

# THE ROUNDABOUT

MUSIC ROW | NASHVILLE



AVAILABLE BY  
APPOINTMENT



**EAKIN  
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# IT'S YOUR TURN.

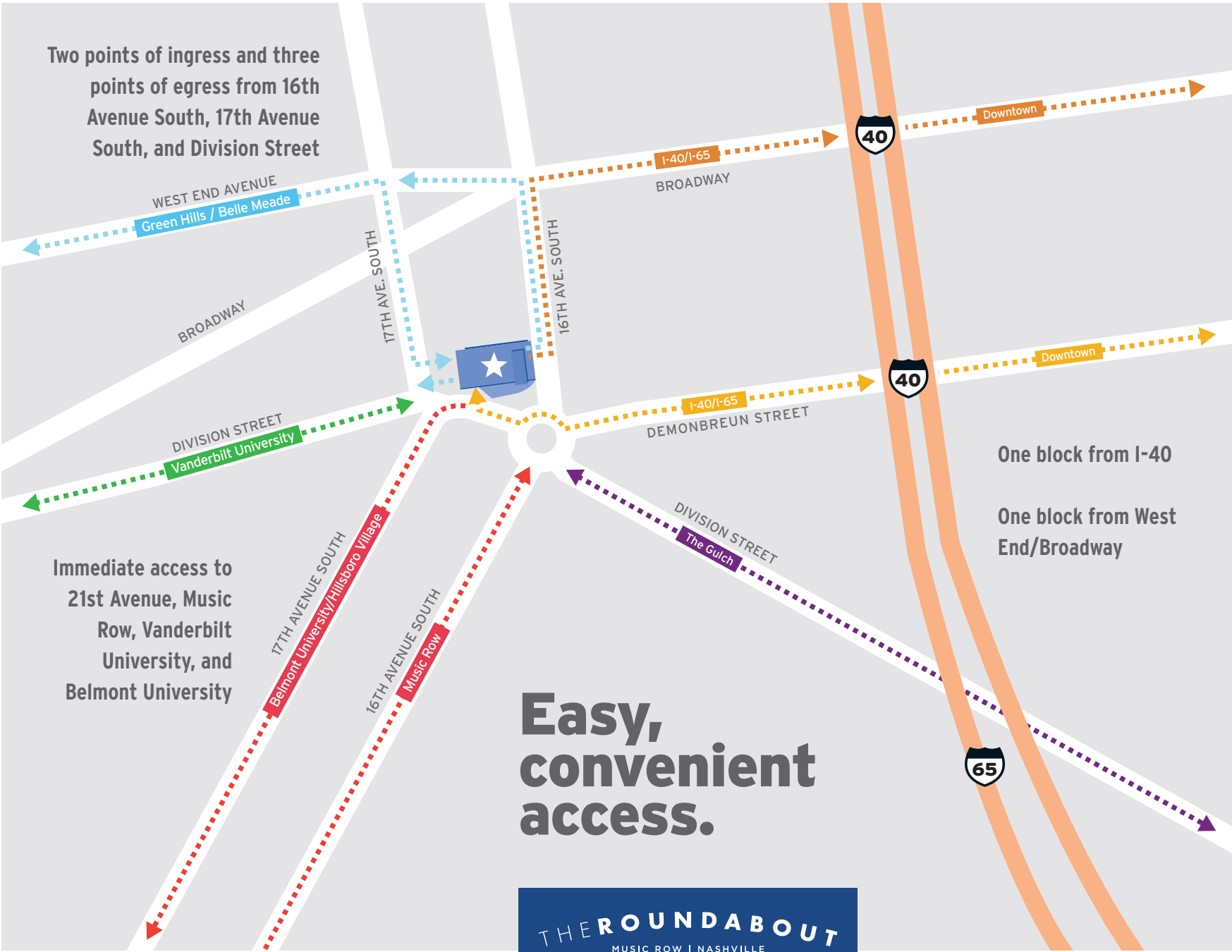
A much-anticipated moment has arrived: Since 2004, The Roundabout has boasted full occupancy and been a coveted office location for businesses across the region.

