



PASEO

SOUTH GULCH

RETAIL OFFERING - 27,475 TOTAL SF

OFFICE OFFERING - 56,802 TOTAL SF

606-714 8TH Ave South | Nashville, TN

LEGEND

- 1 NISSAN STADIUM
- 2 ASCEND AMPITHEATRE
- 3 MUSIC CITY CENTER
- 4 BRIDGESTONE ARENA
- 5 GEODIS PARK
- 6 SOHO HOUSE
- 7 5TH & BROADWAY
- 8 NASHVILLE SOUNDS STADIUM
- 9 VANDERBILT UNIVERSITY
- 10 CENTENNIAL PARK
- 11 BELMONT UNIVERSITY
- 12 FRIST ART MUSEUM
- 13 TENNESSEE STATE UNIVERSITY
- 14 FISK UNIVERSITY
- 15 MEHARRY MEDICAL COLLEGE



THE ANTIQUES BUILDING | PAGE 18

Delivered Summer 2021

26,500 SF adaptive reuse of historic Antiques Mall into dynamic retail and office

Fully leased; home to high-profile F&B service retail plus creative office tenants

THE VOORHEES BUILDING | PAGE 5

Delivered Summer 2021

58,000 SF adaptive reuse of historic warehouse into creative office and retail

Tenants include James Beard Award-winning rooftop restaurant

ONE PASEO (TOWER 4) | PAGE 13

Arriving 2025

22 stories

476,000 SF Class AA office

8,000 SF retail & F&B



PRIMA (TOWER 1) | PAGE 8

Delivered Spring 2024

278 apartments

18,000 SF Class A office

8,000 SF ground-level retail

HOTEL-CONDO (TOWER 2)

30 stories

130 condos

160 hotel keys

RESIDENCES AT ONE PASEO (TOWER 3)

30 stories

458,000 SF

396 apartments

3,000 SF ground-floor retail



— ACTIVATED STOREFRONT

The Paseo name speaks to the district's interconnected walkways and terraces and its vision for bringing people together with creative and compelling outdoor programming.

Ground-level activation throughout Paseo is indicated at left.



