

CAPITOL VIEW ★★★ NASHVILLE



OFFICE
Block D

DOWNTOWN NASHVILLE AT THE INTERSECTION OF I-40/CHARLOTTE AVENUE AND 11TH AVENUE N



PROJECT OVERVIEW

32 ACRES

MIXED-USE DEVELOPMENT

1,100,000

SQ. FT. OF CLASS A OFFICE SPACE
INCLUDING LIFEWAY AND HCA
SUBSIDIARIES HEALTHTRUST, PARALLON
AND SARAH CANNON

130,000

SQ. FT. OF RETAIL & RESTAURANT SPACE

600

UPSCALE MULTI-FAMILY APARTMENTS

410

HOTEL ROOMS

2.5 ACRES

URBAN ACTIVITY PARK CONNECTED TO
THE NASHVILLE GREENWAY SYSTEM

CAPITOL VIEW OFFICE SPACE AVAILABLE FOR LEASE



A DIFFERENT VIEW OF

★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU'LL SEE

PROJECT OVERVIEW

- ★ Capitol View is an authentic, mixed-use urban district located in the heart of Nashville that will house more than 1,100,000 square feet of Class A office space, 130,000 square feet of retail and restaurant space, 600 multifamily residential units, 170 hotel rooms
- ★ and a 2.5-acre Urban Activity Park connected to Nashville's greenway system.

WHY CAPITOL VIEW?

- Attractive and strategic to new hires.
- Increase retention and productivity of current workforce.
- Easy access from I-40/I-65 to abundant and secured parking.
- Large, efficient floor plates.
- Modern, efficient LEED-certified buildings.
- Join committed partners - HealthStream, HCA Healthcare, and LifeWay.



BLOCK B - HCA
Future Expansion
 HCA Phase 2

BLOCK C - LIFEWAY
Open
 8,000 SF Retail
 250,000 SF Office



BLOCK E
Opening 1Q2019
 24,000 SF Retail
 300,000 SF Office
 169 Key Hotel

BLOCK F
Future Expansion
 200 Residential Units

**2.5 ACRE
 URBAN
 ACTIVITY
 PARK**

BLOCK A - HCA
Open
 23,000 SF Retail
 500,000 SF Office

BLOCK D
Opening 4Q2018
 60,000 SF Retail
 40,000 SF Office
 378 Residential Units





BUILDING OVERVIEW

- ★ The 'Block D' loft-style office is located at the southwest corner of 11th Avenue North and Charlotte Avenue. This modern, efficient, LEED-certified building is flush with amenities and attractive to new hires. The authentic, upscale, mixed-use urban community will increase retention and productivity of current workforce.



1,200 SPACE
CONNECTED
PARKING GARAGE



GROUND FLOOR
RESTAURANTS AND
SPECIALTY RETAIL



HAMPTON INN &
SUITES HOTEL
NEXT DOOR



LOCKER ROOM AND
SHOWER FACILITIES
IN BUILDING



2.5 ACRE
URBAN ACTIVITY
PARK



TRAIL HEAD FOR
THE NASHVILLE
GREENWAY TRAIL

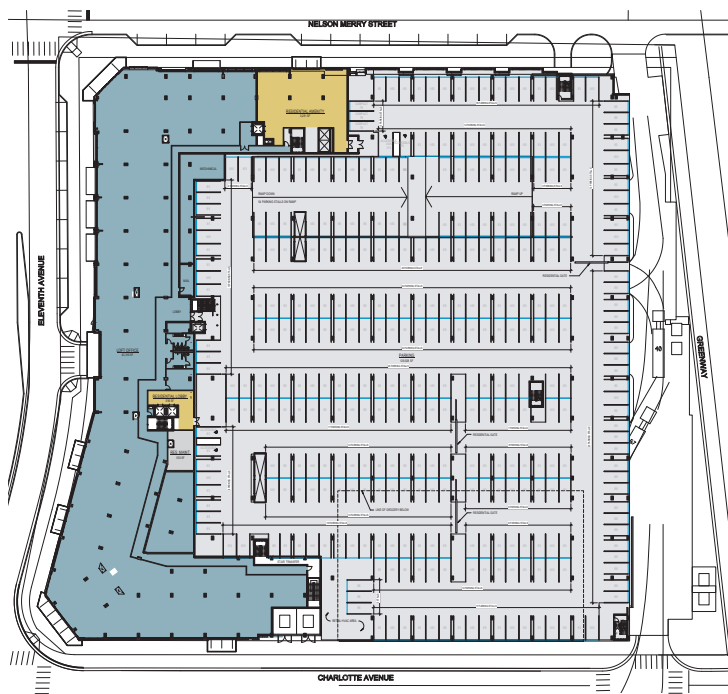




BUILDING PROGRESS



Photos taken July 14, 2018.



FLOOR PLATE FOR LEVEL 2 LOFT OFFICE



A NEW OUTLOOK ON OFFICE SPACE



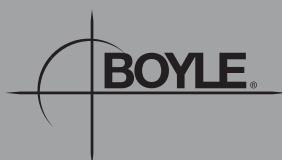
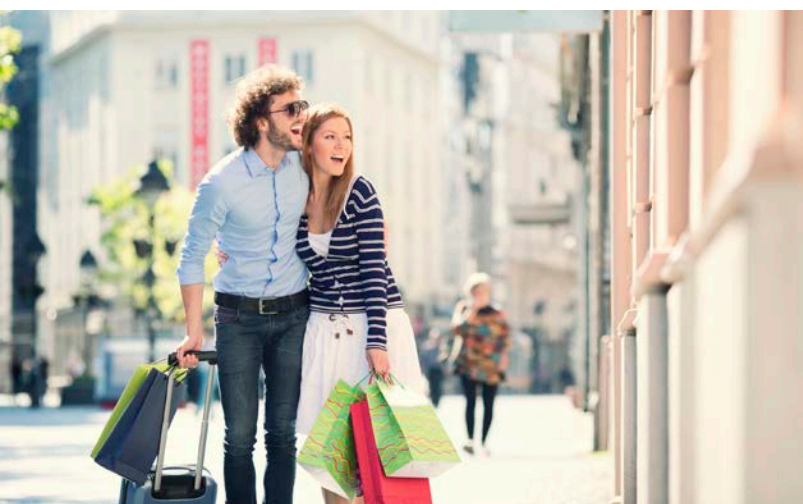


 **URBAN ACTIVITY PARK**



Urban activity park connected to the Nashville Greenway trail.

Shopping, dining, and fitness options right outside your office.



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