Today, the opportunity has come for new tenants to lease at The Roundabout and to access the enviable daily experience of locating in this iconic building.



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Two points of ingress and three points of egress from 16th Avenue South, 17th Avenue South, and Division Street

Immediate access to 21st Avenue, Music Row, Vanderbilt University, and Belmont University

**Easy, convenient access.**

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# RIGHT THIS WAY.

The Roundabout is situated in a vibrant, walkable, and accessible location where Demonbreun Street begins at the city's landmark roundabout, connecting to Midtown, Music Row, Downtown, and the Gulch.

Whether commuting via interstate or surface streets, this "first in, first out location" provides convenient access without congestion to Nashville's intown neighborhoods and beyond.

One block from I-40  
One block from West End/Broadway

# Connect.

The Roundabout's stunning three-story atrium connects the building's top floors. Colleagues and guests move through the dynamic space quickly and with ease. Visual connections lead to face-to-face collaboration in this unique work environment.

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## HIGHLIGHTS INCLUDE:

**Seventh-floor lobby with conference areas, breakout space, and indoor/outdoor entertaining space**

**Efficient floor plates that work well for a variety of office plans, maximizing circulation and workflow**





# Convenience and comfort at every turn.



## FEATURES

- 205,000 RSF
- 9 stories
- 28,000 RSF floors
- Floor-to-ceiling glass
- Access to three-story atrium and club room



