
ASHWOOD

12 SOUTH



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THE GATEWAY TO 12 SOUTH

ASHWOOD IS THE NEWEST DESIGN-CENTRIC, MIXED-USE OFFICE AND RETAIL CONCEPT ON 12TH AVENUE SOUTH, NASHVILLE'S PREEMINENT SHOPPING, DINING AND ENTERTAINMENT CORRIDOR.



PROJECT OVERVIEW



73,000
SF OF OFFICE SPACE



44,500
SF OF RETAIL AND F&B /
RESTAURANT SPACE



+/- 1.92
ACRE SITE



192
PARKING SPACES



2.5/1,000
SF OFFICE PARKING RATIO



STRATEGIC LOCATION

8

MINUTE DRIVE
TO DOWNTOWN

4

MINUTE DRIVE
TO I-65

5

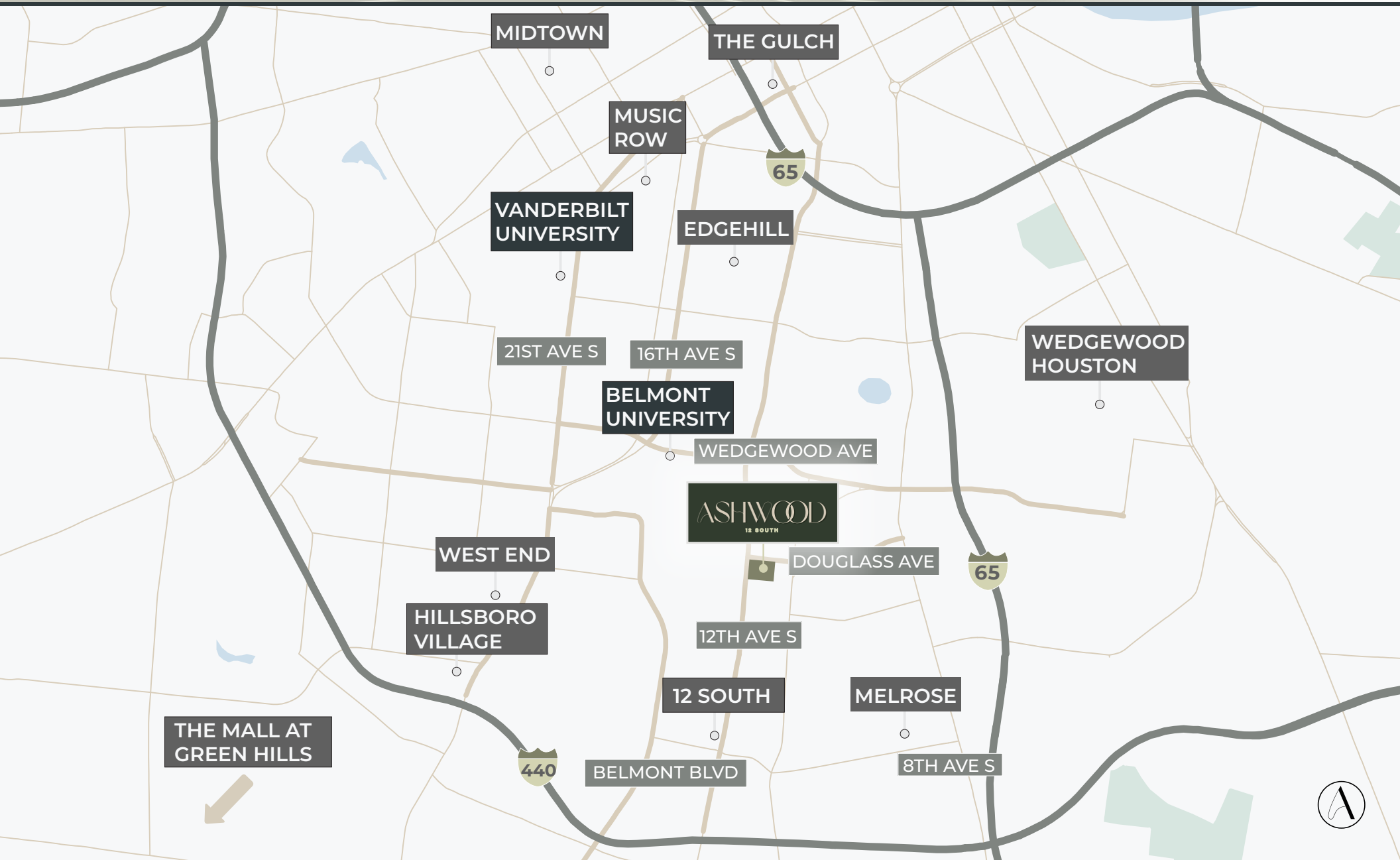
MINUTE DRIVE
TO I-440

6

MINUTE DRIVE
TO I-40



EXCEPTIONAL ACCESS



MEET OUR NEIGHBORS

12 SOUTH IS ONE OF THE MOST VISITED
NEIGHBORHOODS IN NASHVILLE, FILLED
WITH SHOPS, TOURIST ATTRACTIONS, TOP
RESTAURANTS AND RETAIL.





