

# 2222 RPB

A NASHVILLE LAKEFRONT CAMPUS



**BUILDING FEATURES:**

AVAILABILITY:	46,762 SF
MIN. AVAILABLE:	4,480 SF
LOT SIZE:	11 ACRES
STORIES:	2
PARKING:	5/1,000



## NASHVILLE CREATIVE OFFICE:

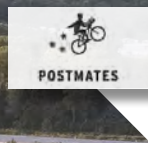
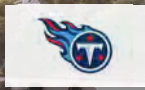
Formerly owner-occupied, 2222 Rosa Parks Blvd. was gut-renovated in 2017 for a Class A HQ office. The Property is located at the entrance to Metrocenter, a mixed-use growth submarket seven minutes North of the Nashville CBD, boasting private 8 acre lakefront access.

## LAKEFRONT AMENITIES:

- BOARDWALK
- OUTDOOR GATHERING SPACE
- AL FRESCO DINING SPACE
- LANDSCAPING
- BOAT LAUNCH/DOCK
- FITNESS CENTER

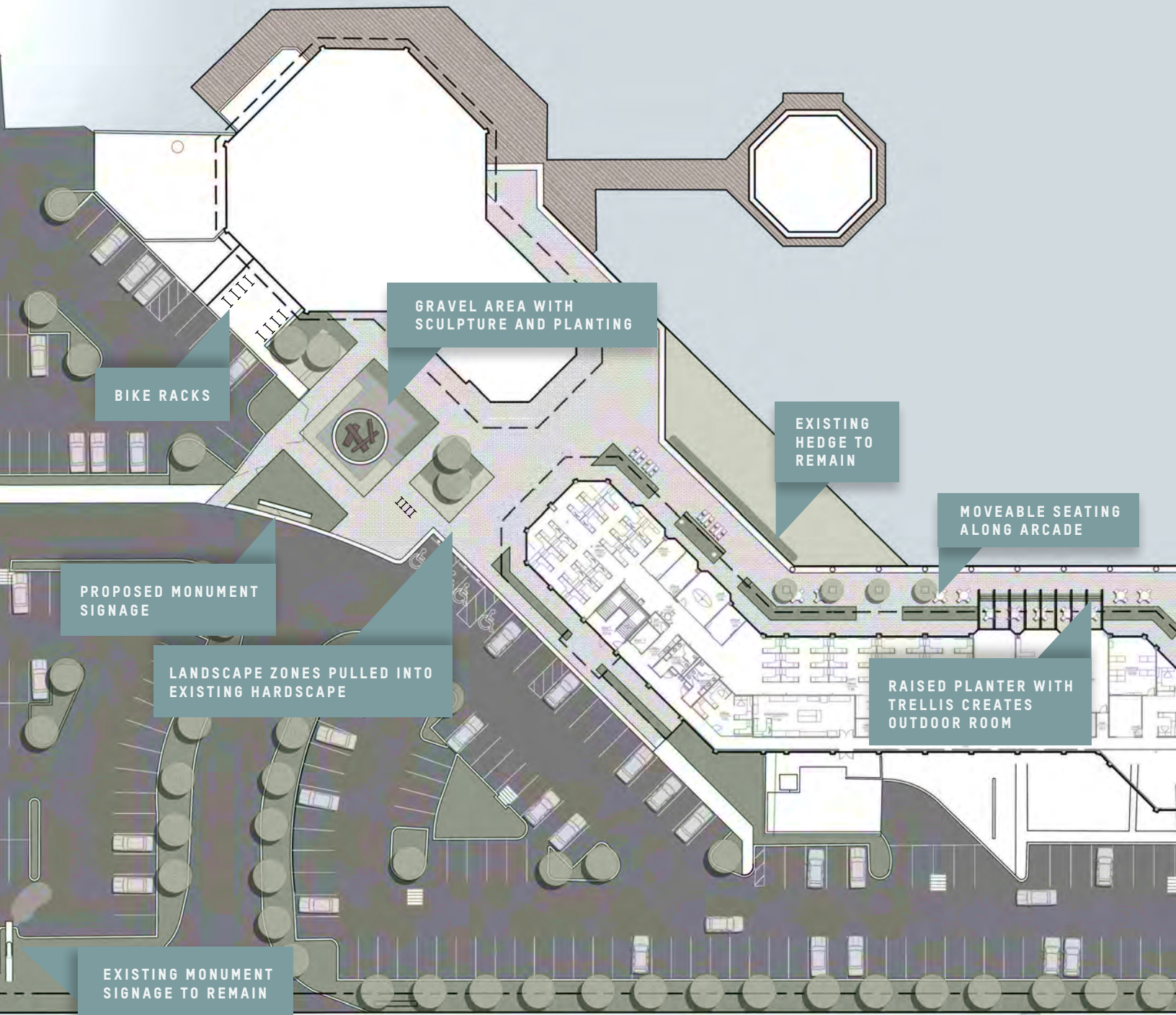


VANDERBILT UNIVERSITY  
MEDICAL CENTER



SPRINGHILL  
SUITES  
BY MARRIOTT

# SITE MAP



BIKE RACKS

GRAVEL AREA WITH SCULPTURE AND PLANTING

EXISTING HEDGE TO REMAIN

MOVEABLE SEATING ALONG ARCADE

PROPOSED MONUMENT SIGNAGE

LANDSCAPE ZONES PULLED INTO EXISTING HARDSCAPE

RAISED PLANTER WITH TRELIS CREATES OUTDOOR ROOM

EXISTING MONUMENT SIGNAGE TO REMAIN



KAYAK STORAGE RACK TO SAFELY STORE KAYAKS DURING THE OFF SEASON

BIKE RACKS

FUTURE ADA ACCESS

EXISTING HEDGE TO REMAIN

GRAVEL AREA WITH SCULPTURE

EXISTING MONUMENT SIGN

WOOD CLADDING ON EXISTING AMPITHEATER SEATING

PROPOSED PAVERS. MIXED SEATING CREATES A DINING ZONE

GATHERING LAWN (ARTIFICIAL TURF OR REAL GRASS)

GAMING AREA WITH ARCADE LIGHTS

WOOD CLAD BLEACHER SEATING

EXISTING TREES TO REMAIN

SCULPTURE AT BUILDING ENTRY



**ORACLE®**

1.5 MILLION SF CAMPUS

GERMANTOWN

BOAT LAUNCH

ANNEX BUILDING

TOTAL - 15,430 RSF



CBD

STATE CAPITOL

THE GULCH

2222 RPB  
MINIMUM: 21,230 RSF  
MAX CONTIGUOUS: 120,620 RSF

BRAND NEW  
FITNESS CENTER

# LAKEFRONT AMENITIES

## PRECEDENT IMAGERY







# LAKEFRONT AMENITIES

## PRECEDENT IMAGERY





# LAKEFRONT AMENITIES

PRECEDENT IMAGERY





# WELCOME TO METROCENTER 2.0

UNITS DELIVERED SINCE 2017 +853 UNITS  
UNITS UNDER DEVELOPMENT / PROPOSED +2,421 UNITS  
TOTAL MULTIFAMILY NEW +3,274 UNITS IN METROCENTER

