



office

neuhoff



## **A mixed-use project totaling 914,000 square feet in Nashville’s vibrant Germantown neighborhood.**

The Neuhoff District is strategically positioned on 9 acres between the Cumberland River and Nashville's Greenway, an ambitious city-wide, rails-to-trails network akin to Atlanta's BeltLine. The most exciting historic reuse project in Nashville, Neuhoff will consist of two multifamily towers totaling 542 units above 3K square feet of ground-floor retail, 14-story office tower featuring 288K square feet of office and 8K square feet of retail, and the restoration of the historic meatpacking buildings into 43K square feet of retail below 108K square feet of office space. Additionally, Neuhoff will include a 2,100-space structured parking deck located underneath the multifamily towers that will be shared by all uses. With immediate access to I-24 / I-65 and a location less than one mile from Downtown, residents and tenants can easily access Neuhoff from anywhere in the city. Once complete, this spectacular redevelopment will become a one-of-a-kind regional destination, the likes of to Coal Drops Yard (London, UK), Fondazione Prada (Milan, IT), Kanaal (Antwerp, BE), and Ponce City Market (Atlanta, GA).



TAYLOR STREET

FUTURE PEDESTRIAN  
BRIDGE LANDING

## Block 1

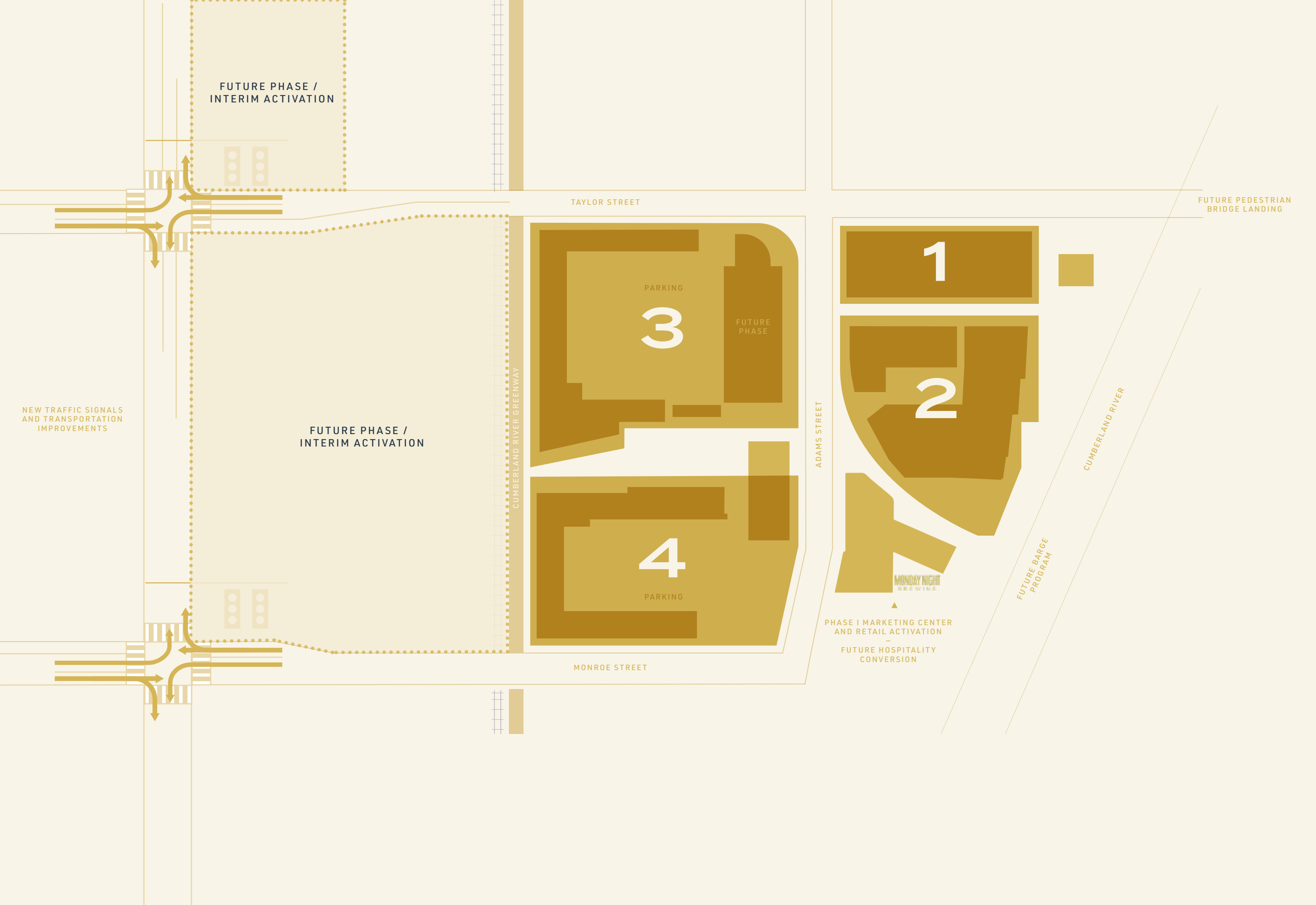
280K square feet of Class-A office space above 11K square feet of ground floor retail that seamlessly connects to the retail contained in the adjacent buildings.

## Block 2

108K square feet of rehabilitated Class-A loft office space on stories 2-5. 43K square feet of retail and amenity space on the ground-floor and basement levels. These stories will include a state-of-the-art tenant amenity lounge, dynamic destination retail offerings, a river-facing amphitheater, and access to the future barge amenities on the water.

## Block 3 & 4

Two multifamily apartment residences, totaling 194 units and 348 units, respectively, over 3K SF of ground-floor retail. Five stories of subterranean parking deck offer more than 2,100 spaces to be shared across the district. Plus, bicycle valet and secure storage, and electric vehicle charging stations. A future-phase office tower will connect with the Block One office tower via a sky- bridge.



FUTURE PHASE /  
INTERIM ACTIVATION

TAYLOR STREET

FUTURE PEDESTRIAN  
BRIDGE LANDING

PARKING

FUTURE  
PHASE

NEW TRAFFIC SIGNALS  
AND TRANSPORTATION  
IMPROVEMENTS

FUTURE PHASE /  
INTERIM ACTIVATION

CUMBERLAND RIVER GREENWAY

ADAMS STREET

CUMBERLAND RIVER

FUTURE BARGE  
PROGRAM

PARKING

PHASE I MARKETING CENTER  
AND RETAIL ACTIVATION

FUTURE HOSPITALITY  
CONVERSION

MONROE STREET

MONDAY NIGHT  
BREWING





## Office

### AMENITIES

- SWEEPING VIEWS OF DOWNTOWN
- CONCIERGE SERVICES
- OUTDOOR TERRACES
- CONFERENCE AND CLUB LOUNGE
- CONTROLLED ACCESS
- ONSITE, GARAGE PARKING
- GROUND LEVEL RETAIL AND RESTAURANTS
- GYM
- BIKE STORAGE
- DIRECT ACCESS TO GREENWAY AND RIVER

### BLOCK ONE

- NEW CONCRETE CONSTRUCTION
- 30 - 45' COLUMN SPANS
- UP TO 11'1" WINDOW HEIGHTS
- UP TO 13'1" CEILINGS HEIGHTS (14' PENTHOUSE)

### BLOCK TWO

- EARLY TWENTIETH CENTURY INDUSTRIAL CONSTRUCTION
- BRICK AND CONCRETE WALLS AND FLOORS
- SKYLIGHTS
- UP TO 23'9' CEILING HEIGHTS