Voorhees

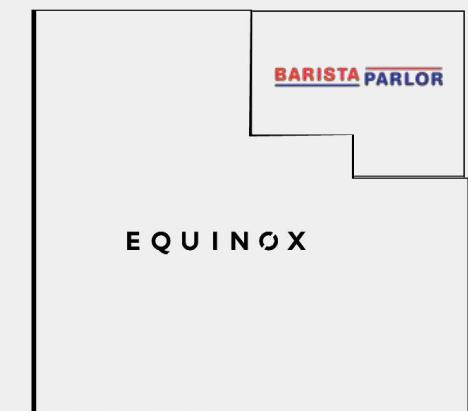
5
STORIES

38,802 SF
CLASS A OFFICE

8,700 SF
GROUND FLOOR RETAIL SPACE

8,200 SF
ROOFTOP RESTAURANT SPACE

ADAPTIVE RE-USE DELIVERED
SUMMER 2021







Prima

16
STORIES

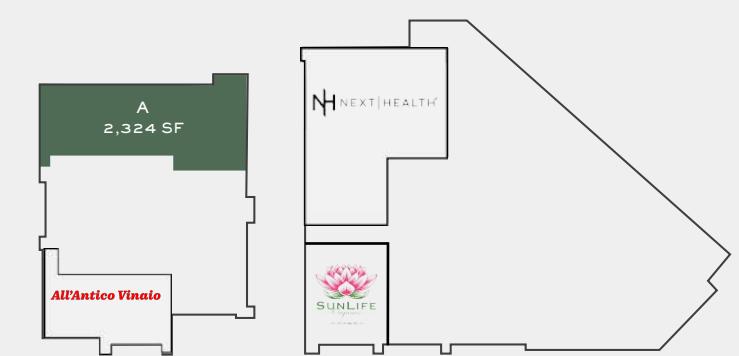
278
APARTMENT HOMES

18,000 SF
CLASS A OFFICE

UP TO 24'
CEILING HEIGHTS

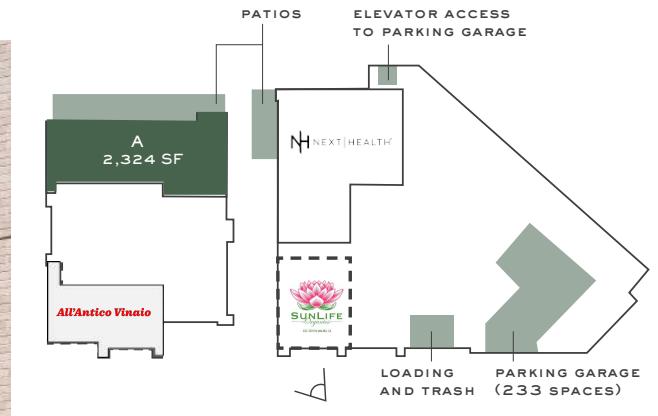
8,280 SF
TOTAL RETAIL SPACE

DELIVERED 2024





PRIMA
RETAIL SPACE A | 8



