



8 CITY BLVD

8 CITY BOULEVARD
NASHVILLE, TN



PROPERTY OVERVIEW

Nestled within Nashville's dynamic West Side, 8 CITY Blvd serves as a cornerstone of the thriving ONECITY community. This distinguished property boasts LEED Silver certification and hosts a leading orthopedic practice alongside innovative technology-based health firms. Indulge in culinary delights at our farm-to-table Italian restaurant, Pastaria, or savor a freshly brewed cup at Sump Coffee. Enjoy the convenience of professional on-site property management, covered drop-off area, underground parking, and 4.5 acres of lush greenery and civic space enveloping the development.

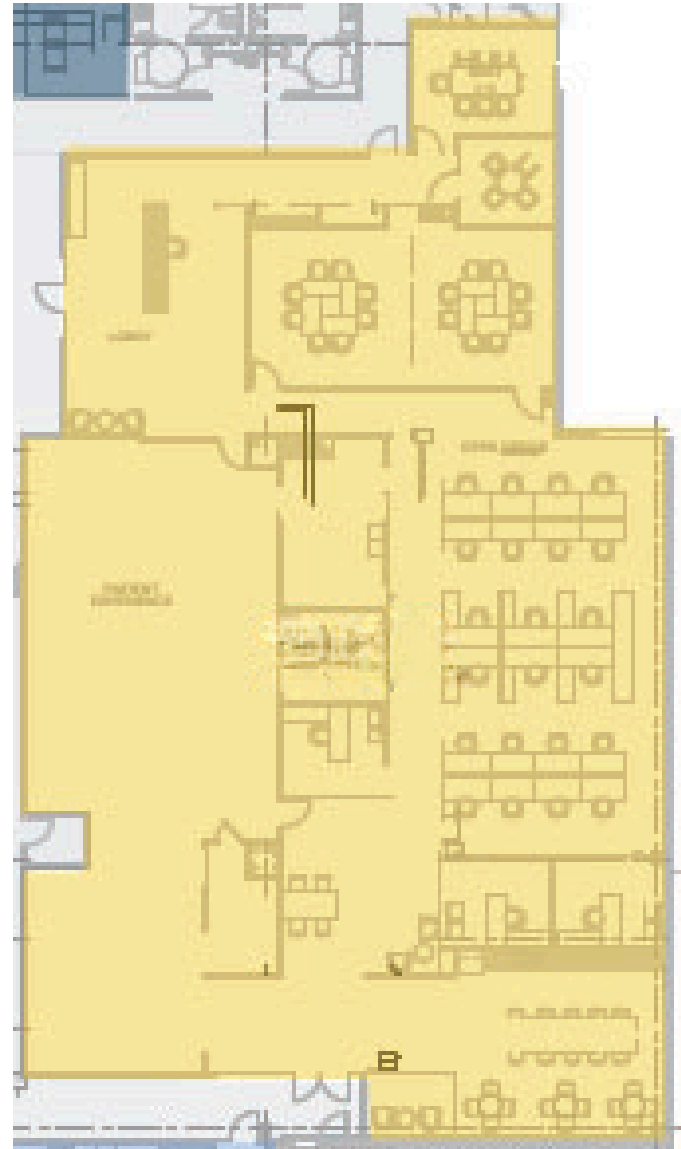


PROPERTY HIGHLIGHTS

| | |
|-------------------|---|
| BUILDING | 108,853 RSF 4 Stories Class A LEED Silver |
| PARKING | 3-level underground parking garage |
| YEAR BUILT | Newconstruction - 2015 |
| LOCATION | Quick access to/from I-440 and US-70/Charlotte Ave |

