



5 CITY BLVD

NASHVILLE



WORKSPACE RENEWED



BUILDING
04-31

LOCATION
32-41

TEAM
42-44

5 CITY BLVD
NASHVILLE



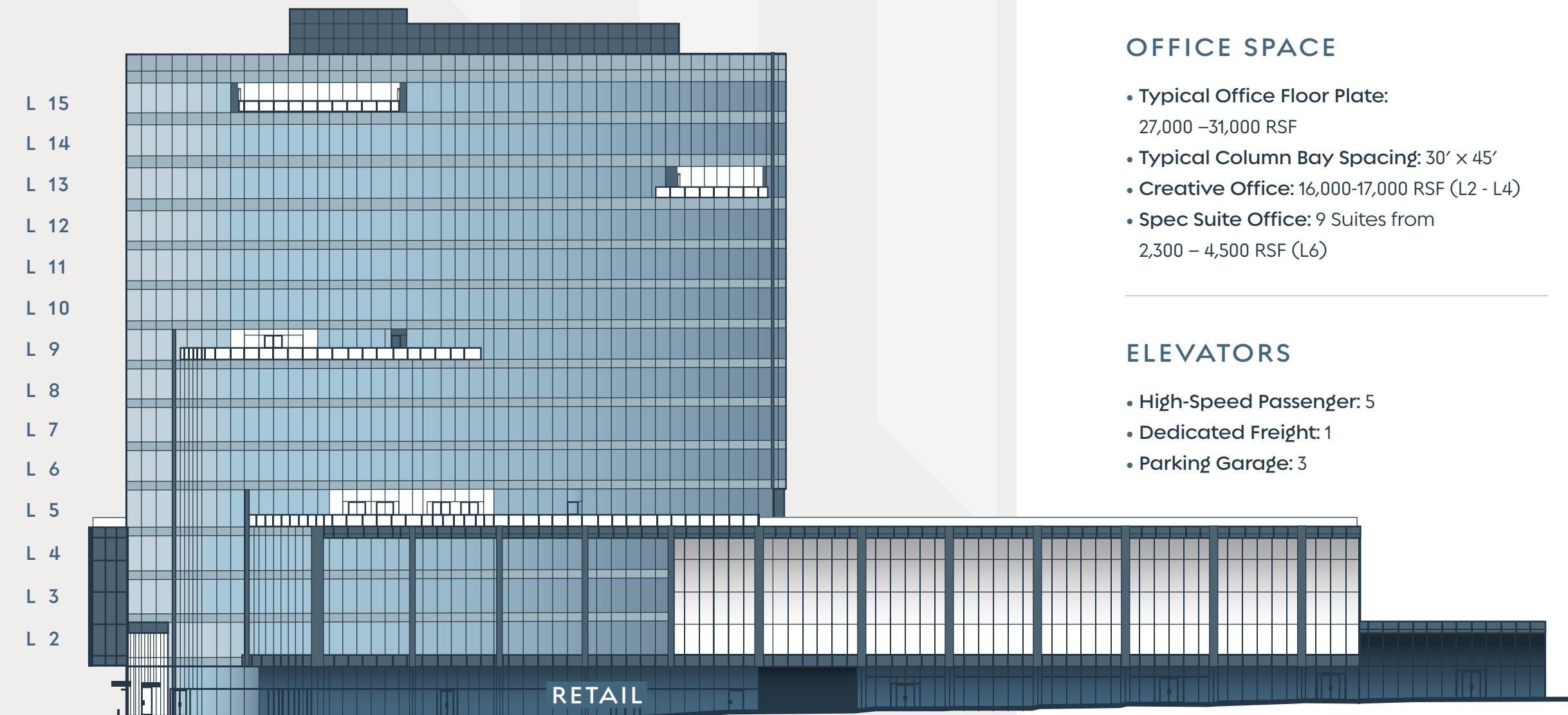
High-Visibility Signage Opportunities

Reach 100,000+ vehicles daily with
premium exposure along I-440 and
Charlotte Avenue.

DETAILS

5 CITY BLVD

NASHVILLE



SIZE

- Rentable Office: 344,000 RSF
- Rentable Retail: 17,000 RSF
- Height: 15 Stories; 239'

PARKING

- Levels: 1 Below Grade; 5 Above Grade
- Ratio: Approximately 3.0 Stalls/1,000 RSF
- Total: 900+ Stalls

FLOOR HEIGHTS

- Typical Drop Ceiling: 10'
- Typical Floor-to-Floor: 13'- 6" to 14'- 8"
- L15 Floor-to-Floor: 15'-6"

OFFICE SPACE

- Typical Office Floor Plate: 27,000 – 31,000 RSF
- Typical Column Bay Spacing: 30' x 45'
- Creative Office: 16,000-17,000 RSF (L2 - L4)
- Spec Suite Office: 9 Suites from 2,300 – 4,500 RSF (L6)

ELEVATORS

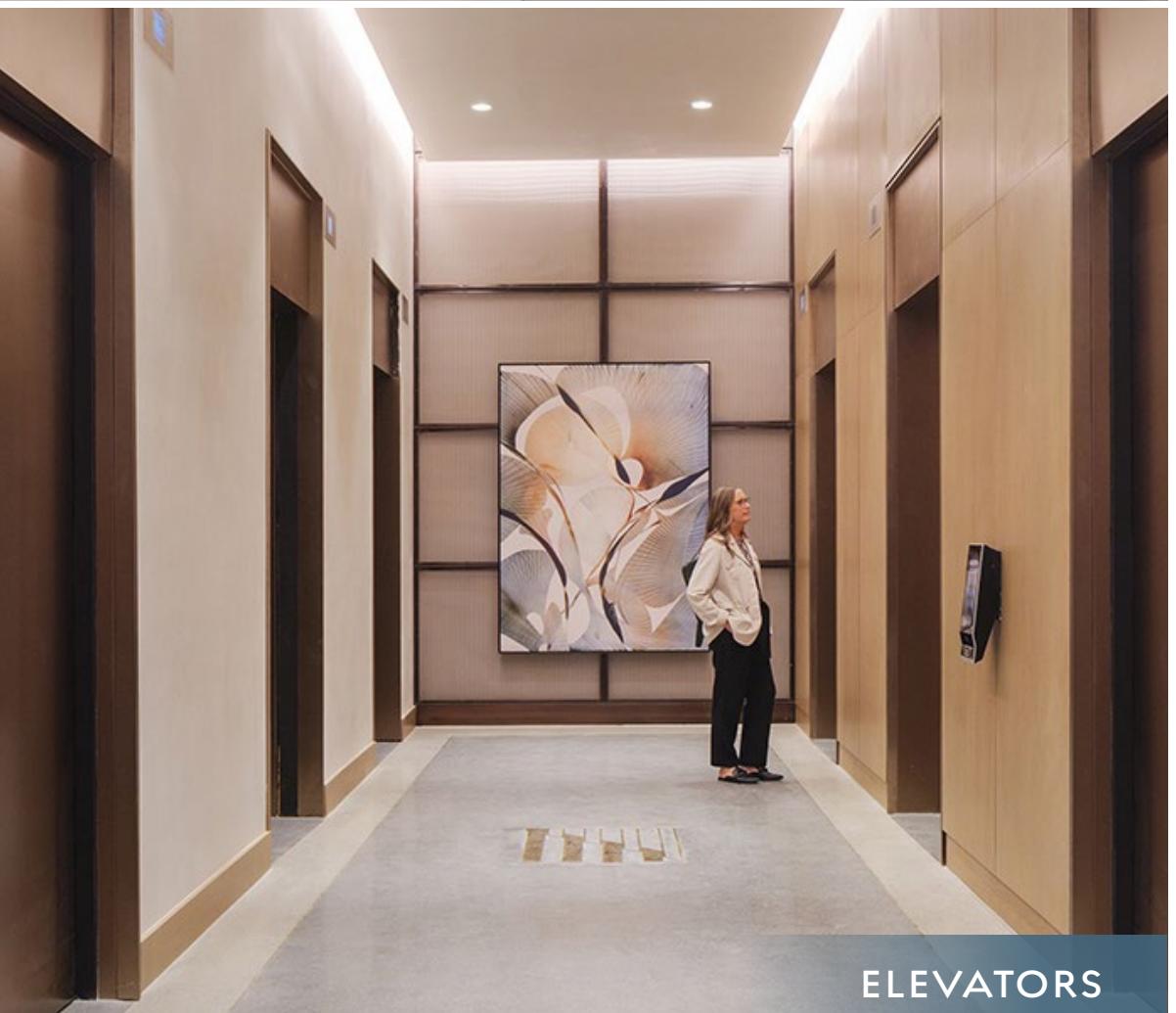
- High-Speed Passenger: 5
- Dedicated Freight: 1
- Parking Garage: 3

TERRACES

- L5: 3,600 RSF - Shared
- L9: 1,900 RSF - Private
- L13: 700 RSF - Private
- L15: 960 RSF - Private