RETAIL OVERVIEW

44,500
TOTAL SF



DESIGN ATTRIBUTES
LEED SILVER



27,800
SF OF LUXURY
RETAIL SPACE



16,700
SF OF F&B /
RESTAURANT SPACE



WALKABILITY SCORE
88 WALKING SCORE
63 BIKE SCORE



DEVELOPMENT AMENITIES
ELECTRIC CAR CHARGING STATIONS
PUBLIC PLAZA
PRIVATE COVERED PARKING
DESIGNATED B-CYCLE STATION





LULULEMON



LA LA LAND



KREWE

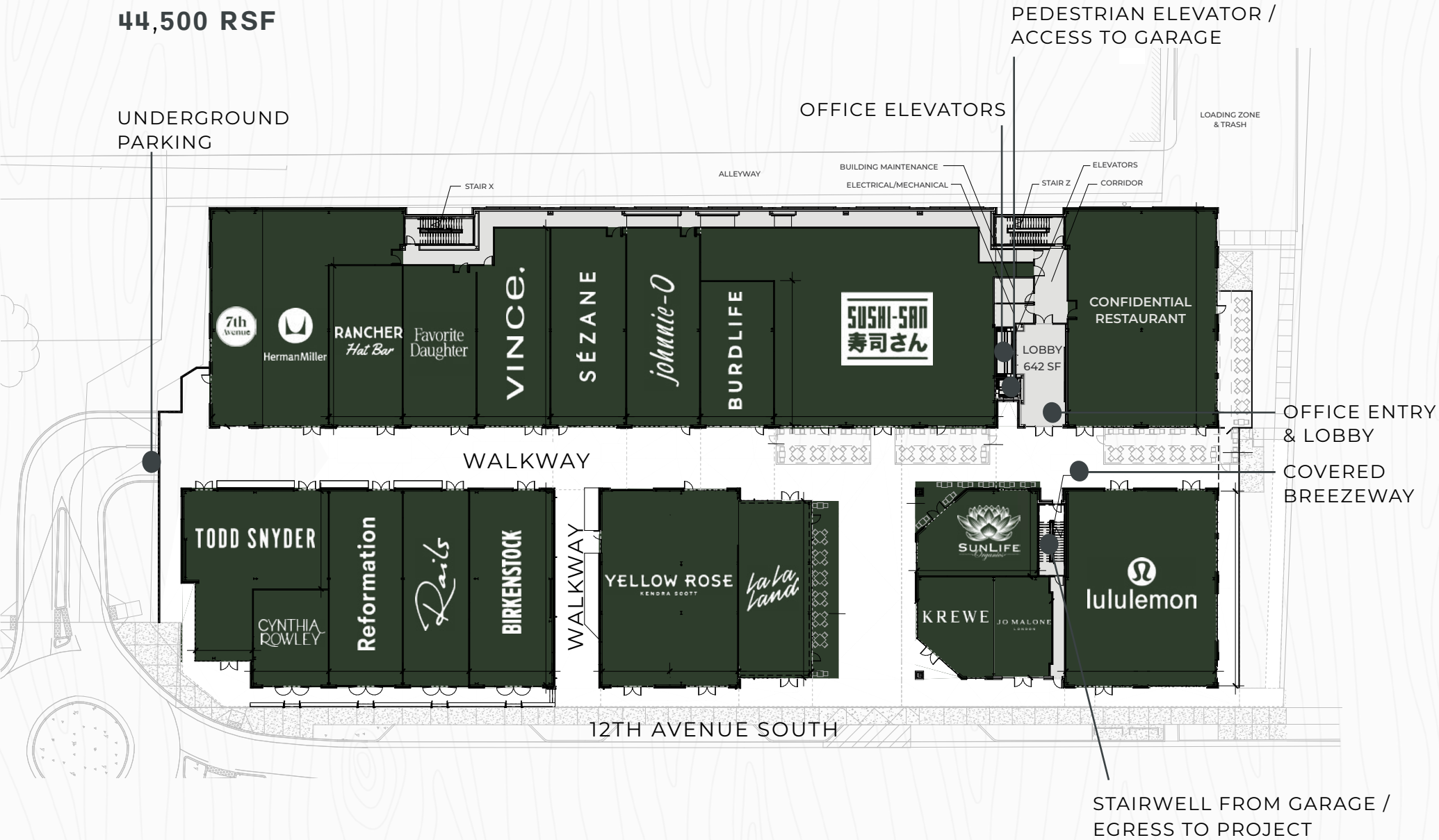


SEZANE

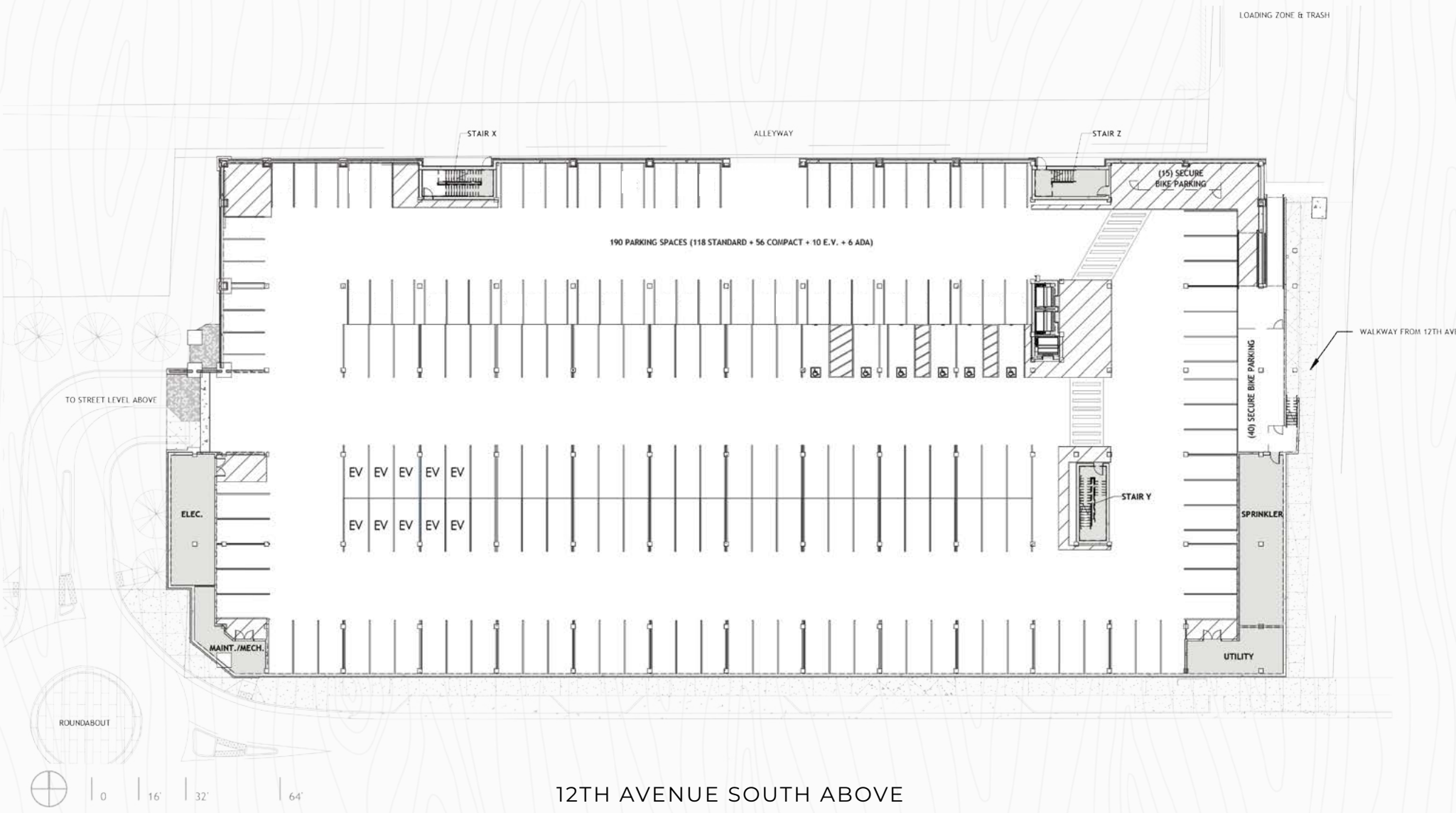


GROUND FLOOR | RETAIL

44,500 RSF



GARAGE LEVEL





POTENTIAL OFFICE DESIGN

OFFICE OVERVIEW

73,000

SF OF LUXURY OFFICE
SPACE FOR LEASE



DESIGN ATTRIBUTES
LEED SILVER



WALKABILITY SCORE
88 WALKING SCORE
63 BIKE SCORE



OFFICE AMENITIES
PRIVATE OUTDOOR BALCONIES
ON EVERY FLOOR
SHOWERS
SECURE BIKE STORAGE



DEVELOPMENT AMENITIES
ELECTRIC CAR CHARGING STATIONS
PUBLIC PLAZA
PRIVATE COVERED PARKING
DESIGNATED B-CYCLE STATION
27,800 SF OF RETAIL
16,700 SF OF F&B / RESTAURANT



