

THE
IVY™



2 VANTAGE WAY, NASHVILLE TN

OFFICE SPACE
AVAILABLE


STREAM

THE
IVY™

A HUB FOR PRODUCTIVITY & INNOVATION


- 111,090 SF OFFICE BUILDING
- RECENTLY COMPLETED \$3,000,000 RENOVATION
- NEW TENANT LOUNGE
- FITNESS CENTER WITH LOCKER ROOMS
- NEW ROOFTOP TERRACE WITH UNOBSTRUCTED DOWNTOWN VIEWS
- SIGNAGE OPPORTUNITY WITH EXPOSURE TO I-40
- FLEXIBLE FLOOR PLANS
- TENANT ACCESSIBLE BACK-UP GENERATOR ON-SITE
- ABUNDANT ON-SITE PARKING





 TENANT LOUNGE



 TENANT LOUNGE



ABUNDANT PARKING



 FITNESS CENTER



 [CLICK FOR VIRTUAL TOUR](#)

THE
IVY™

AN IDEAL LOCATION

3 MINUTE DRIVE TO GERMANTOWN

4 MINUTE DRIVE TO I-24

4 MINUTE DRIVE TO CBD

5 MINUTE DRIVE TO I-65

11 MINUTE DRIVE TO I-40



162,806

DAYTIME POPULATION
3 MILES



\$116,649

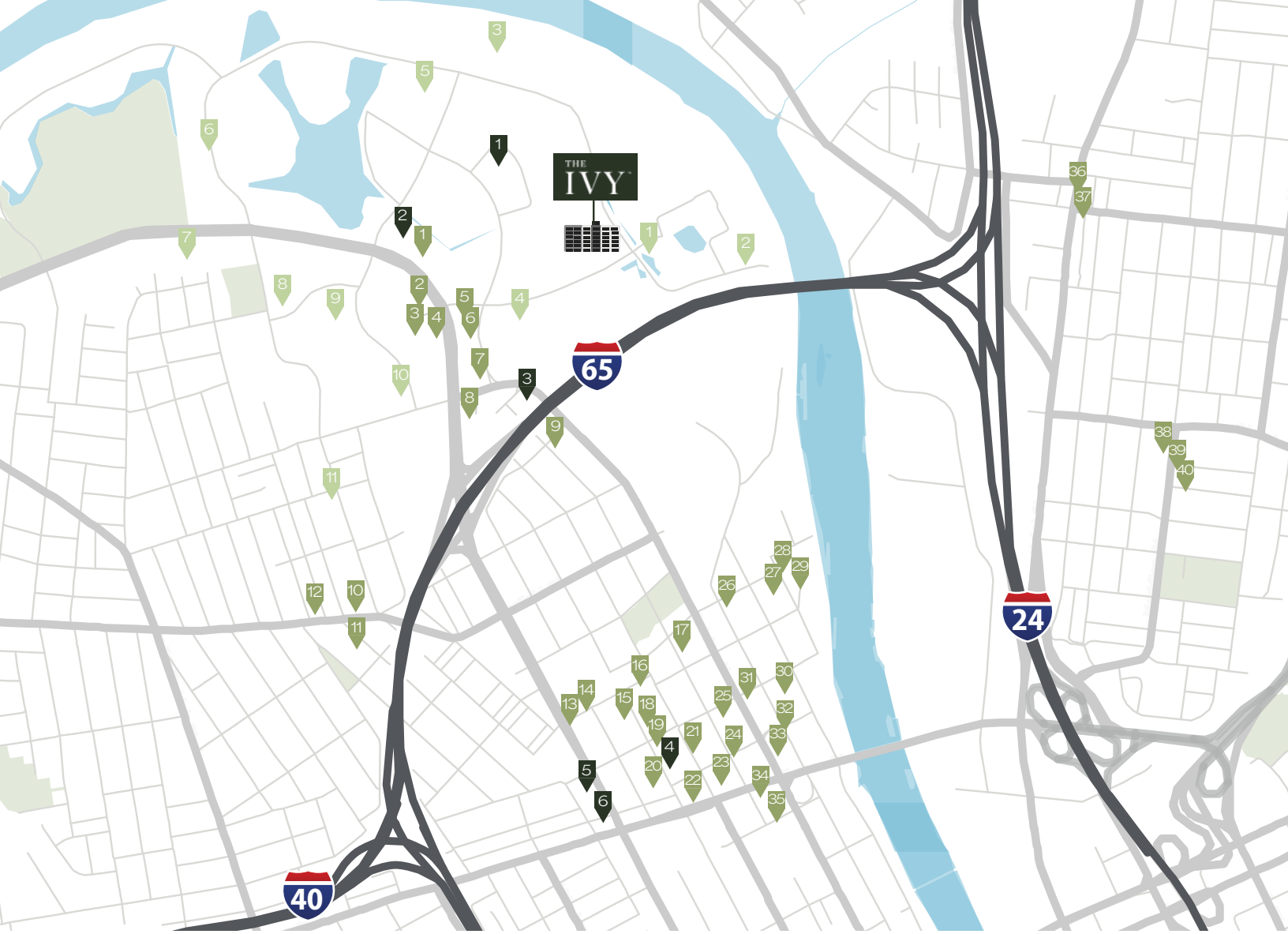
AVG. HOUSEHOLD INCOME
1 MILE



34

MEDIAN AGE
3 MILES





EAT

1. CHICK-FIL-A
2. TACO BELL
3. WENDY'S
4. MCDONALD'S
5. JERSEY MIKE'S
6. DUNKIN
7. CHIPOTLE
8. STARBUCKS