2ND FLOOR

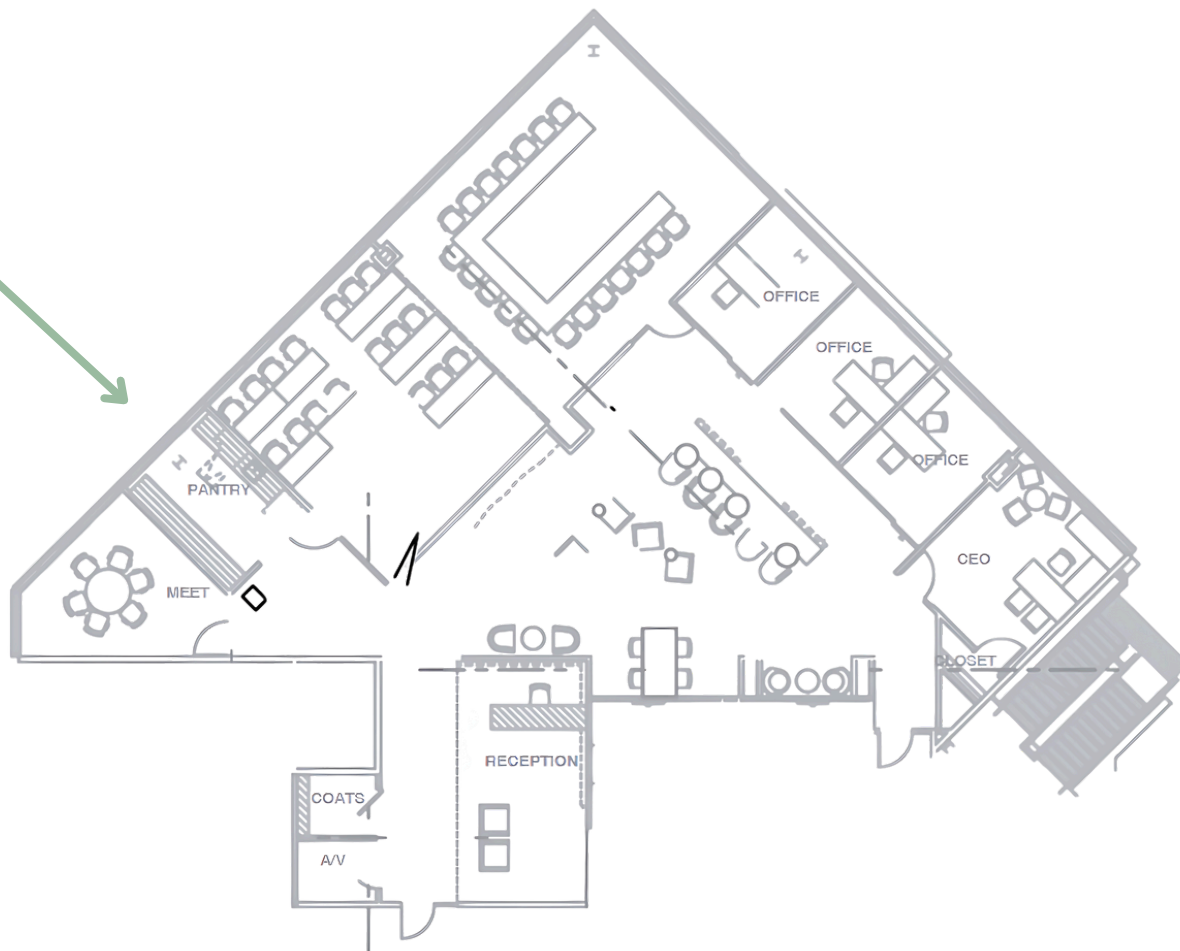
SUITE 202 | 8,584 RSF



8 CITY BOULEVARD