**Accent Glassworks**  
Westplan Investors  
2021 Delivery  
282 Units



**Watkins.**



**Watkins Site**  
Chartwell Hospitality  
Proposed  
600 Units

2222

**Metrocenter Lofts**  
AMAC Holdings  
Proposed  
118 Units

**The Knox**  
Embrey Partners  
2021 Delivery  
322 Units

**Metrocenter Apts.**  
Ridgehouse Capital  
Proposed  
220 Units

VANDERBILT UNIVERSITY  
MEDICAL CENTER



SPRINGHILL SUITES  
BY MARRIOTT



TN Department of Labor & Workforce Development



DUNKIN' DONUTS

CHIPOTLE

Fairfield  
BY MARRIOTT



**Grand Oaks at Great Circle**

Southeastern Development  
2022 Delivery  
463 Units

**Cumberland River Greenway**

Multi-use 7.5 mile recreational trailway  
Metrocenter to CBD

**ALTA Riverwalk**

Wood Partners  
2021 Delivery  
304 Units

**One Metrocenter**

BC Property Investments  
2017 Delivery  
320 Units

**The Duke I**

Giddings Group  
2017 Delivery  
251 Unit s

**The Duke II**

Giddings Group  
2021 Delivery  
194 Units

**Germantown**

4 MIN DRIVE  
1,000+ Units



3rd Avenue  
Bridge

**ORACLE**

Tech 1,500,00+ SF

**amazon**

Tech 1,000,000 SF

**[A/B] BERNSTEIN**

Finance 205,000 SF

**smile**  
DIRECT CLUB

Medical 75,000 SF

**MARS**  
Petcare

Food 221,000 SF

**houzz**

Tech 74,000 SF

**PHILIPS**

Tech 100,000 SF

**asurion**

Tech 480,000 SF

**BRIDGESTONE**

Auto 500,00 SF

**REVANCE**  
THERAPEUTICS

Biotech 70,000 SF

**NISSAN**

Auto 300,000 SF

**TikTok**

Social 200,000 SF

**iHeartMEDIA**

Radio 60,000 SF

**MITSUBISHI**

Auto 50,000 SF

**LP**  
BUILDING ELECTRONICS

Construction 60,000 SF

**lyft**

Transport 78,000+ SF

**UBS**

Finance 120,000 SF

**JUMPCREW**

Marketing 62,000 SF

**Capitol**  
RECORDS

Music 50,000 SF

**EY**

Prof. Service 60,000 SF

**CONCORD**

Music 60,000 SF

**WARNER**  
MUSIC  
GROUP

Music 60,000 SF

**QTC**

Medical 57,000 SF



# MAJOR CORPORATE RELOCATIONS & EXPANSIONS







R  
2  
COMPANIES

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WAKEFIELD

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