



# 5 CITY BLVD

NASHVILLE

WORKSPACE RENEWED



BUILDING  
**04-31**

LOCATION  
**32-41**

TEAM  
**42-44**

5 CITY BLVD  
NASHVILLE

# High-Visibility Signage Opportunities

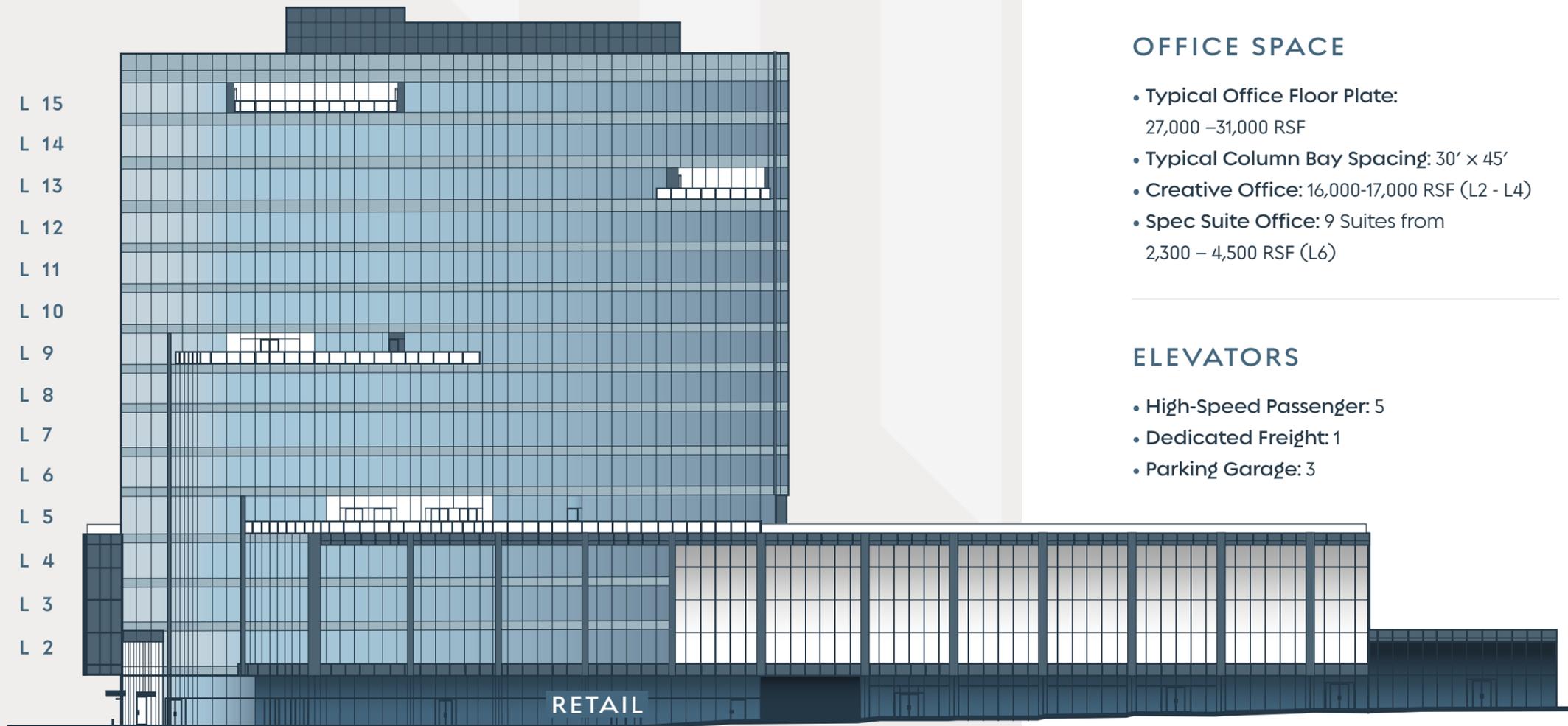
Reach 100,000+ vehicles daily with  
premium exposure along I-440 and  
Charlotte Avenue.



onecity

# DETAILS

## 5 CITY BLVD NASHVILLE



### SIZE

- Rentable Office: 344,000 RSF
- Rentable Retail: 17,000 RSF
- Height: 15 Stories; 239'

### FLOOR HEIGHTS

- Typical Drop Ceiling: 10'
- Typical Floor-to-Floor: 13'-6" to 14'-8"
- L15 Floor-to-Floor: 15'-6"

### OFFICE SPACE

- Typical Office Floor Plate: 27,000 – 31,000 RSF
- Typical Column Bay Spacing: 30' x 45'
- Creative Office: 16,000-17,000 RSF (L2 - L4)
- Spec Suite Office: 9 Suites from 2,300 – 4,500 RSF (L6)

### ELEVATORS

- High-Speed Passenger: 5
- Dedicated Freight: 1
- Parking Garage: 3

### PARKING

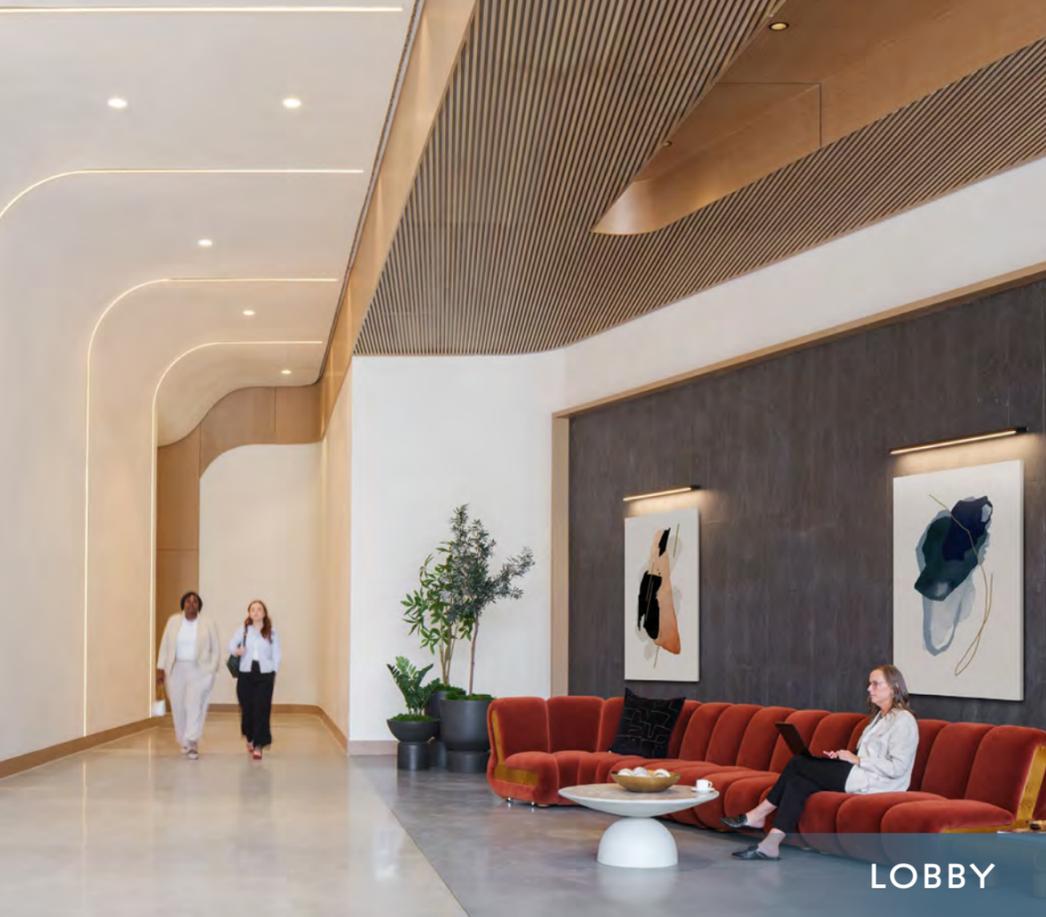
- Levels: 1 Below Grade; 5 Above Grade
- Ratio: Approximately 3.0 Stalls/1,000 RSF
- Total: 900+ Stalls