9. BIG AL'S DINER
10. WILLIE B'S KITCHEN
11. SLIM & HUSKY'S
12. TIO FUN!
13. ROLF & DAUGHTERS
14. TAILOR
15. STEADFAST COFFEE
16. 5TH & TAYLOR
17. BUTCHERTOWN HALL
18. SONNY'S PATIO
19. SAMURAI SUSHI
20. MONELL'S

21. RED BICYCLE COFFEE
22. EMMY SQUARED PIZZA
23. LITTLE HATS ITALIAN
24. WALDO'S CHICKEN
25. BARISTA PARLOR
26. SUREFIRE COFFEE
27. O-KU SUSHI
28. STAR ROVER SOUND
29. THE OPTIMIST
30. THE GOAT
31. PELATO
32. STEAM BOYS
33. SEDONA TAPHOUSE
34. GEIST
35. VON ELROD'S
36. CONEHEADS
37. RETROGRADE COFFEE
38. XIAO BAO
39. FOLK
40. RED HEADED STRANGER

LIVE

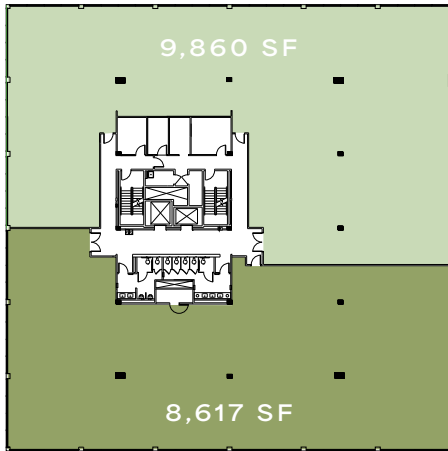
1. THE PRESLEY
2. ABBERLY RIVERWALK
3. SOUNDWATER
4. ONE METROCENTER
5. KNOX AT METRO CENTER
6. ARYA NORTH
7. GRANSTAFF
8. PRESERVE AT METRO CENTER
9. THE WARRICK
10. PARC AT METRO CENTER
11. CLAY ST COMMONS

STAY

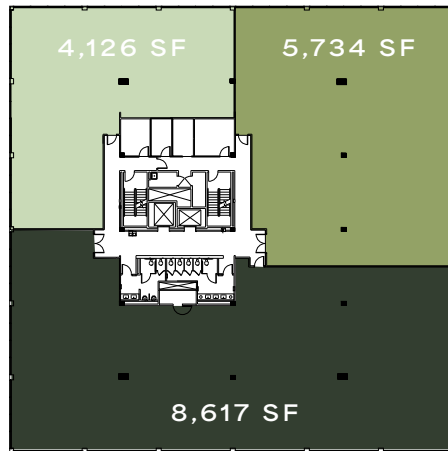
1. CANDLEWOOD SUITES
2. SPRINGHILL SUITES
3. HOME2 SUITES
4. GERMANTOWN INN
5. SONDER THE CHORUS
6. SONDER THE VERSE