CREATIVITY & CONNECTION





OFFICE SPACE



OFFICE SPACE



OFFICE SPACE

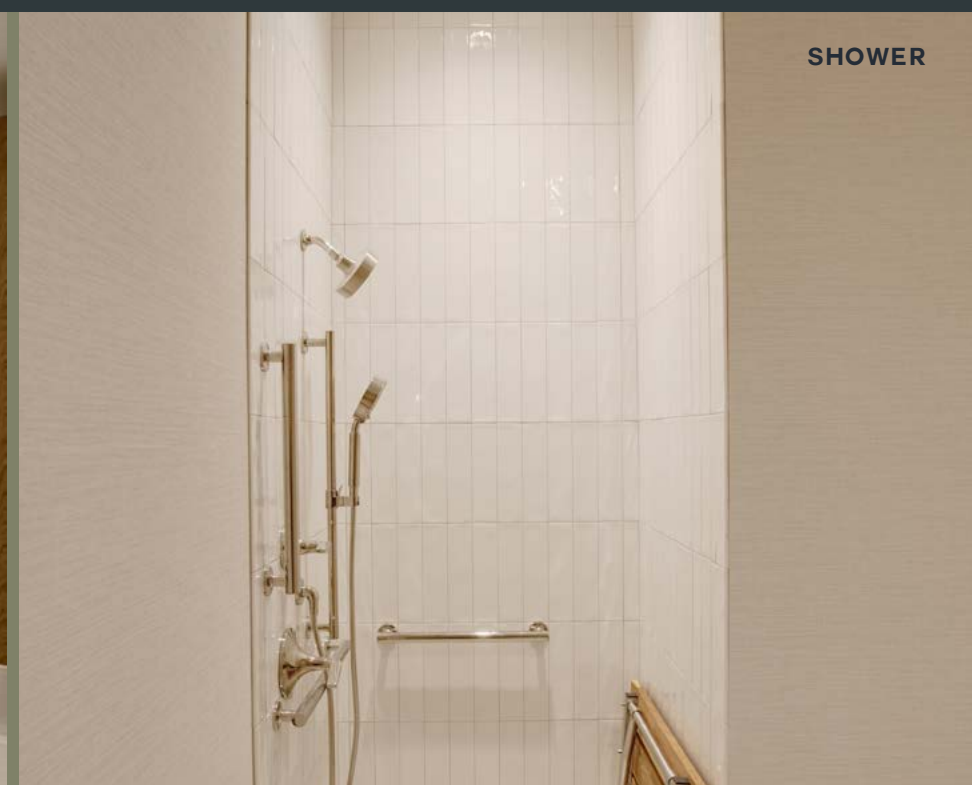


BALCONY OVERLOOKING LUXURY RETAIL





RESTROOM



SHOWER



LOBBY



LOBBY





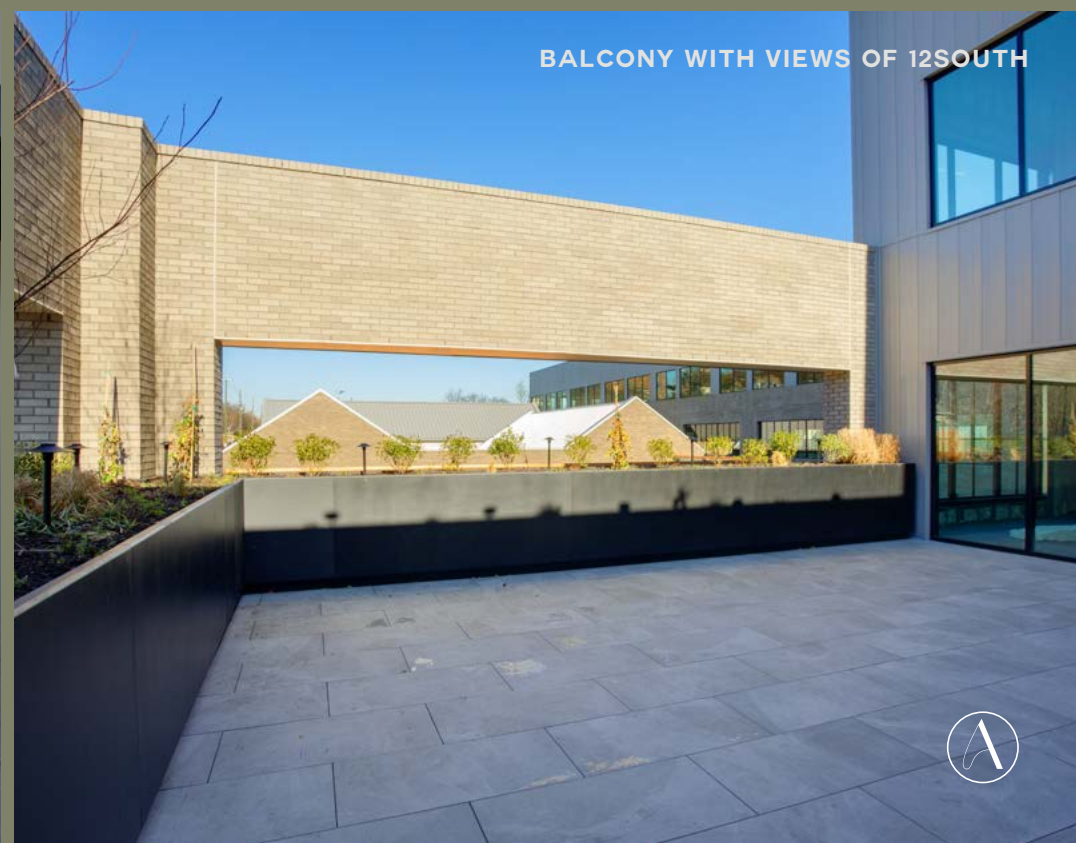
OFFICE SPACE



OFFICE SPACE



BALCONY



BALCONY WITH VIEWS OF 12SOUTH