### TERRACES

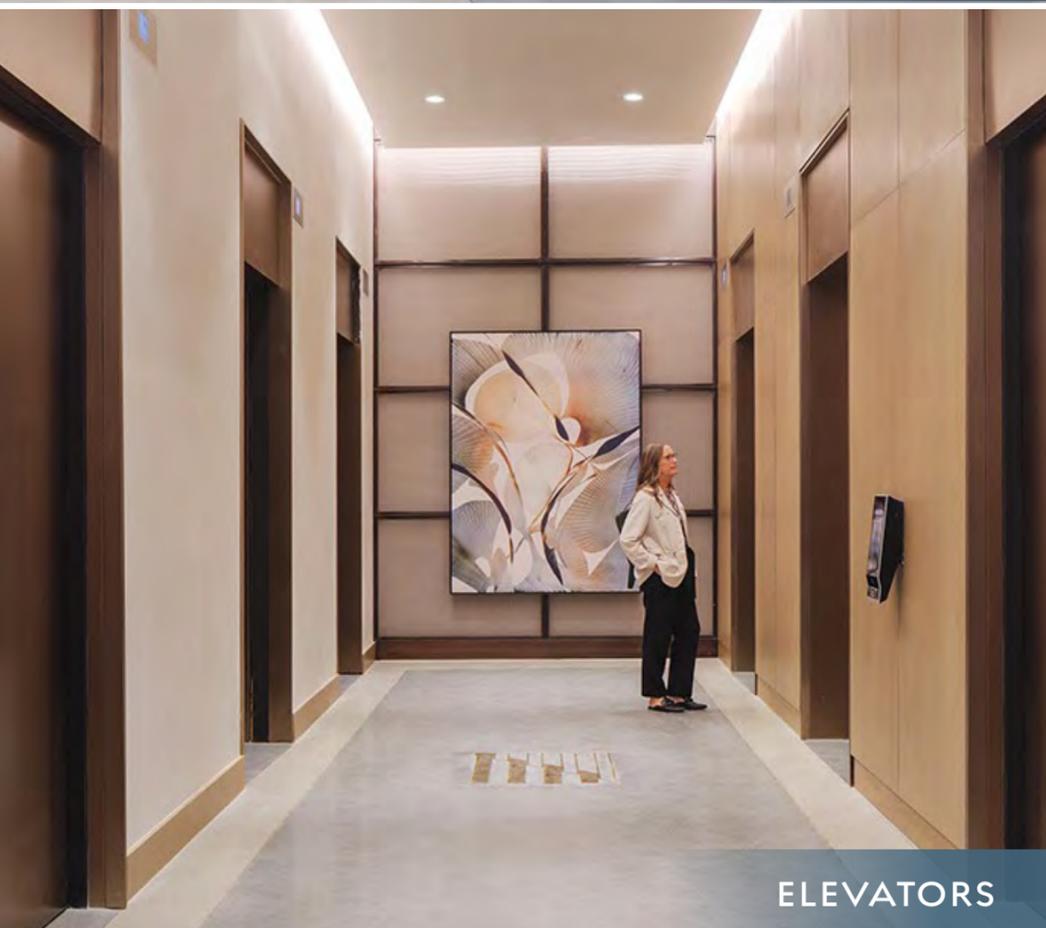
- L5: 3,600 RSF - Shared
- L9: 1,900 RSF - Private
- L13: 700 RSF - Private
- L15: 960 RSF - Private

### AMENITIES

- Bike Room
- EV Parking Stations
- Security & Concierge Services
- Catering Kitchen
- Study Lounge
- Flex Conference Center (up to 80 seats)
- Terrace Lounge
- Grab & Go Cafe
- Outdoor Terrace
- Arrival Lounge
- Communal Gathering Spaces
- Private Work Spaces
- State-of-the-Art Fitness Facilities with Spa-Inspired Private Showers & Locker Suite



LOBBY



ELEVATORS



5TH FLOOR ARRIVAL LOUNGE

# GROUND FLOOR

17,518 RSF Retail

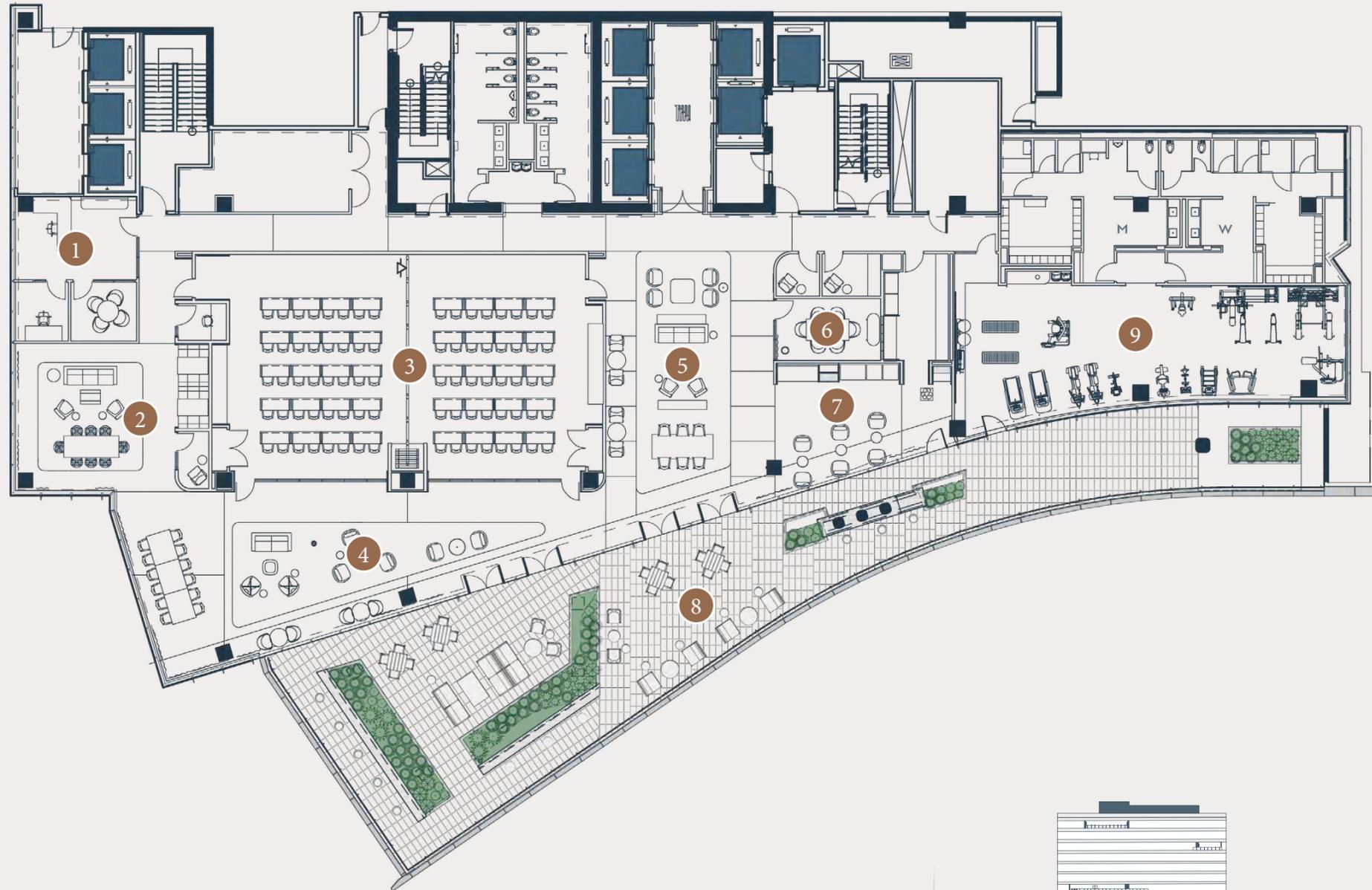
F & B CONCEPT #1	6,168 RSF
RETAIL SPACE #2	1,708 RSF
PAUSE STUDIO	LEASED
THE YARD GYM	LEASED
RETAIL SPACE #5	1,588 RSF
RETAIL SPACE #6	2,930 RSF