FLOORPLAN OPTIONS

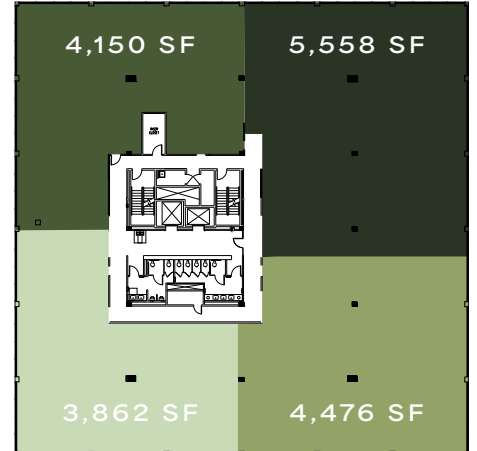
2 TENANT



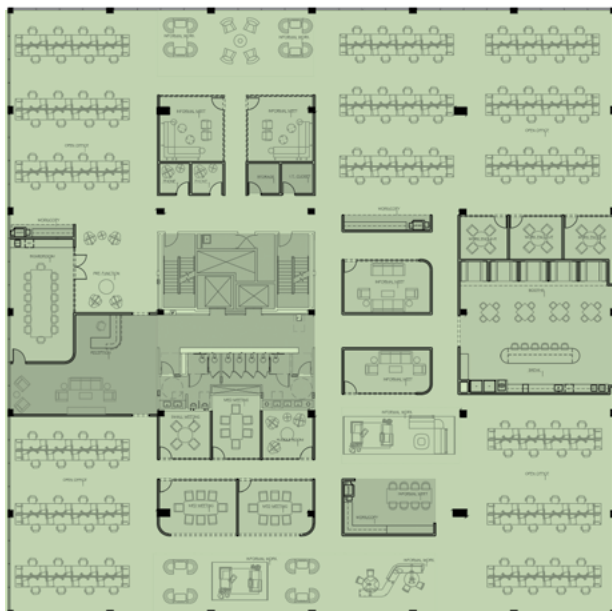
3 TENANT



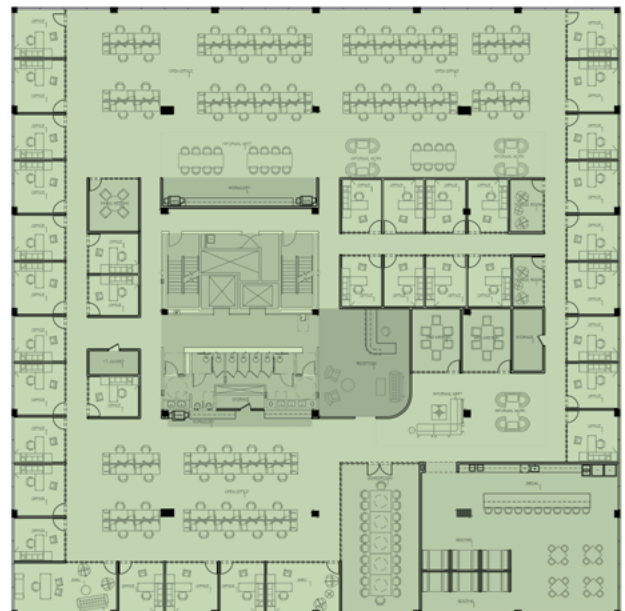
4 TENANT



FULL FLOOR OPTIONS



CREATIVE/OPEN LAYOUT



OFFICE-INTENSIVE LAYOUT



AVAILABLE SPACE

2nd Floor: 2,500-14,768 SF

3rd Floor: 2,500-24,355 SF

4th Floor: 2,500-24,355 SF

5th Floor: 2,500-24,355 SF

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