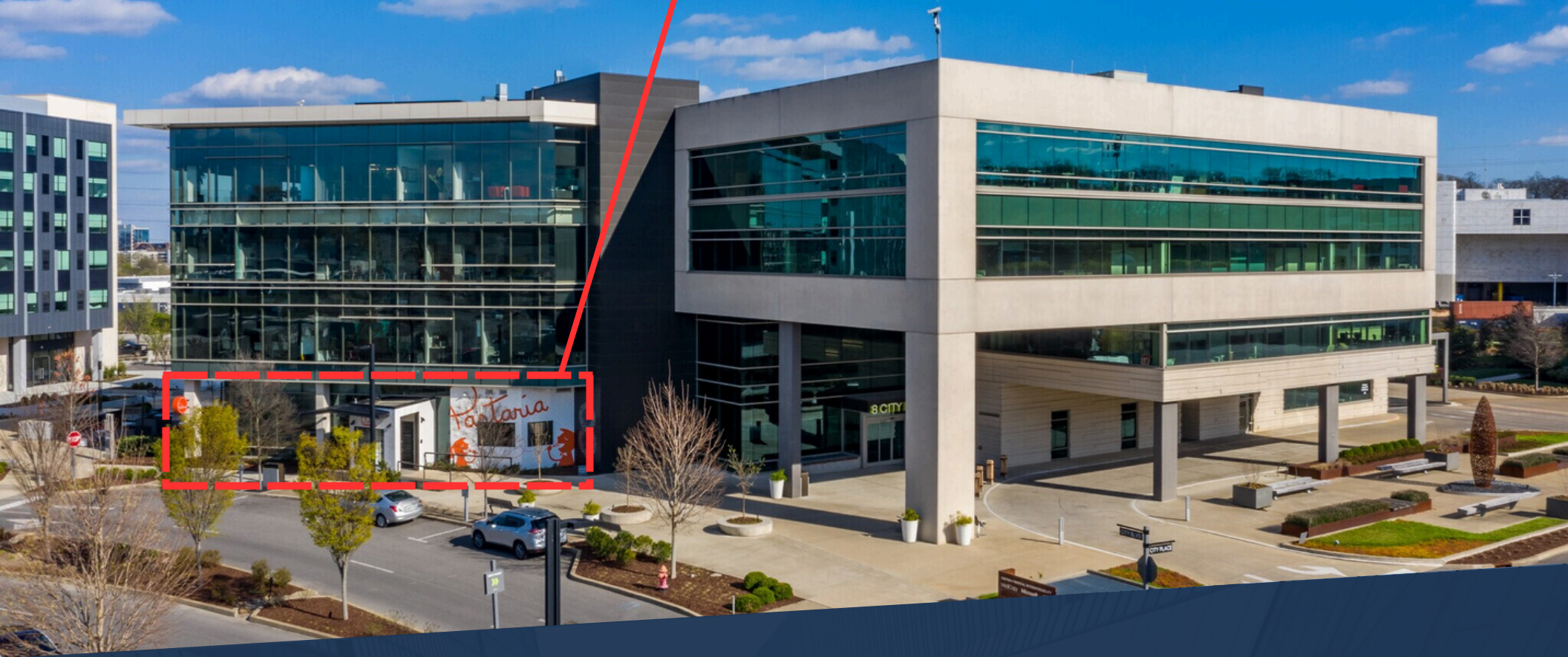


TURNKEY RESTAURANT SPACE



ONEC1TY NASHVILLE

8 CITY BOULEVARD
NASHVILLE, TN

1ST FLOOR - TURNKEY RESTAURANT SPACE



PROPERTY OVERVIEW

Nestled within Nashville's dynamic West Side, 8 CITY Blvd serves as a cornerstone of the thriving ONECITY community. This distinguished property boasts LEED Silver certification and hosts a leading orthopedic practice alongside innovative technology-based health firms. First-floor, turnkey restaurant space is now available for lease, offering an exceptional opportunity to join this vibrant community.

Visitors can also enjoy on-site dining, all while benefiting from professional on-site property management, a covered drop-off area, underground parking, and 4.5 acres of lush greenery and civic space enveloping the development.