# AMENITY FLOOR

9,000 RSF Amenity  
3,600 RSF Terrace



1 MANAGEMENT OFFICE

2 STUDY LOUNGE

3 CONFERENCE CENTER

4 TERRACE LOUNGE

5 ARRIVAL LOUNGE

6 CONFERENCE ROOM

7 GRAB & GO CAFE

8 OUTDOOR TERRACE

9 FITNESS CENTER

L5





5TH FLOOR ARRIVAL LOUNGE



OUTDOOR TERRACE



STUDY LOUNGE



GRAB & GO CAFE



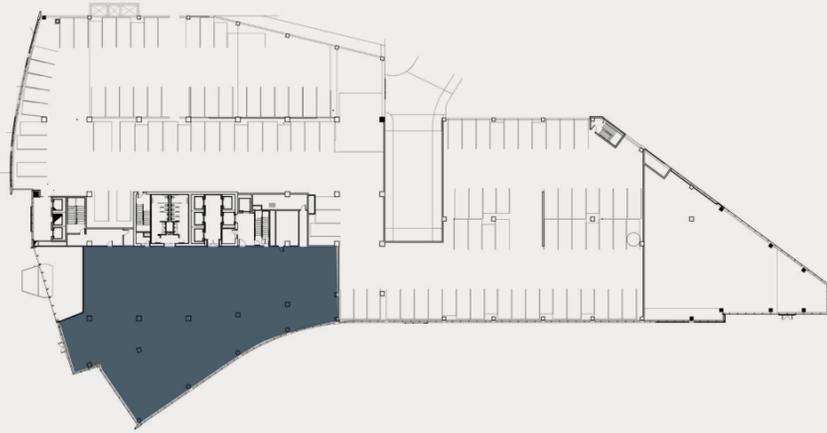
FITNESS CENTER



CONFERENCE CENTER

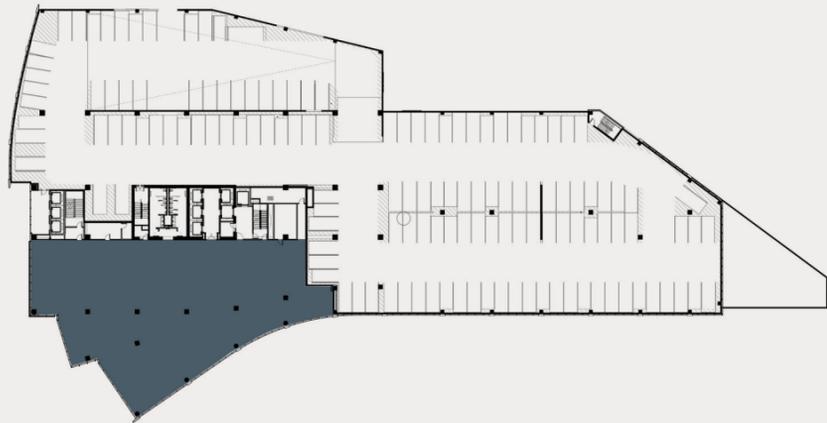
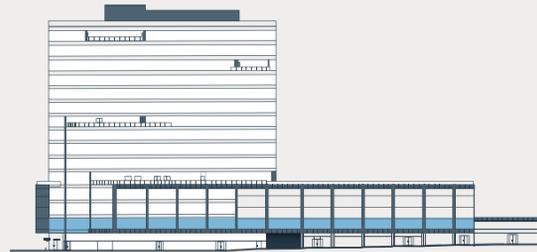
# CREATIVE OFFICE FLOOR PLATES

LEVELS 2-4



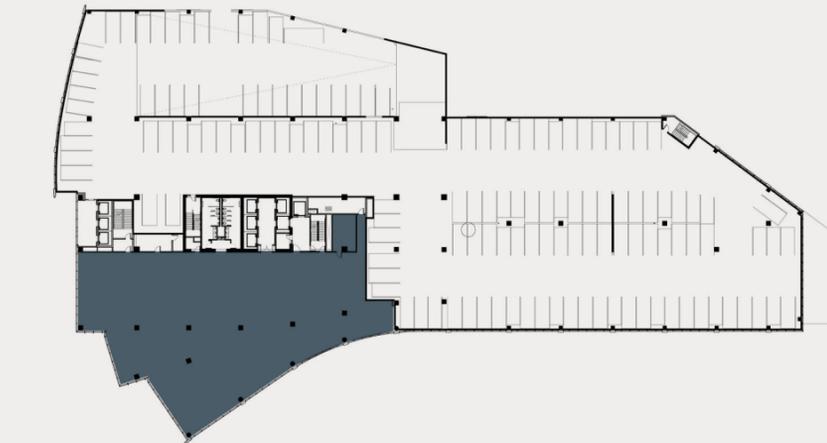
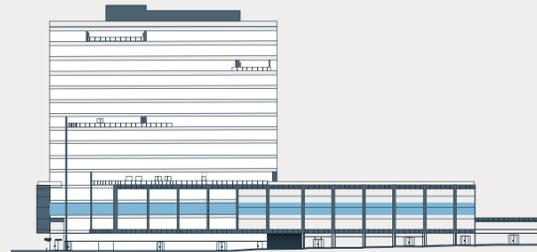
L2

