

THE
EST *Pitch* 2024



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

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



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.

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





WEDGEWOOD-*Houston*

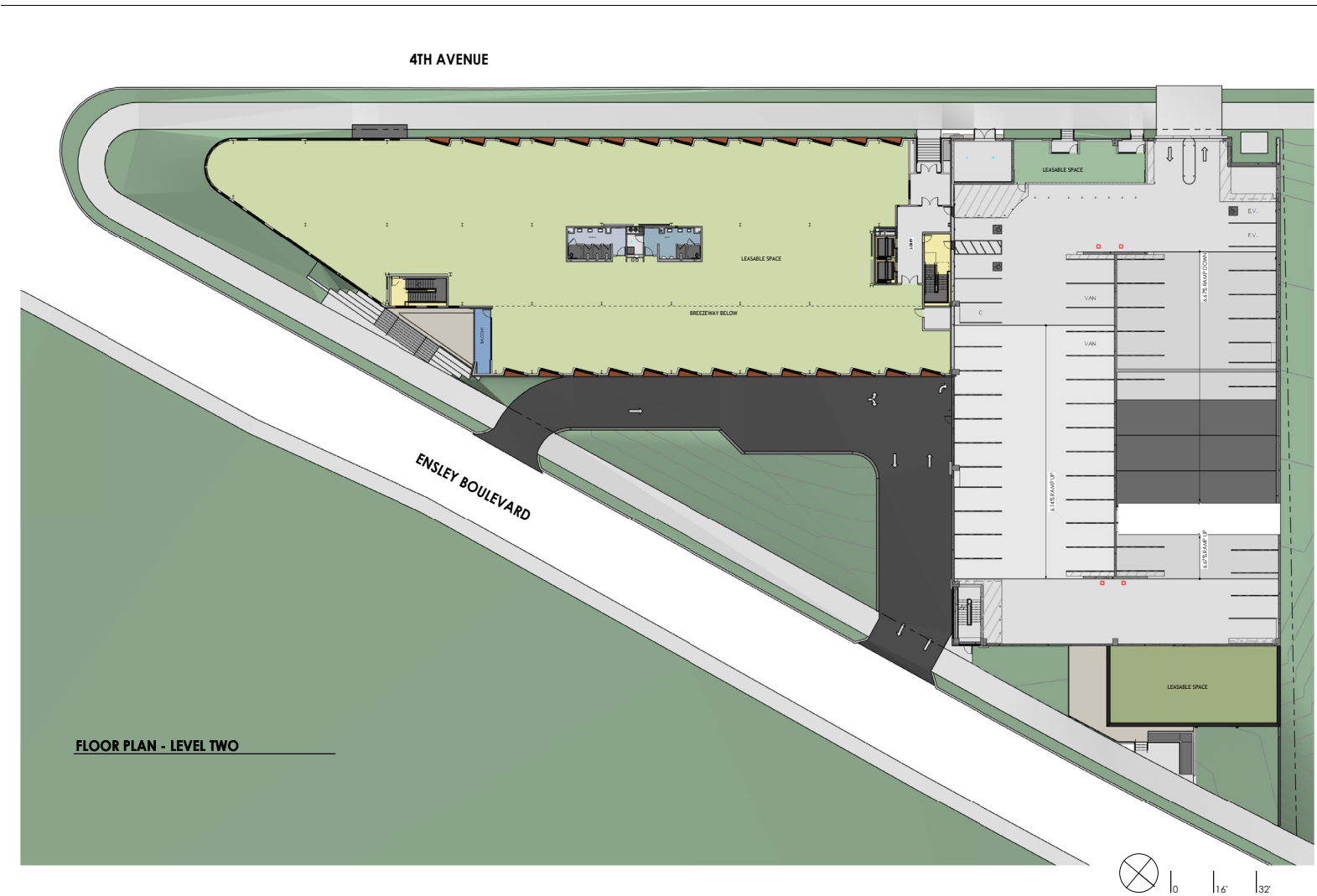
Wedgewood-Houston is a vibrant, urban neighborhood that has been the focus of creative and intelligent redevelopment for the past ten years. The neighborhood accelerated after the closing of Greer Stadium, the former home of the Nashville Sounds, Nashville's AAA baseball team. The potential for the redevelopment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



