

HIGHLAND RIDGE

1 and 2

565 & 555
MARRIOTT DRIVE
NASHVILLE, TN



Lincoln



WHERE YOUR BUSINESS CULTURE THRIVES

TOTAL AVAILABILITY - 82,699 RSF
Suites available from
2,961 to 22,500 RSF

PURE OFFICE - THE AMENITY OF THE FUTURE.



Pure Office Air Purification

Efficacy 99.99% @ 0.007 microns eliminating all viruses, bacteria & COVID-19
Individually tested to exceed HEPA efficiency

EXPERIENCE NASHVILLE

AWAY FROM THE FRAY

- Perfect location convenient to Airport, Interstate, & Downtown
- Acres of trees and green space

SUPERIOR OPTIONS

- Two 8-story buildings
- 22,500 SF floor plates
- Concept spec suites for faster move-in and inspiration
- Downtown skyline views



ACTIVE OWNERSHIP COMMITTED TO...

HEALTHY BUILDINGS

- Enhanced Cleaning, Air Filtration, & Climate Control
- Dedicated To The Well-Being And Success Of Tenants
- Energy Star Certified

EMERGING TECHNOLOGIES

- 5G Cellular Connectivity
- Advanced technology options



REDEFINING THE TENANT EXPERIENCE

NEW AMENITY CENTER

- Training rooms (up to 50 persons) in both buildings
- Executive Boardroom (up to 10 persons)
- Catering kitchen
- New Cafe: breakfast, lunch, and boxed catering

CREATIVE SPACES

MORE RENOVATIONS UNDERWAY

- Beautifully remodeled two-story lobbies with double-height glass
- Modern common areas and restrooms
- Outdoor spaces for connecting to nature



FOCUS ON WELLNESS

FITNESS CENTER IN PLANNING

- Brand new fitness center with state of the art equipment
- Outdoor veranda for stretching/yoga
- Modern locker rooms with showers



STEP OUTSIDE


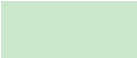

OUTDOOR COLLABORATIVE SPACE

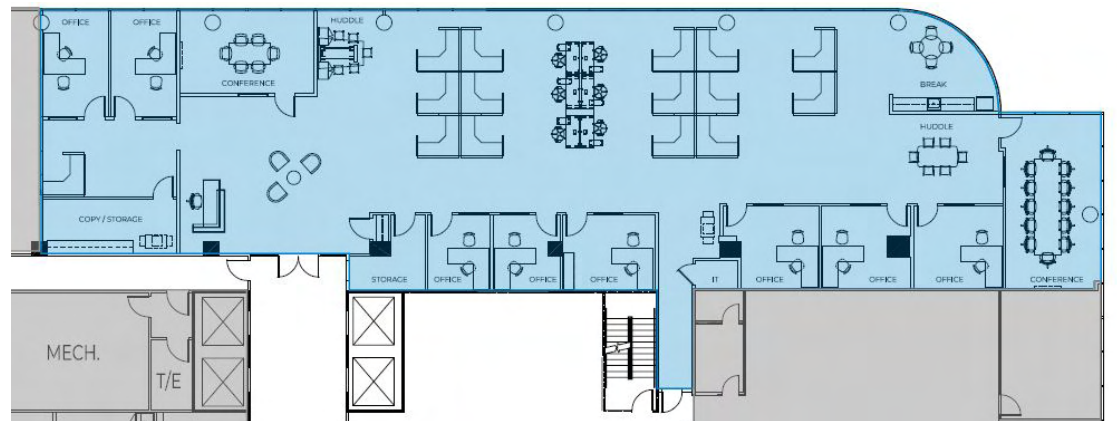
- New tenant park with seating in wooded environment
- Newly constructed pergola with outdoor conference space available for outdoor meetings