16,198 RSF



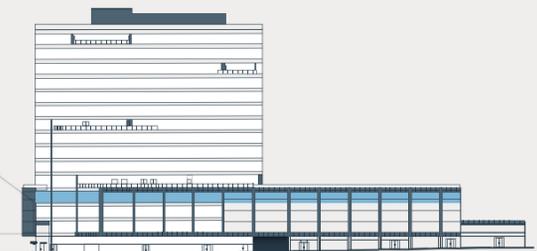
L3

17,255 RSF



L4

17,198 RSF

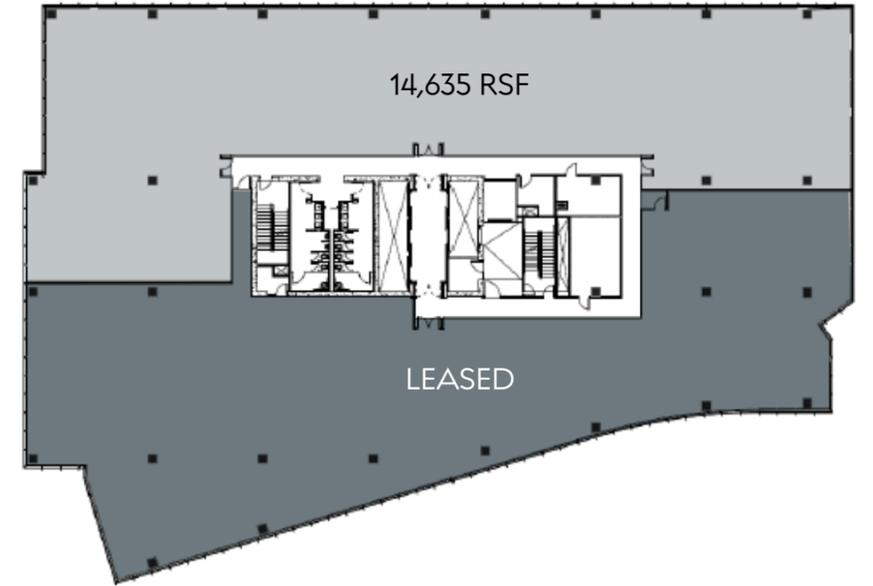


# OFFICE FLOOR PLATES

LEVEL 7-8

LEVEL 7

AVAILABLE  
14,635 RSF

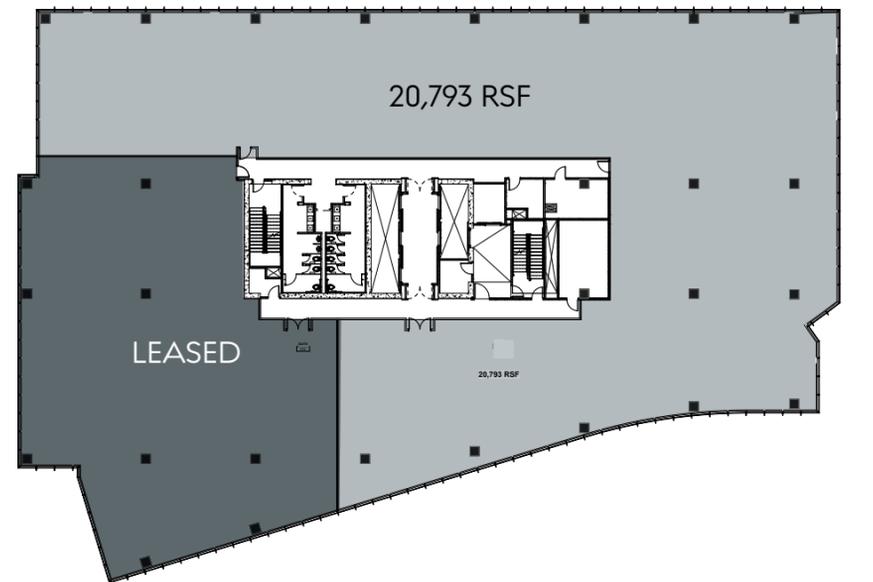


14,635 RSF

LEASED

LEVEL 8

AVAILABLE  
20,793 RSF



20,793 RSF

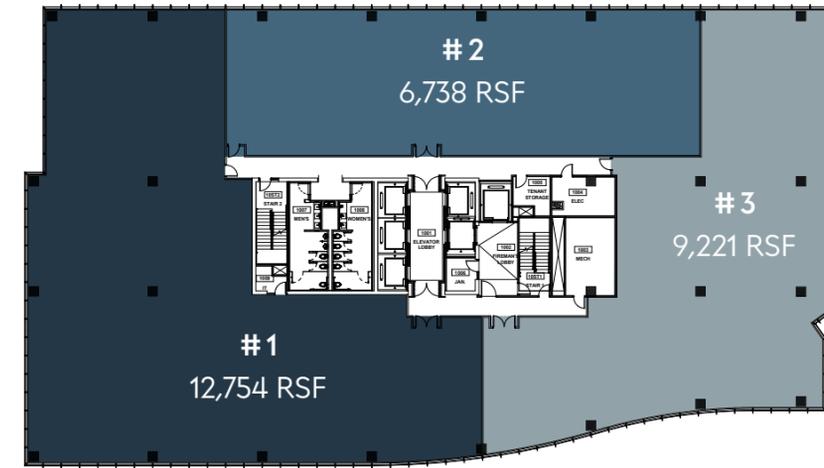
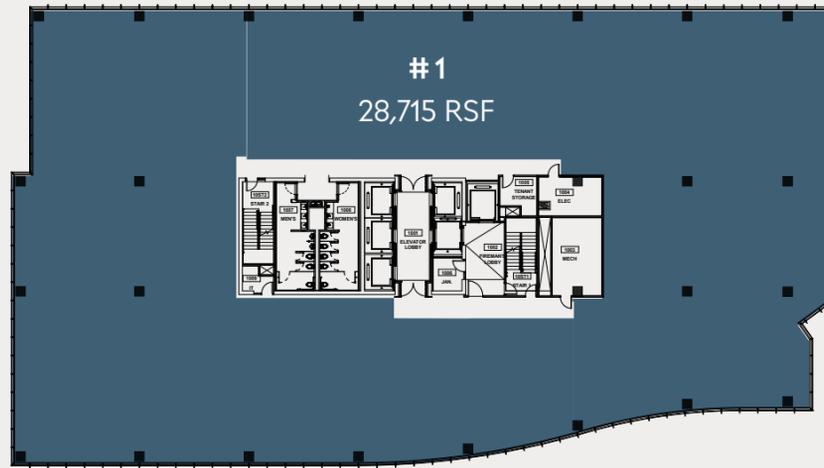
LEASED

# OFFICE FLOOR PLATES

LEVELS 10-12

## Sample 1-Tenant Layout

#1 SAMPLE OFFICE  
28,715 RSF



## Sample 3-Tenant Layout

#1 SAMPLE OFFICE  
12,754 RSF

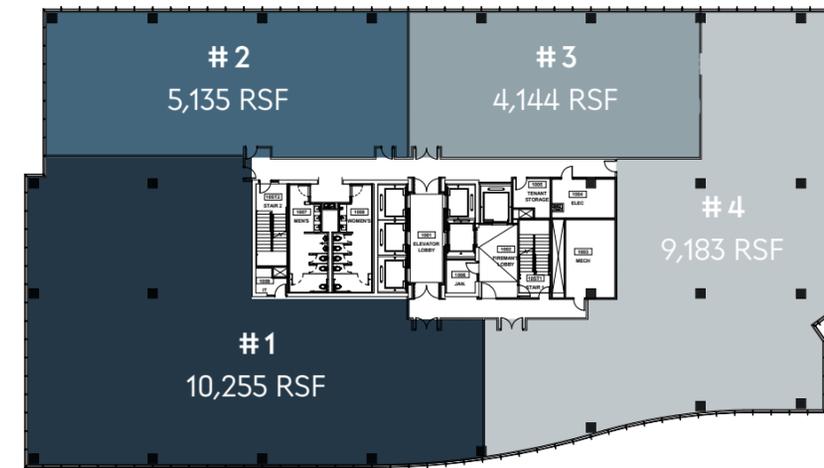
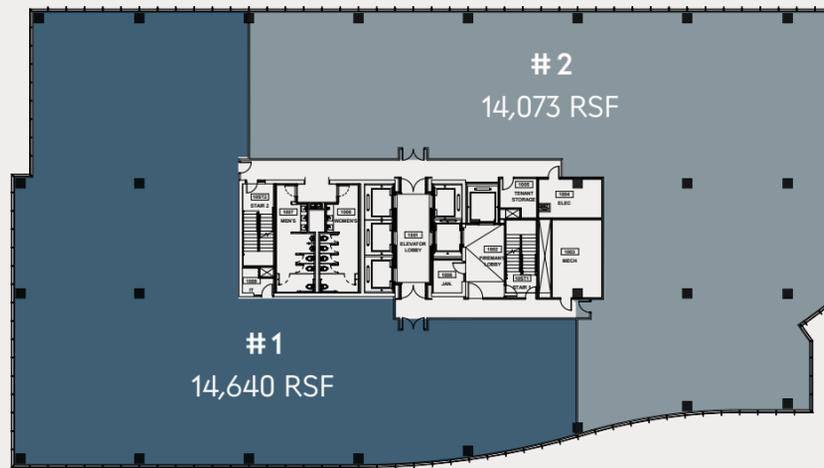
#2 SAMPLE OFFICE  
6,738 RSF