2ND FLOOR

SUITE 203 | 4,600 RSF

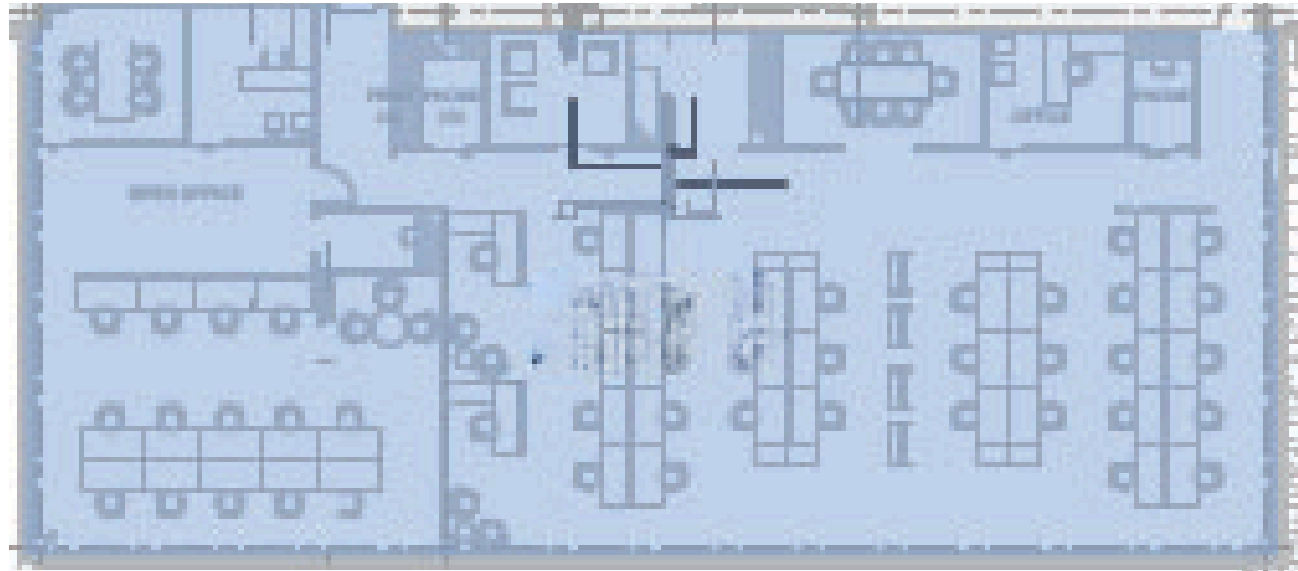


SCAN FOR A
VIRTUAL TOUR!