SECOND FLOOR | SPEC SUITE

3,796 RSF



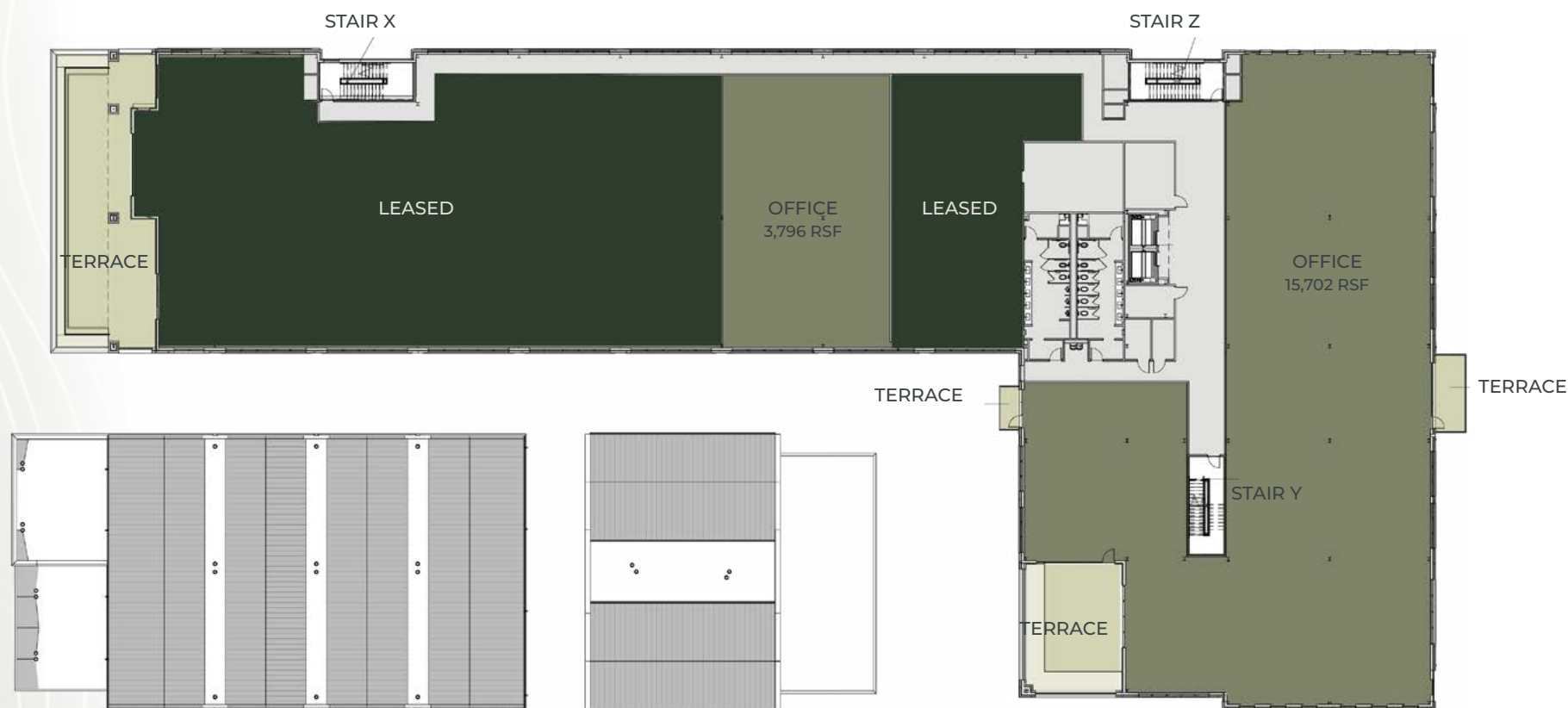
2
ELEVATORS

CEILING HEIGHTS
Level 2: 12' – 6"



SECOND FLOOR | OFFICE

37,500 RSF



2
ELEVATORS

26'
COLUMN SPACING

4
TERRACES
1,750 SF
840 SF
150 SF
50 SF

CEILING HEIGHTS
Level 2: 12' – 6"

BAY DEPTHS
53' to 70'

