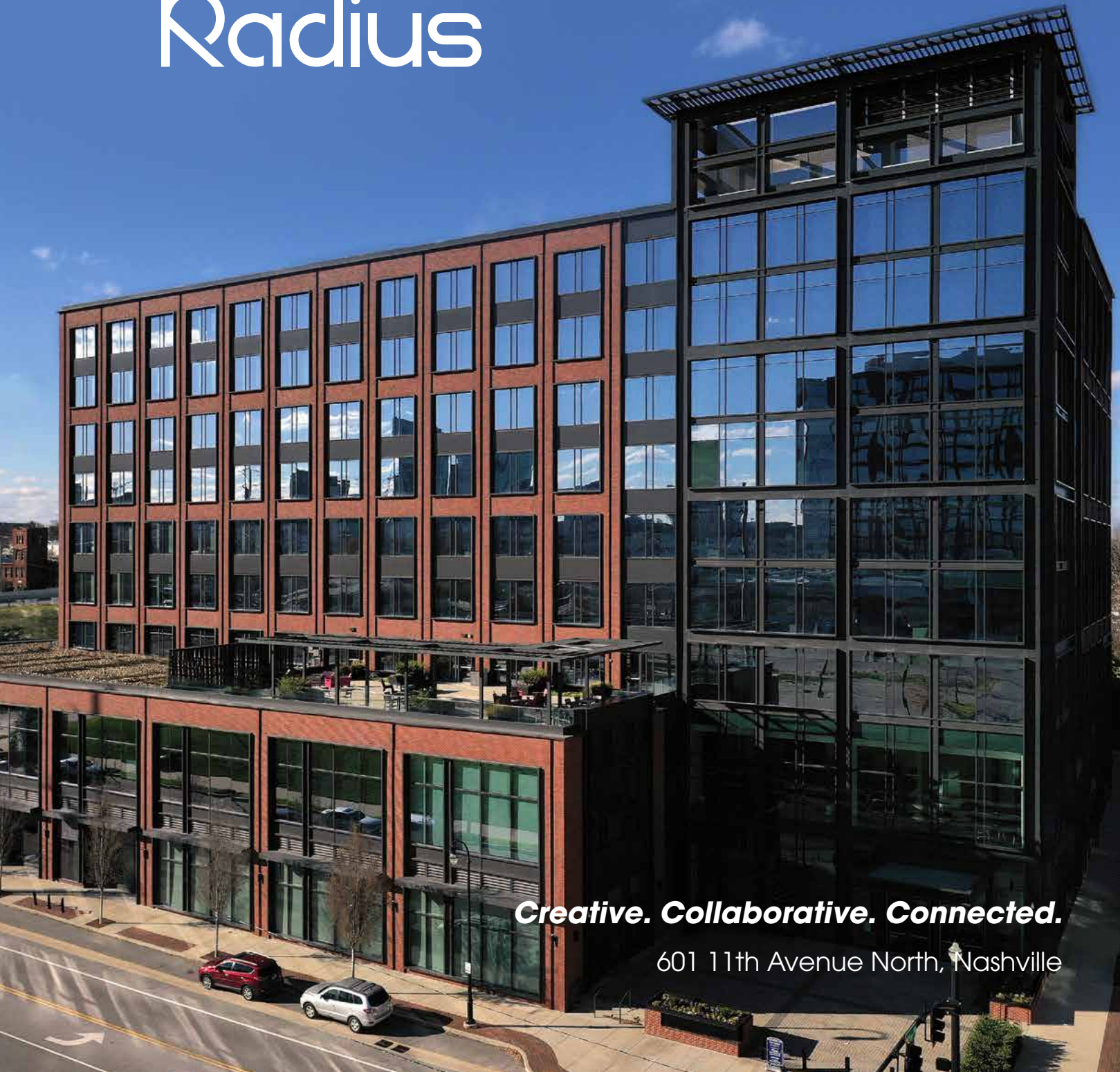




Radius



***Creative. Collaborative. Connected.***

601 11th Avenue North, Nashville





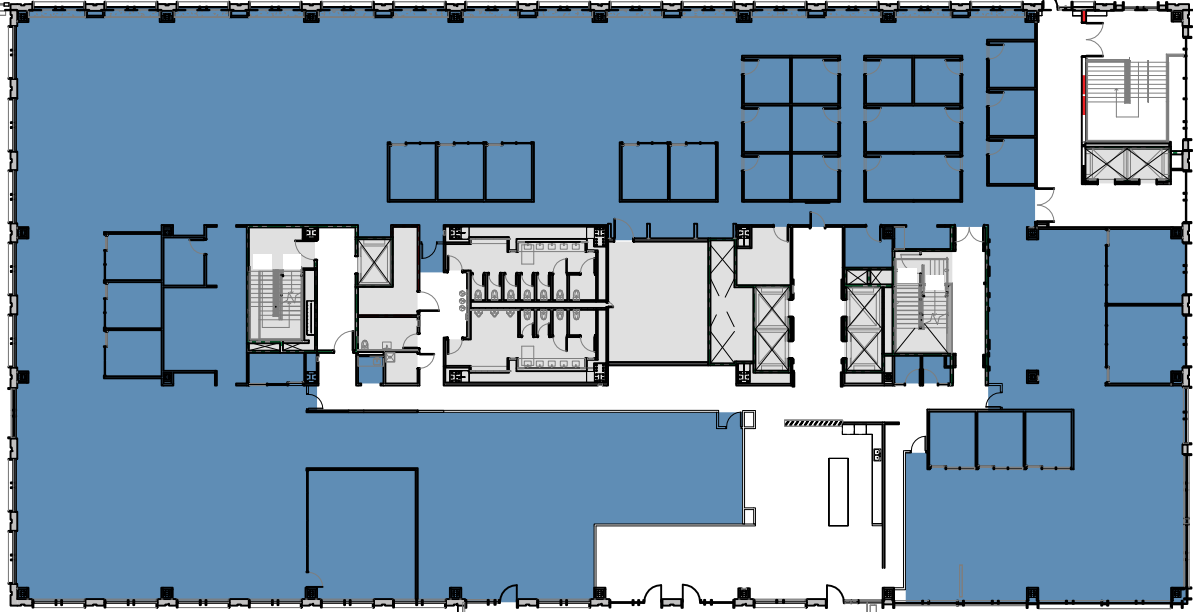
## THE FUTURE OF WORK IS BETTER THAN YOU COULD IMAGINE

Radius connects businesses, innovators, and the community in a modern commercial space that is close to everything the Gulch has to offer. With premium amenities and a state-of-the-art technological infrastructure, Radius is a true “plug & play” workspace that can encourage any employee to abandon the comfort of their home office for an environment that energizes, inspires, and empowers.

# AVAILABLE PLUG & PLAY WORKSPACE UP TO 73,932 SF

2nd Floor .....	29,736 SF
3rd Floor .....	27,708 SF
9th Floor .....	16,488 SF

Floor Plan (3rd)



Floor Plan (9th)







## Radius Features

### Space & Place

- 265,564 SF building
- ±31,000 SF floorplates
- Energy-star rated
- Building signage opportunity for large user
- Multiple signage and branding opportunities

### Business Ready

- Tech ready—above-market quality—high bandwidth, conference capabilities
- Structured parking 3.3/1,000 SF
- On-site security
- Café with grab and go options
- Wi-Fi access throughout all common areas

### Employee Focused

- Amenity Deck
  - Tenant lounge and outdoor terrace
  - Wi-Fi access

### Population Profile

- 3-Mile Radius
  - 129,989 population
  - 235,799 daytime population
  - 31.6 median age
  - \$83,781 average household income
  - 70.6% some college+

# CLOSE TO EVERYTHING, CONSTRAINED BY NOTHING

With nearby parks, easy access to the interstate, and an all-around sense of familiarity in the North Gulch, Radius promises a memorable urban experience that caters to all needs and desires.