#3 SAMPLE OFFICE  
9,221 RSF

## Sample 2-Tenant Layout

#1 SAMPLE OFFICE  
14,640 RSF

#2 SAMPLE OFFICE  
14,073 RSF



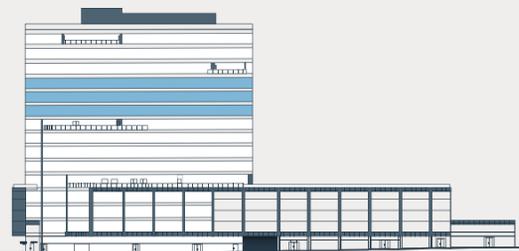
## Sample 4-Tenant Layout

#1 SAMPLE OFFICE  
10,255 RSF

#2 SAMPLE OFFICE  
5,135 RSF

#3 SAMPLE OFFICE  
4,144 RSF

#4 SAMPLE OFFICE  
9,183 RSF



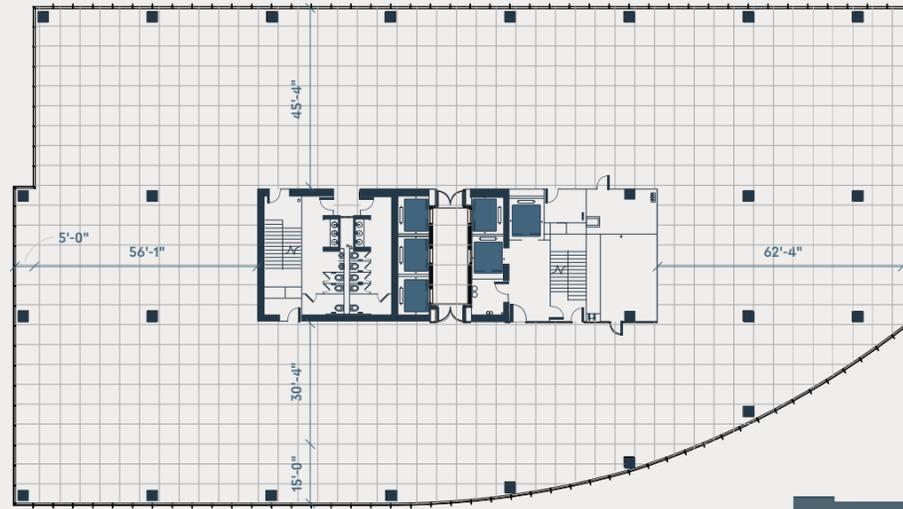
L10-12

28,715 RSF

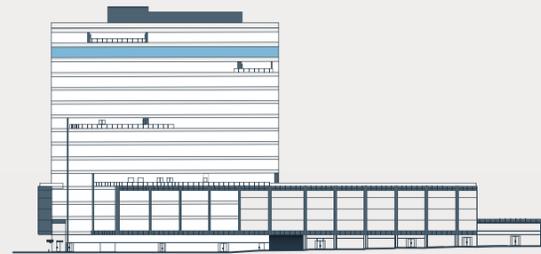


# OFFICE FLOOR PLATES

LEVEL 14



L14  
28,073 SF

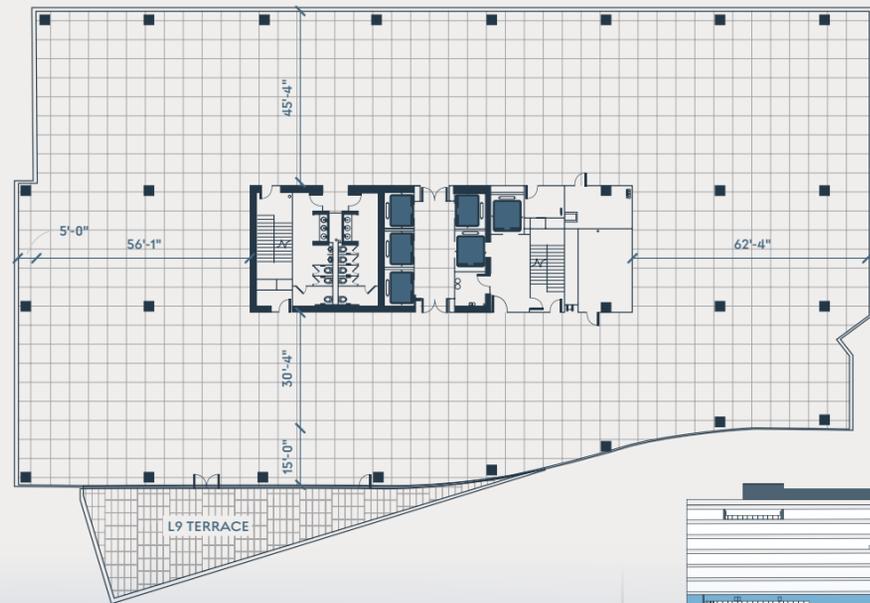


TERRACE LOUNGE



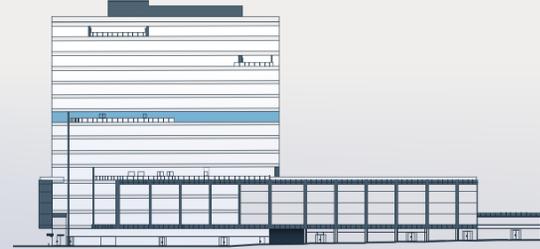
# OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15