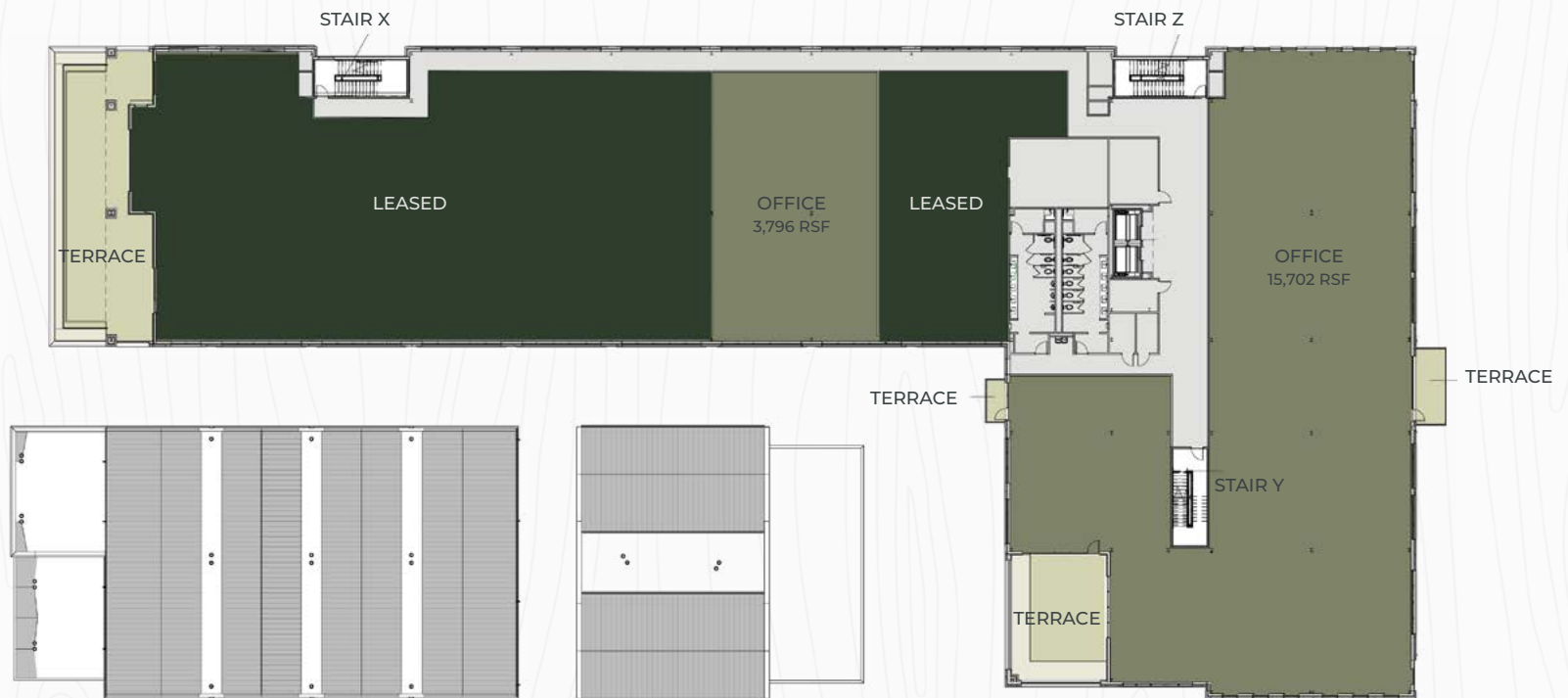




DEMISING OPPORTUNITIES

FOUR TENANT CONCEPT

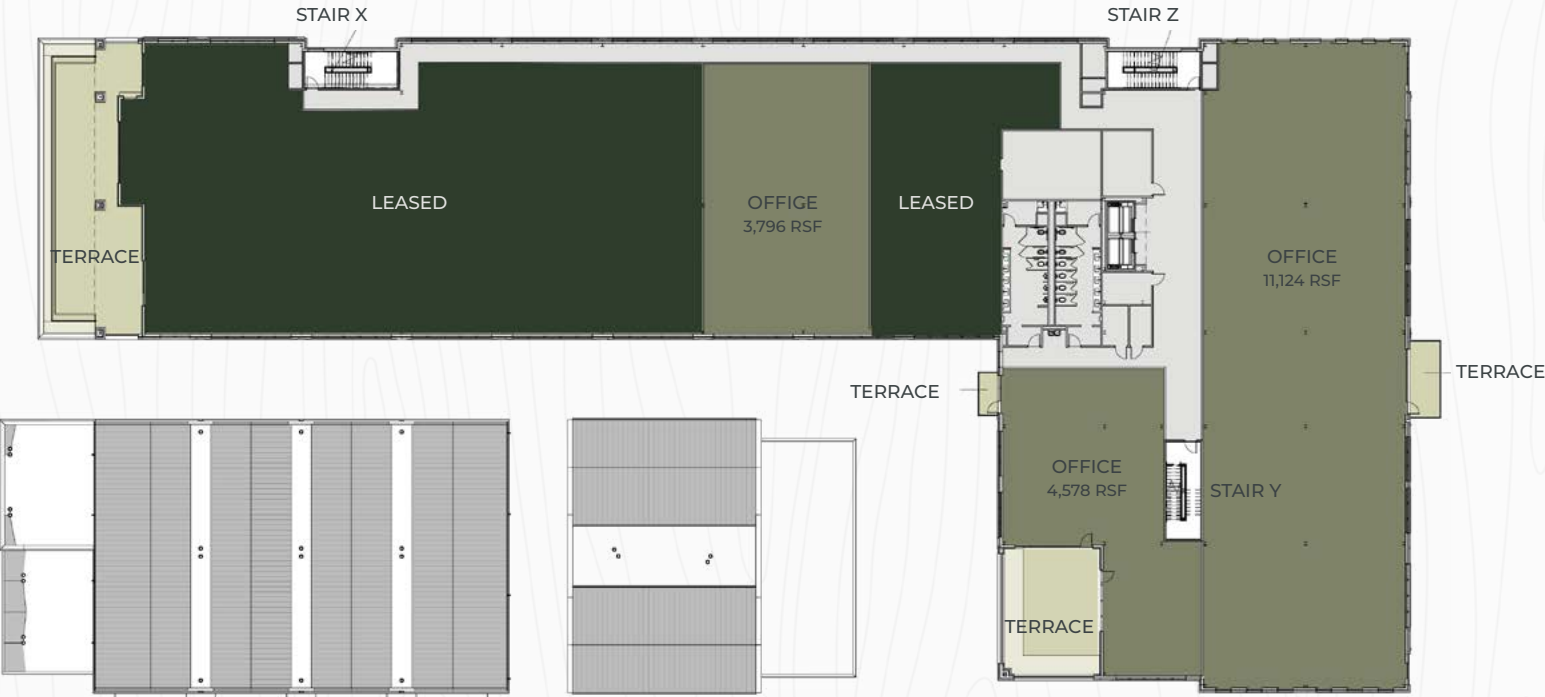
SECOND FLOOR



DEMISING OPPORTUNITIES

FIVE TENANT CONCEPT A

SECOND FLOOR





DEMISING OPPORTUNITIES

FIVE TENANT CONCEPT B

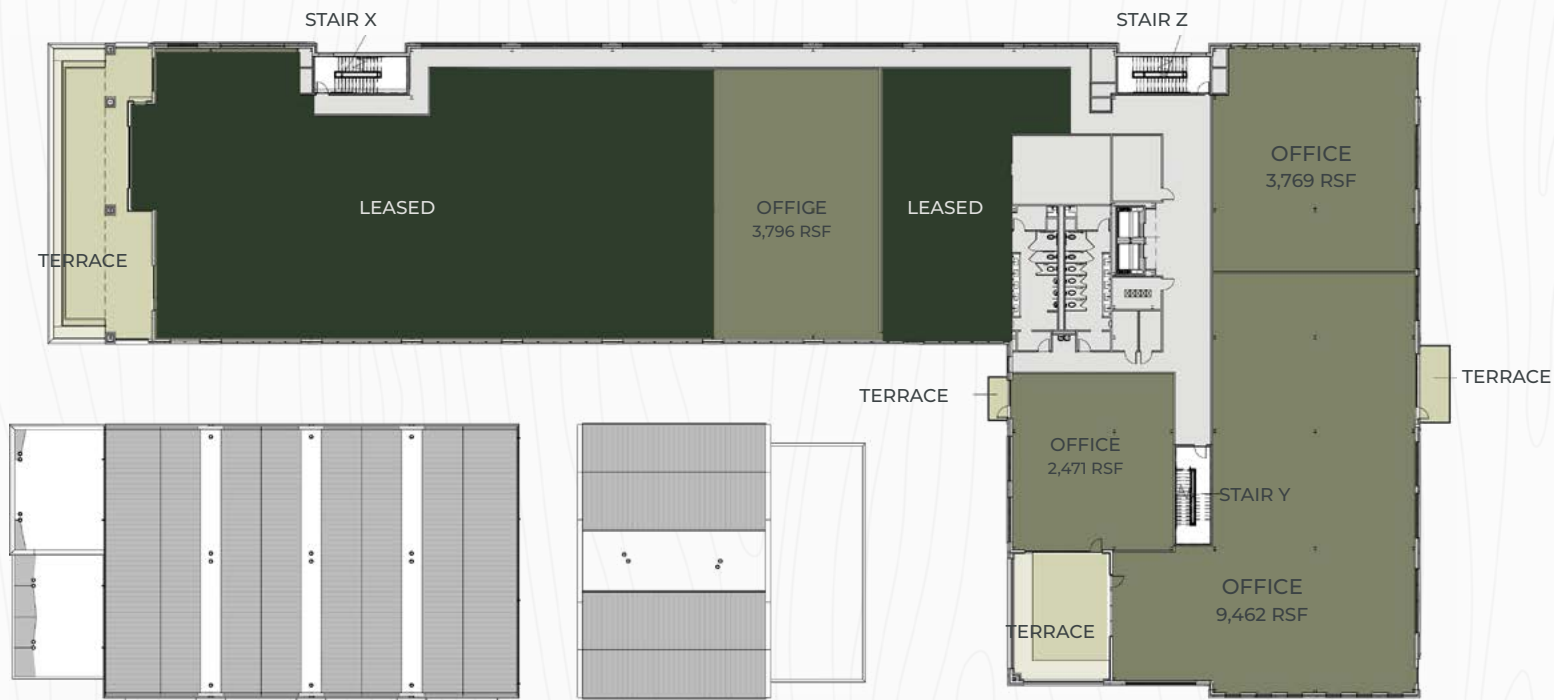
SECOND FLOOR