PRIMA
RETAIL SPACE B & C | 9



PRIMA
RETAIL SPACE D | 10

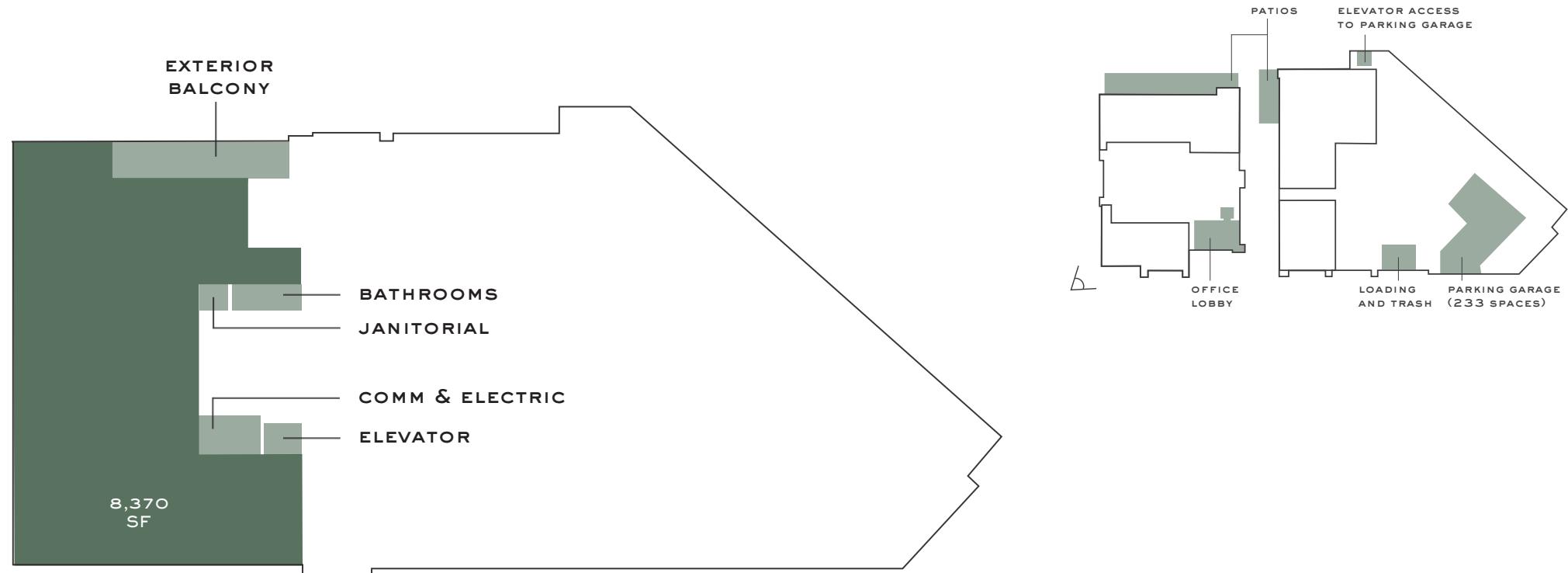
Prima Office

TYPICAL OFFICE PLAN
FLOORS 2, 3

18,000 SF
TOTAL OFFICE SPACE

9,000 SF
PER FLOOR

19'2"
CEILING HEIGHTS



PRIMA
OFFICE SPACE | 11



TOP 10

LARGE METROS FOR
JOB GROWTH AND
POPULATION GROWTH
FOR THE PAST 9 YEARS



95

IS THE AVERAGING NET
GAIN OF PEOPLE A DAY

NASHVILLE
BUSINESS JOURNAL

12.6M

PEOPLE VISITED
NASHVILLE IN 2021