# On-site Retail

<div>BABYCHAN</div> <div>BABYCHAN</div>	<div>Cauponor</div> <div>CAUPONOR</div> <div>COMING SOON FROM THE TEAM AT PENINSULA</div>
<div>CHARMERS</div> <div>CHARMERS</div> <div>COMING SOON FROM THE TEAM AT PENINSULA</div>	<div>close co.</div> <div>CLOSE COMPANY BAR</div>
<div>E + ROSE</div> <div>WELLNESS COMPANY</div> <div>E + ROSE WELLNESS CO.</div>	<div>FISHMONGER</div> <div>FISHMONGER</div>
<div>LOVE TRAIN</div> <div>ANTIQUES &amp; HOME</div> <div>LOVE TRAIN ANTIQUES &amp; HOME</div>	<div>MasTacos</div> <div>MAS TACOS POR FAVOR</div>
<div>MONDAY NIGHT</div> <div>BREWING</div> <div>MONDAY NIGHT BREWING</div>	<div>OSTARA GARDENS</div> <div>OSTARA GARDENS</div>
<div>sensa</div> <div>SENSA PADEL</div>	<div>SID MASHBURN &amp; ANN MASHBURN</div> <div>SID &amp; ANN MASHBURN</div>
<div>VanLeeuwen</div> <div>VAN LEEUWEN ICE CREAM</div>	