AMENITIES

- Bike Room
- EV Parking Stations
- Security & Concierge Services
- Catering Kitchen
- Study Lounge
- Flex Conference Center (up to 80 seats)
- Terrace Lounge
- Grab & Go Cafe
- Outdoor Terrace
- Arrival Lounge
- Communal Gathering Spaces
- Private Work Spaces
- State-of-the-Art Fitness Facilities with Spa-Inspired Private Showers & Locker Suite



GROUND FLOOR

17,518 RSF Retail

F & B CONCEPT #1 6,168 RSF

RETAIL SPACE #2 1,708 RSF

PAUSE STUDIO LEASED

THE YARD GYM LEASED

RETAIL SPACE #5 1,588 RSF

RETAIL SPACE #6 2,930 RSF



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N

AMENITY FLOOR

9,000 RSF Amenity
3,600 RSF Terrace

1 MANAGEMENT OFFICE

2 STUDY LOUNGE

3 CONFERENCE CENTER

4 TERRACE LOUNGE

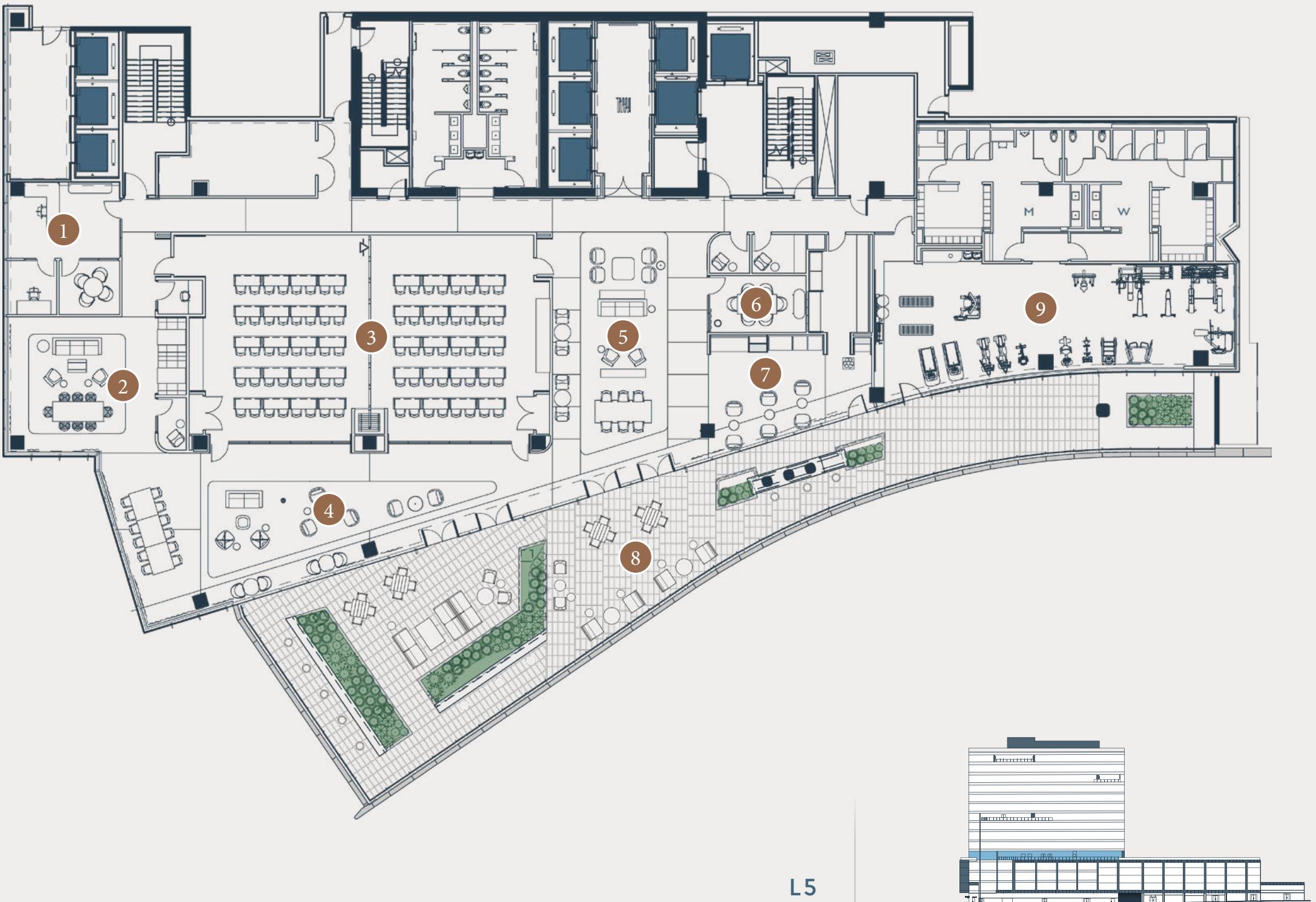
5 ARRIVAL LOUNGE

6 CONFERENCE ROOM

7 GRAB & GO CAFE

8 OUTDOOR TERRACE

9 FITNESS CENTER





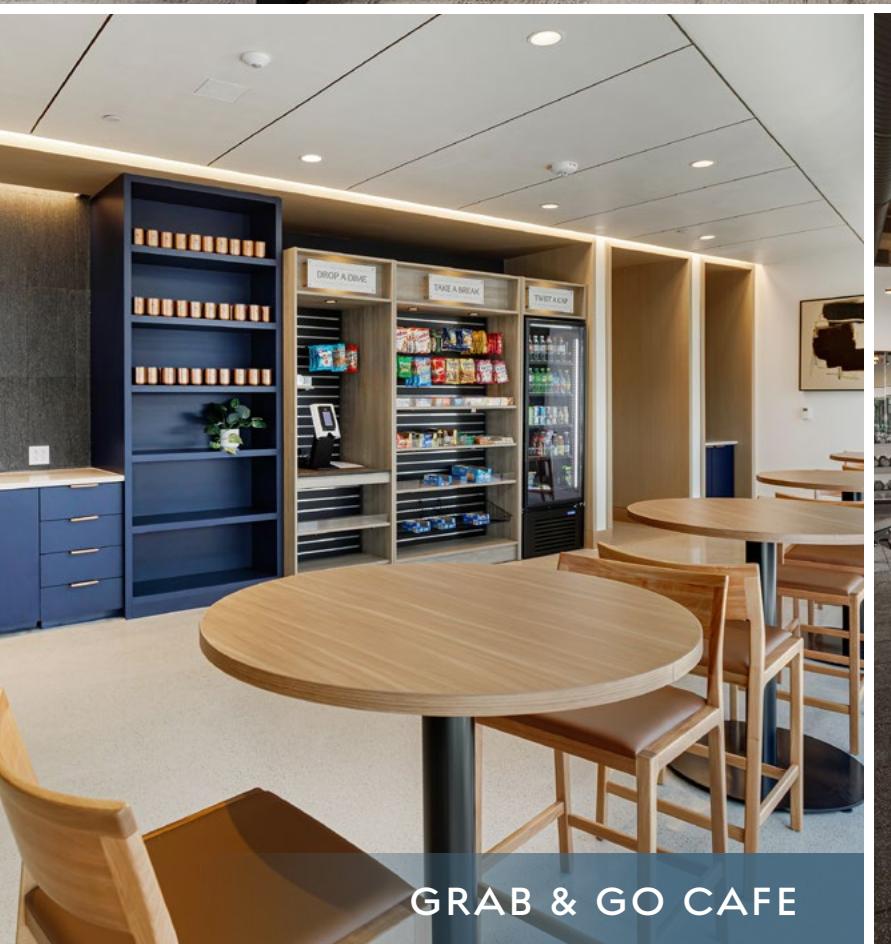
5TH FLOOR ARRIVAL LOUNGE



OUTDOOR TERRACE



STUDY LOUNGE



GRAB & GO CAFE



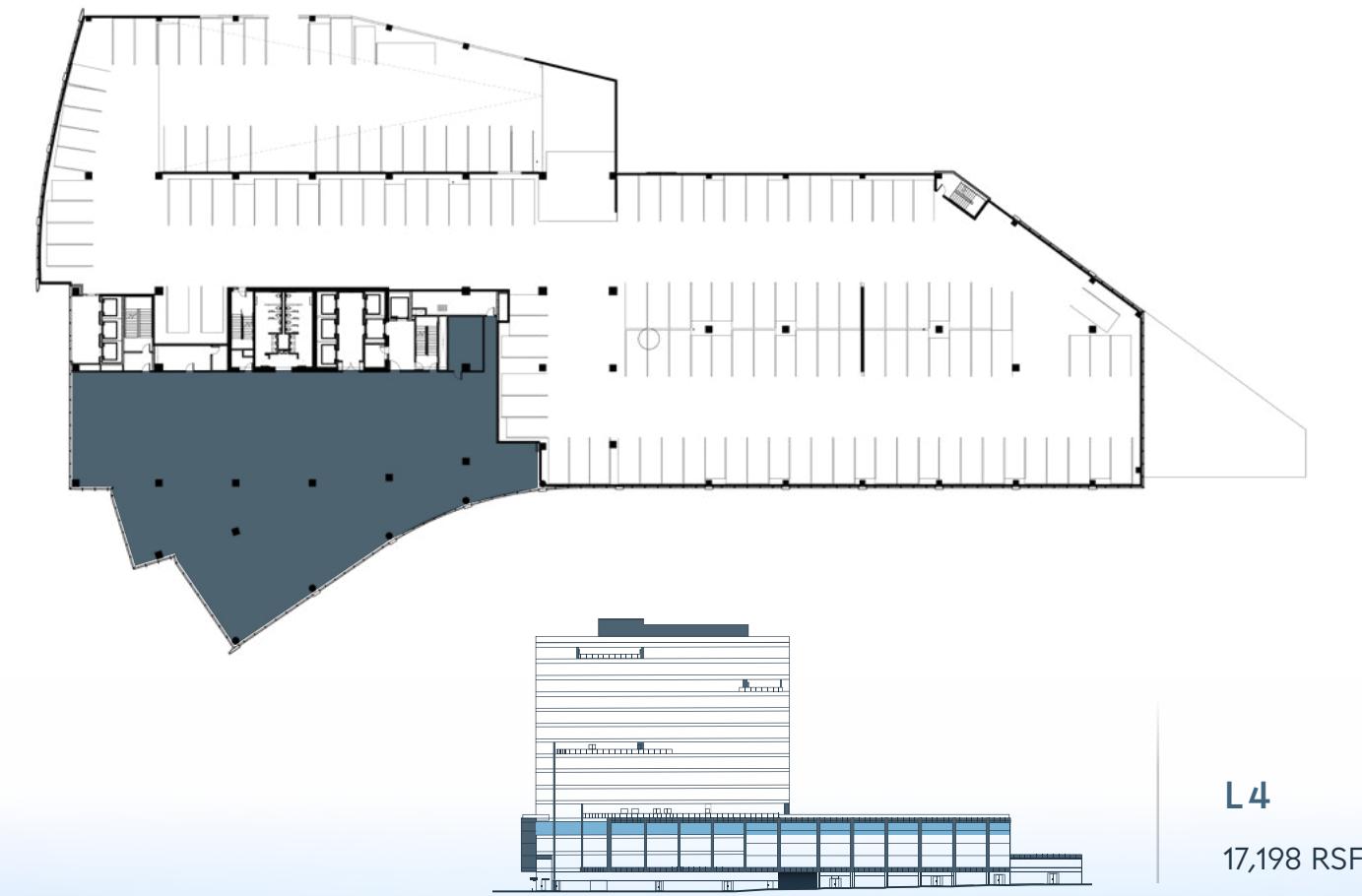
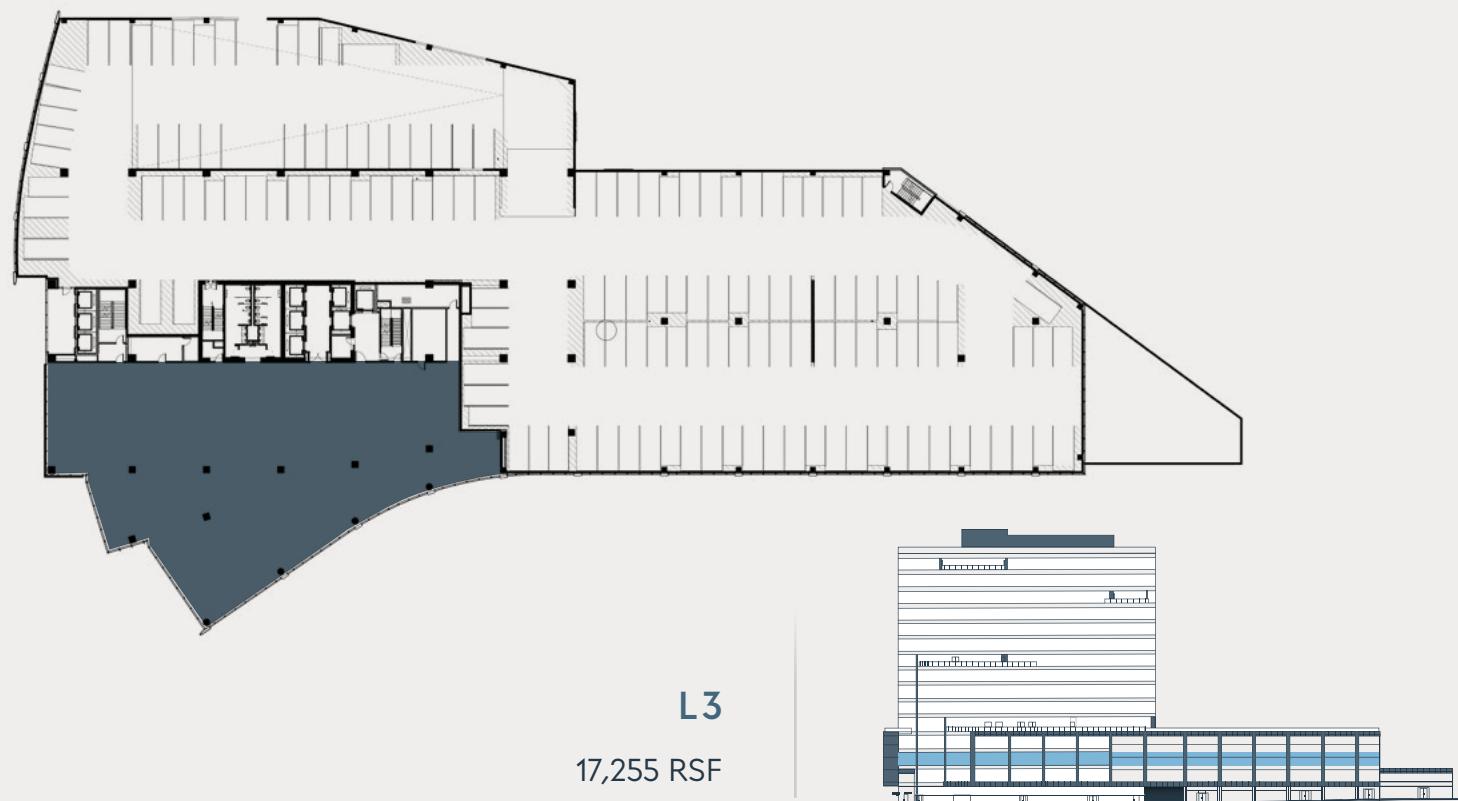
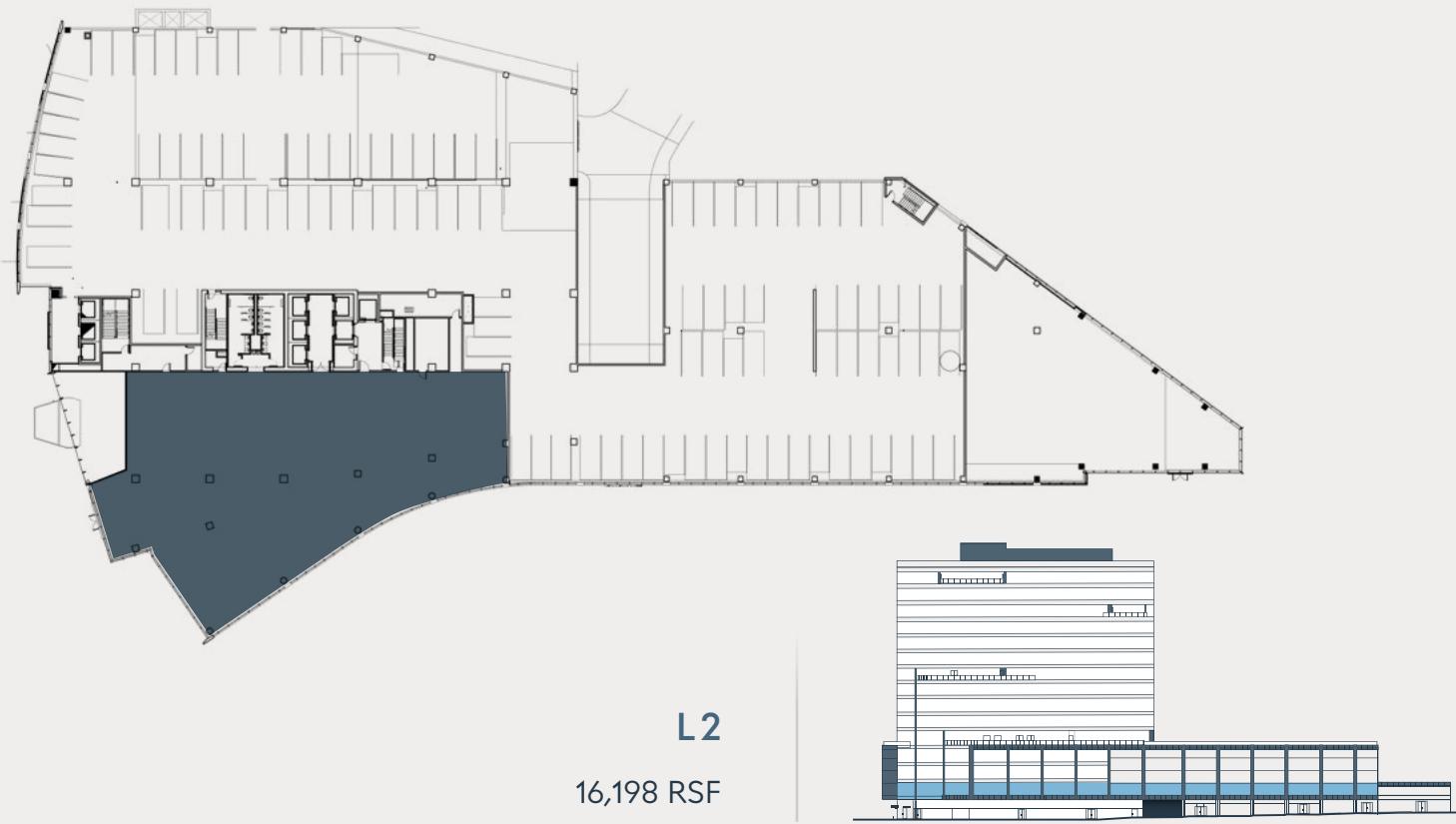
FITNESS CENTER