NEAR 2M

POPULATION IN
NASHVILLE'S METRO AREA

NASHVILLE
BUSINESS JOURNAL

NO. 1

U.S. MARKET FOR REAL
ESTATE INVESTMENT
(2ND CONSECUTIVE YEAR)



TOP 10

COMMERCIAL REAL ESTATE
MARKETS IN THE U.S.



75%

OF THE U.S. WITHIN
A 2-HOUR FLIGHT OF
NASHVILLE U.S.



The Gulch

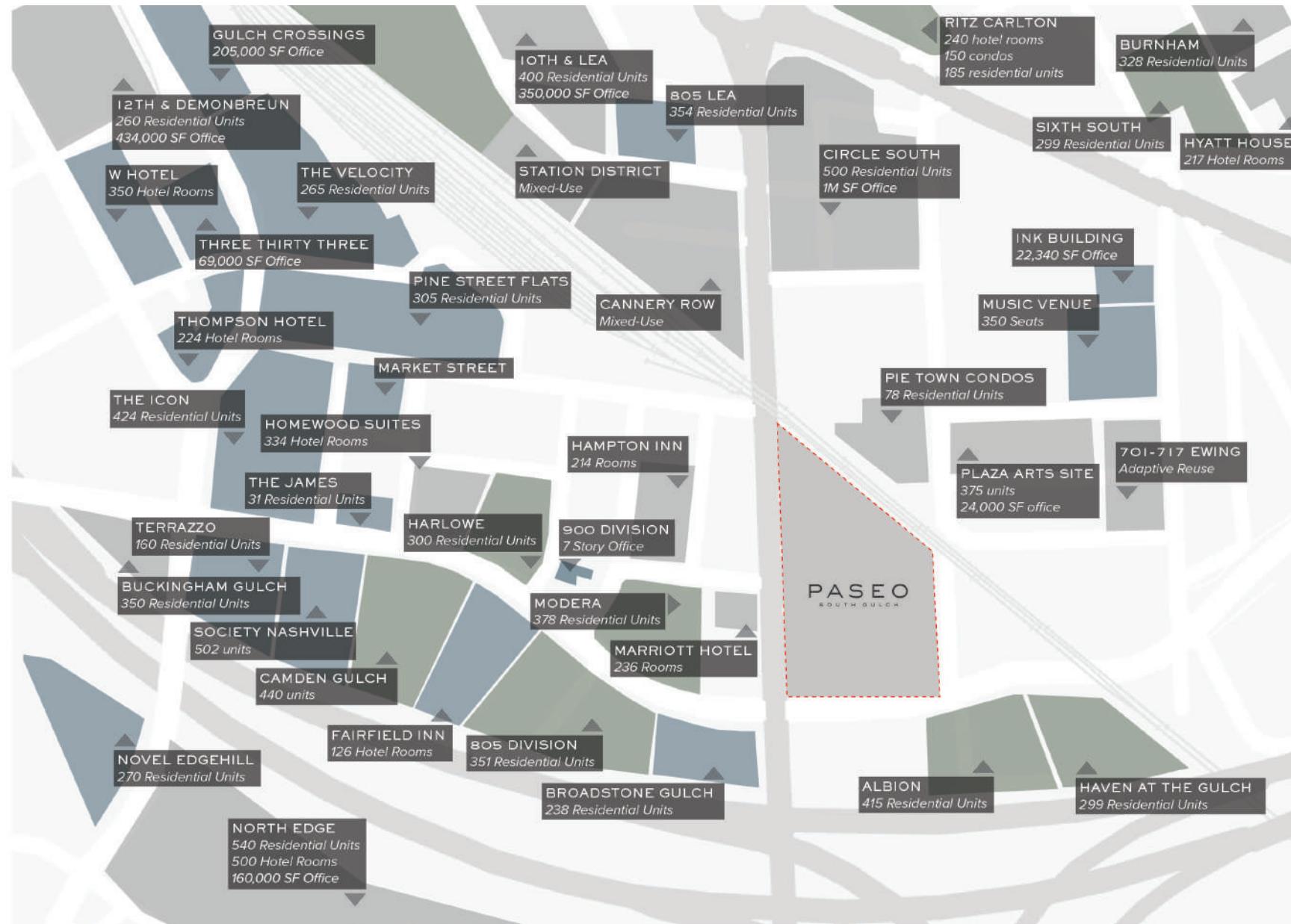
The Gulch offers a true urban and upscale environment and is home to high-end retail brands and restaurants in Downtown Nashville.