BLOCK 1. OFFICE TERRACE





BLOCK 2. OFFICE COURTYARD AND ENTRY

THE PASSAGE







BLOCK 2. BUTLER | SNOW

BLOCK 2. FRAZIER & DEETER







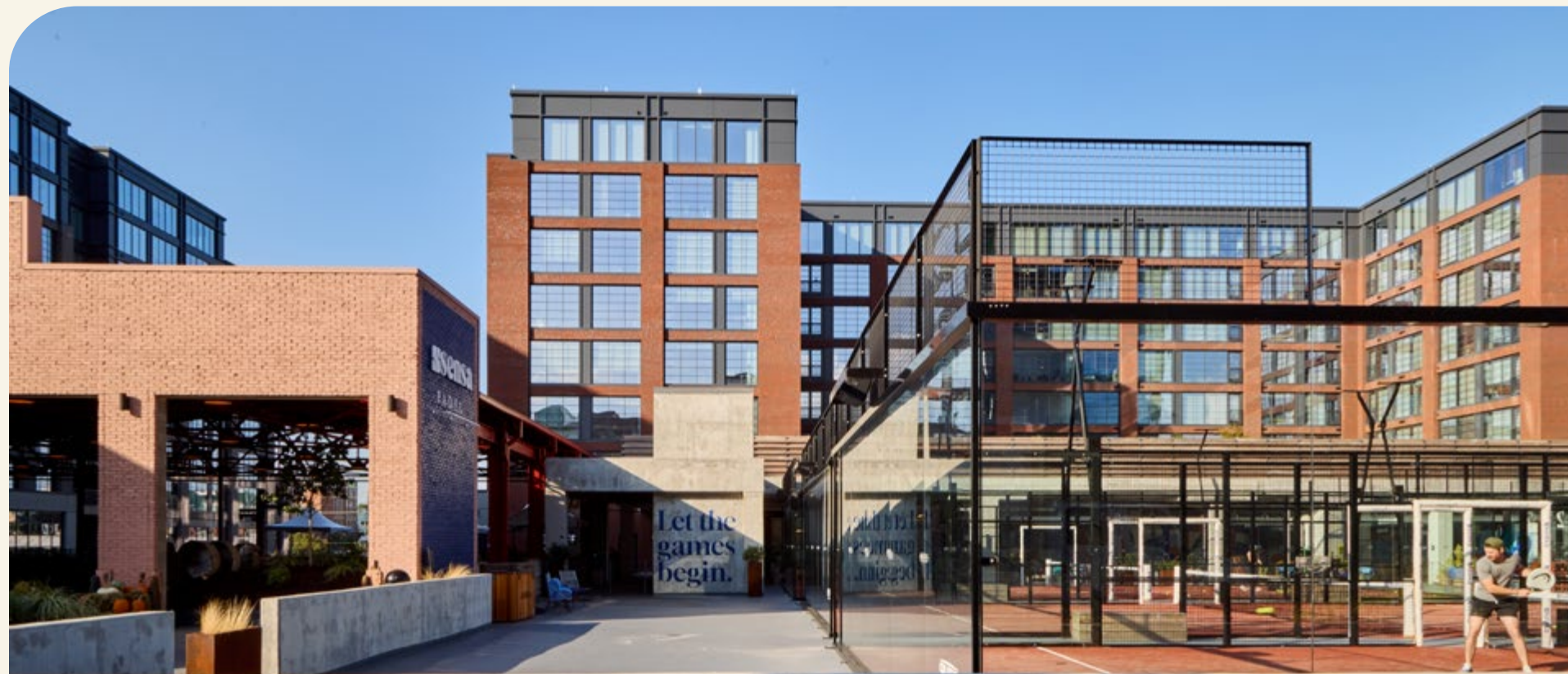
BLOCK 2. COURTYARD





BLOCK 2. FITNESS ROOM

BLOCK 1. COURTYARD







BLOCK 2. AMPHITHEATER





AIRPORT

EAST  
NASHVILLE

TENNESSEE TITANS  
STADIUM

JEFFERSON  
STREET  
BRIDGE

RIVER NORTH

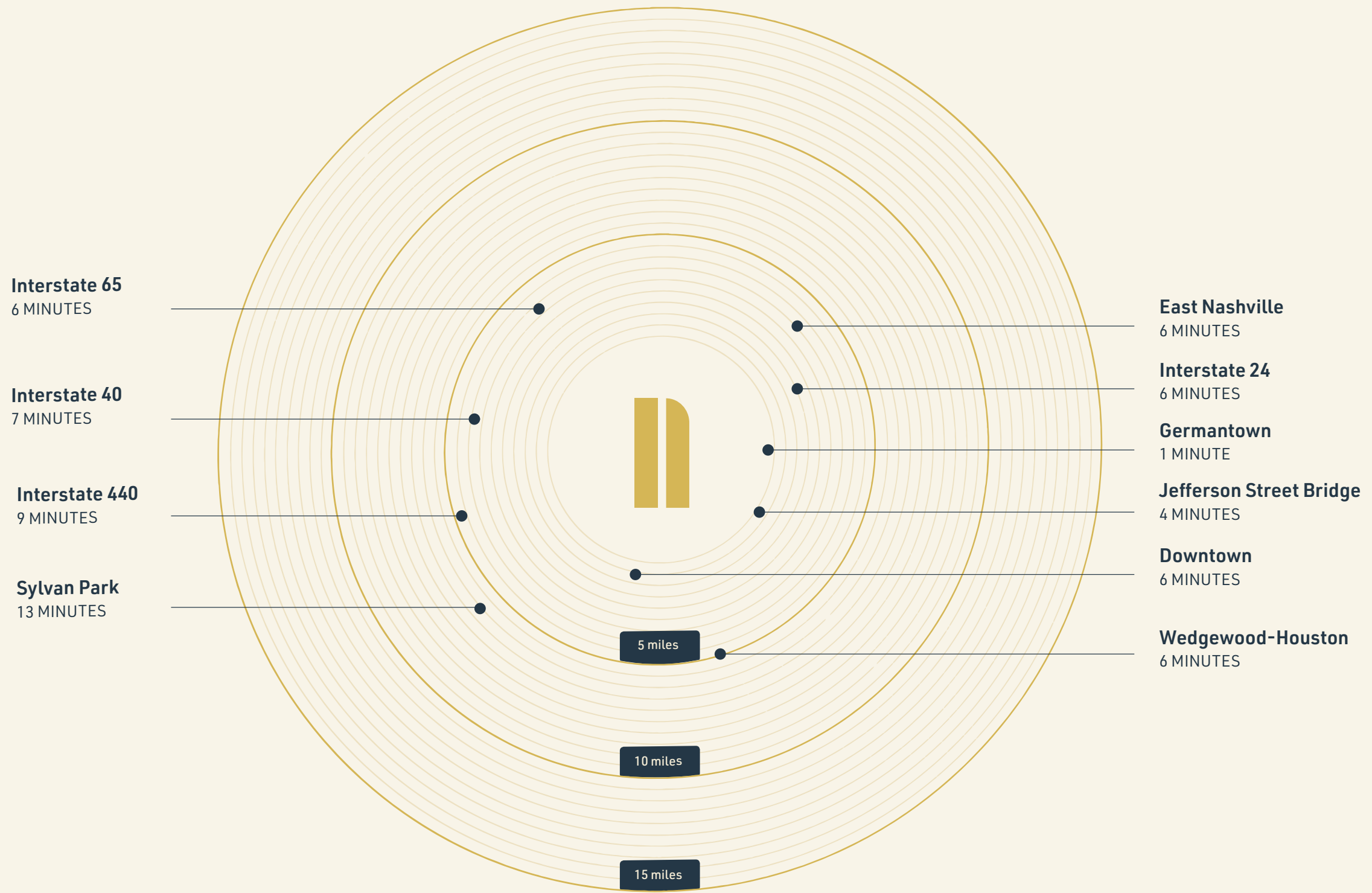
WEDGEWOOD HOUSTON

DOWNTOWN

GERMANTOWN

neuhoff



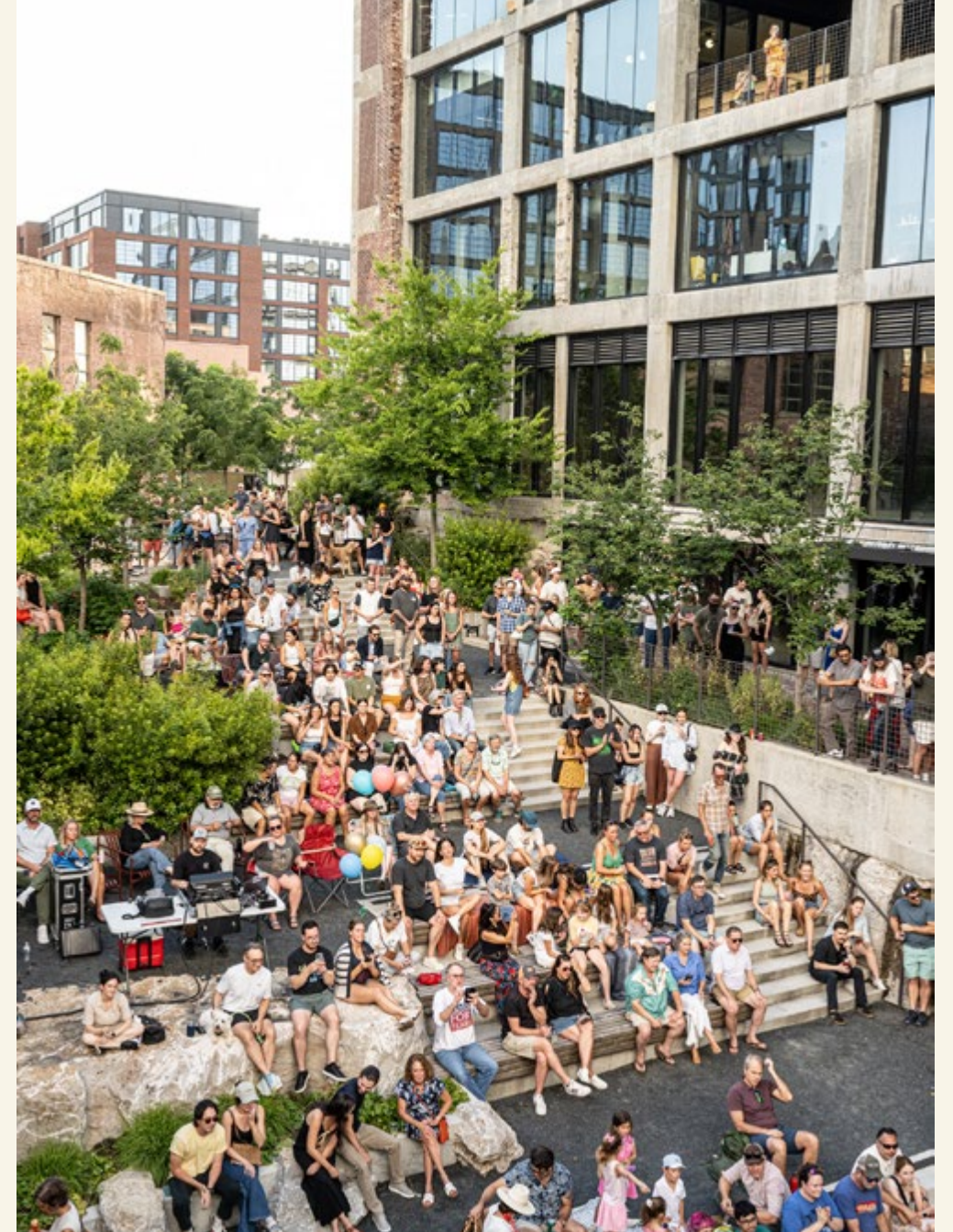


## Drive Times



# Germantown

Lauded as the most walkable residential neighborhood in Nashville, the Germantown Historic District was founded in the 1850s as Nashville's first true suburb. Founded in the 1850s as Nashville's first true suburb. Today, Germantown is the hottest corner of Nashville's burgeoning, urban residential market, and continues to outperform its peers locally, regionally and nationally. Until a decade ago, this historical area was mostly 19th century gingerbread houses, small factories, warehouses and corner stores. Germantown's resurgence has epitomized the renaissance underway in Music City, and this vibrant neighborhood continues to attract the creative class, millennials, urban pioneers and now – young professionals and families. What began as a small, industrialized enclave of German immigrants is now a destination neighborhood with single-family home prices routinely commanding \$700,000 to \$1 million+. Germantown offers a plethora of walkable amenities including boutiques, grocery stores, salons, barber shops, gyms, and several highly-rated restaurants. Four of the six 2020 James Beard semi-finalists in Nashville have a presence in Germantown, and now Ford Fry's "Germantown Trifecta" of the Optimist, Le Loup, and Star Rover Sound right nextdoor to the Neuhoﬀ site on Adams St.





**office**

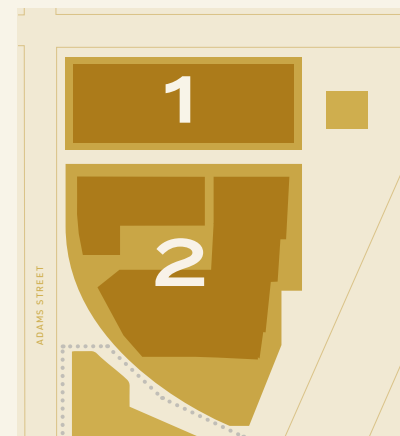
STACKING AND FLOOR PLANS

neuhoff



# Block 1 - New Office

288k square feet above 8k square feet of ground floor retail.