CONFERENCE CENTER

CREATIVE OFFICE FLOOR PLATES

LEVELS 2-4

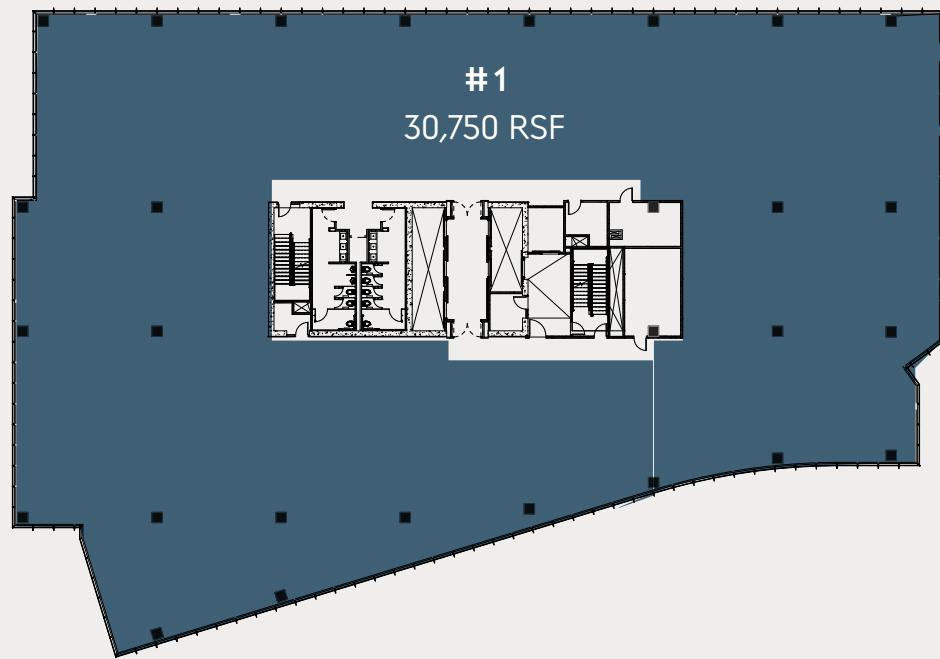


OFFICE FLOOR PLATES

LEVELS 7-8

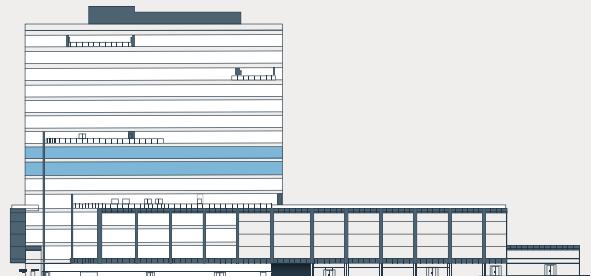
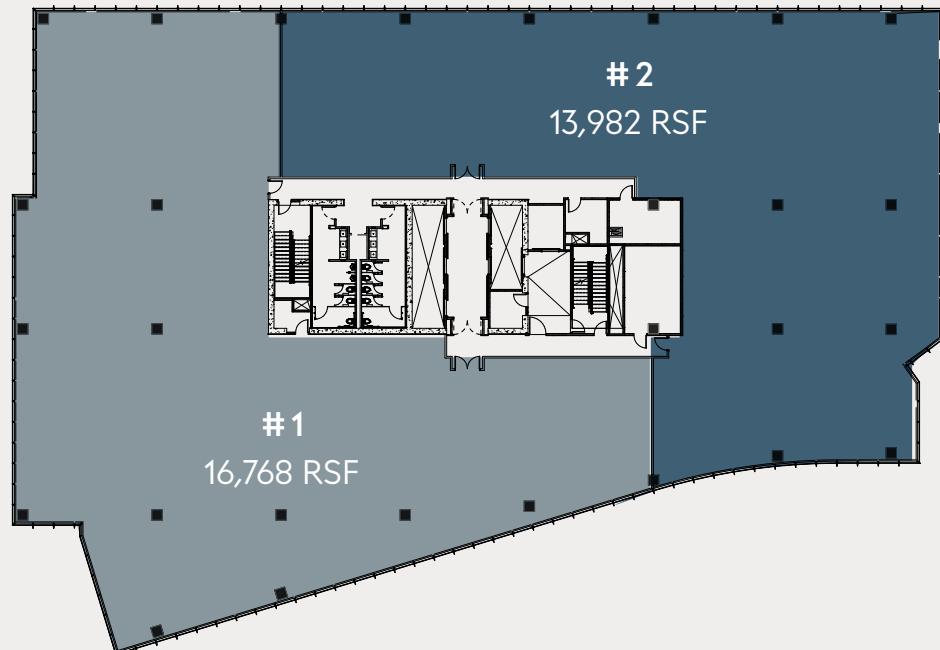
Sample 1-Tenant Layout

