

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



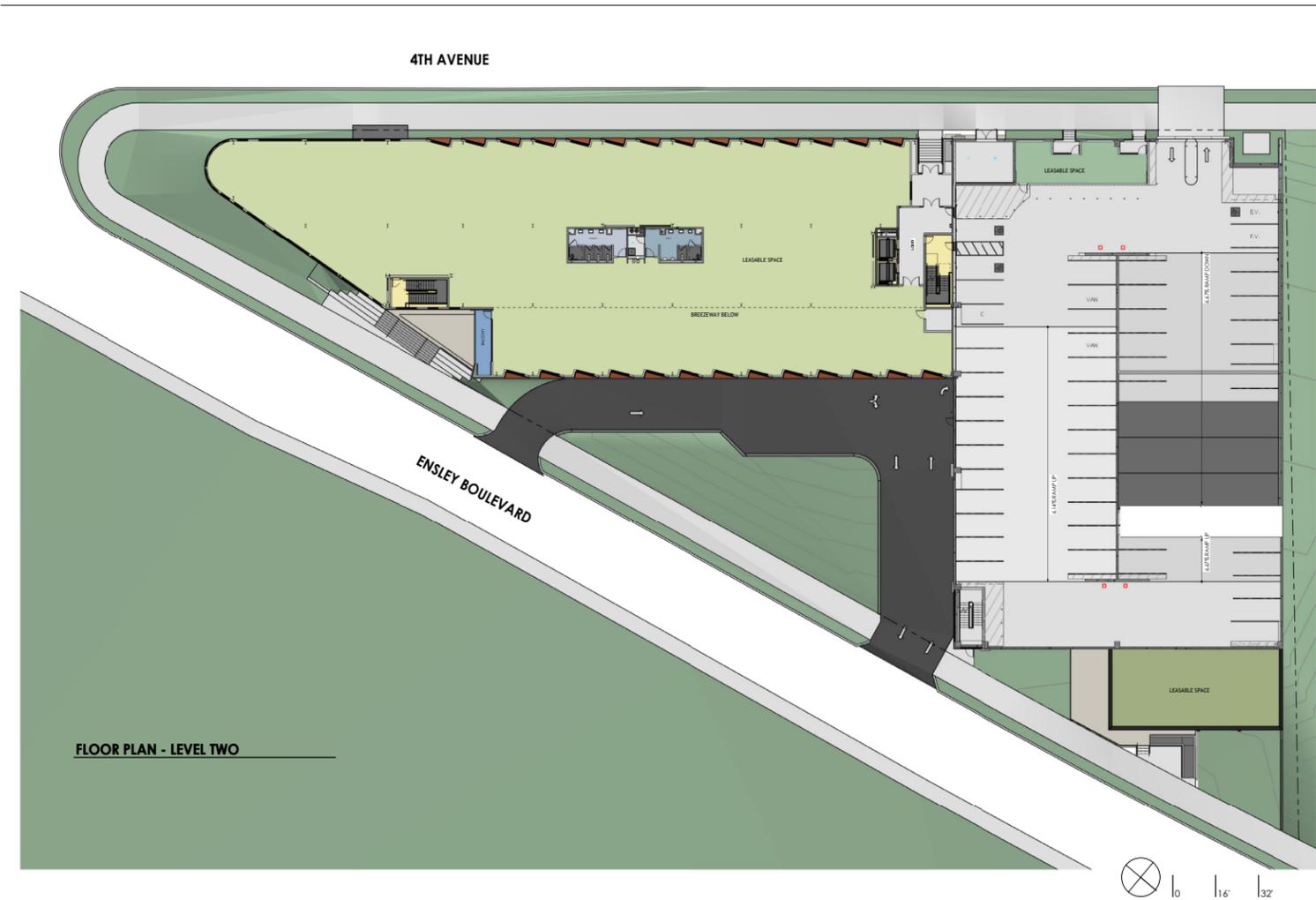