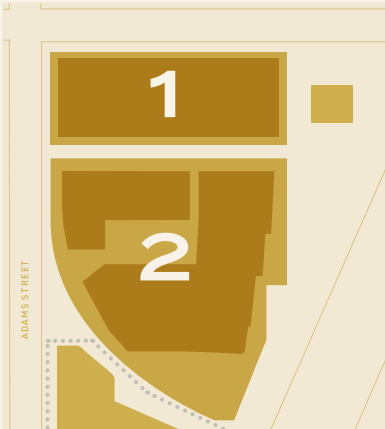
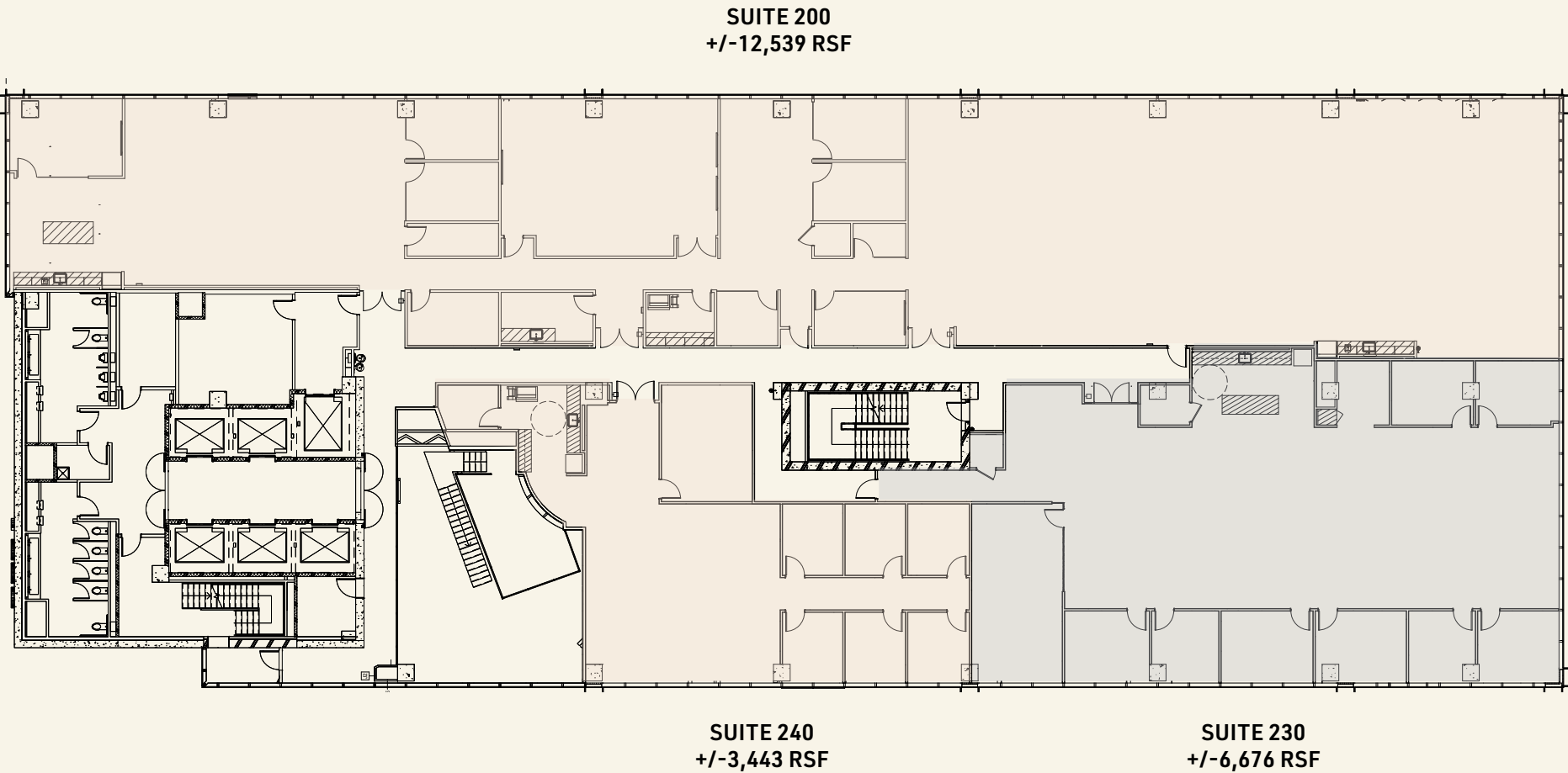
# Block 1 - Floor 2



OFFICE SUITE 200:  
+/-12,539 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

OFFICE SUITE 230:  
+/-6,676 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

OFFICE SUITE 240:  
+/-3,443 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

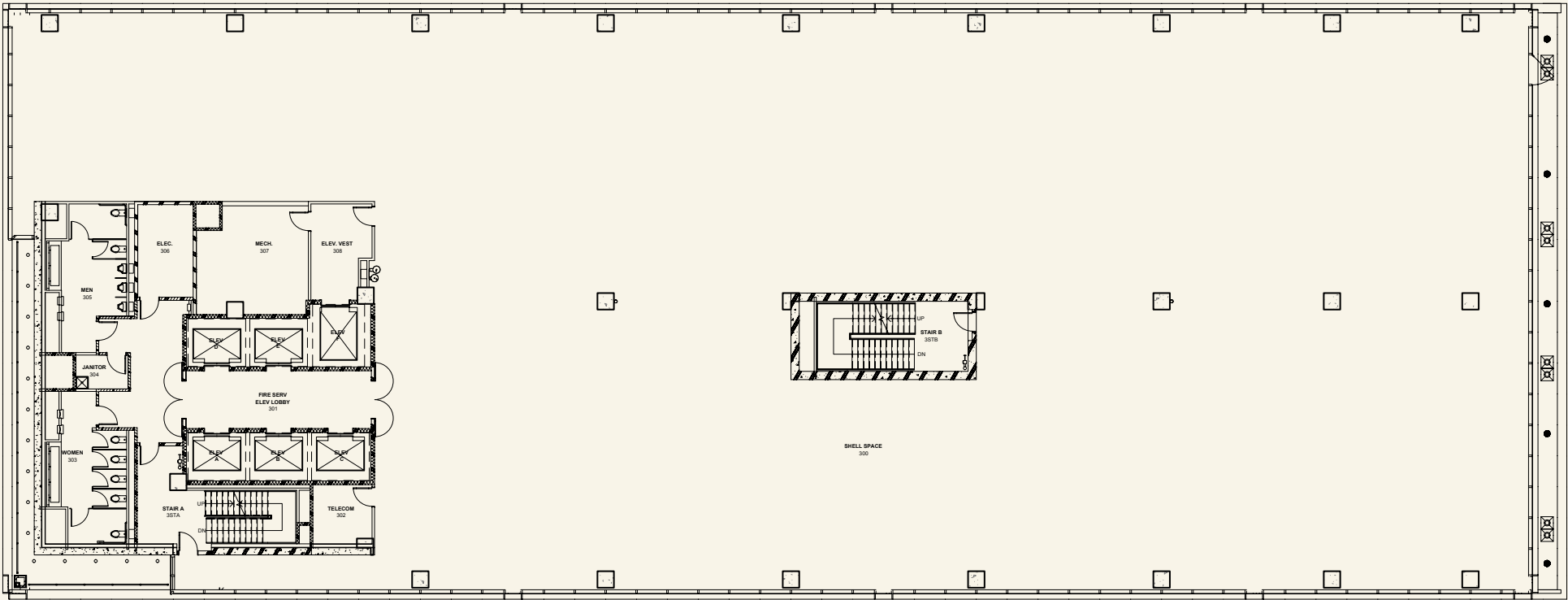
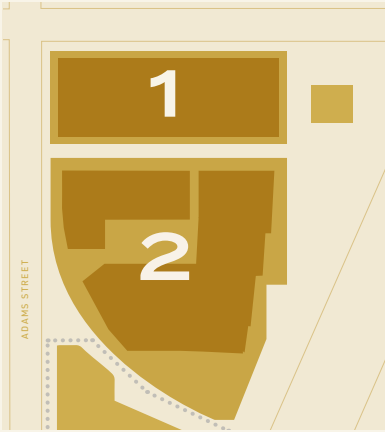