#1 SAMPLE OFFICE
30,750 RSF



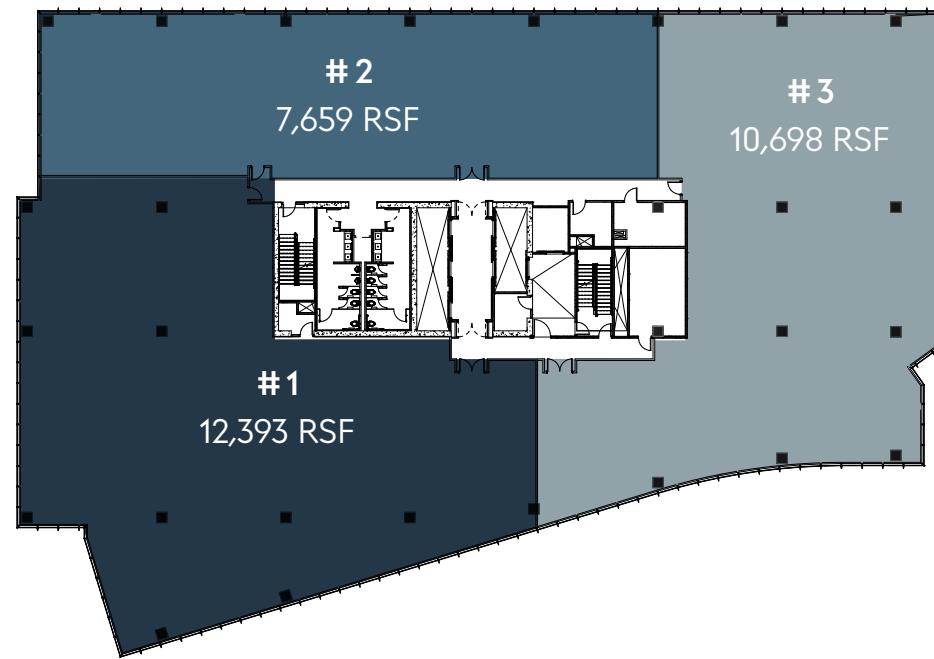
Sample 2-Tenant Layout

#1 SAMPLE OFFICE
16,768 RSF
#2 SAMPLE OFFICE
13,982 RSF



L7-8

30,750 RSF

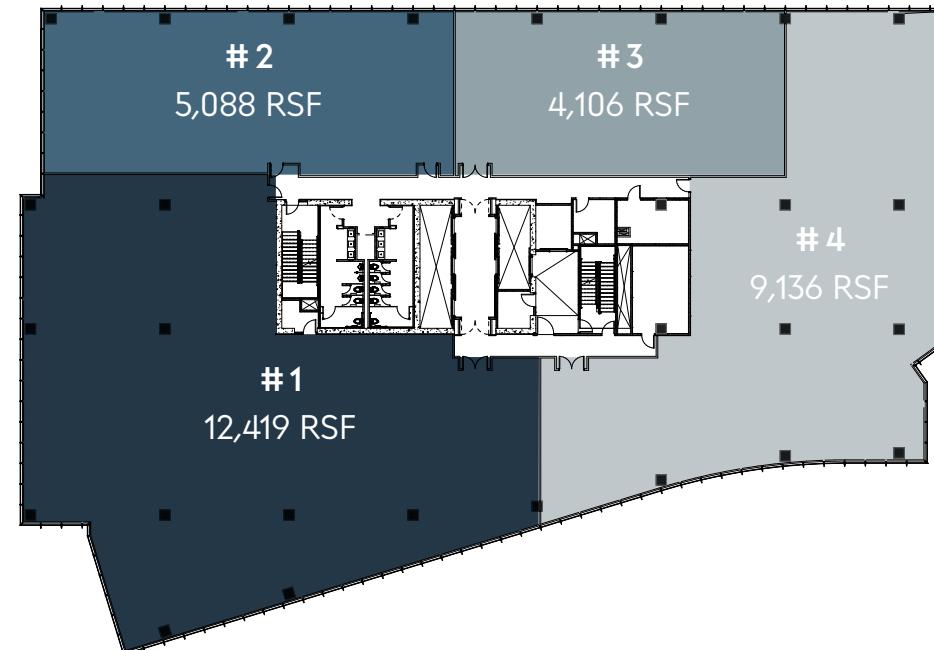


Sample 3-Tenant Layout

#1 SAMPLE OFFICE
12,393 RSF

#2 SAMPLE OFFICE
7,659 RSF

#3 SAMPLE OFFICE
10,698 RSF



Sample 4-Tenant Layout

#1 SAMPLE OFFICE
12,419 RSF

#2 SAMPLE OFFICE
5,088 RSF

#3 SAMPLE OFFICE
4,106 RSF

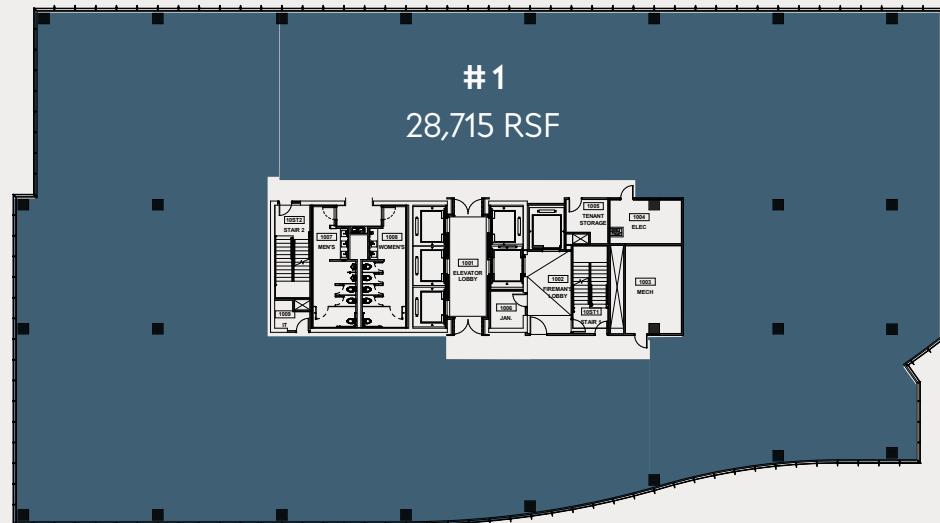
#4 SAMPLE OFFICE
9,136 RSF

OFFICE FLOOR PLATES

LEVELS 10-12

Sample 1-Tenant Layout

#1 SAMPLE OFFICE
28,715 RSF

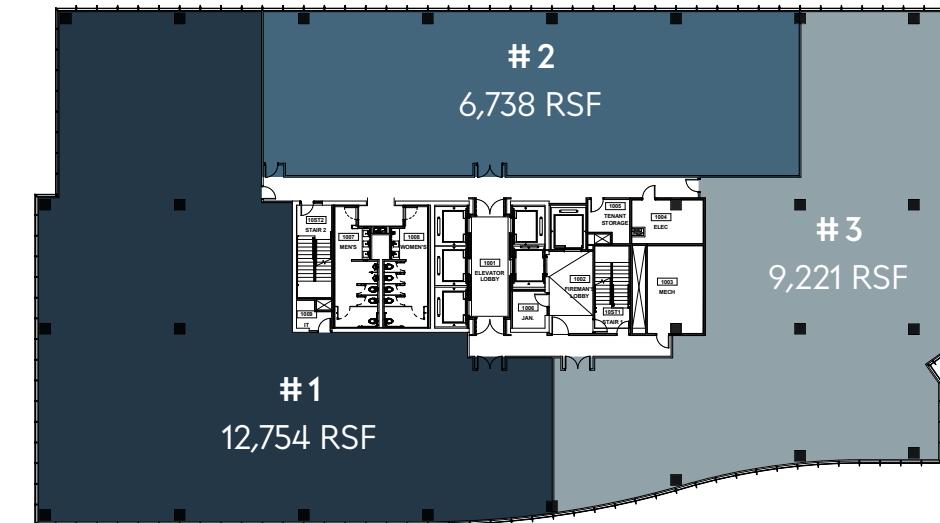


Sample 3-Tenant Layout

#1 SAMPLE OFFICE
12,754 RSF

#2 SAMPLE OFFICE
6,738 RSF

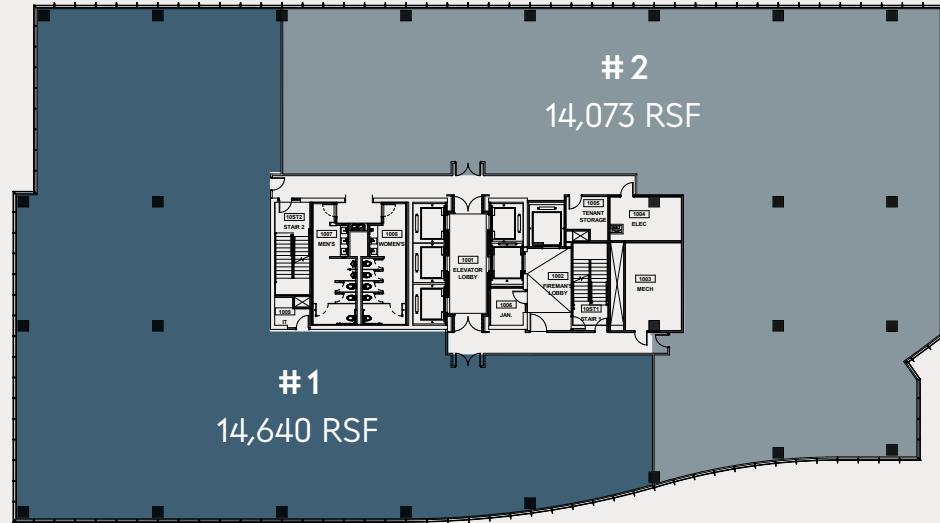
#3 SAMPLE OFFICE
9,221 RSF



Sample 2-Tenant Layout

#1 SAMPLE OFFICE
14,640 RSF

#2 SAMPLE OFFICE
14,073 RSF



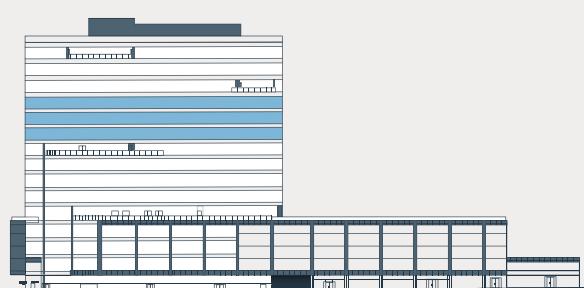
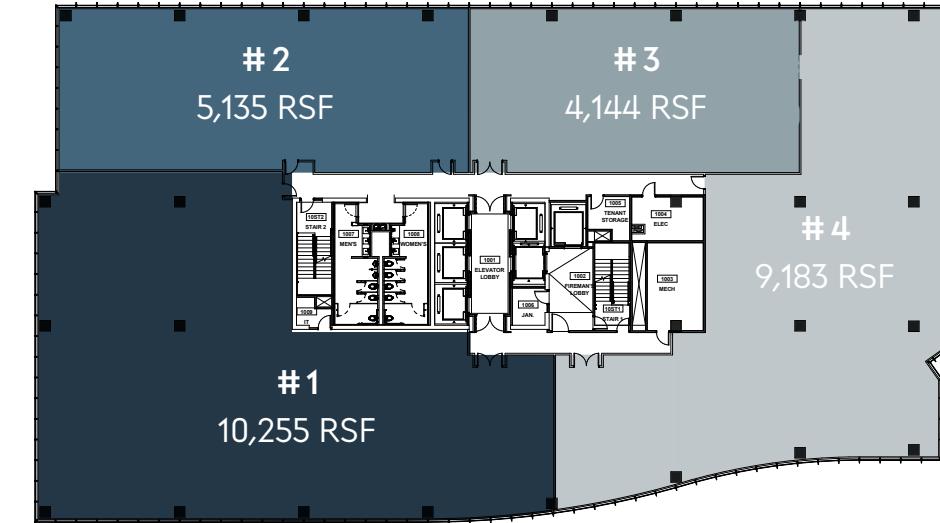
Sample 4-Tenant Layout