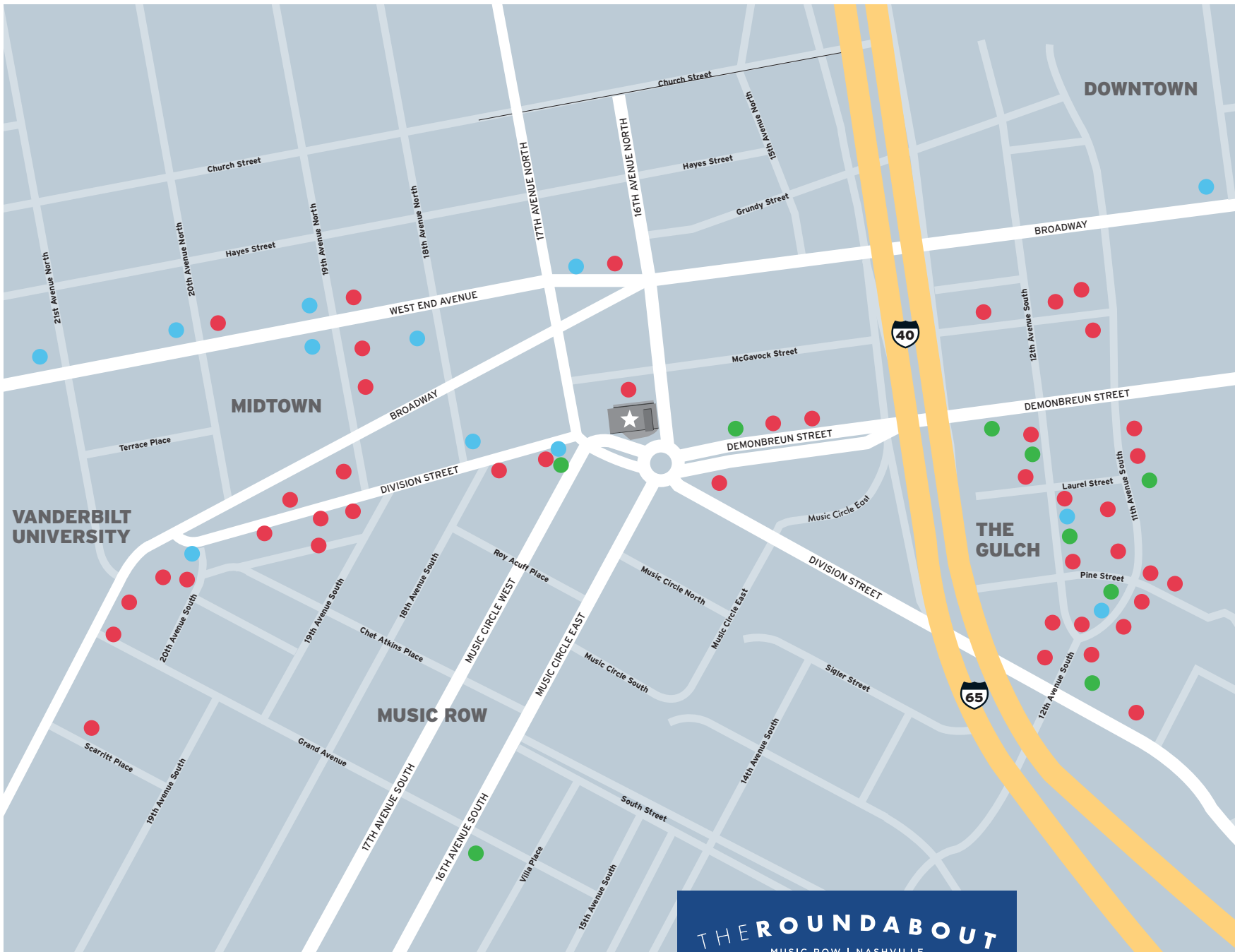
## PARKING

- High parking ratio of 3 spaces per 1000 feet, 600-car parking garage: three levels below-grade and three levels above
- Direct access to all office floors via garage elevators

## AMENITIES

- New fitness facility with all-new equipment, lockers, and showers
- Bank branch
- New planned café
- 24/7 onsite security/concierge service





# A city-central location.

## RESTAURANTS

- Commons Club at Virgin Hotel
- DeSano's Pizza Bakery
- Thai Esane
- DawgHouse Saloon
- Tin Roof
- Hopsmith Nashville
- Halls Chophouse Nashville
- Inchin's Bamboo Garden
- Chuy's
- Giovanni Ristorante
- Amerigo Italian
- Luogo
- Adele's
- Two Boots Nashville
- Del Frisco's Grille
- The Dutch
- Carne Mare
- Hattie-B's
- The Slider House
- Nada
- The Ainsworth
- San Antonio Taco Company
- Velvet Taco
- The Catbird Seat
- Urban Cookhouse
- Milk and Honey
- Burger Republic
- MOTO
- Otaku Ramen
- Marsh House
- Emmy Squared Pizza
- Saint Añejo
- Donatos Pizza

- 404 Kitchen
- The Cookout
- Midtown Cafe

## HOTELS

- Virgin Hotels Nashville
- Hotel Fraye
- The Graduate
- Thompson Nashville
- Home2 Suites by Hilton
- Aloft Nashville
- SpringHill Suites by Marriott Nashville
- Vanderbilt/West End Courtyard by Marriott
- Nashville Conrad Hotel
- Loews Vanderbilt
- Hotel Kimpton
- Aertson Hotel
- Grand Hyatt Nashville
- W Hotel Nashville

## COFFEE/JUICE BARS

- Just Love Coffee Cafe
- Funny Library
- Barista Parlor
- W Nashville
- Tin Cup
- E+Rose
- The Well
- Juice Bar
- Starbucks
- Killebrew





# A bright future.

The Roundabout's iconic atrium is complemented by recently modernized communal spaces - including a striking "sky lobby." Additional improvements throughout the building include beautiful conference and clubroom facilities that enhance meetings and encourage connection and collaboration.





# BUILDING CONNECTIONS.



# Eakin Partners

Nashville-based Eakin Partners developed, owns, and manages The Roundabout, one of the firm's most sought-after properties. Their 40+ years' experience includes more than 4.2 million square feet of office development in the booming Nashville market. The Eakin team is hands-on, responsive, and fully engaged, bringing unparalleled insight to every project. With proven commitment to delivering on-time and beyond expectations, Eakin Partners has helped to build the city of today...with eyes on tomorrow.