# Block 1 – Floor 3

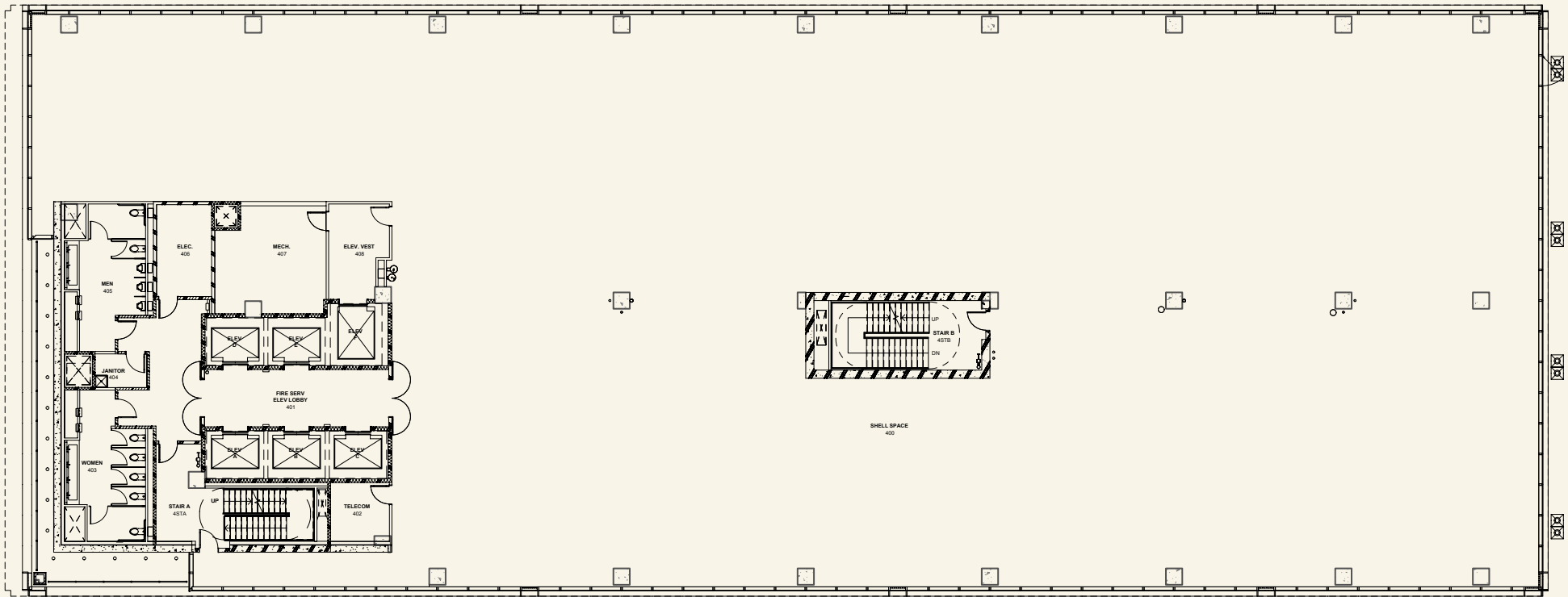
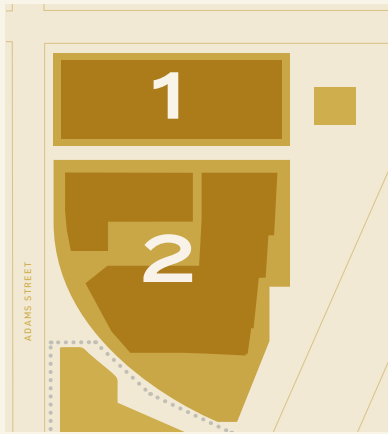
+/- 24,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"





# Block 1 - Floor 4

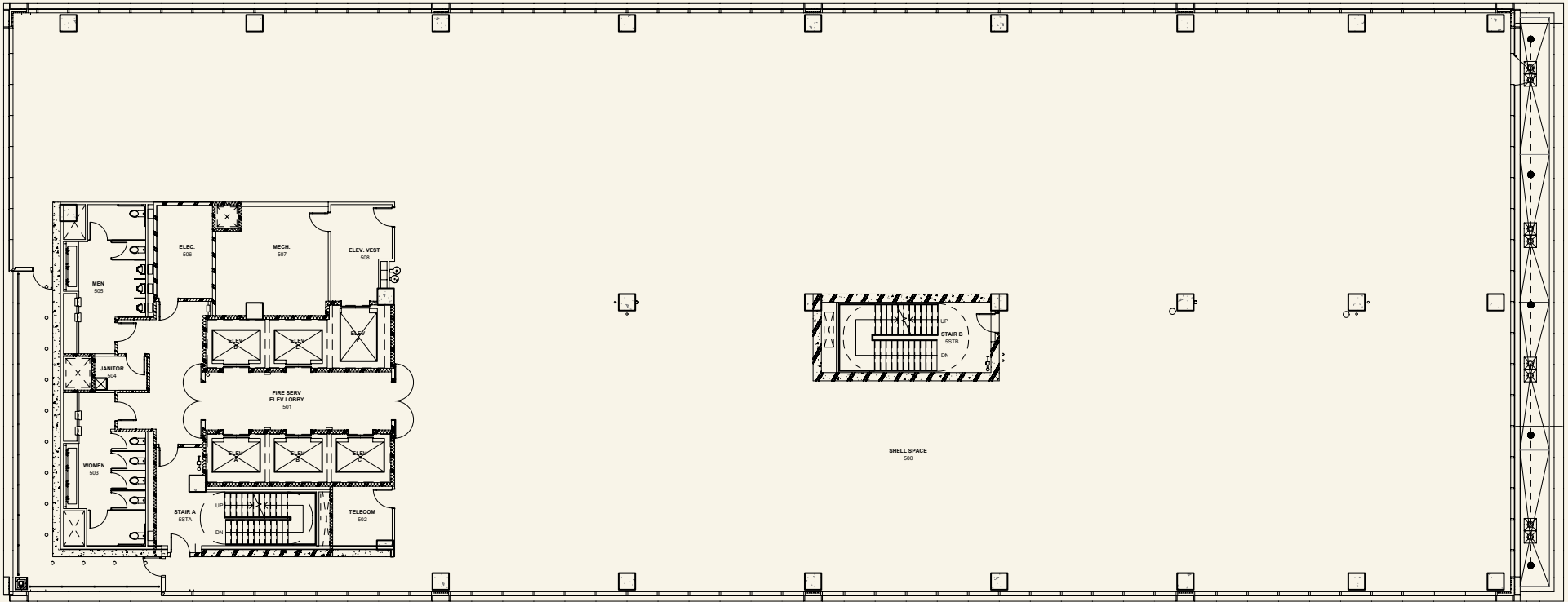
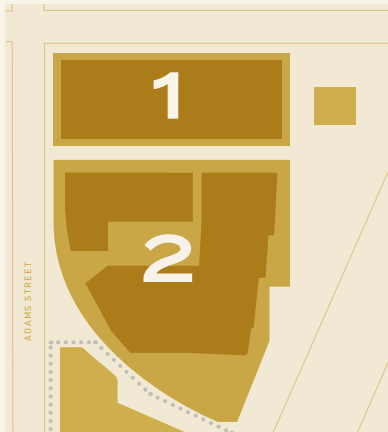
+/- 24,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"





