



RIVERNORTH

HOW NASHVILLE MEETS THE RIVER'S EDGE



NASHVILLE'S NEWEST
MIXED-USE DISTRICT

1000 IRONWOOD

ANCHOR YOUR BUSINESS IN NASHVILLE'S NEW DOWNTOWN

River North is a new mixed-use district located a stone's throw from Oracle's new campus, East Nashville, Germantown, Topgolf, and only a few minutes from Downtown. You're integrated into the best that Nashville has to offer - nightlife, trails and greenways, adjacent interstate and surface street access as well as sweeping views of the Cumberland River.



PROPERTY HIGHLIGHTS

FALL 2023 DELIVERY
NOW LEASING

Creative office building

Ground floor retail

Approximately 78,000 RSF

4 acre riverfront park

Loft-style office

3.0/1,000 on-site garage parking;
additional in surface lot and street



FLOOR PLANS



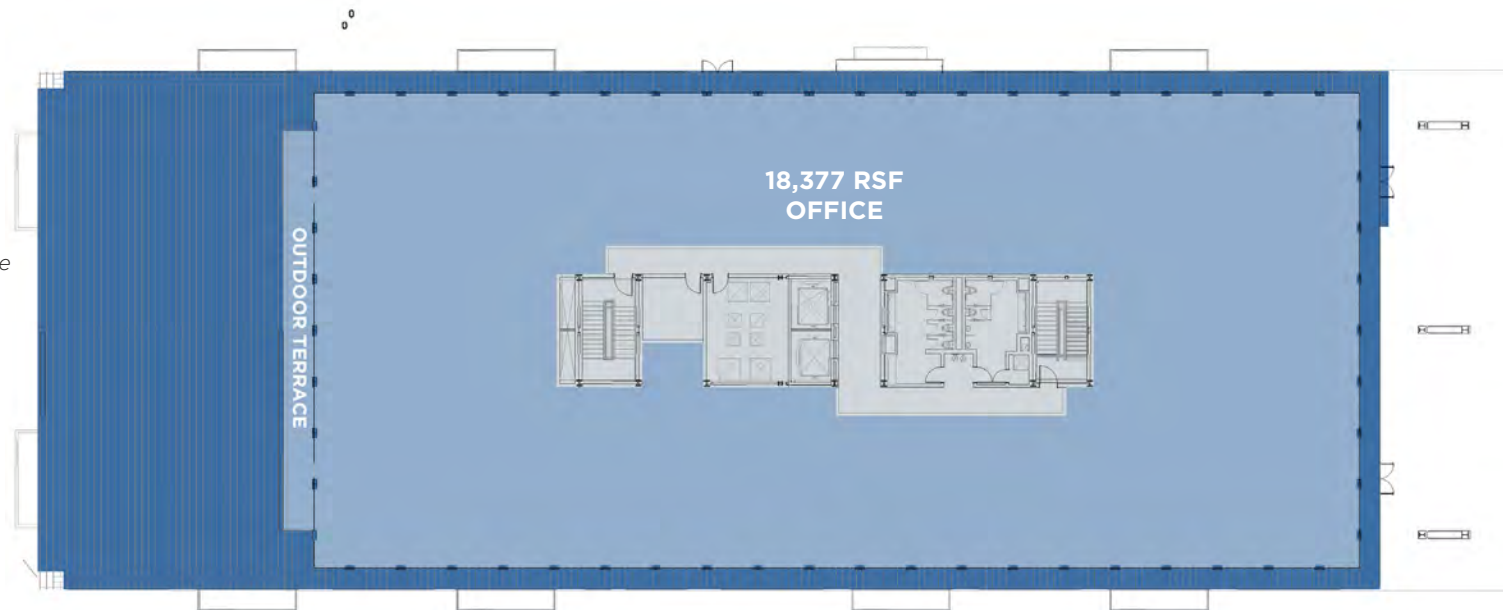
ELEVATION



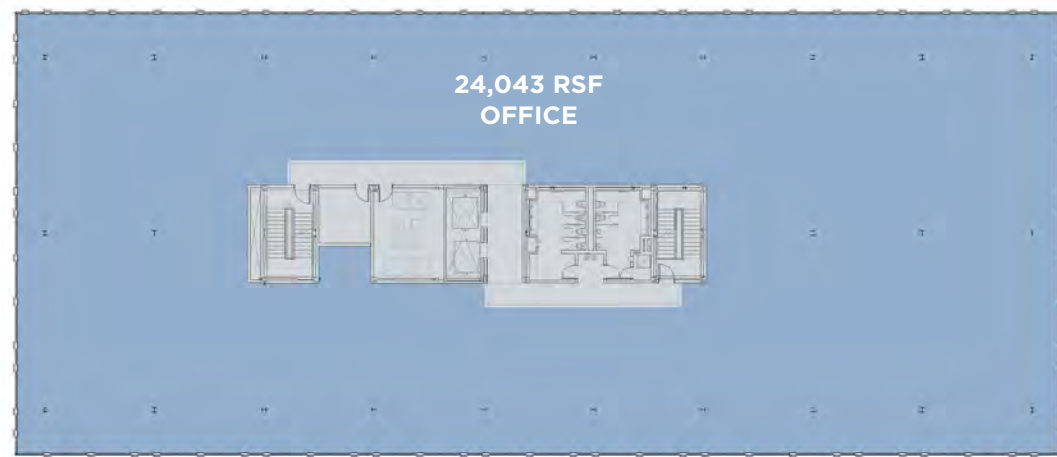
1ST FLOOR - 11,271 RSF
17' Clear Height

FLOOR PLANS

** All square footages are approximate*



2ND FLOOR - 18,377 RSF
14' Clear Height



3RD & 4TH FLOORS - 24,043 SF EACH
14' Clear Height

BUILDING FEATURES

Large, rectangular floorplates with high ceilings and floor-to-ceiling windows offering spectacular views that create an unparalleled environment to enhance creativity and help to attract and retain talent.

Floor to Ceiling Windows:
light and airy atmosphere

Spectacular Unobstructed Views:
park, riverfront, and Nashville skyline





CONVENIENCE

1 MILE TO DOWNTOWN
EASY ACCESS TO 3 INTERSTATES



THIS IS RIVER NORTH

WALKABLE

4 ACRE
RIVERFRONT PARK



THIS IS RIVER NORTH



INSPIRE AND ATTRACT

DEVELOPMENT INCLUDES
78,000 SF OFFICE / 650 APARTMENTS / 74,000 SF RETAIL

CONNECTIVITY

PROPOSED PEDESTRIAN BRIDGE CONNECTING
RIVER NORTH TO GERMANTOWN

WHY NASHVILLE

#1

CITY CREATING THE MOST
WHITE COLLAR JOBS

-Forbes

#1

METRO FOR ADVANCED
INDUSTRY JOB GROWTH

-Smartasset

#1

IN METROPOLITAN ECONOMIC
STRENGTH

-Brookings

#3

BEST CITY FOR YOUNG
PROFESSIONALS

-Policom Corp.

1,959,495

NASHVILLE MSA POPULATION

60%

OF COLLEGE GRADUATES
REMAIN AND WORK IN
THE REGION

source: Nashville Chamber of Commerce





GERMANTOWN+DOWNTOWN CONNECTION



RIVERNORTH

NASHVILLE

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