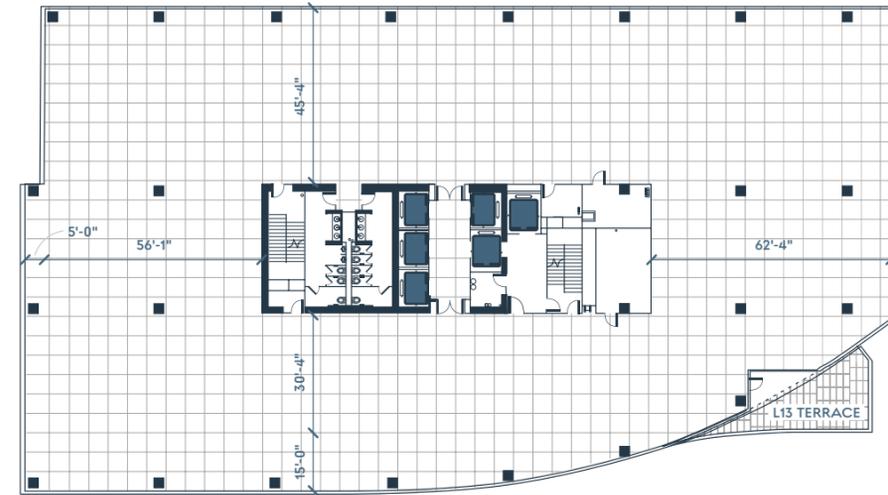


L9

30,547 + 1,900 RSF Terrace

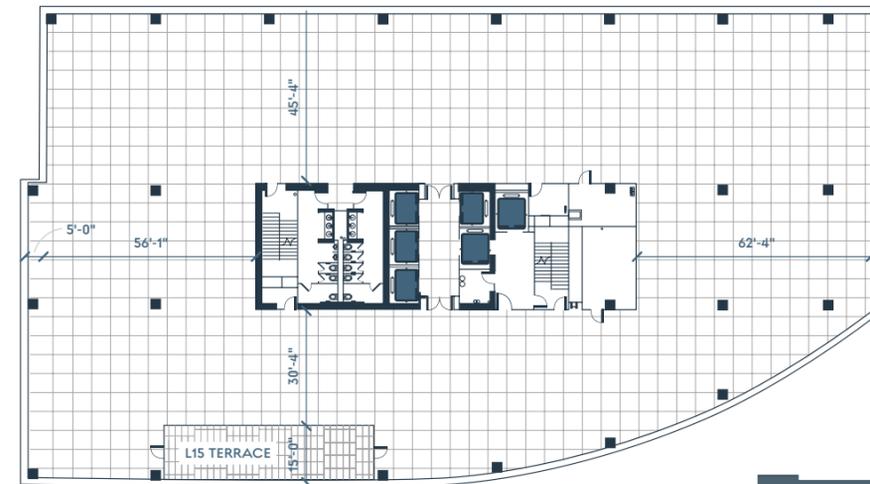
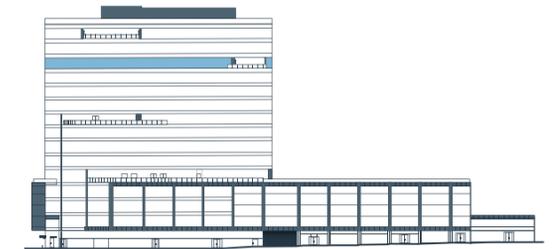


Incredible  
Downtown Views  
on Every Terrace



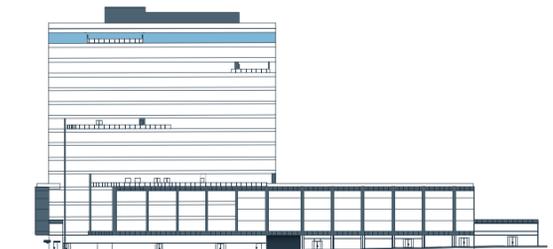
L13

28,635 + 700 RSF Terrace



L15

27,724 + 960 RSF Terrace

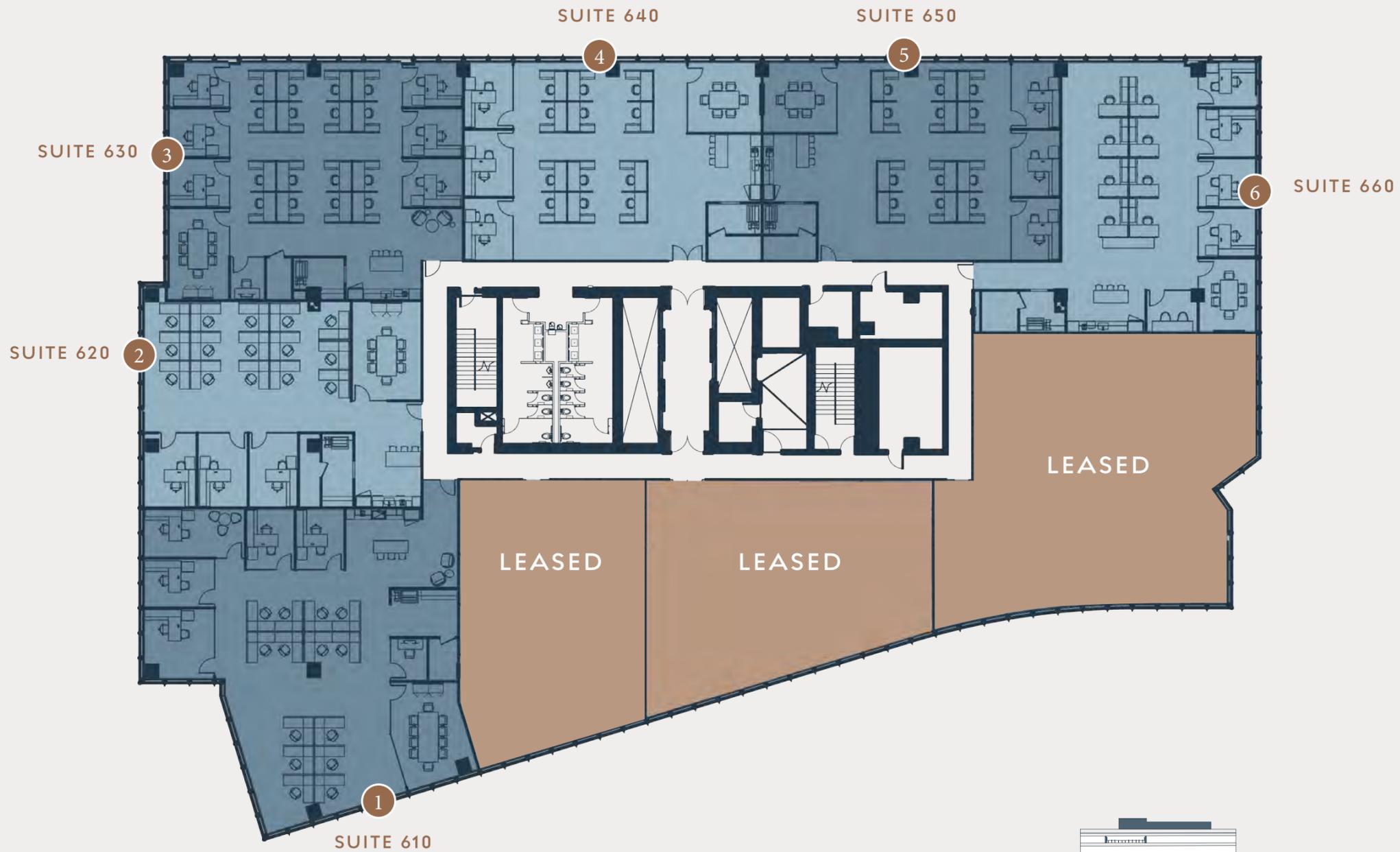




TERRACE LOUNGE



# SPEC SUITE FLOOR PLAN



1 SUITE 610 4,519 RSF

2 SUITE 620 3,063 RSF

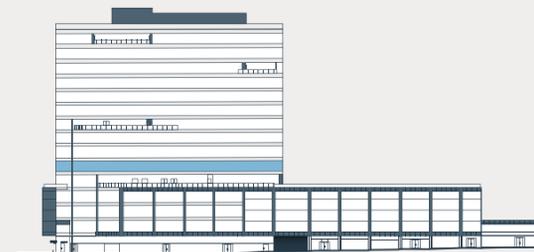
3 SUITE 630 3,738 RSF

4 SUITE 640 3,181 RSF

5 SUITE 650 3,174 RSF

6 SUITE 660 3,201 RSF

L6





SPEC SUITE



Set between Nashville's bustling Midtown and vibrant West Nashville, 5 City Blvd will not only connect people, but also offer unparalleled access and convenience.