GEODIS PARK SOCCER STADIUM

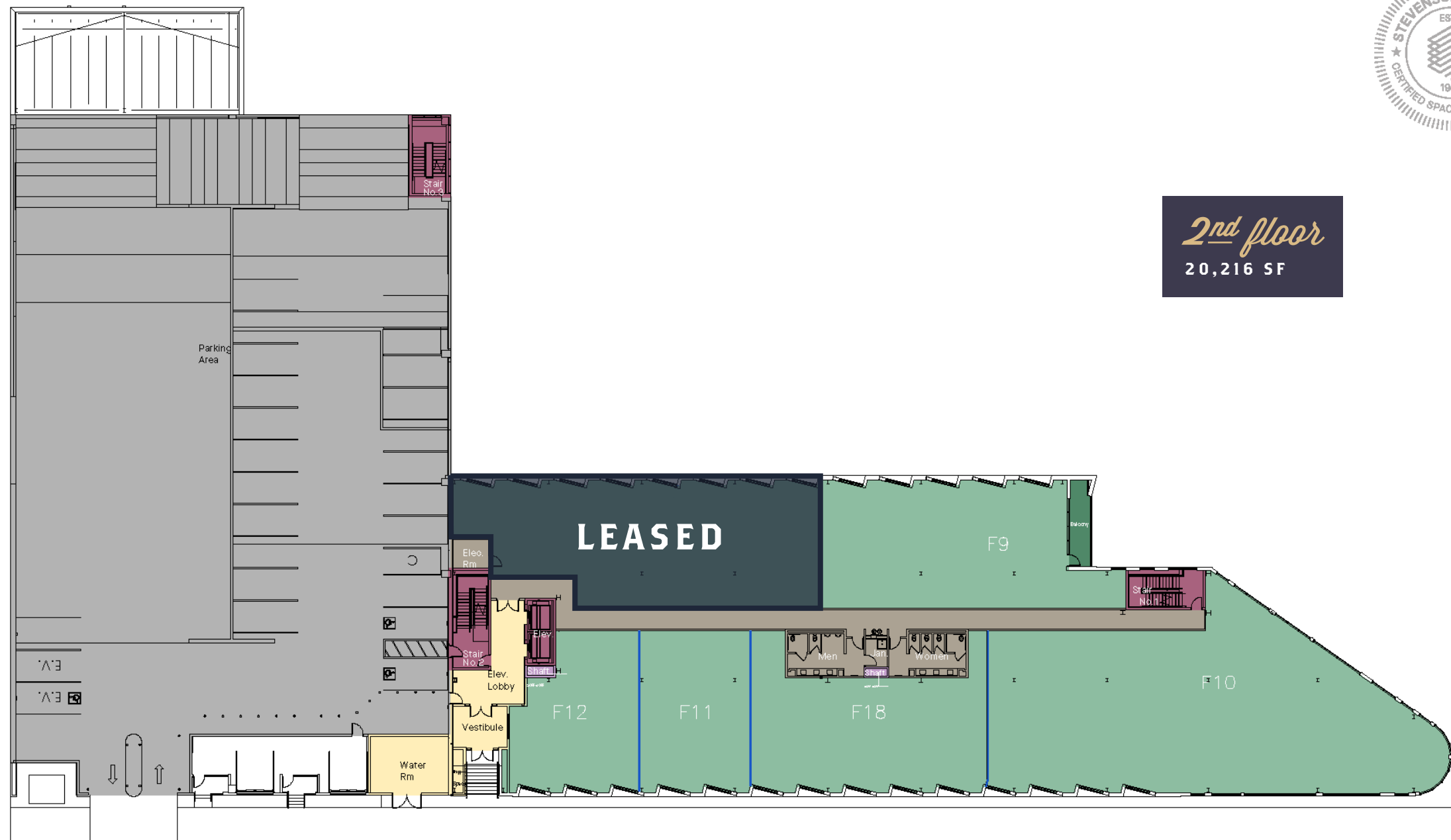


Efficient AND Flexible DESIGN
MEETS *Creative* ECLECTIC





2nd floor
20,216 SF



SUITE	OCCUPANT	RSF
F10	Vacant	6,669.48
F11	Vacant	1,708.89
F12	Vacant	1,771.97
F18	Vacant	2,801.16