#1 SAMPLE OFFICE
10,255 RSF

#2 SAMPLE OFFICE
5,135 RSF

#3 SAMPLE OFFICE
4,144 RSF

#4 SAMPLE OFFICE
9,183 RSF

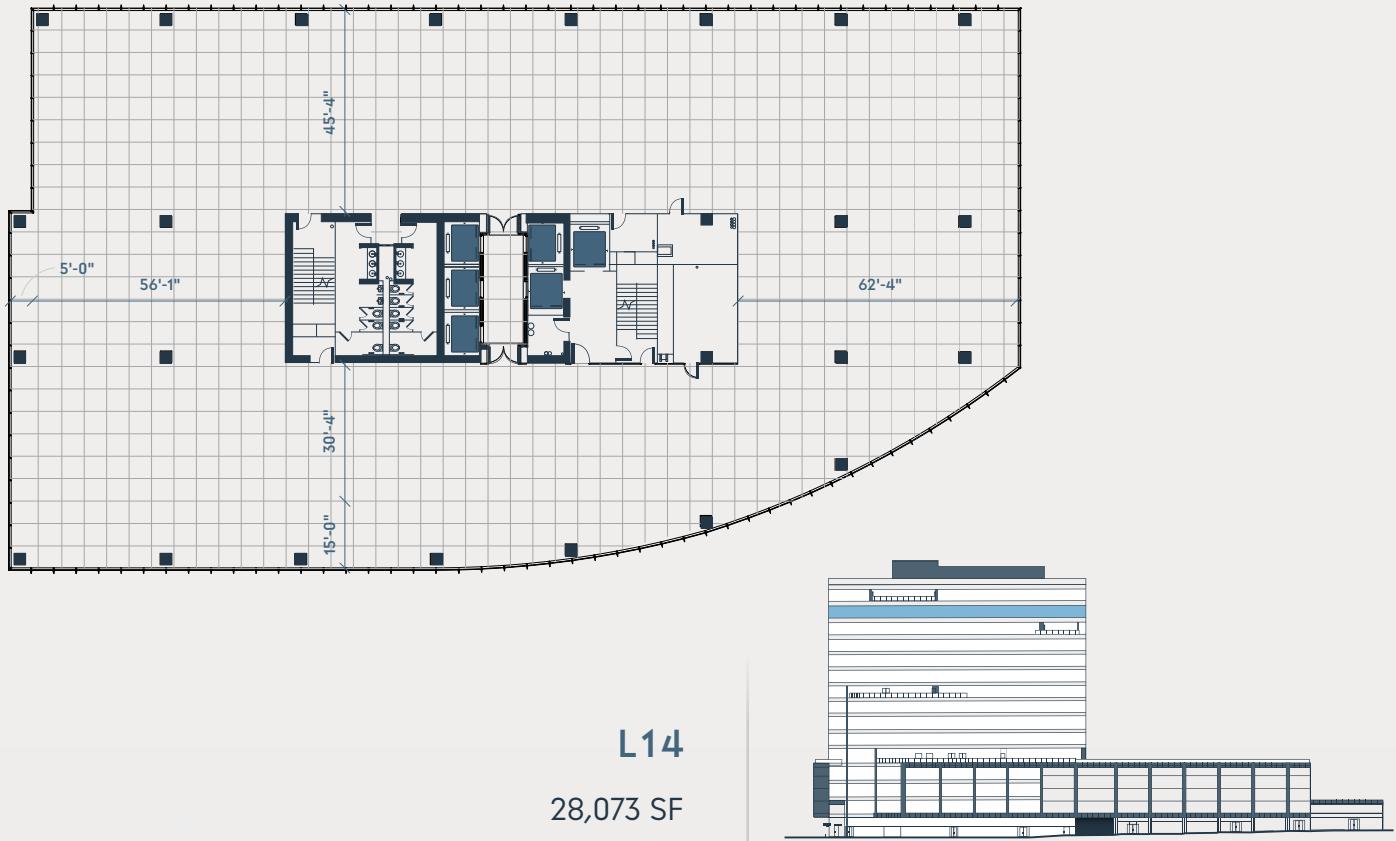


L10-12

28,715 RSF

OFFICE FLOOR PLATES

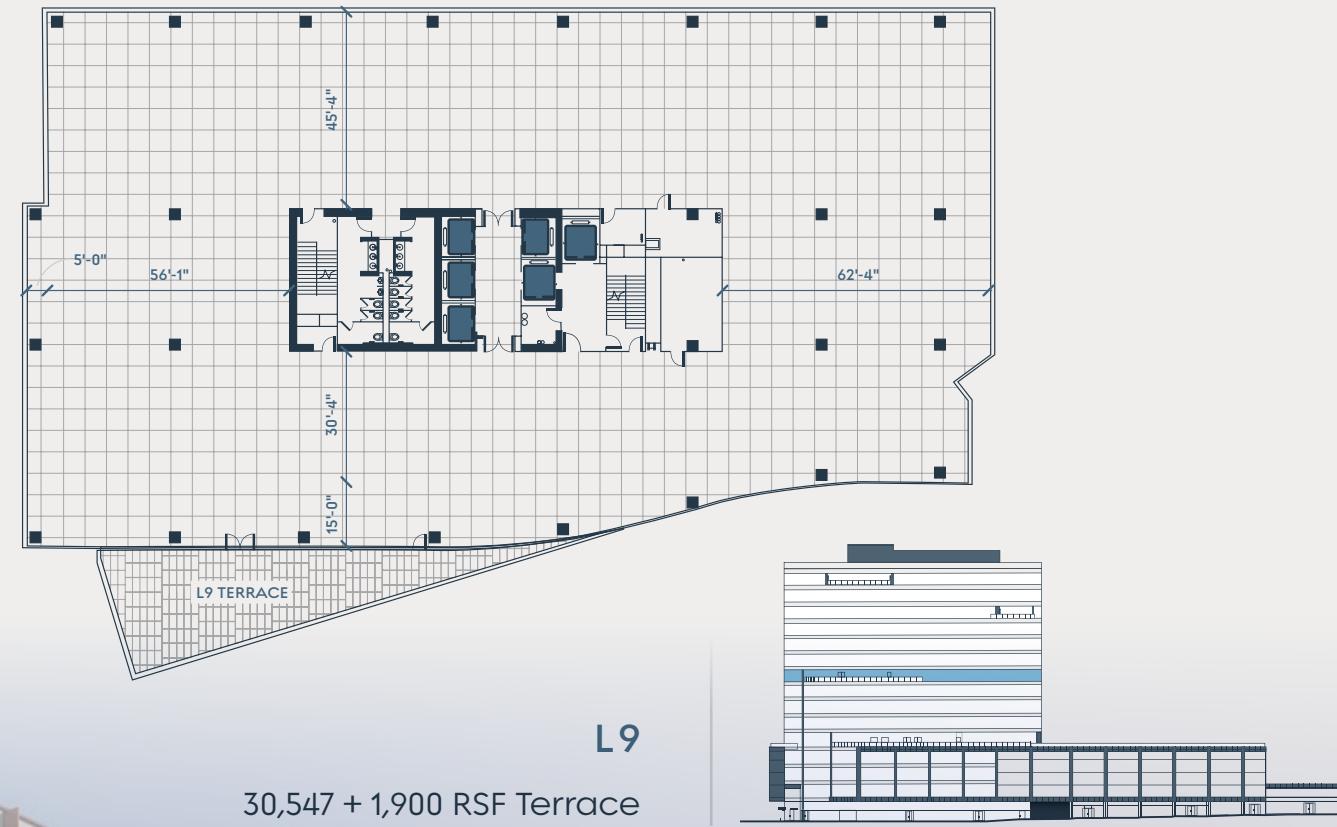
LEVEL 14



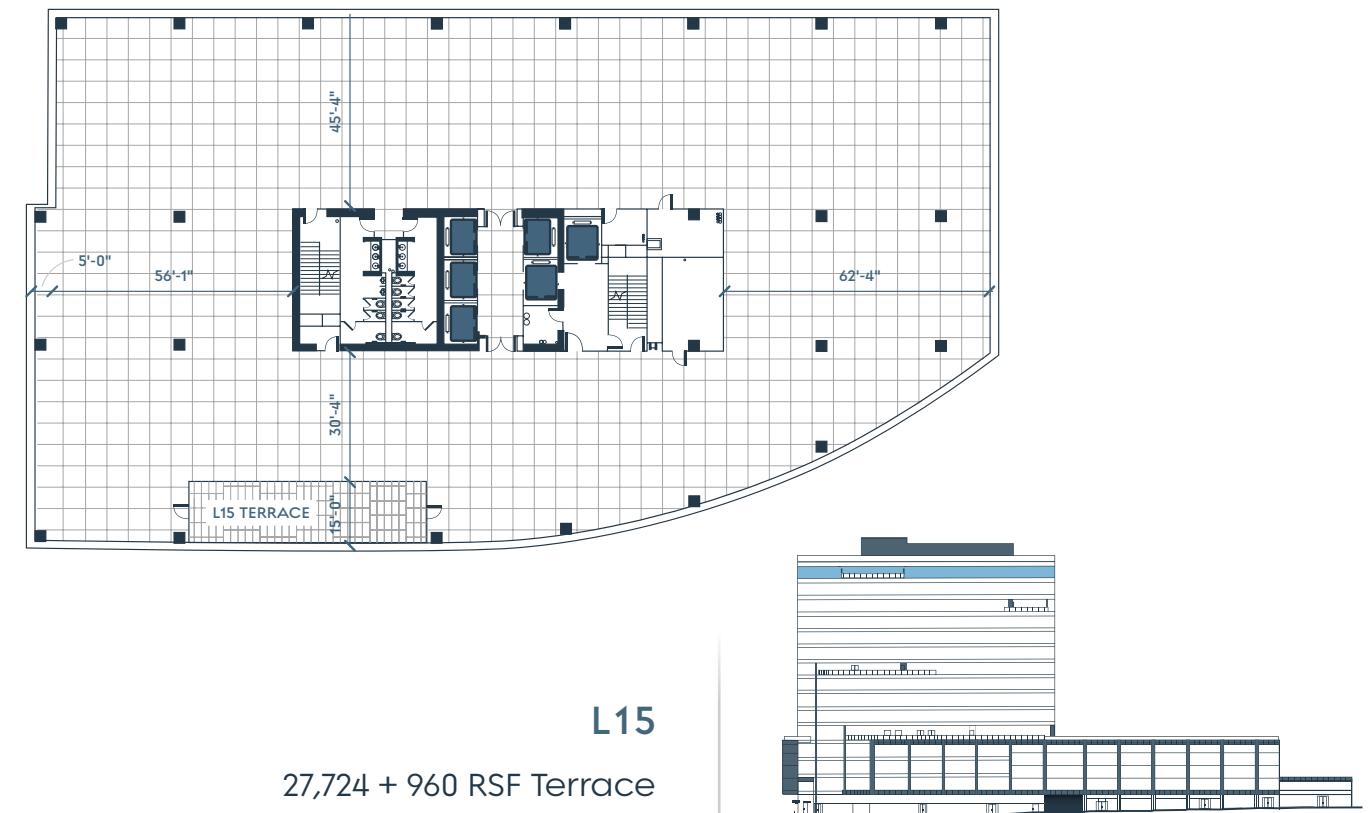
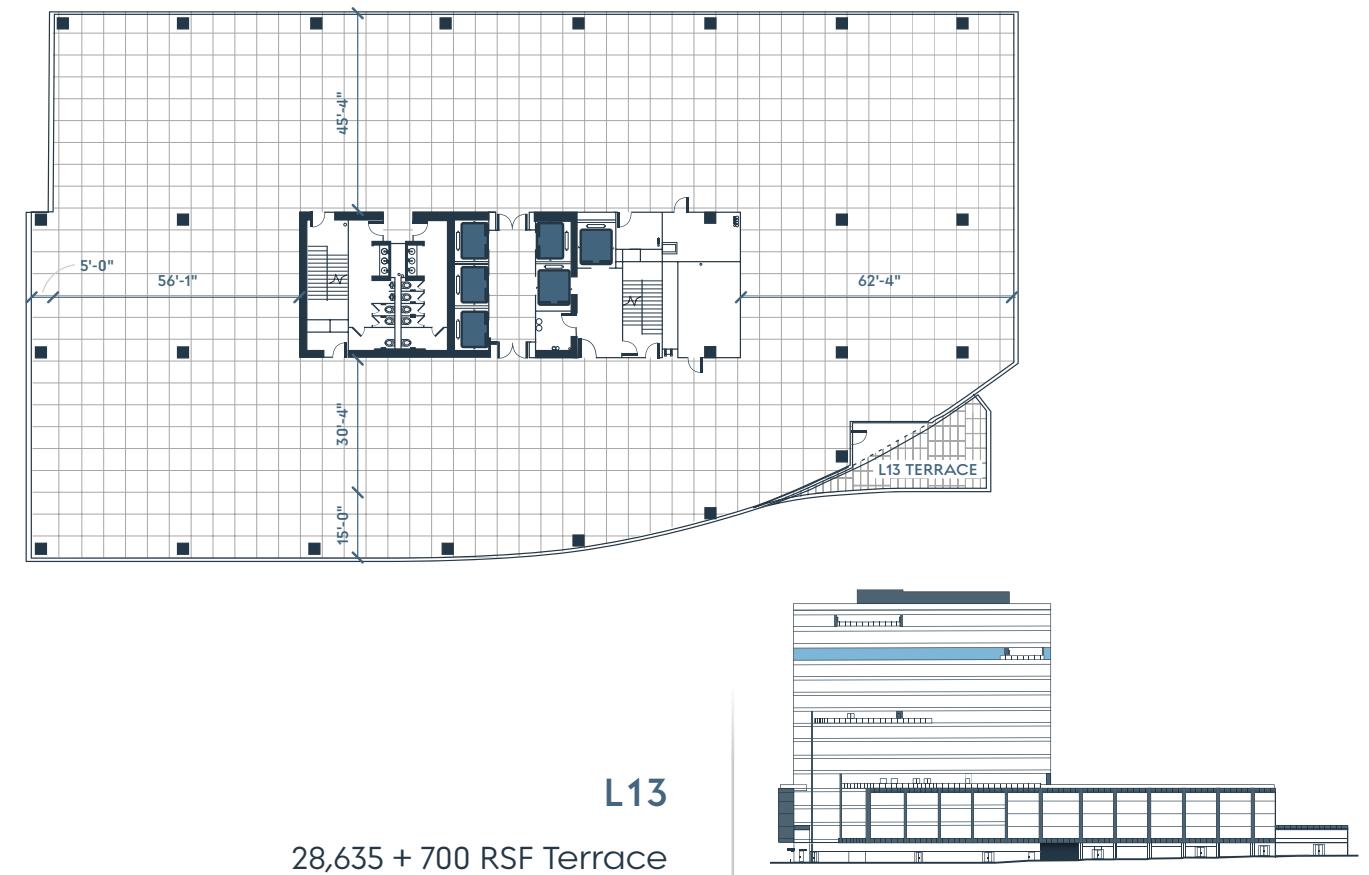
TERRACE LOUNGE

OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15



Incredible
Downtown Views
on Every Terrace





TERRACE LOUNGE



SPEC SUITE FLOOR PLAN

① **SUITE 610** 4,519 RSF

② **SUITE 620** 3,063 RSF

③ **SUITE 630** 3,738 RSF

④ **SUITE 640** 3,181 RSF

⑤ **SUITE 650** 3,174 RSF

⑥ **SUITE 660** 3,201 RSF

⑦ **SUITE 670** 4,243 RSF



SPEC SUITE

Set between Nashville's bustling Midtown and vibrant West Nashville, 5 City Blvd will not only connect people, but also offer unparalleled access and convenience.



SITE

OFFICE

- 1 5 C1TY Blvd
- 2 8 C1TY BLVD

RESIDENTIAL

- 3 Broadstone Centennial
- 4 Haven At Charlotte
- 5 The Shay Apartments

FOOD + BEVERAGE

- 6 A. KOKOS Ice Cream
- B. SandBar Nashville
- 7 A. Sump Coffee
- B. Pastaria
- 8 E + Rose