HIGHLAND RIDGE 1

FLOORPLANS

CONCEPT
SUITES

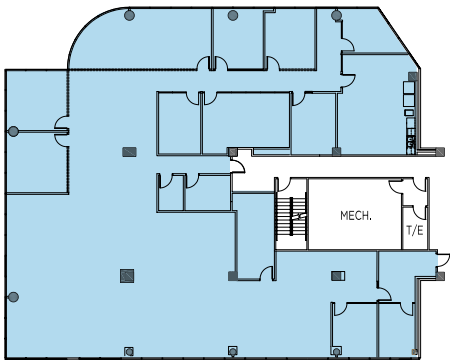
-  SUITE 350 - 2,961 RSF
-  SUITE 340 - 3,109 RSF
-  3rd FLOOR COMBINED - 6,070 - 6,936 RSF



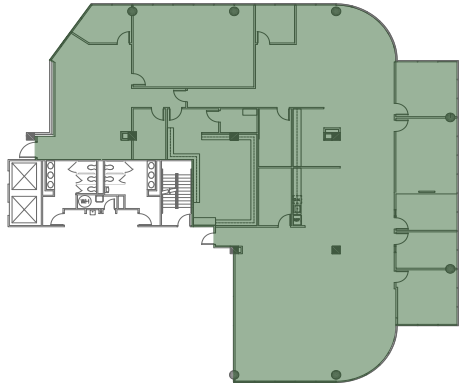
HIGHLAND RIDGE 1

FLOORPLANS
EXISTING
SUITES

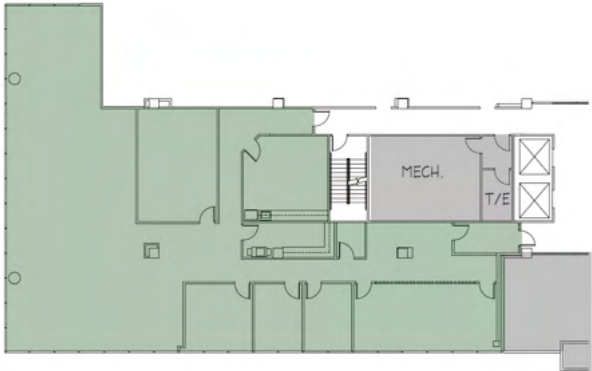
SUITE 150
-
8,187 RSF



SUITE 200
-
7,830 RSF



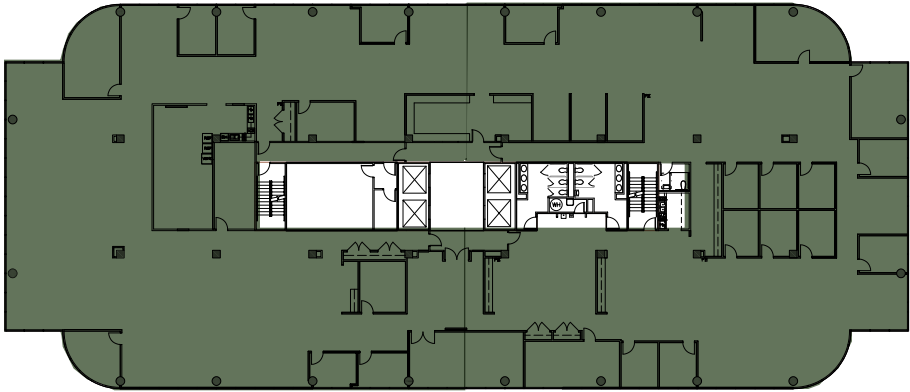
SUITE 250
-
4,841 RSF



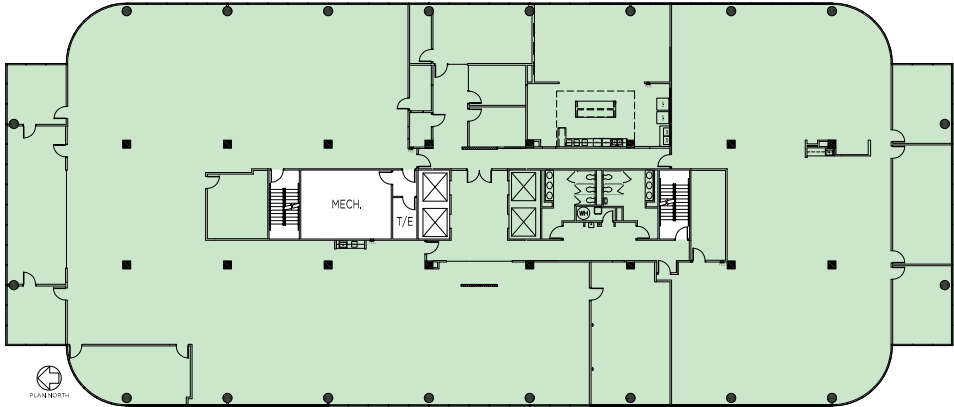
HIGHLAND RIDGE 1

FLOORPLANS
EXISTING
SUITES

SUITE 500
-
22,500 RSF

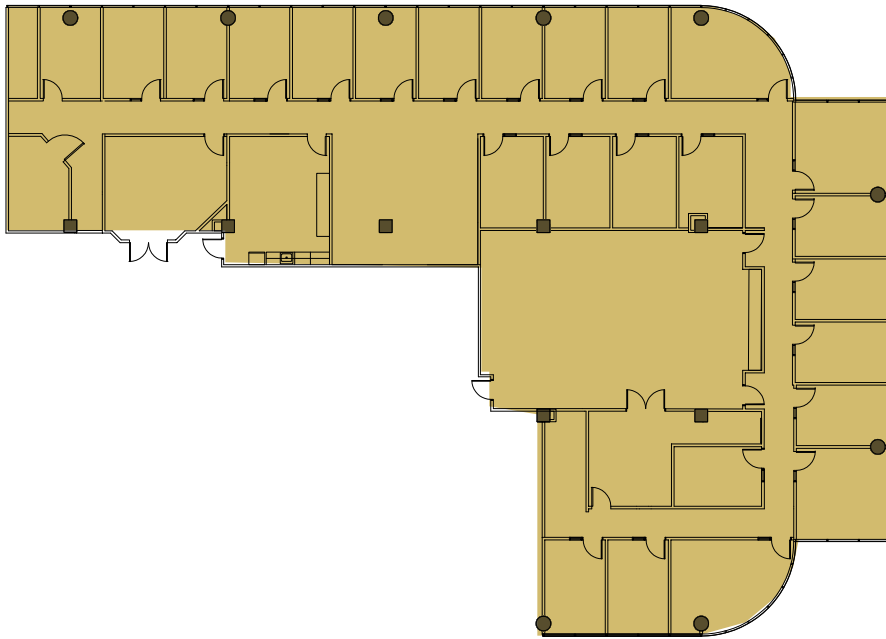


SUITE 700
-
10,000-22,500 RSF



HIGHLAND RIDGE 2

SUITE 650
-
10,000-22,500 RSF





Downtown Nashville

EASY COMMUTE

- Increased Employee Satisfaction
- Convenient Parking
- Quick Access
- Centrally Located to Residential Base
- No Grid-lock

LOCAL FOOD

- Mcnamara's Irish Pub & Restaurant
- Chumpy's Cafe onsite
- Darfons Restaurant
- Nectar Urban Cantina
- Nashville Tap House
- Sunflower Bakehouse
- TennFold Brewing
- Chuy's
- Panera
- Mirko Pasta
- Edley's BBQ
- Party Fowl
- Mission BBQ

Highland Ridge 1 & 2

Nashville International Airport

AREA AMENITIES

- Publix
- Kroger
- CrossFit Donelson
- Anytime Fitness
- Planet Fitness
- Donelson Hot Yoga
- YMCA
- Opry Mills



**PLEASE CONTACT US FOR FLOORPLANS
RANGING FROM 2,961 RSF - FULL FLOOR**

Lincoln

**INNOVATUS
CAPITAL PARTNERS**

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