SUITE	OCCUPANT	RSF
F8	LEASED	4,070.00
F9	Vacant	3,296.00



1.17.24
Floor
20FF

Ensley
Ensley
Nashville, TN 37210

Report ID **3**

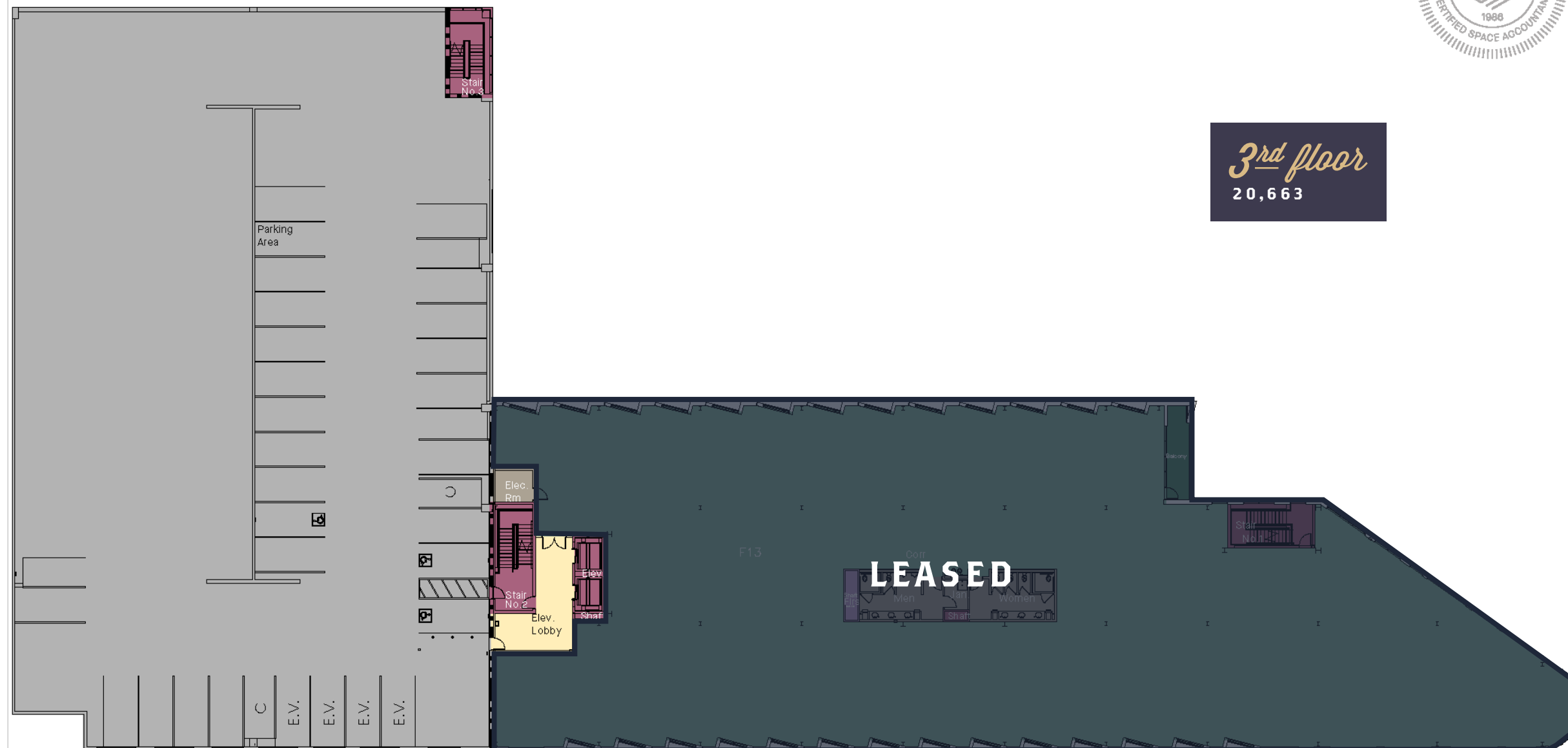
Final Composite Drawing



**Stevenson
Systems**



3rd floor
20,663



Vacant

SUITE OCCUPANT
F13 LEASED

RSF
20,663.94



1.17.24
Floor
3OFF