# Block 1 - Floor 5

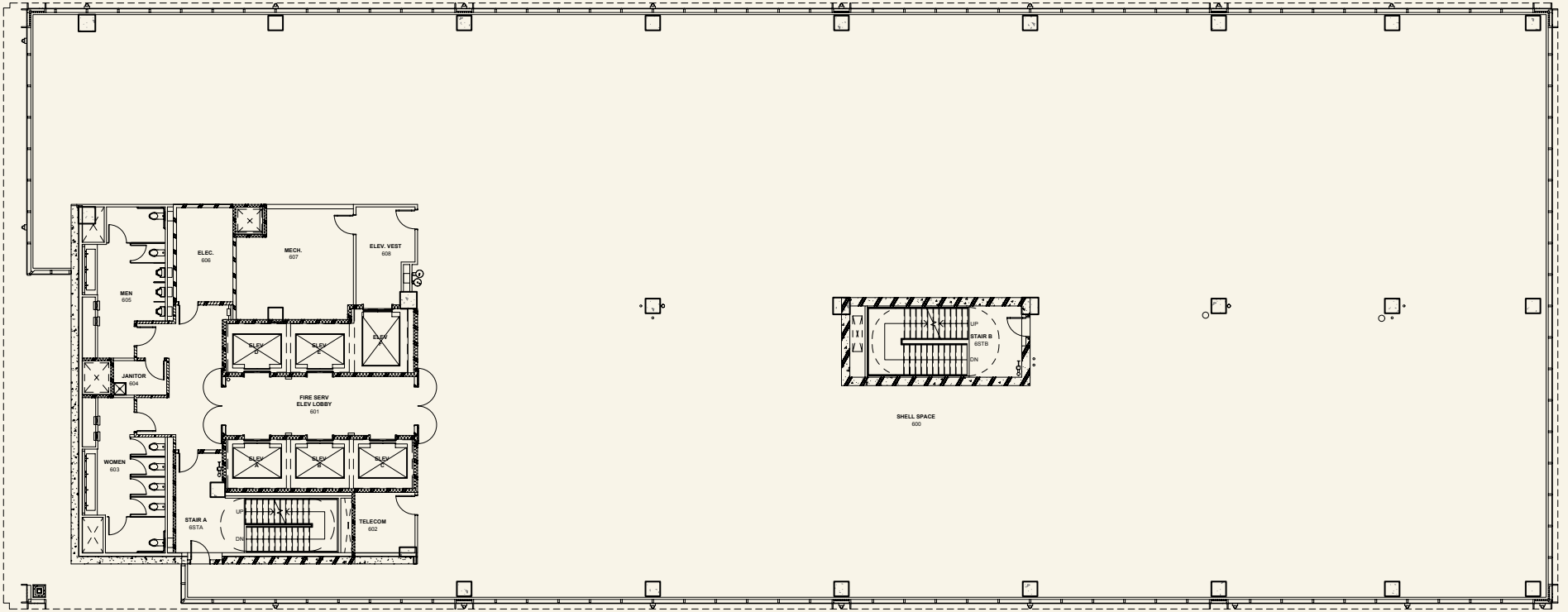
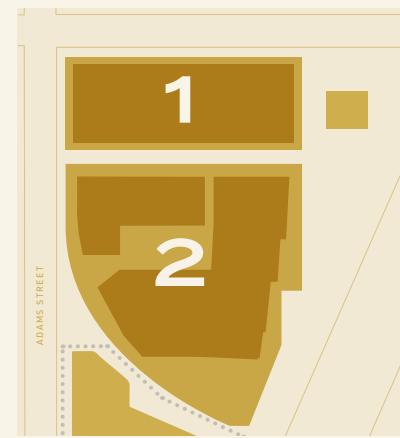
+/- 24,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



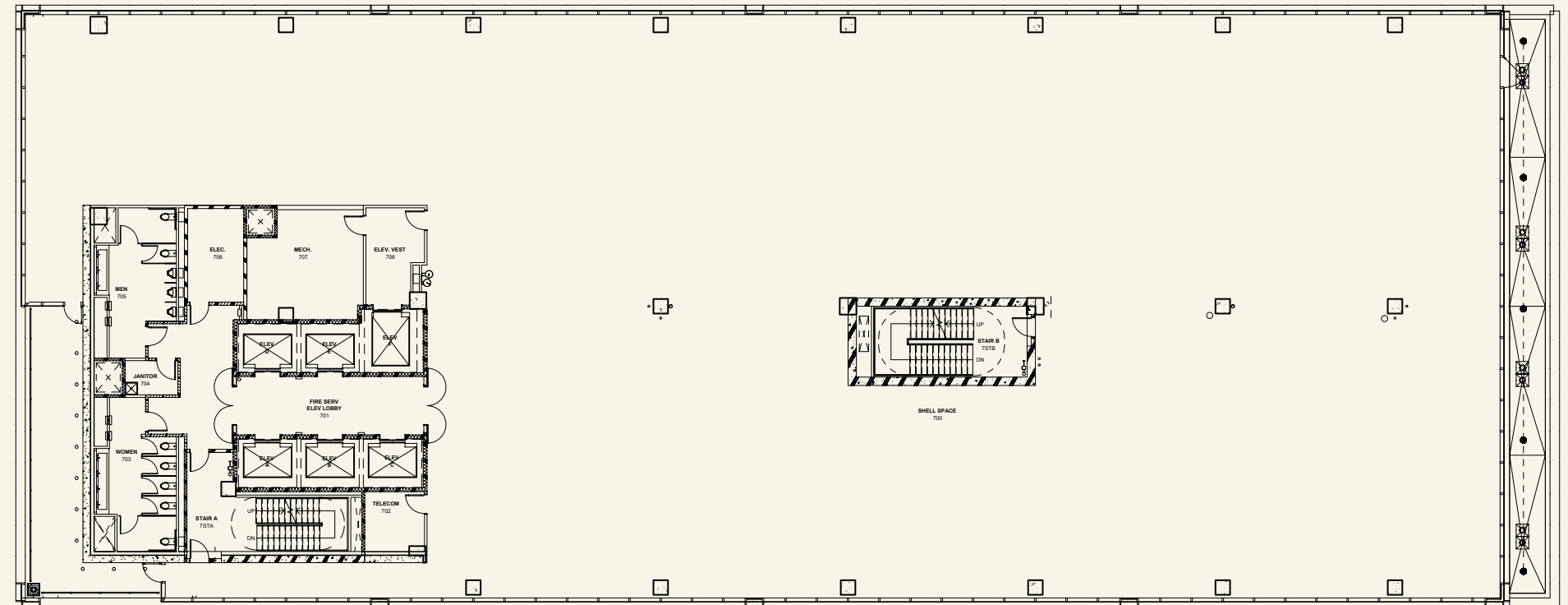
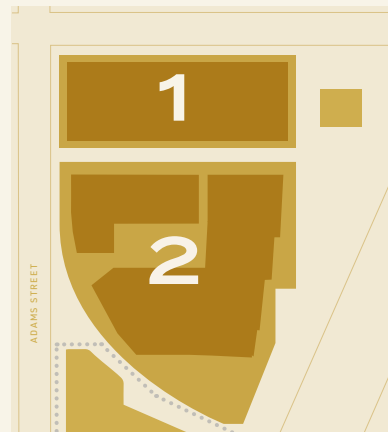