A very walkable neighborhood with ample accessible parking, The Gulch attracts a mix of both tourists and locals. It is conveniently located on the southwest border of Nashville's Central Business District just a few blocks from Music City Center.

The Gulch has the highest residential rent market in Nashville by a 172% margin over the city's average. The neighborhood includes a number of luxury condo residences with an average sale price over \$900,000, outpacing the city's average by 50%. Its office market has attracted more than 500,000SF of tenants from other submarkets with rents 30% above the city's averages.



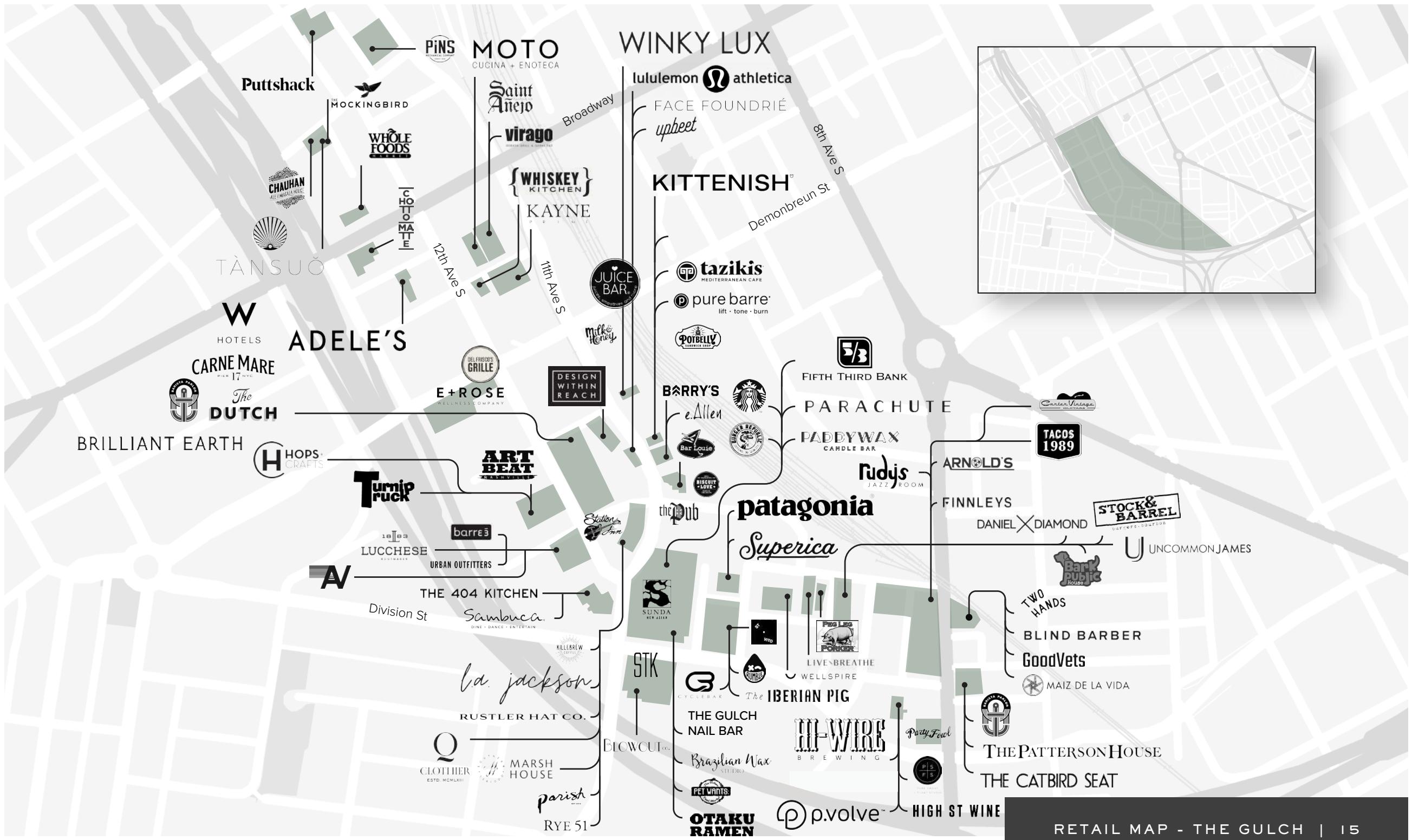
DEMOGRAPHIC	5-MINUTE WALK RADIUS	10-MINUTE WALK RADIUS	15-MINUTE WALK RADIUS
NUMBER OF HOUSEHOLDS	655	1,294	3,462
MEDIAN AGE	34.7	35.7	35.4
PER CAPITA INCOME	\$74,451	\$70,408	\$64,691
MEDIAN HOUSEHOLD INCOME	\$81,254	\$80,855	\$77,228
MEDIAN HOME VALUE	\$515,625	\$421,667	\$463,636
DAYTIME POPULATION	2,389 (1,727 Workers, 662 Residents)	6,469 (5,489 Workers, 980 Residents)	16,267 (13,693 Workers, 2,304 Residents)
BACHELOR'S DEGREE OR HIGHER	70.3%	66.7%	63.1%



PROPOSED

COMPLETED

UNDER CONSTRUCTION





RUMBLE

[solidcore]

p.volve™



PURE SWEAT + FLOAT STUDIO

GoodVets

THE CATBIRD SEAT

THE PATTERSON HOUSE

BARISTA PARLOR

TWO
HANDS

MAIZ DE LA VIDA

ST
•
VITO

Superica

HI-WIRE
BREWING

The IBERIAN PIG

HIGH ST WINE CO



Former Antiques Building

ADAPTIVE REUSE DELIVERED SUMMER 2021

FULLY-LEASED



Hotel-Condo at Paseo South Gulch

ARRIVING 2027

30 STORIES

146 CONDOS

180 HOTEL KEYS

5-STAR LUXURY HOTEL OPERATOR





PASEO

SOUTH GULCH



SomeraRoad



OJAS

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