Ensley
Ensley
Nashville, TN 37210

Report ID **3**

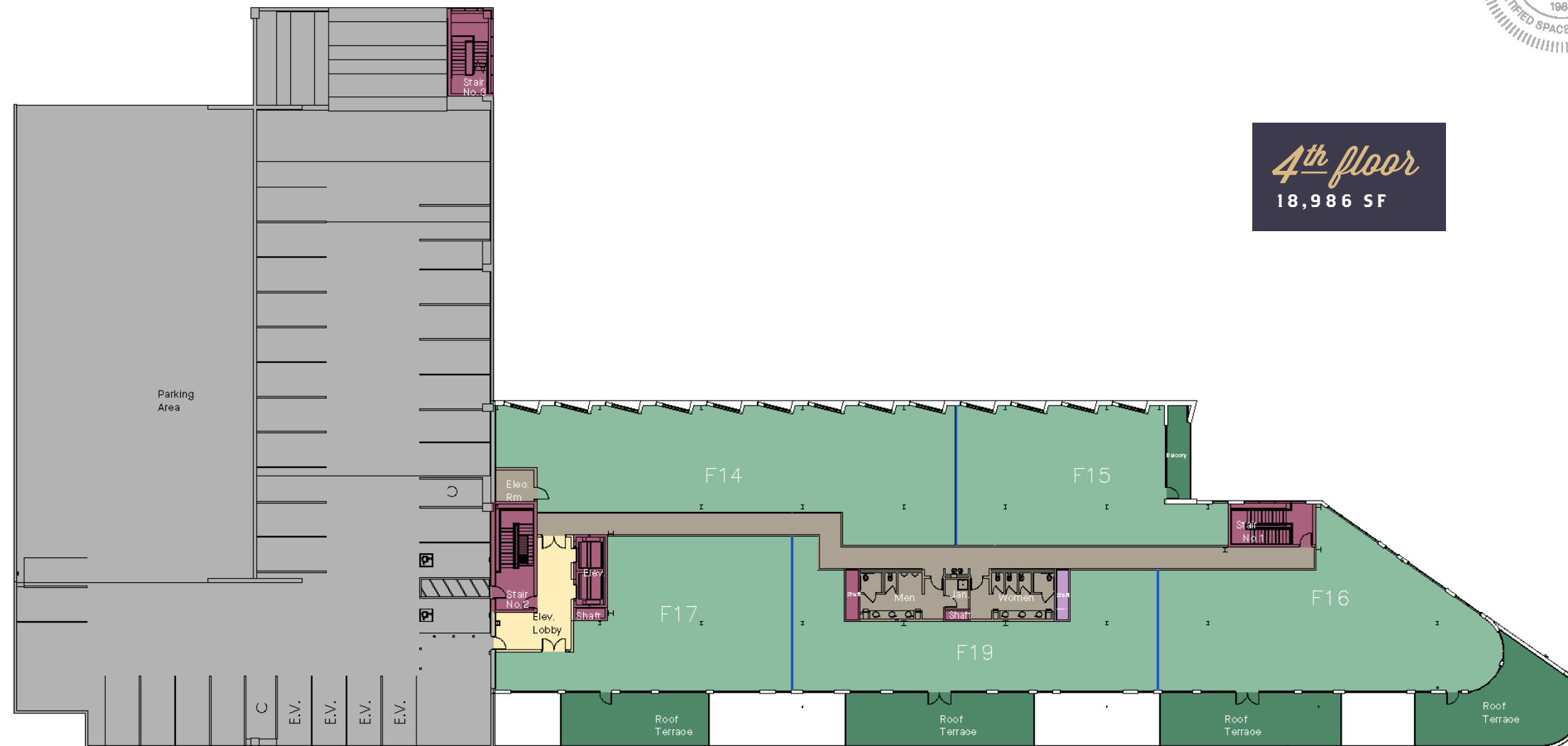
Final Composite Drawing



**Stevenson
Systems**



4th floor
18,986 SF



SUITE	OCCUPANT	RSF	SUITE	OCCUPANT	RSF
F14	Vacant	4,101.54	F17	Vacant	3,430.09
F15	Vacant	2,743.83	F19	Vacant	3,550.14
F16	Vacant	5,160.53			