# Block 1 – Floor 6

+/- 24,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



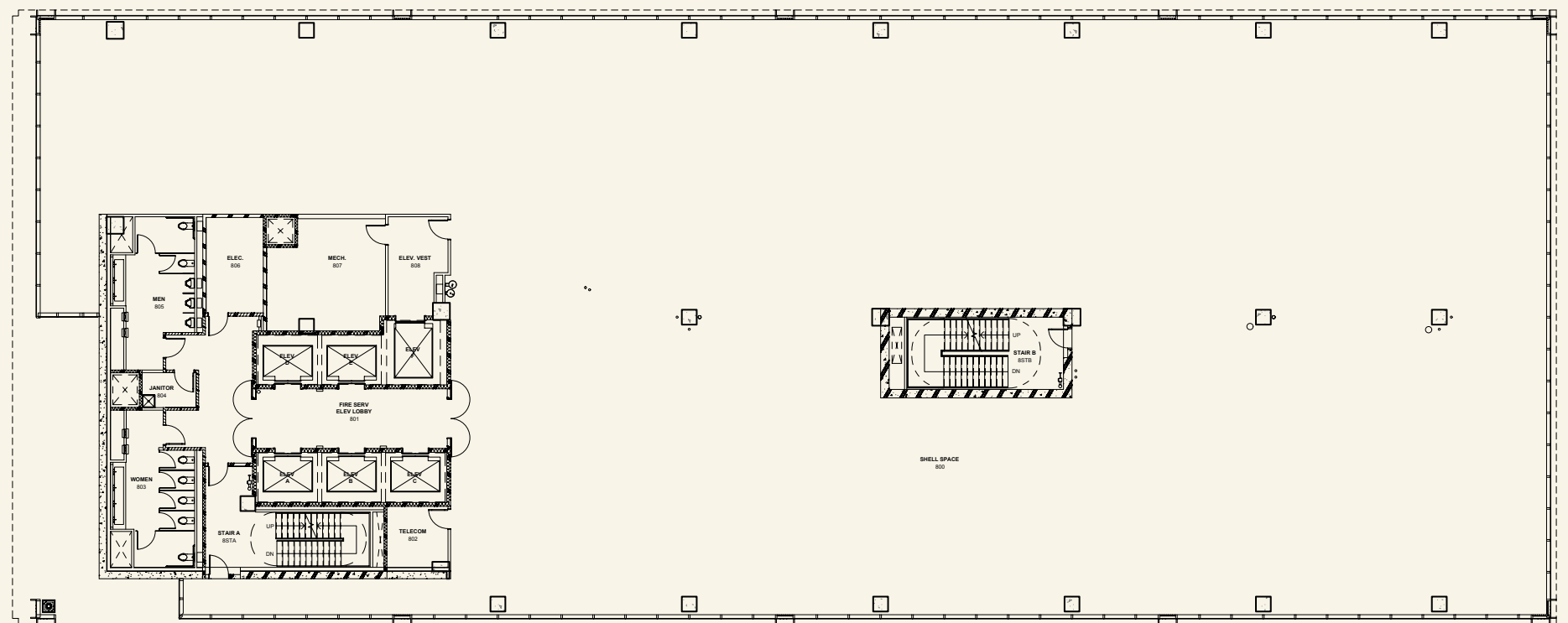
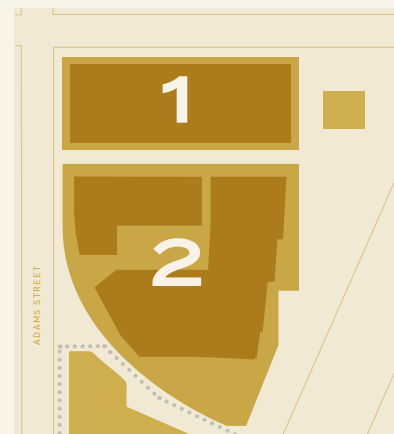
CEILING HEIGHT: 13'-6"





# Block 1 - Floor 8

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

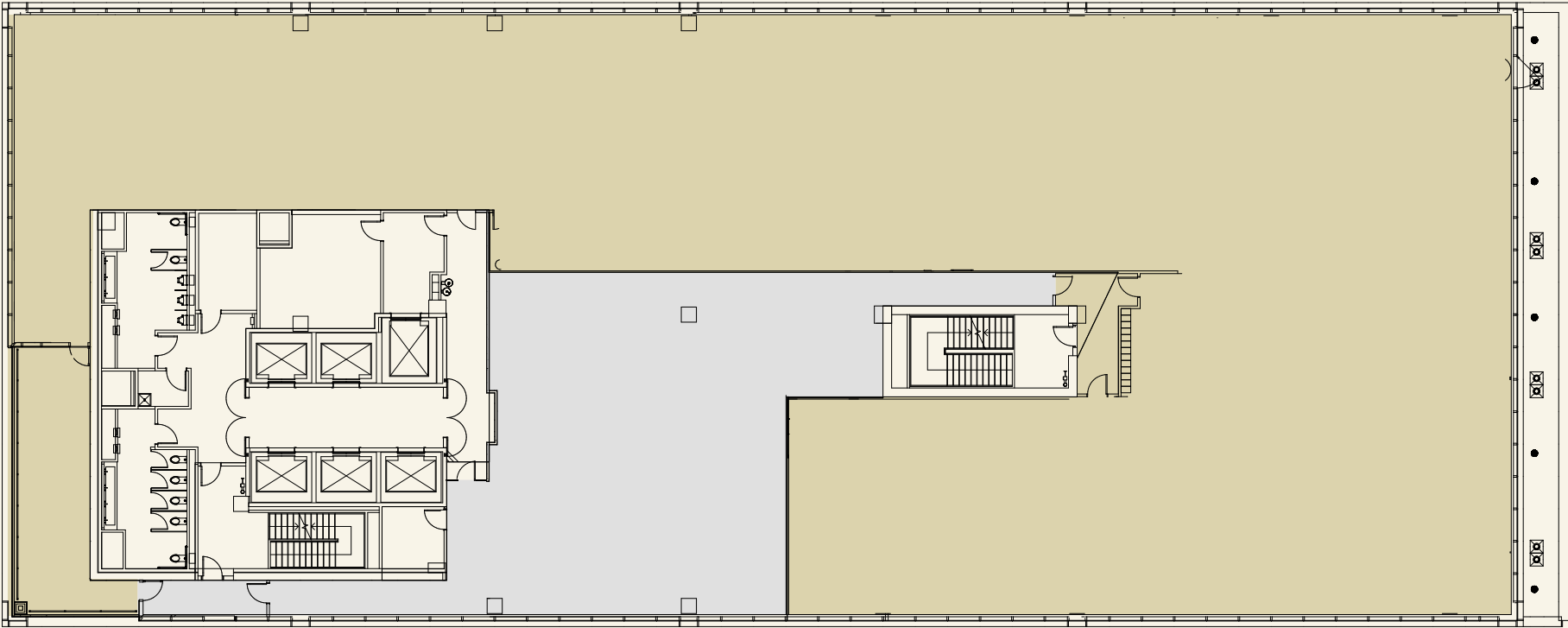




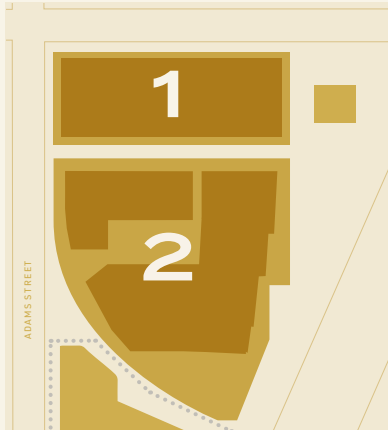
# Block 1 – Floor 9

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

OFFICE SUITE 950:  
+/-4,102 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