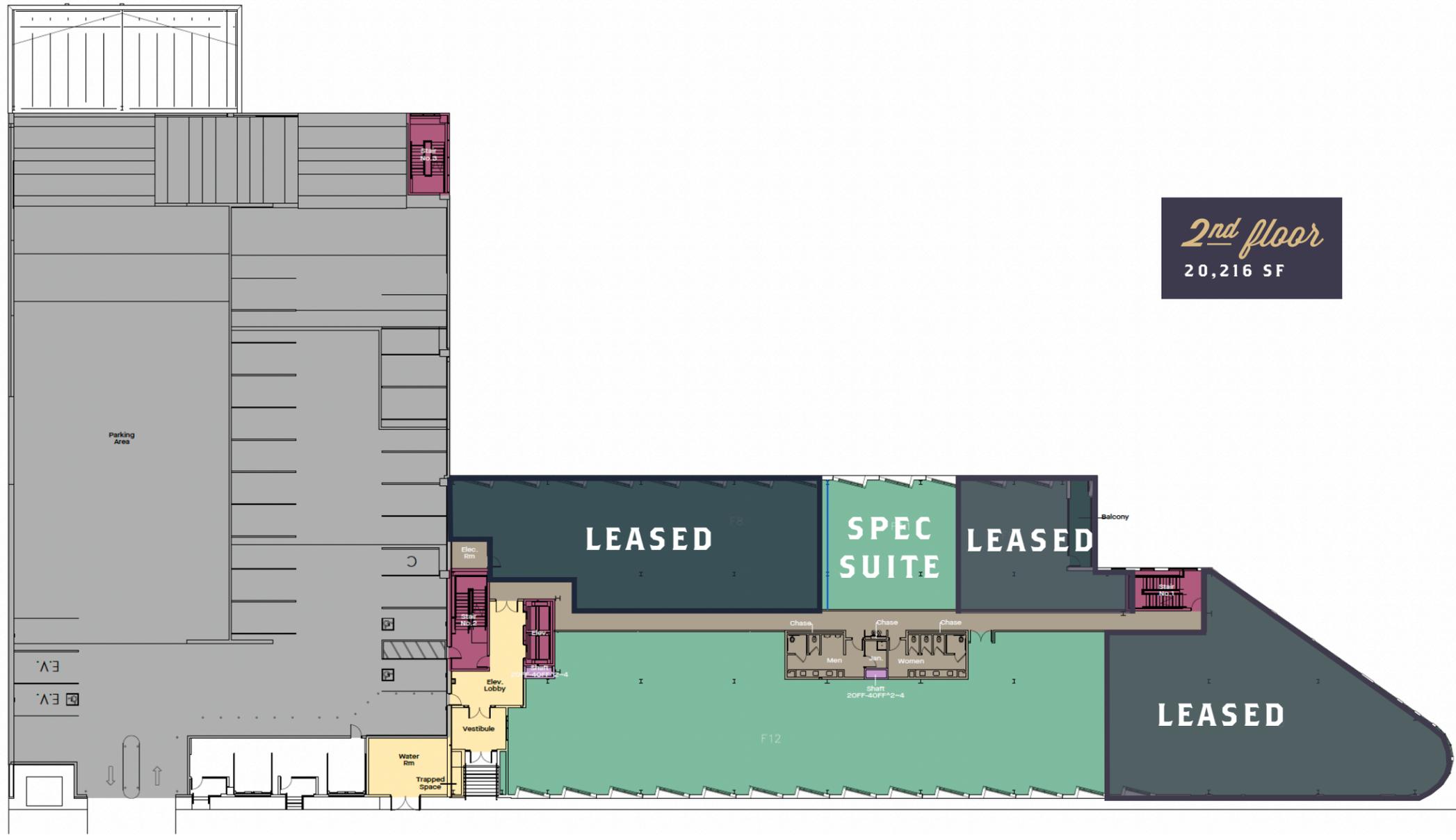
# WEDGEWOOD-*Houston*

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.