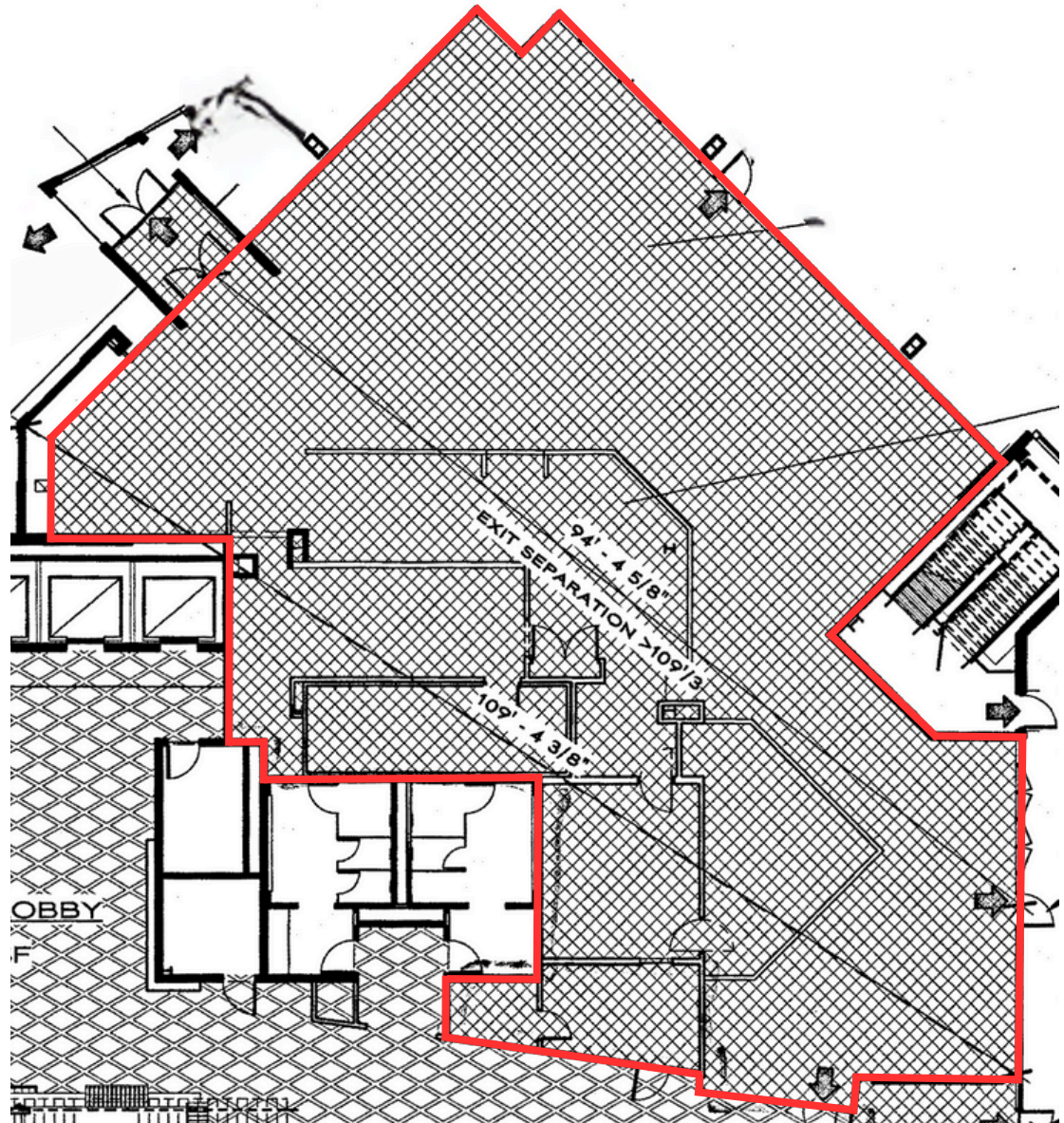


PROPERTY HIGHLIGHTS

BUILDING	108,853 RSF 4 Stories Class A LEED Silver
PARKING	3-level underground parking garage
YEAR BUILT	New Construction - 2015
LOCATION	Quick access to/from I-440 and US-70/Charlotte Ave

1ST FLOOR

RETAIL/RESTAURANT
6,348 RSF



8 CITY BOULEVARD

AREA OVERVIEW



8 CITY BOULEVARD

AREA OVERVIEW

ONE C1TY DEVELOPMENT

Located just moments from Nashville's bustling urban center, the ONEC1TY development is a lively and engaging neighborhood hub. Embracing sustainable principles, it offers ample green space and a vibrant community lawn, inviting one to stroll, bike, and immerse themselves in the outdoors, music, and art. This transformative development seamlessly integrates Nashville's healthcare, life sciences, and technology sectors, revitalizing a once-underutilized warehouse district into a thriving and interconnected community. Committed to environmental stewardship, the site design, infrastructure, transportation, and building construction are meticulously crafted to achieve LEED Neighborhood Development certification.

PROXIMITY TO HEALTHCARE

8 C1TY Blvd is centrally located within one of the most concentrated healthcare hubs in the southeastern United States.

- Tennessee Orthopedic Alliance, a current tenant, provides on-site MRI and CT scans, hand and physical therapy, and orthopedic urgent care services.
- TriStar Centennial Medical Center, a 741-bed hospital, offers a wide range of medical and surgical specialties.
- Ascension Saint Thomas Hospital Midtown is a comprehensive facility with 24/7 emergency care, heart and vascular services, orthopedics, cancer care, maternal and fetal medicine, and breast health services.
- Vanderbilt University Medical Center stands as the largest healthcare institution in the Mid-South region, renowned for its research, teaching, and patient care services.





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