

OJAS

645 Division St South Gulch

Luxury Apartment Lobby
Activation Opportunity



ALBION

About the Property

F&B Activation Opportunity



Property Features



Highly landscaped



Opportunity to
co-design interiors



Ample natural light



Onsite public parking

About

Albion is looking for a partner who shares its passion for hospitality and design. The developer's goal is to bring an entirely new elevated living experience to the Nashville market. While the barrier to live in the building will be high due to its luxurious nature, the lobby space will serve as a communal space that all Nashvillians can enjoy. Walking distance to Nashville's most sought after restaurants and entertainment, Albion's location and design will serve as a reprieve from the hustle and bustle of the city.

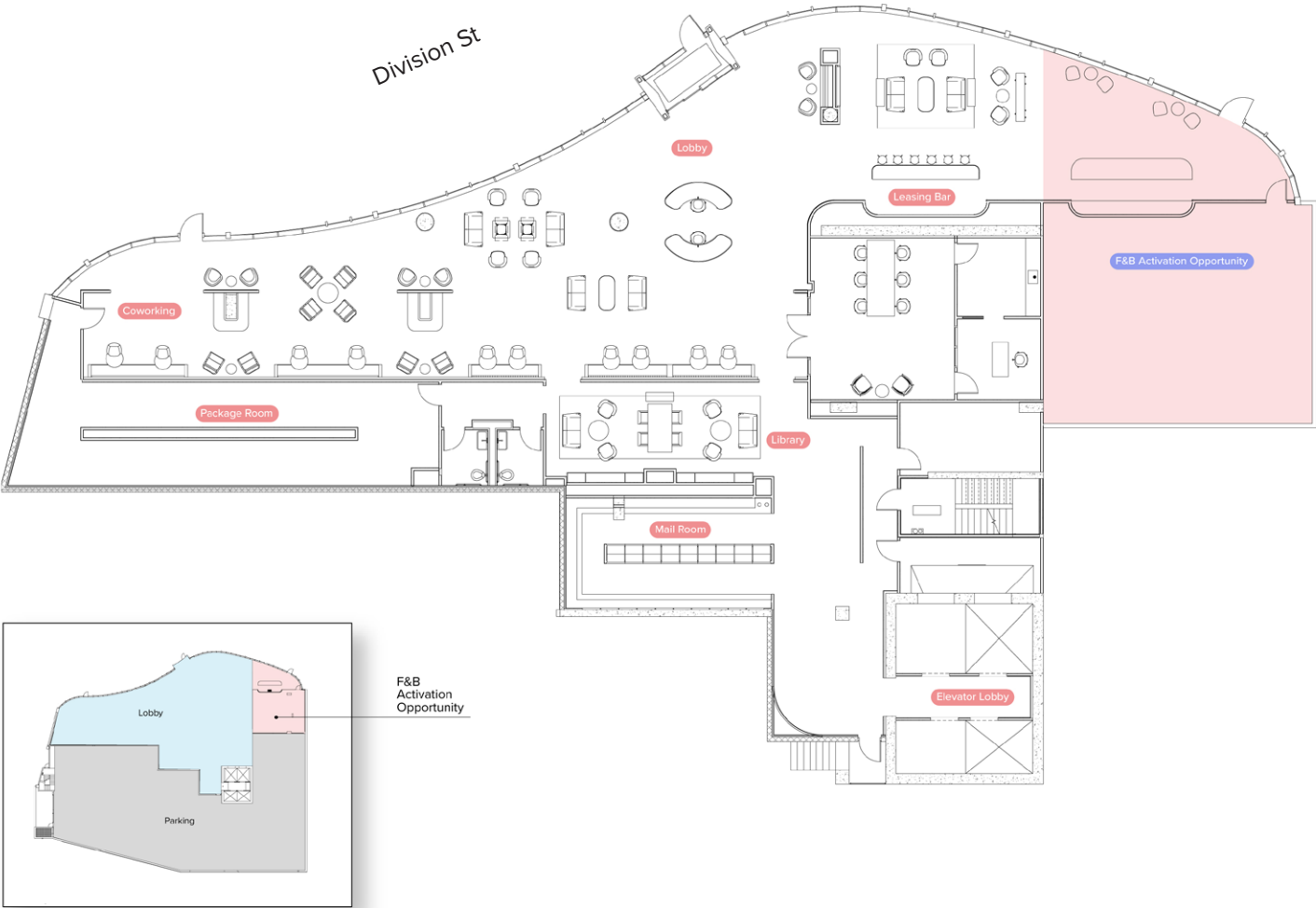
Concept Rendering
Lobby Perspective



Concept Renderings
Top Floor Lounge

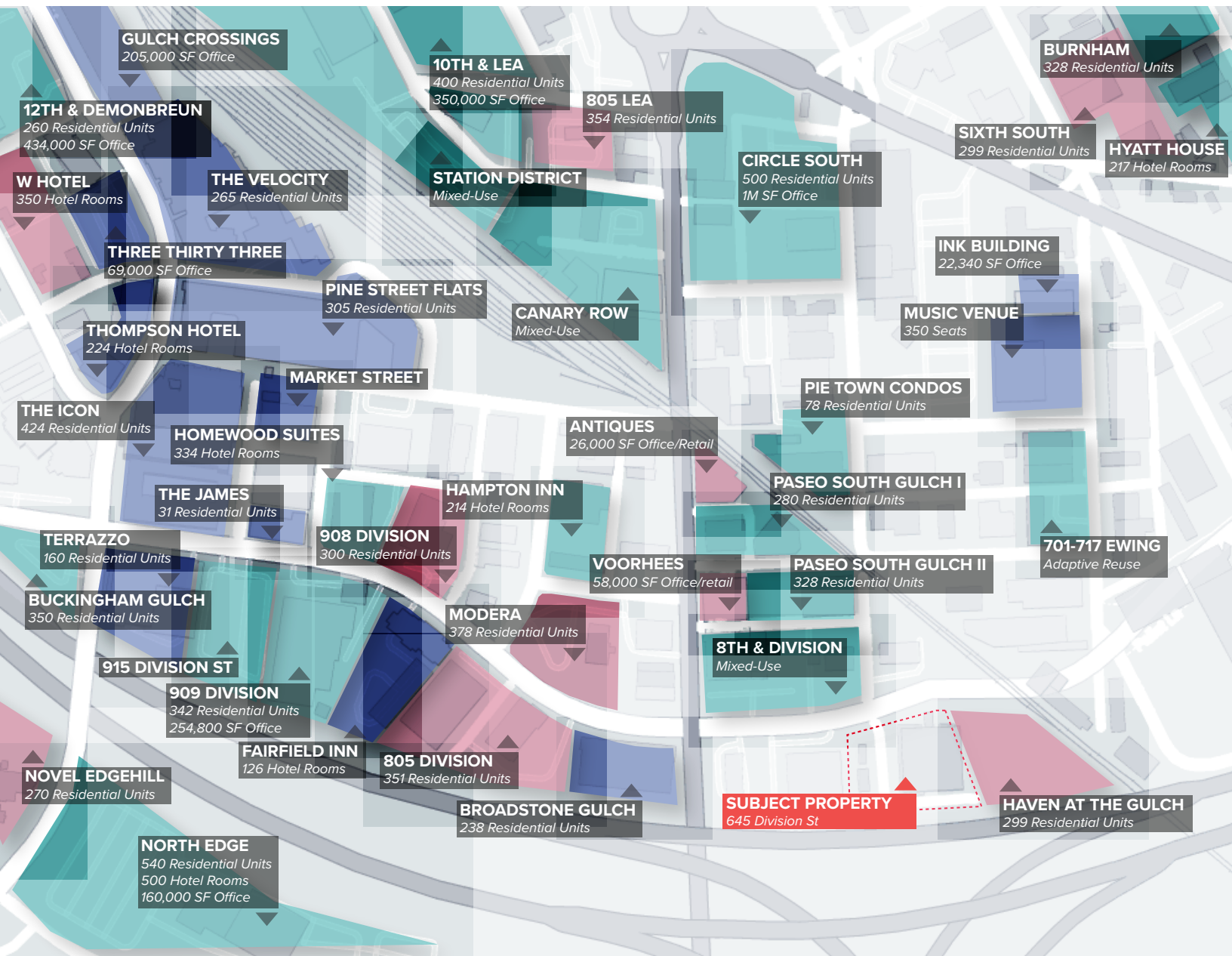


Floor Plan
Ground Floor

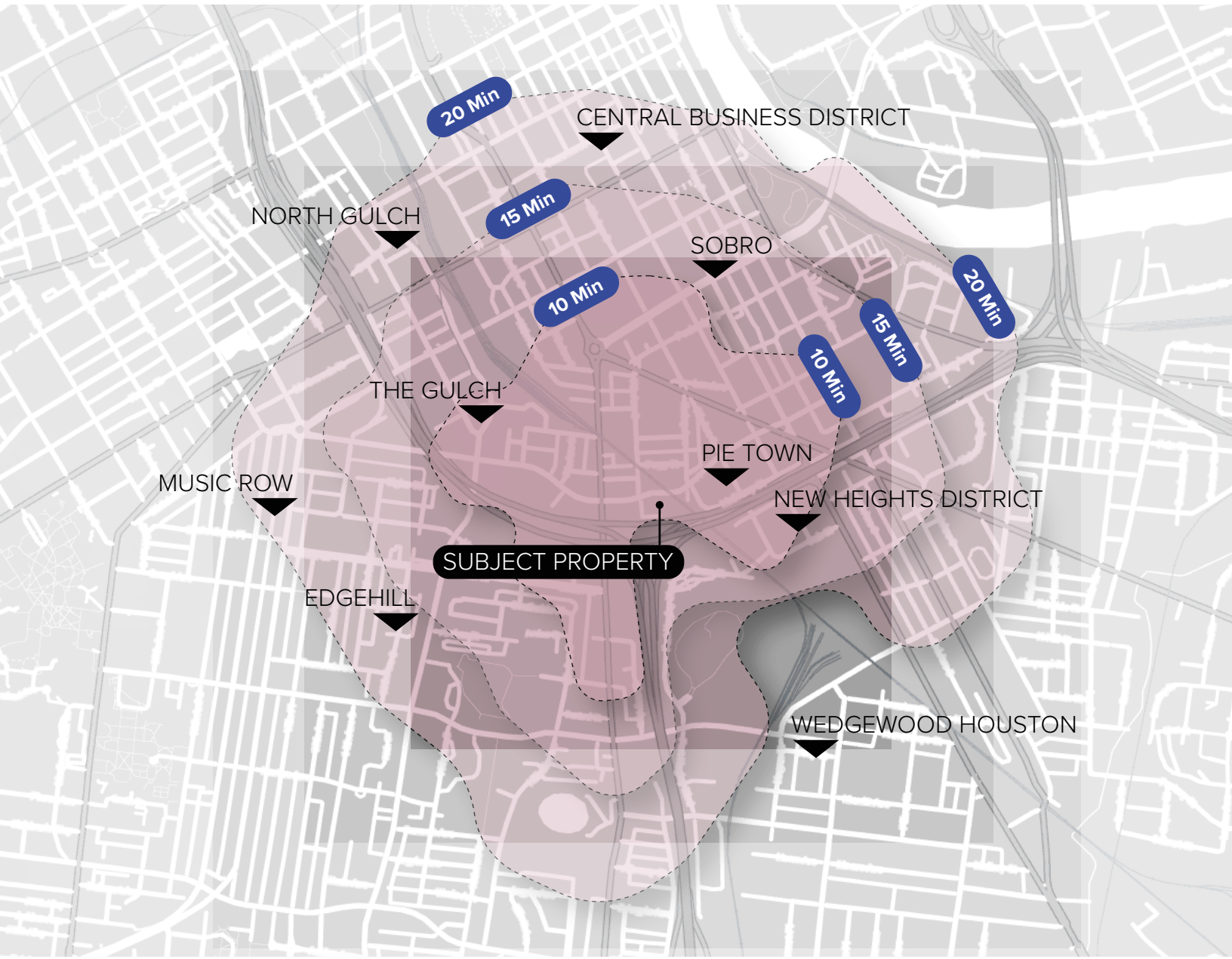


Neighborhood Map

Nearby Developments



- Proposed
- Under Construction
- Completed



Nearby Neighbors

Food & Beverage



SUPERICA



THE OAK
steakhouse
NASHVILLE



CITY WINERY
NASHVILLE



BOURBON STEAK
A MICHAEL MINA RESTAURANT

Hotels



SOHO HOUSE



HOTELS



THOMPSON
NASHVILLE



JW MARRIOTT



#4

fastest growing MSA

16%

Year-over-year population growth since 2010

3.3%

Cost of living less than the national average. Ranks among the lowest for cost of living

12M

People live with a 2.5 hour flight of Nashville

7th

Fastest growing city in the US (Forbes)

#15

ranked best place for business and careers in 2019 (Forbes)

3rd

fastest growing large metro economy according to US Bureau of Labor

#1

metro area for top cities Americans are moving to (realtor.com)

70%

of retail space in mixed use developments under construction is pre-leased

75%

of the U.S. market is within a 2-hour flight

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