HOTEL

- 9 Element Nashville Vanderbilt West End

PUBLIC SPACES

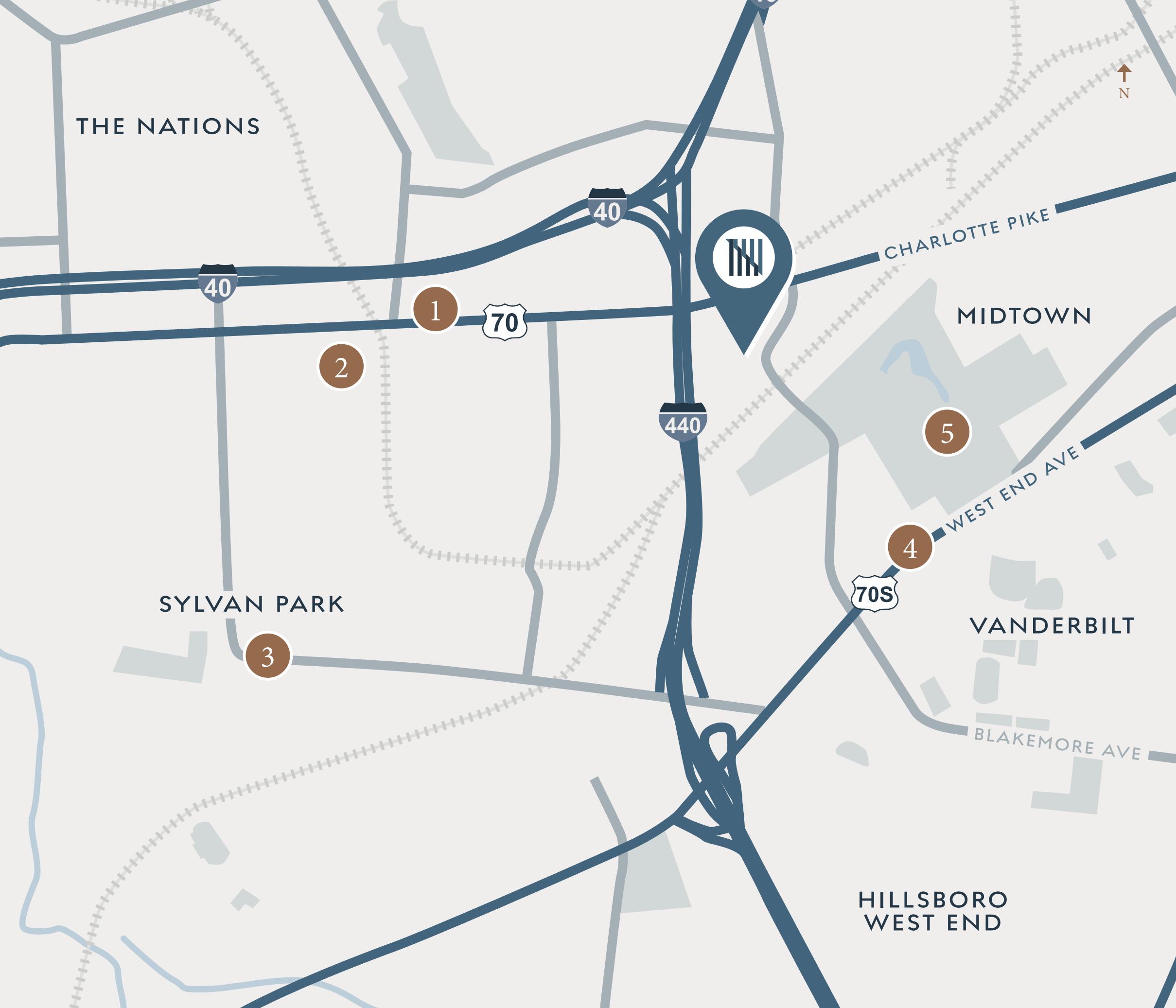
- 10 Community Table
- 11 The Watershed
- 12 The Yard
- 13 Sand Courts

HEALTH & WELLNESS

- 14 A. D1 Training
- B. Green Pea Salon
- 15 Tru Form

← INGRESS
→ EGRESS
--- oneC1TY





LOCAL AMENITIES

1 A. L & L Market
B. Gracie's Milkshake Bar
C. Five Daughters Bakery
D. Culture + Co.
E. Honest Coffee Roasters
F. CYCLEBAR
G. Taco Chela
H. Thai Ni Yom
I. PennePazze

4 A. BrickTop's
B. Stoney River Steakhouse & Grill
C. Chipotle Mexican Grill
D. Taziki's Mediterranean Cafe - West End
E. Walgreens
F. Starbucks

5 A. Centennial Park
B. The Parthenon
C. Centennial Park Pavilion
D. Centennial Park Volleyball Courts
E. Centennial Park Event Center Pavilion
F. Sunken Garden
G. Centennial Performing Arts Studios
H. Metro Parks Centennial Art Center
I. Green Pea Salon West

2 A. Sylvan Supply
C. Five Points Pizza West
D. Bearded Iris
E. Radish Kitchen
F. 8th & Roast
H. Another Broken Egg Cafe
I. Punk Wok
J. Barista Parlor
K. Woodland Wine Merchant

3 A. Edley's Bar-B-Que
B. Star Bagel Cafe
C. Pancho & Lefty's Cantina
D. Neighbors of Sylvan Park
E. Park Cafe
F. Lola

ACCESSIBILITY POINTS FROM ALL DIRECTIONS

- 1 I-40 and 46th Ave (Exit 205)
- 2 I-40 and 28th Ave (Exit 207)
- 3 I-440 and West End Ave (Exit 1)
- 4 West End Ave and 31st Ave

- Charlotte Pike
- 31st Ave N
- Blakemore Ave
- West End Ave
- 21st Ave S
- Broadway St
- I-440

● ACCESS POINTS

— MAIN ROADS

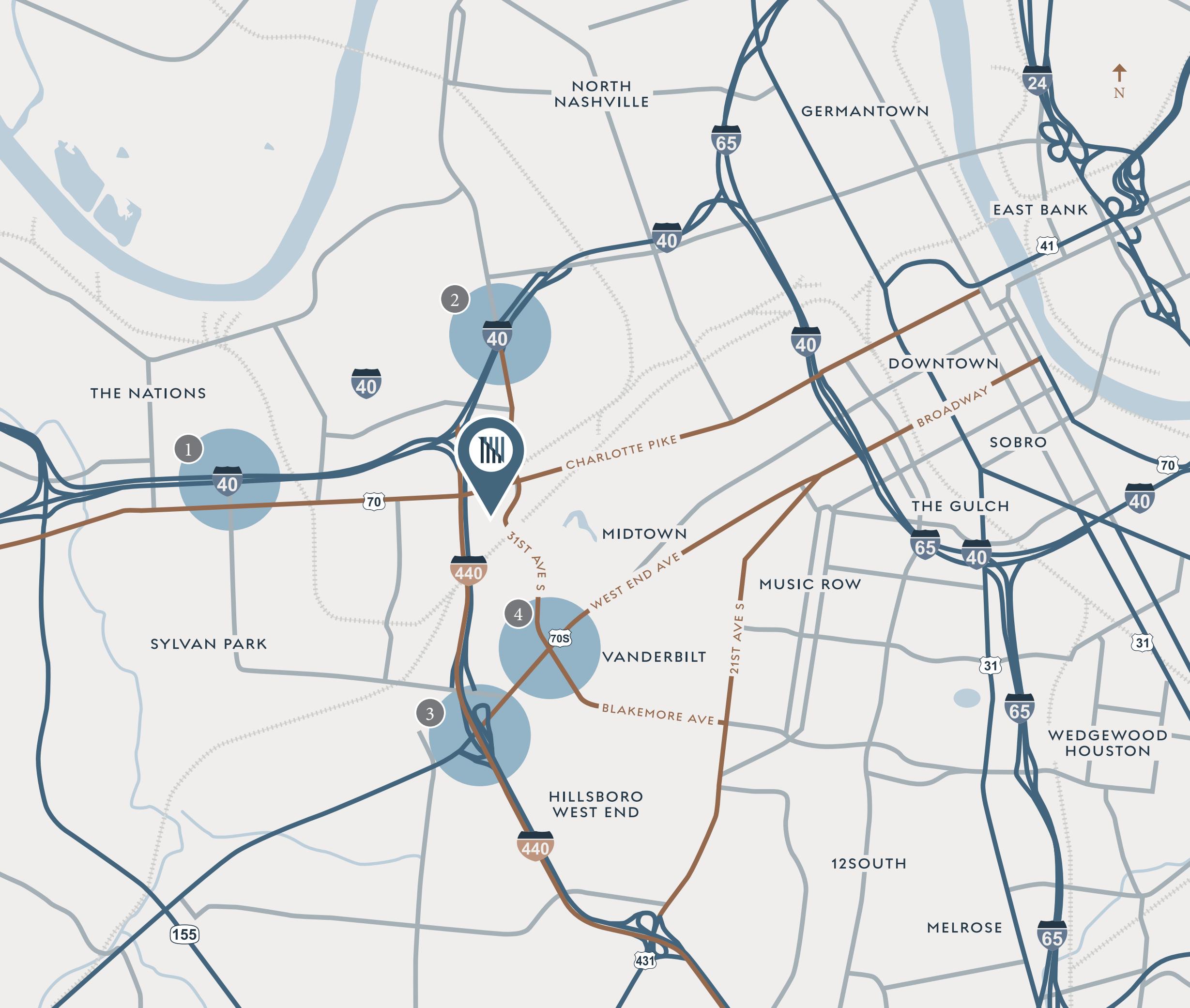
DRIVE TIMES

9 MINUTES
to Vanderbilt Medical Center

11 MINUTES
to downtown Nashville

20 MINUTES
to Nashville International Airport

21 MINUTES
to Brentwood





PARTNERS



CONVEXITY PROPERTIES

Convexity is a full-service real estate investment firm operating out of Chicago. A subsidiary of the diversified trading firm DRW, Convexity's mission is to invest in properties and projects in which their flexibility, insights, and expertise can create significant value.

BMO TOWER

320 S. Canal St.
Chicago, IL

52 Stories
1,400,000 SF



GOETTSCH PARTNERS

Goettsch Partners (GP) is an architecture firm with a global perspective. Based in Chicago, with additional offices in Denver and Shanghai, they share a singular approach to design that combines seasoned experience with a passion for exploration and innovation.

NOTABLE PROJECTS



1900 LAWRENCE

1900 Lawrence St.
Denver, CO
30 Stories
700,000 SF



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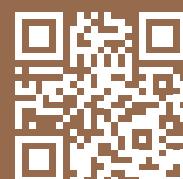
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5CITYBLVD.COM

Spaces, dimensions, square footage and availability are approximate and are subject to change without notice.

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LOCATED AT **oneCITY**