SUITE 950  
+/-4,102 RSF



 LEASED       AVAILABLE

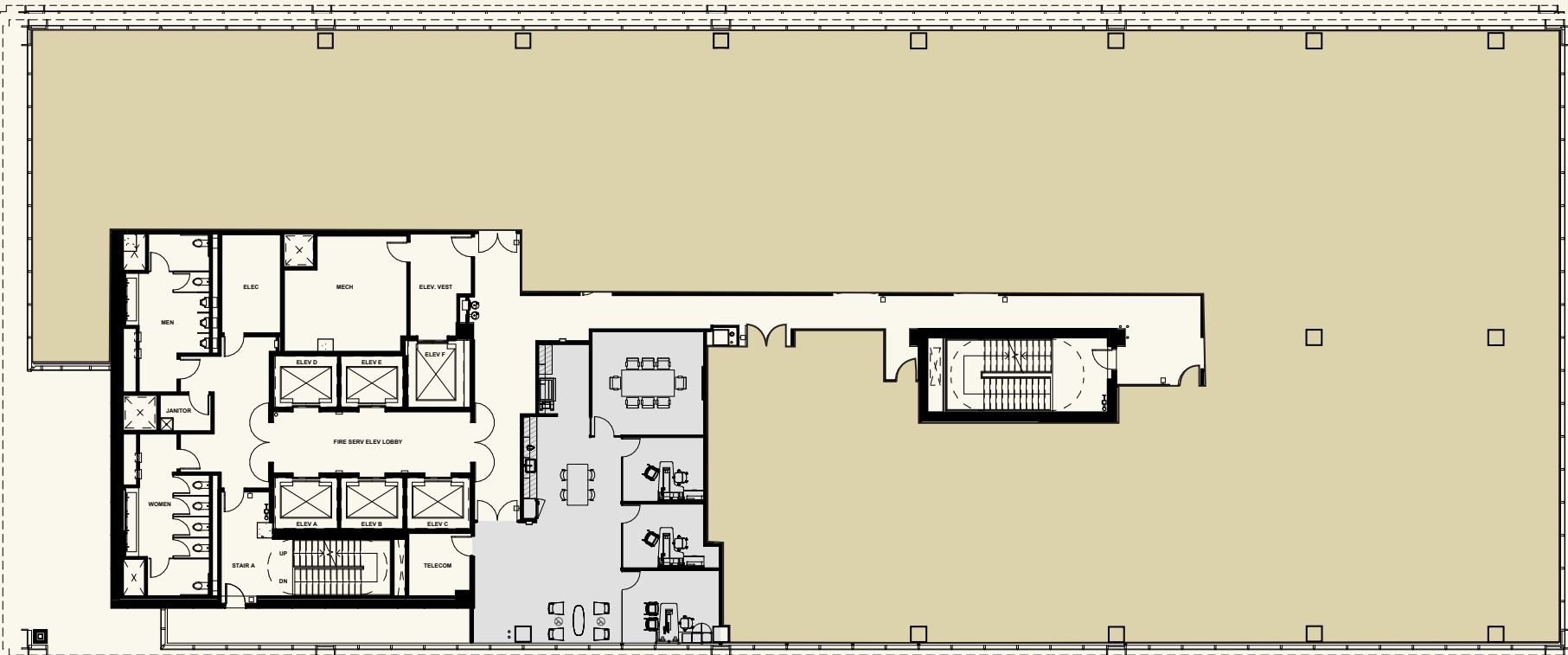




# Block 1 – Floor 10

+/- 22,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"

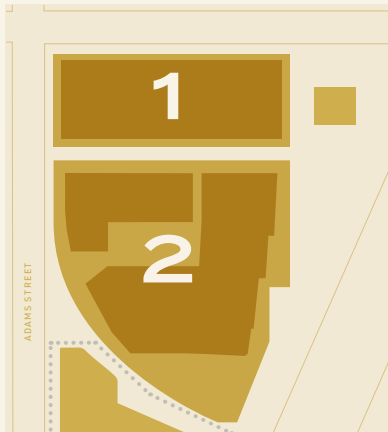
OFFICE SUITE 1000:  
+/-2,324 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



SUITE 1000

+/-2,324 RSF

 LEASED       AVAILABLE



# Block 2 - Floor 3

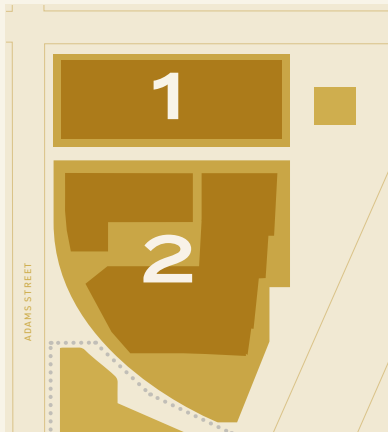
ENTIRE THIRD FLOOR

+/-46,000 RENTABLE SQUARE FEET

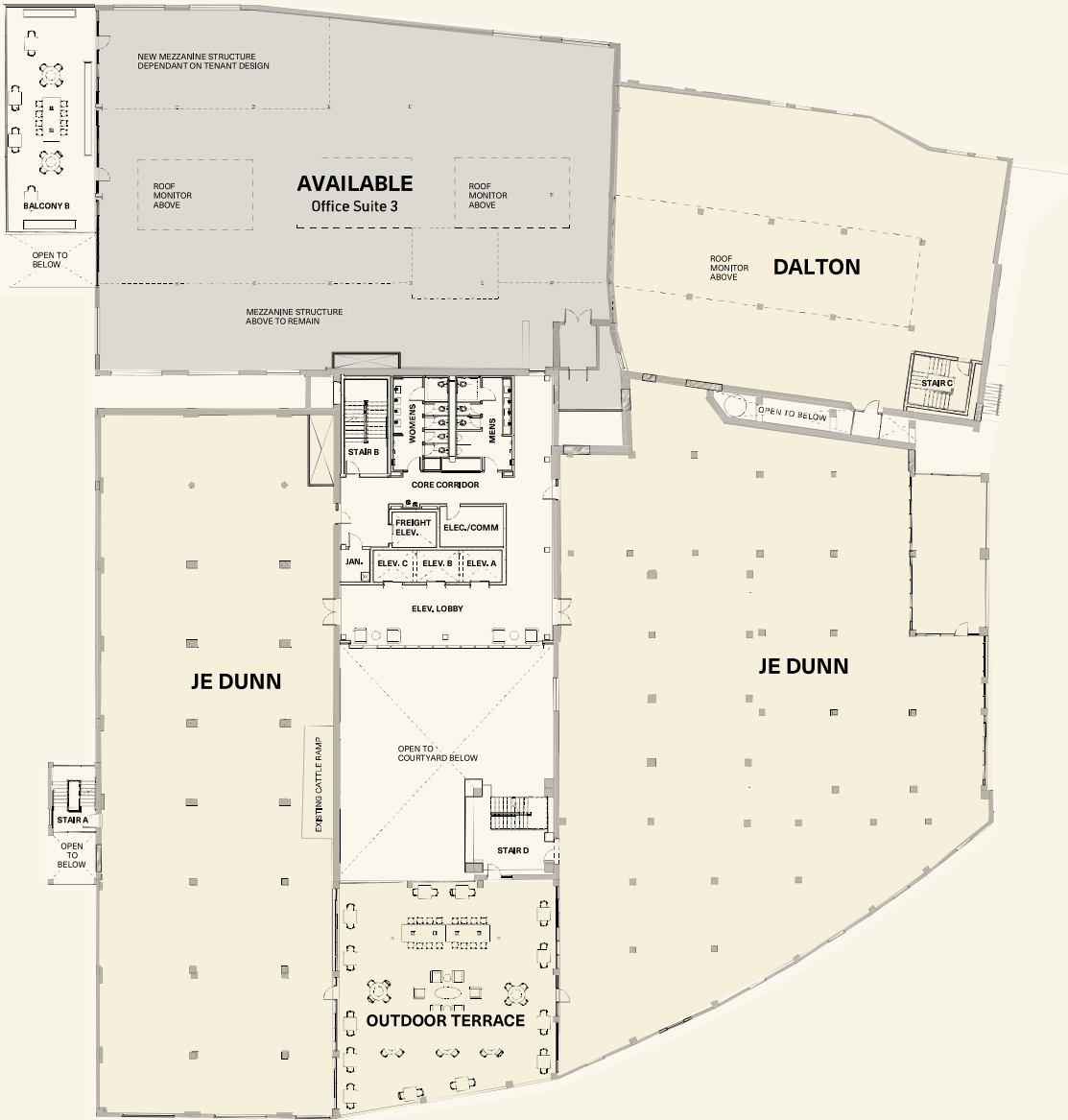
OFFICE SUITE 3:

+/-12,568 RENTABLE SQUARE FEET

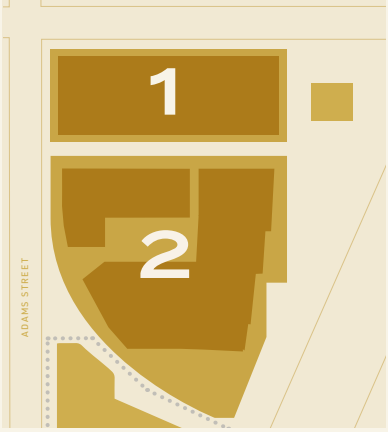
CEILING HEIGHT: 26' 8"



LEASED AVAILABLE



## OFFICE AMENITY SUITES:





# The Neuhoﬀ District, Nashville

Located along the Cumberland River in east Germantown, Neuhoﬀ features several historic structures that were built throughout the early 1900s, including a 260,000 SF meat-packing facility that opened in 1911. The meat packing operation shuttered in 1977, and the property has since served as a home to several cultural outfits, including the Nashville Jazz Workshop, Nashville Cultural Arts Project, multiple recording and photography groups, and a personal studio for John Prine.



Photo: Chris Felver / Getty Images







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