*Efficient AND Flexible* DESIGN  
MEETS *Creative* ECLECTIC





*2nd floor*  
20,216 SF

SUITE	OCCUPANT	RSF	SUITE	OCCUPANT	RSF
F10	LEASED	6,669.48	F8	LEASED	4,070.00
F12	VACANT	8,100.00	F9	LEASED	3,296.00
SPEC SUITE		1,516.00			

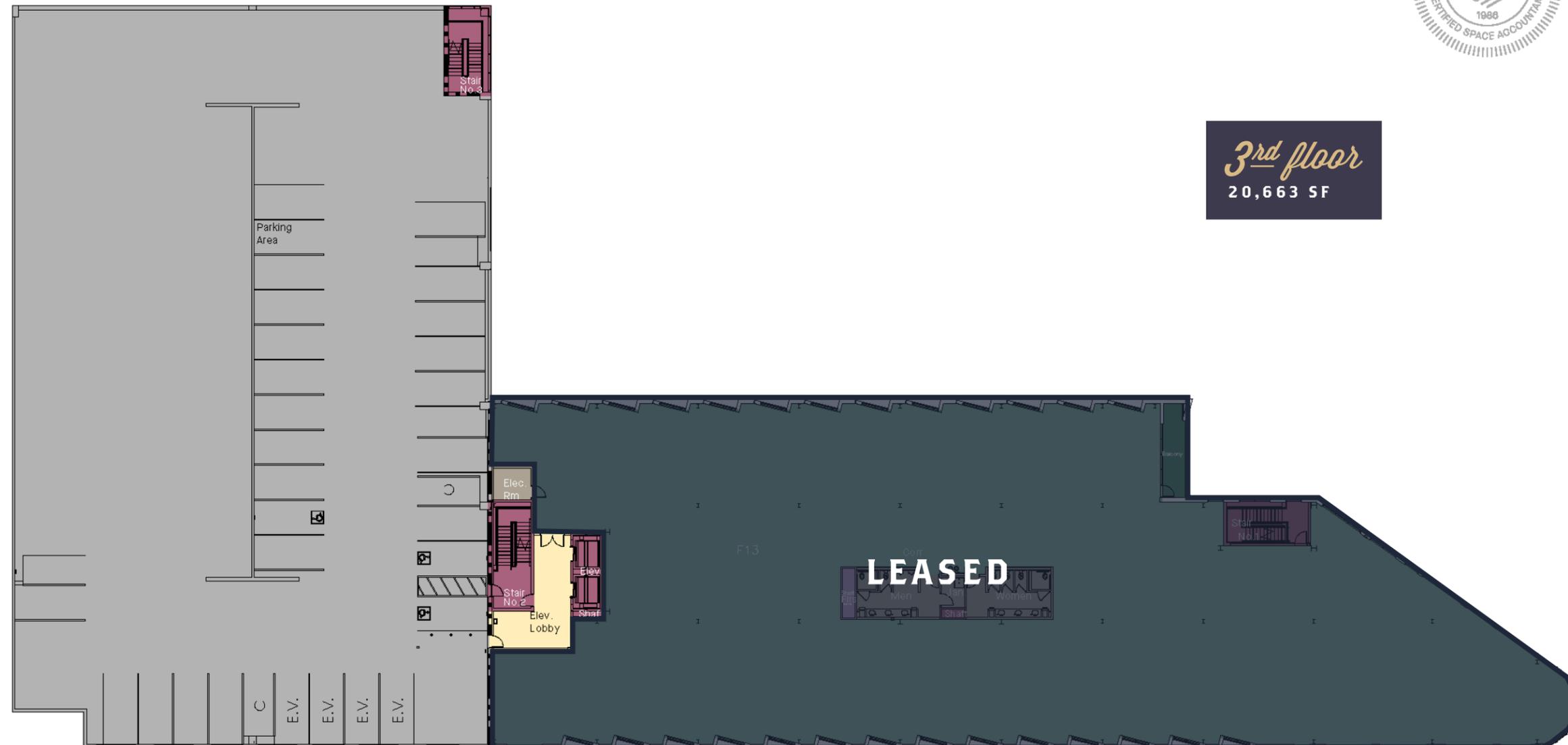
1.17.24  
Floor  
**20FF**

Ensley  
Ensley  
Nashville, TN 37210

Report ID **3**

Final Composite Drawing





*3<sup>rd</sup> floor*  
20,663 SF

1.17.24

Floor  
**30FF**

Ensley

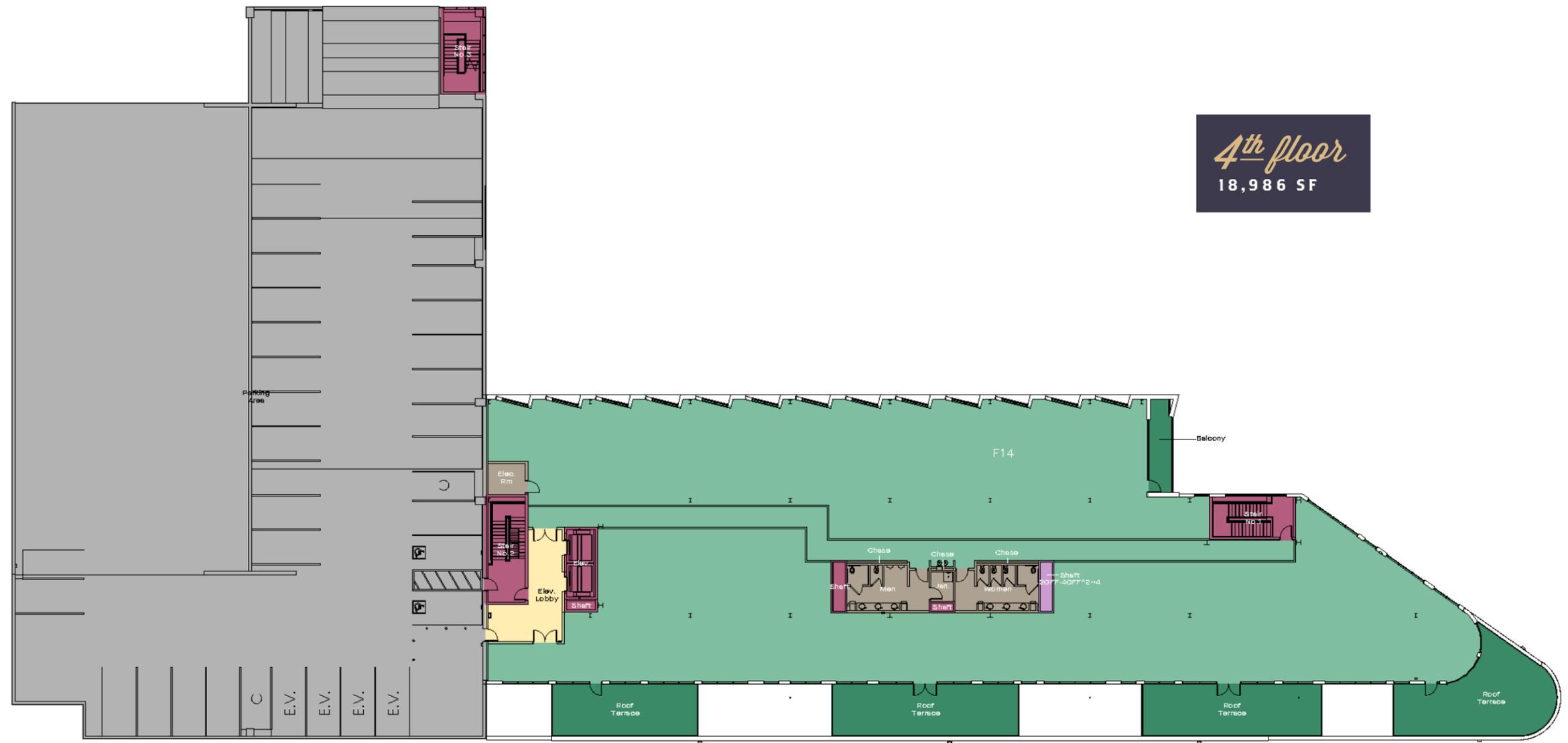
Ensley  
Nashville, TN 37210

Report ID **3**

Final Composite Drawing