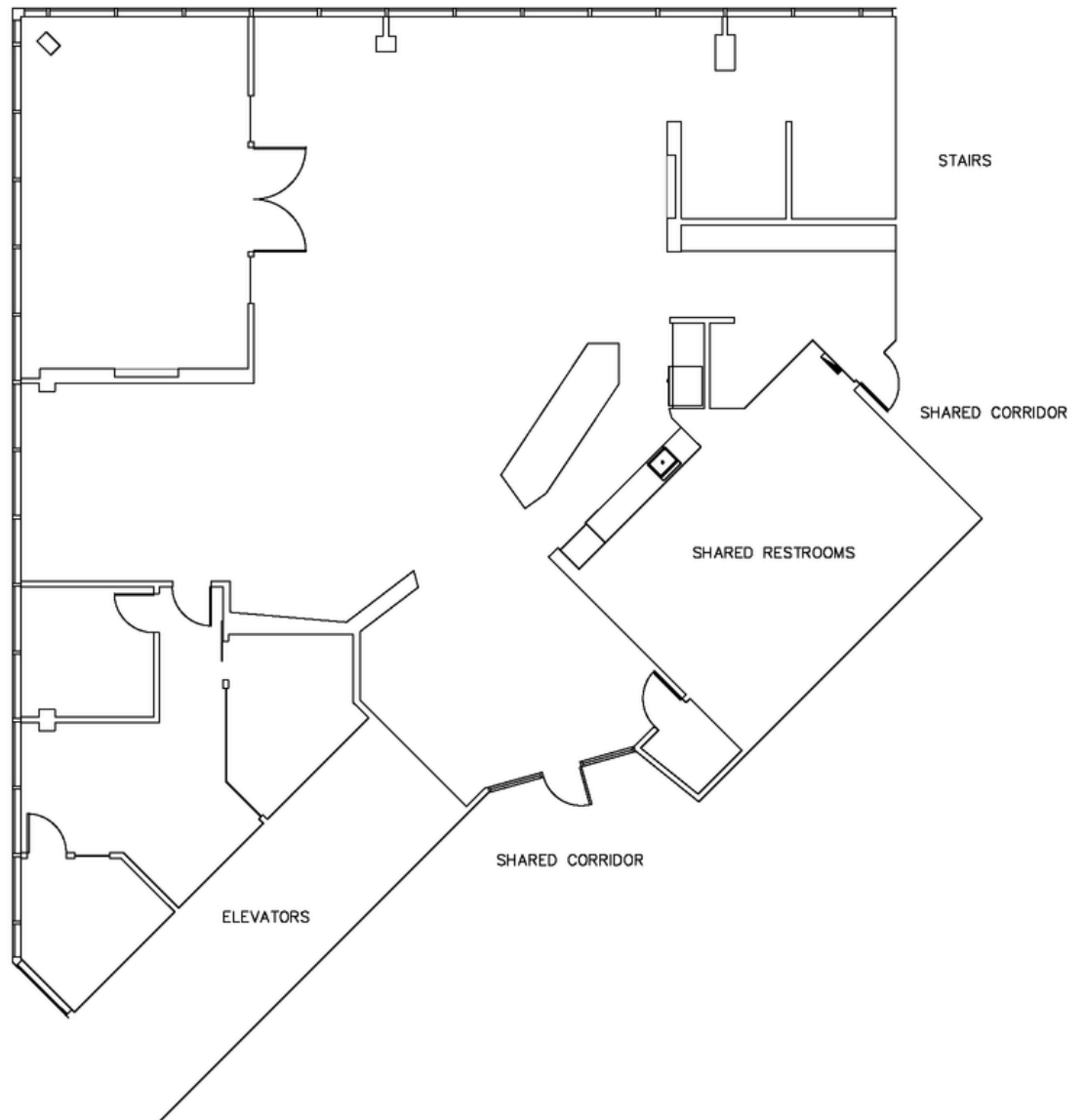
2ND FLOOR

SUITE 204 | 5,460 RSF



4TH FLOOR

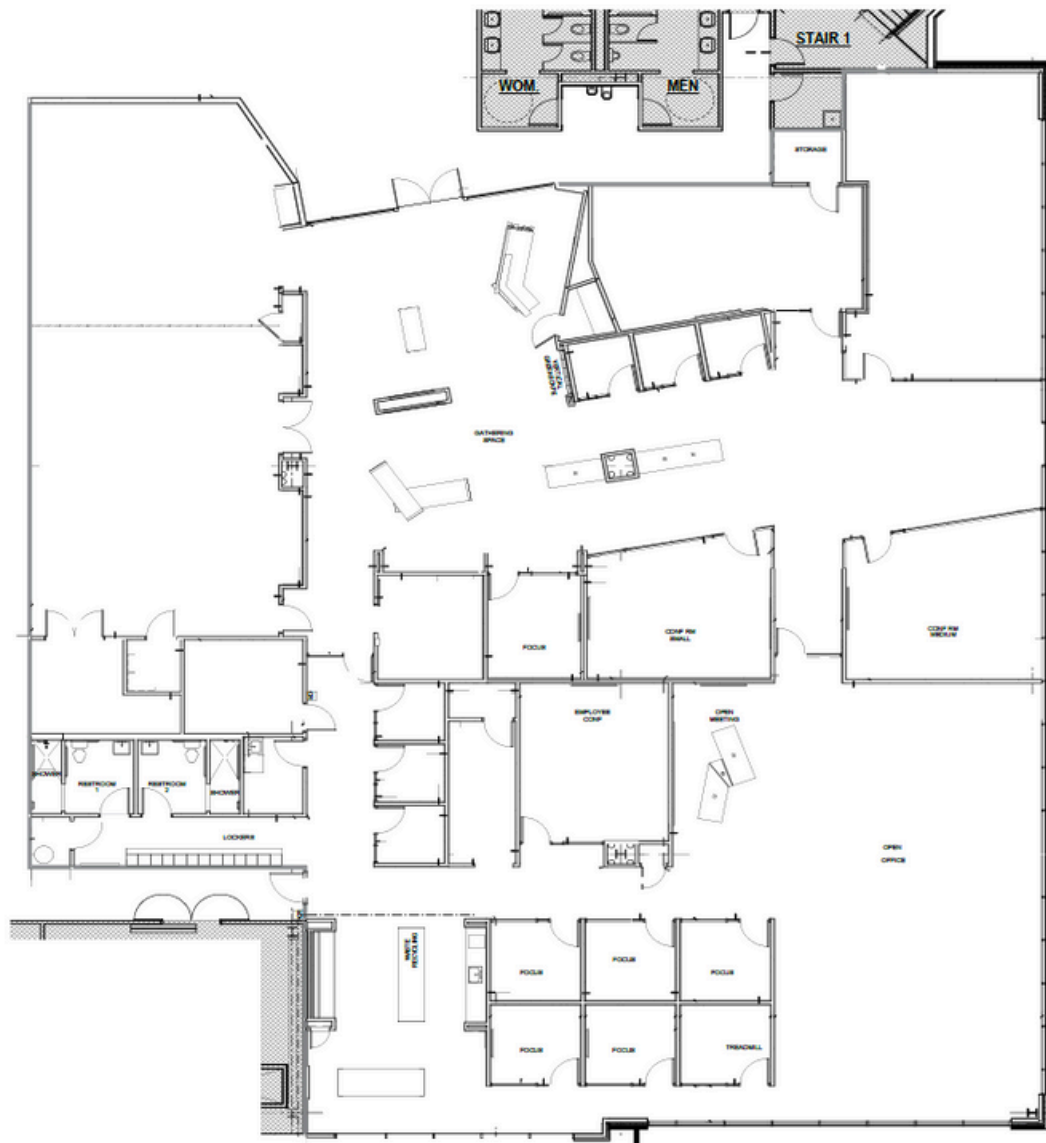
SUITE 402 | 4,653 RSF



4TH FLOOR

SUITE 403 | 13,319 RSF

SCAN FOR A
VIRTUAL TOUR!



8 CITY BOULEVARD

AREA OVERVIEW



AREA OVERVIEW

ONE C1TY DEVELOPMENT

Located just moments from Nashville's bustling urban center, the ONEC1TY development is a lively and engaging neighborhood hub. Embracing sustainable principles, it offers ample green space and a vibrant community lawn, inviting one to stroll, bike, and immerse themselves in the outdoors, music, and art. This transformative development seamlessly integrates Nashville's healthcare, life sciences, and technology sectors, revitalizing a once-underutilized warehouse district into a thriving and interconnected community. Committed to environmental stewardship, the site design, infrastructure, transportation, and building construction are meticulously crafted to achieve LEED Neighborhood Development certification.

PROXIMITY TO HEALTHCARE

8 C1TY Blvd is centrally located within one of the most concentrated healthcare hubs in the southeastern United States.

- Tennessee Orthopedic Alliance, a current tenant, provides on-site MRI and CT scans, hand and physical therapy, and orthopedic urgent care services.
- TriStar Centennial Medical Center, a 741-bed hospital, offers a wide range of medical and surgical specialties, including 24-hour emergency care, behavioral health services, heart and vascular care, imaging, neurosciences, oncology, pediatrics, rehabilitation, sleep disorder treatment, and women's services.
- Ascension Saint Thomas Hospital Midtown is a comprehensive facility with 24/7 emergency care, heart and vascular services, orthopedics, cancer care, maternal and fetal medicine, and breast health services.
- Vanderbilt University Medical Center stands as the largest healthcare institution in the Mid-South region, renowned for its research, teaching, and patient care services.





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Chad DeRossett, CCIM

VICE PRESIDENT OF BROKERAGE SERVICES

CDEROSSETT@HOLLADAYPROPERTIES.COM

615-604-0885

Matt Siedow

ASSOCIATE BROKER - HEALTHCARE

MSIEDOW@HOLLADAYPROPERTIES.COM

651-236-7725