# SITE

## OFFICE

- 1 5 CITY Blvd
- 2 8 CITY BLVD

## RESIDENTIAL

- 3 Broadstone Centennial
- 4 Haven At Charlotte
- 5 The Shay Apartments

## FOOD + BEVERAGE

- 6 A. KOKOS Ice Cream  
B. SandBar Nashville
- 7 A. Sump Coffee  
B. Pastaria
- 8 E + Rose

## HOTEL

- 9 Element Nashville Vanderbilt West End

## PUBLIC SPACES

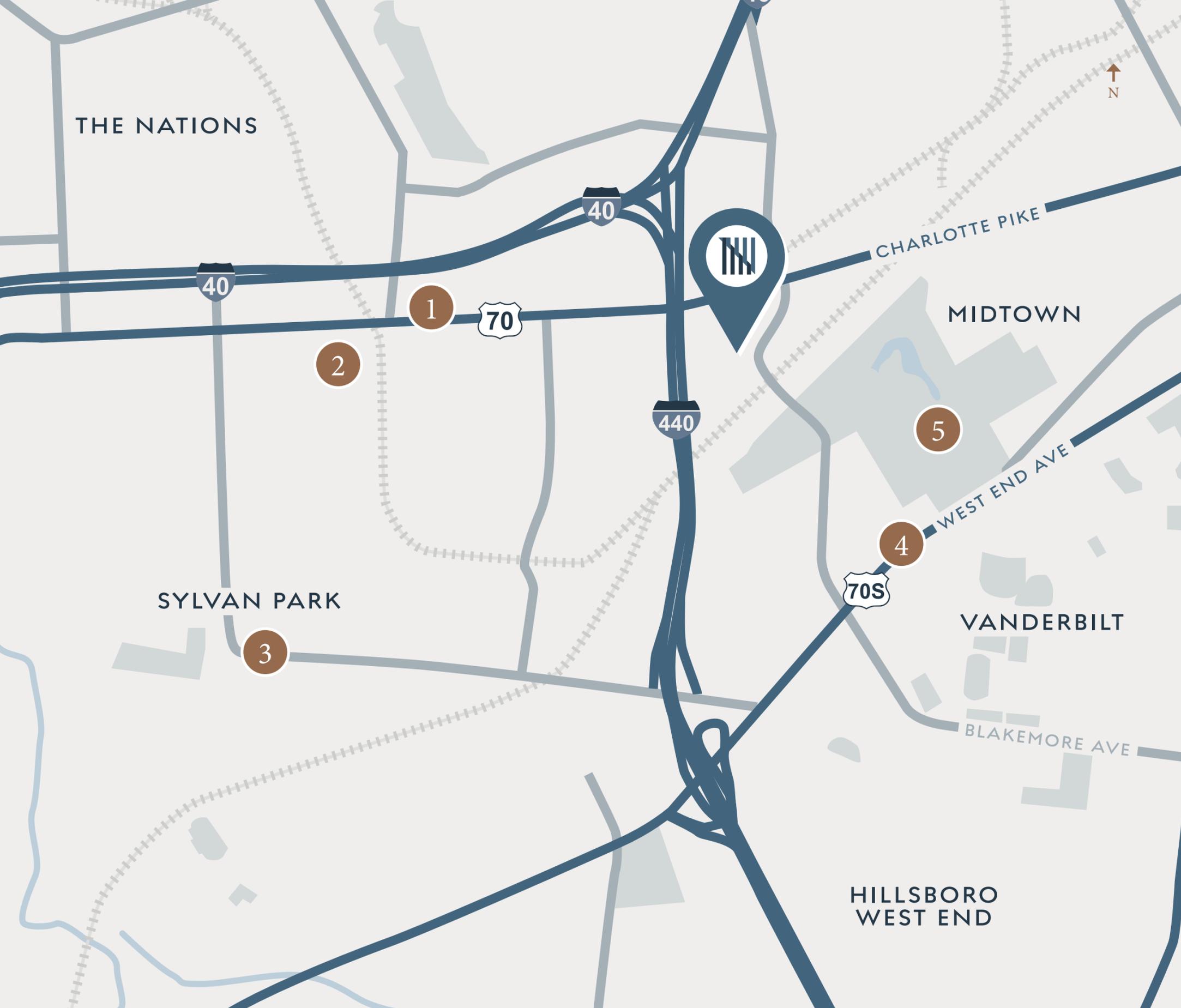
- 10 Community Table
- 11 The Watershed
- 12 The Yard
- 13 Sand Courts

## HEALTH & WELLNESS

- 14 A. D1 Training  
B. Green Pea Salon
- 15 Tru Form

- ← INGRESS
- EGRESS
- - - oneCITY





# LOCAL AMENITIES

- 1 A. L & L Market  
B. Gracie's Milkshake Bar  
C. Five Daughters Bakery  
D. Culture + Co.  
E. Honest Coffee Roasters  
F. CYCLEBAR  
G. Taco Chela  
H. Thai Ni Yom  
I. PennePazze
- 2 A. Sylvan Supply  
C. Five Points Pizza West  
D. Bearded Iris  
E. Radish Kitchen  
F. 8th & Roast  
H. Another Broken Egg Cafe  
I. Punk Wok  
J. Barista Parlor  
K. Woodland Wine Merchant
- 3 A. Edley's Bar-B-Que  
B. Star Bagel Cafe  
C. Pancho & Lefty's Cantina  
D. Neighbors of Sylvan Park  
E. Park Cafe  
F. Lola
- 4 A. BrickTop's  
B. Stoney River Steakhouse & Grill  
C. Chipotle Mexican Grill  
D. Taziki's Mediterranean Cafe - West End  
E. Walgreens  
F. Starbucks
- 5 A. Centennial Park  
B. The Parthenon  
C. Centennial Park Pavilion  
D. Centennial Park Volleyball Courts  
E. Centennial Park Event Center Pavilion  
F. Sunken Garden  
G. Centennial Performing Arts Studios  
H. Metro Parks Centennial Art Center  
I. Green Pea Salon West



# ACCESSIBILITY POINTS FROM ALL DIRECTIONS

- 1 I-40 and 46th Ave (Exit 205)
- 2 I-40 and 28th Ave (Exit 207)
- 3 I-440 and West End Ave (Exit 1)
- 4 West End Ave and 31st Ave

- Charlotte Pike
  - 31st Ave N
  - Blakemore Ave
  - West End Ave
  - 21st Ave S
  - Broadway St
  - I-440
- ACCESS POINTS
  - MAIN ROADS

