The Malin

NASHVILLE
WAREHOUSE
CO.

LIVE NATION

FORK'S
DRUM CLOSET
NASHVILLE, TN

FORT NEGLEY PARK

MOMOTARO

david lusk gallery

● ZEITGEIST

DOZEN
BAKERY

NASHVILLE
CRAFT
DISTILLERY

MOTO MODA
NASHVILLE • TENNESSEE

URBANSWEAT
SAUNA STUDIO

FORZA PILATES

SCHUMACHER

iggy's

LA PARISIENNE HOME

MERCADO BY
BUTCHERTOWN

**ART
BEAT**
NASHVILLE

ZENNESSEE
ORGANICS

SOHO HOUSE

Apple Music

HERMÈS

PASTIS

INGRASSIA'S
ITALIAN DELI & GROCERY

OJAS

DOS SANTOS

BURGERS & FRIES
Gabby's

**DISKIN
CIDER**

SUSHI ROW

RICHARDS
BESPOKE

E+ROSE
WELLNESS COMPANY

PSBM
PS BUSINESS MANAGEMENT LLC

BARISTA PARLOR

BC

Hermitage

Dicey's

COCOCO
AMERICANO

ERNEST
B&B IDENTITY

BASTION

NEVER
NEVER
NEVER

JULIA MARTIN
GALLERY

HUMPHREYS
STREET

BODEGA

aba

JACKALOPE
BREWING COMPANY

PINK DOOR COOKIES.

present
tense
Forts

FAIT LA FORCE

IL
FORNO

NASHVILLE
DESIGN
COLLECTIVE

ARTISTIC TILE	BENNETT
CHRISTOPHER PEACOCK	circa LIGHTING
DG DESIGN GALLERIA kitchen and bath studio	FRANÇOIS & CO.
kolo collection outdoor furnishings	Peacock Alley
RENAISSANCE THE SHED	ROBIN RAINS INTERIOR DESIGN & ART GALLERY
THE SHADE STORE at Kravet	PRODIGY DESIGN • FURNITURE • ACCESSORIES
textures NASHVILLE	

* Framework

Lucky's

MARU SUSHI

vinatera

GOODTIMES
NASHVILLE



EST **THE
Pitch** 2024



~.5 miles



THE
Pitch
EST 2024

AVISON
YOUNG



BILLY LYELL, CCIM

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