**Stevenson  
Systems**



*4th floor*  
18,986 SF

2.18.26  
Floor  
**4OFF**

Ensley  
Ensley  
Nashville, TN 37210

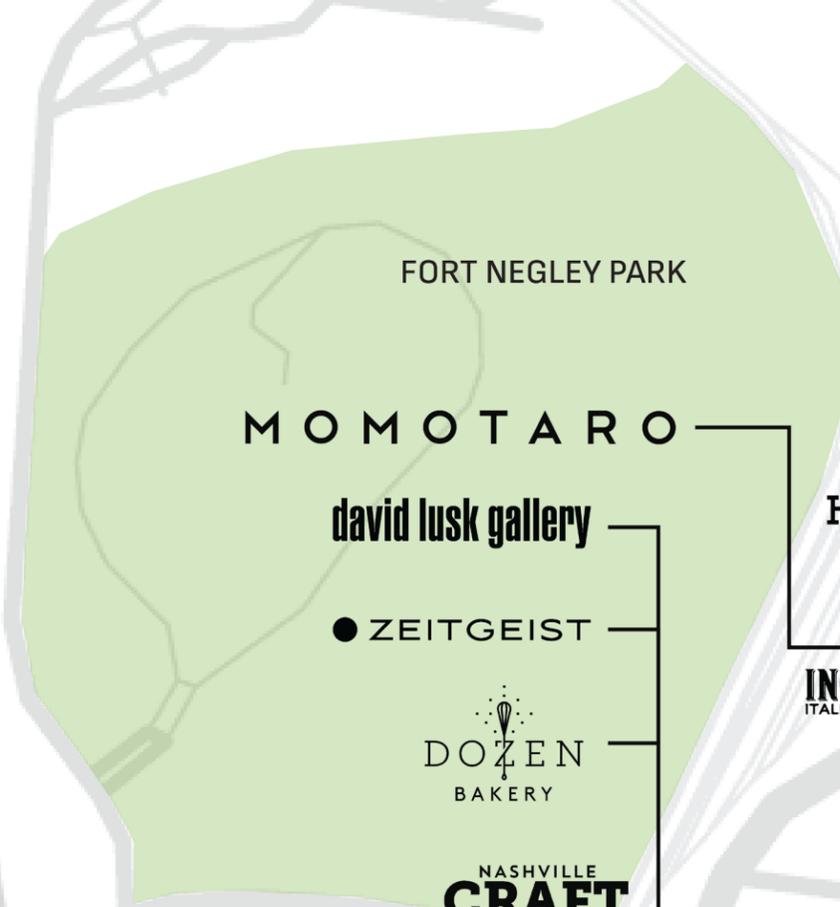
Report ID 7

Final Composite Drawing

.30)



**Stevenson  
Systems**



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The malin

FORK'S DRUM CLOSET NASHVILLE, TN

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david lusk gallery  
ZEITGEIST

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JULIA MARTIN GALLERY

HUMPHREYS STREET

aba

JACKALOPE BREWING COMPANY

MOTO MODA NASHVILLE & TENNESSEE

DOS SANTOS

SUSHI ROW

BODEGA



URBANSWEAT SAUNA STUDIO

BIRDIE

FORZA PILATES

NASHVILLE DESIGN COLLECTIVE

Framework

RICHARDS BESPOKE

E+ROSE WELLNESS COMPANY

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

SCHUMACHER

iggy's

LA PARISIENNE HOME

PSBM PS BUSINESS MANAGEMENT LLC

BARISTA PARLOR BC

Lucky's

MARU SUSHI

vinatera

MERCADO BY BUTCHERTOWN

ART BEAT NASHVILLE

ZENNESSE ORGANICS

Hermitage



~.5 miles



EST THE Pitch 2024

THE  
*Pitch*  
EST 2024

**AVISON  
YOUNG**



**BILLY LYELL, CCIM**

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