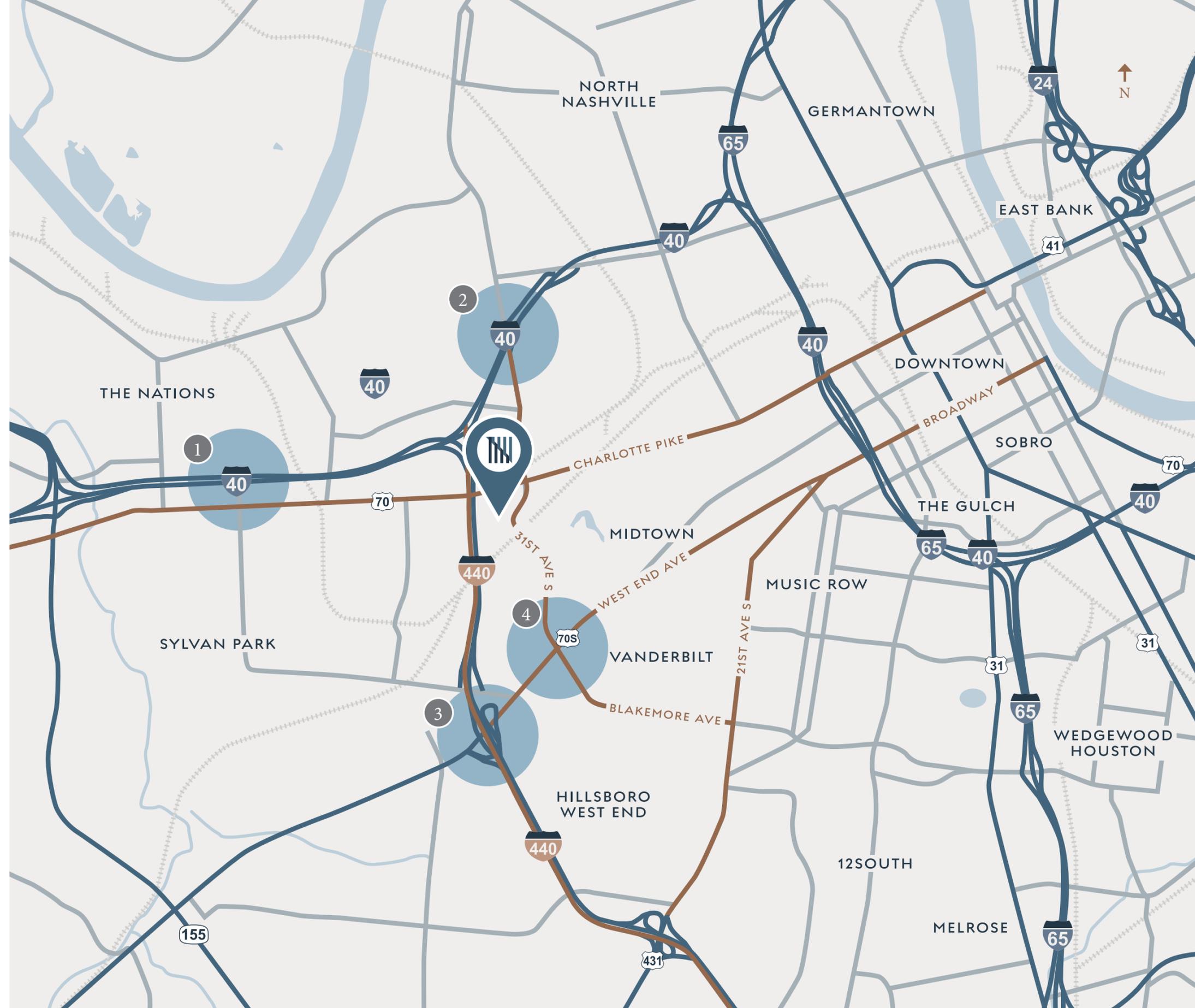
## DRIVE TIMES

**9 MINUTES**  
to Vanderbilt Medical Center

**11 MINUTES**  
to downtown Nashville

**20 MINUTES**  
to Nashville International Airport

**21 MINUTES**  
to Brentwood





# PARTNERS



## CONVEXITY PROPERTIES

Convexity is a full-service real estate investment firm operating out of Chicago. A subsidiary of the diversified trading firm DRW, Convexity's mission is to invest in properties and projects in which their flexibility, insights, and expertise can create significant value.



## GOETTSCH PARTNERS

Goettsch Partners (GP) is an architecture firm with a global perspective. Based in Chicago, with additional offices in Denver and Shanghai, they share a singular approach to design that combines seasoned experience with a passion for exploration and innovation.

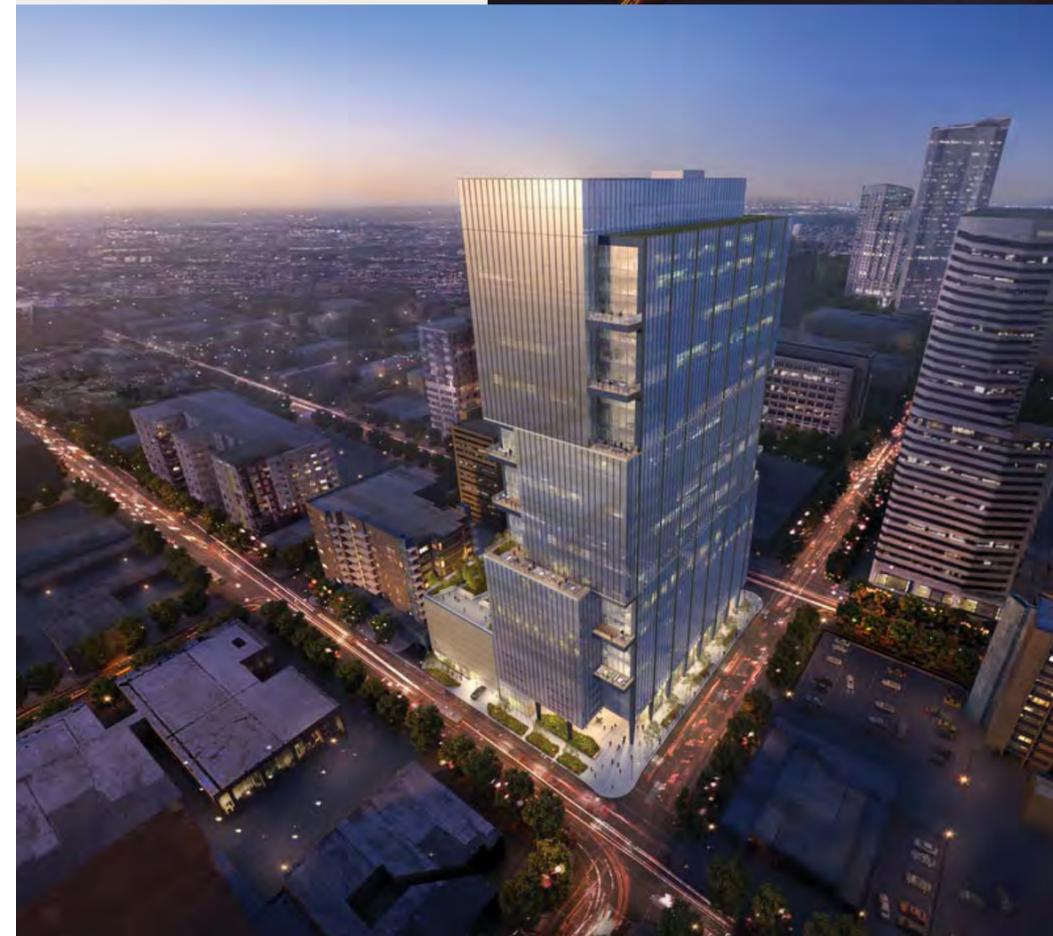
NOTABLE  
PROJECTS ▶



### BMO TOWER

320 S. Canal St.  
Chicago, IL

52 Stories  
1,400,000 SF



### 1900 LAWRENCE

1900 Lawrence St.  
Denver, CO

30 Stories  
700,000 SF



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Spaces, dimensions, square footage and availability are approximate and are subject to change without notice.

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LOCATED AT **onecity**