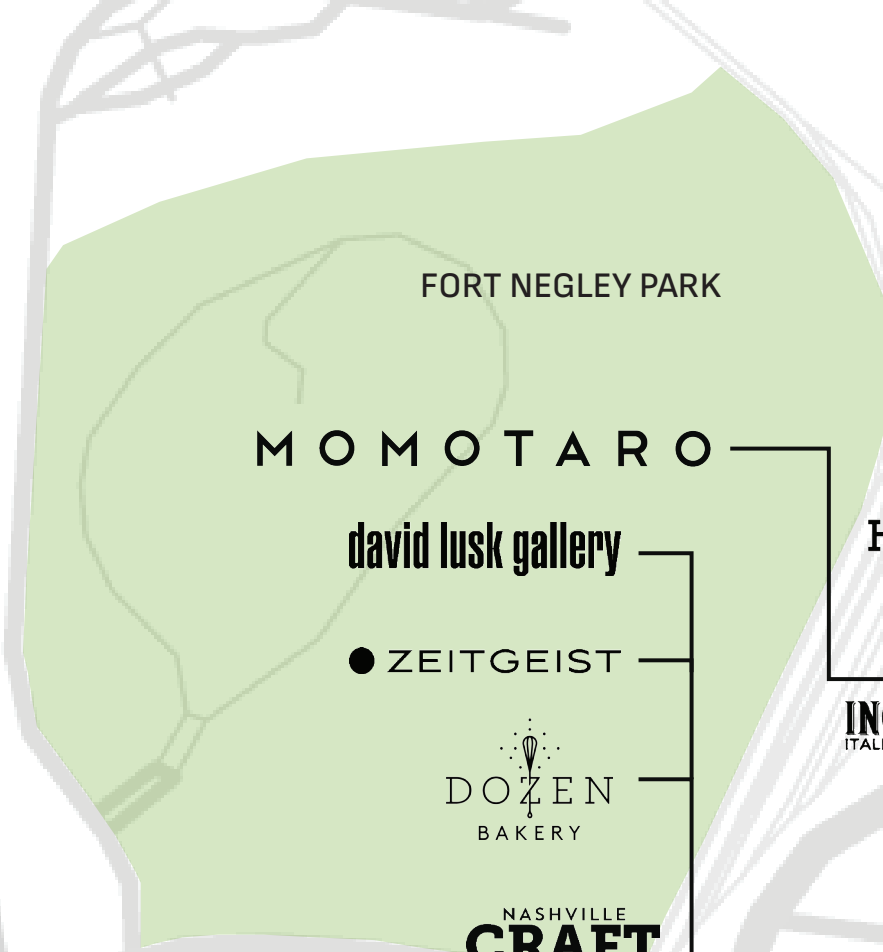
1.17.24
Floor
40FF

Ensley
Ensley
Nashville, TN 37210

Report ID **3**

Final Composite Drawing





FORT NEGLEY PARK

MOMOTARO

david lusk gallery

● ZEITGEIST

DOZEN BAKERY

NASHVILLE CRAFT DISTILLERY

MOTO MODA

URBANSWEAT SAUNA STUDIO

FORZA PILATES

SCHUMACHER

iggy's

LA PARISIENNE HOME

MERCADO BY BUTCHERTOWN

ART BEAT NASHVILLE

ZENNESSE ORGANICS

HERO DOUGHNUTS & BUNS

NASHVILLE WAREHOUSE CO

LIVE NATION

SOHO HOUSE

Apple Music

HERMÈS

PASTIS

INGRASSIA'S ITALIAN DELI & GROCERY

OJAS

DOS SANTOS

Gabby's

DISKIN CIDER

SUSHI ROW

RICHARDS BESPOKE

E+ROSE WELLNESS COMPANY

PSBM PS BUSINESS MANAGEMENT LLC

BARISTA PARLOR

BC

Hermitage

the malin

FORK'S DRUM CLOSET NASHVILLE, TN

COCOCO AMERICANO

BARNETT BEASTDENY

BASTION

NEVER NEVER

JULIA MARTIN GALLERY

HUMPHREYS STREET

BODEGA

aba

JACKALOPE BREWING COMPANY

NASHVILLE DESIGN COLLECTIVE

ARTISTIC TILE	BENNETT
CHRISTOPHER PEACOCK	circa LIGHTING
DG DESIGN GALLERIA kitchen and bath studio	FRANCOIS & CO
kolo collection outdoor furnishings	Peacock Alley
RENAISSANCE	ROBIN RAINS
THE SHADE STORE at Kravet	PRODIGY
textures NASHVILLE	

NASHVILLE SC ~.5 miles

PINK DOOR COOKIES

present tense Forts

FAIT LA FORCE

IL FORNO

Framework

Lucky's

MARU SUSHI

vinatera

GOODTIMES NASHVILLE

EST THE Pitch 2024

THE
Pitch
EST 2024

**AVISON
YOUNG**



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