## Fast & Easy Access

### Speed to and from Work

- Fast and easy highway access
- Lack of congestion compared with competing spaces

### Speed to Amenities

- Suburban style access within a walkable urban setting
- Local restaurants and retail

### Speed to Leisure

- On-site facilities
- Greenway/bike network access
- Walkable neighborhood



## Amenity Access

### 1-Mile Radius



**29**  
Retailers



**43**  
Hotels



**302**  
Dining & Beverage  
Establishments



### 95 Walk Score

Most errands can be accomplished on foot



### 88 Bike Score

Biking is convenient for most trips

Source: [walkscore.com/score/tn-37234](https://walkscore.com/score/tn-37234)







# POSITIONED FOR SUCCESS

With recent and proposed neighboring developments, Radius is perfectly positioned as a true live, work, and play community.

## Significant Developments Nearby Include:



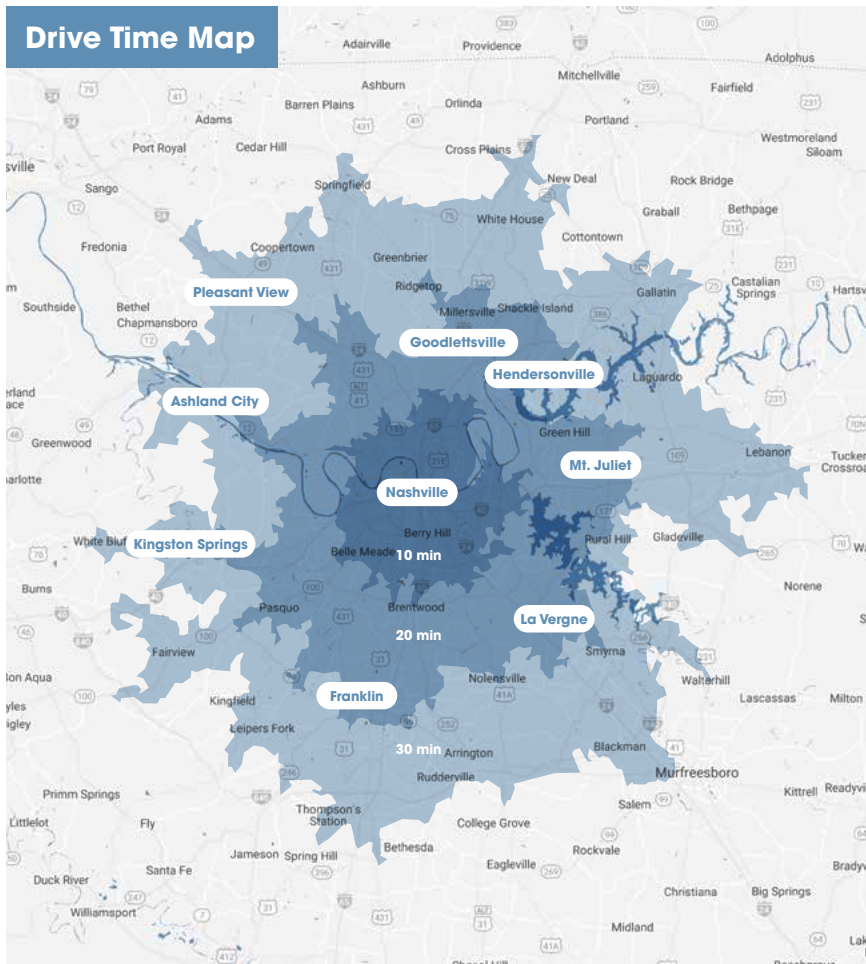
- Residences at Capitol View**  
1015 Nelson Merry Street / Multi-family – 238 units
- The Guthrie North Gulch**  
600 11th Ave N / Multi-family – 271 units
- The Gossett**  
1201 Church Street / Multi-family – 376 units
- Eleven North**  
210 11th Ave N / Multi-family – 302 units



- HCA/Parallon HQ**  
1100 Charlotte Ave / Office – 500,000 SF
- Amazon HQ2**  
1000 Church Street / Office – 566,000 SF (under construction)
- Asurion HQ**  
120 11th Ave N / Office – 550,000 SF (under construction)



- Hampton Inn & Suites**  
530 11th Ave N / Hotel – 169 rooms











# Radius

For more information or to schedule a tour, contact:

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