DEMISING OPPORTUNITIES

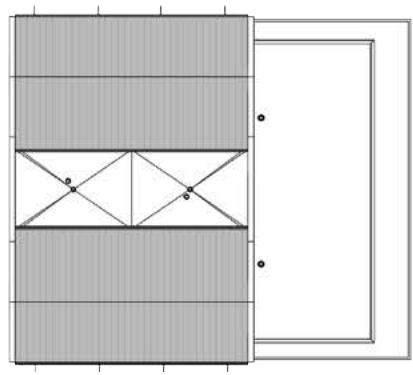
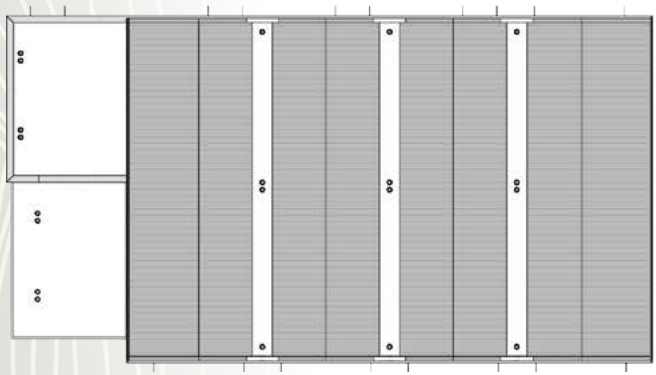
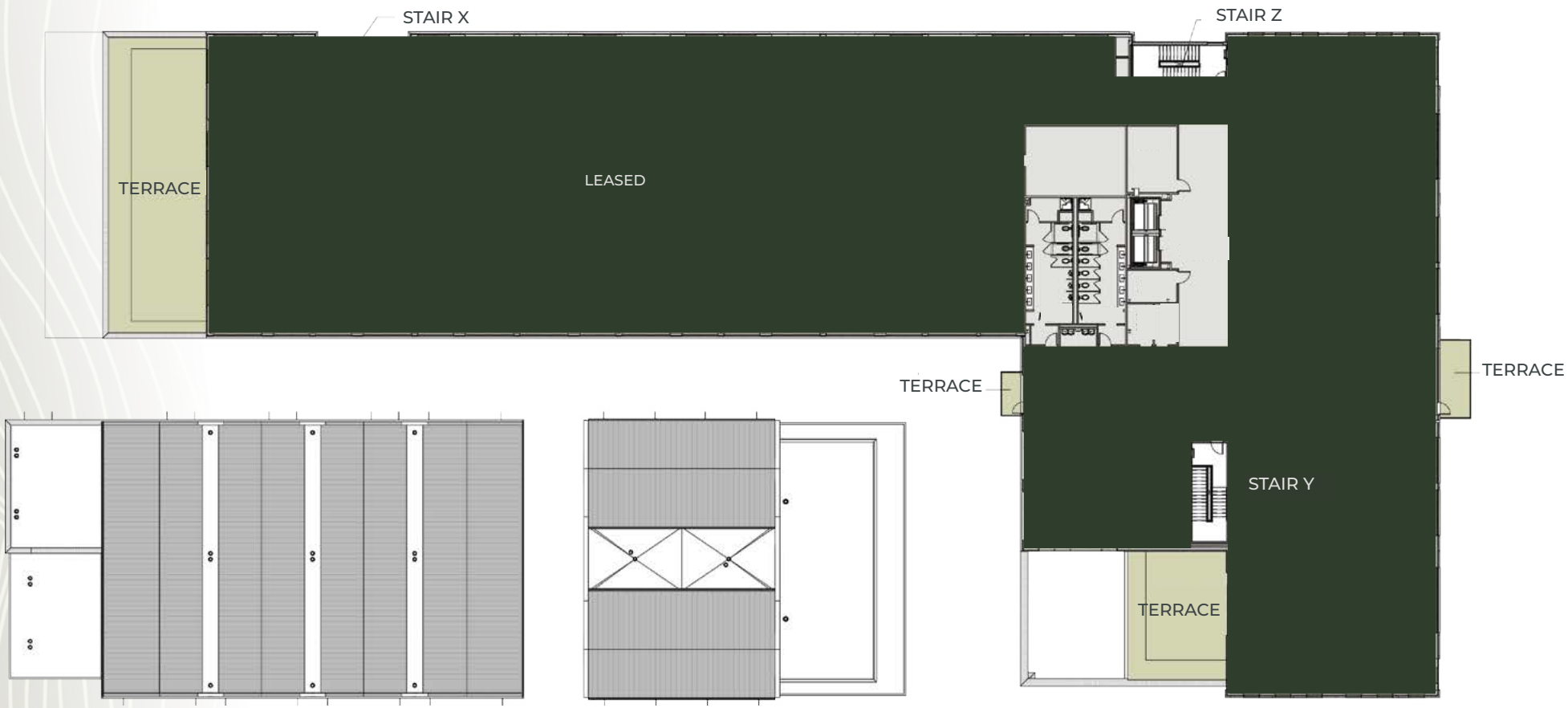
SIX TENANT CONCEPT

SECOND FLOOR



THIRD FLOOR | OFFICE

35,500 RSF



2
ELEVATORS

26'
COLUMN SPACING

4
TERRACES
1,880 SF
860 SF
150 SF
50 SF

CEILING HEIGHTS
Level 3: 14' - 6"
Level 3 to peak of gable: 31'

BAY DEPTHS
53' to 70'





FIRST CLASS
AMENITIES

LOCAL
NEIGHBORHOOD
FEEL

**A WORK,
PLAY, DINE**
DESTINATION





A DESTINATION
ON 12 SOUTH

EVERYTHING
YOU NEED IN
ONE PLACE

BUSTLING MIX
OF **FIRST**
TO-MARKET
OFFERINGS





INTOWN
GOLF CLUB

INTOWN GOLF CLUB

INTOWN GOLF CLUB IS A PRIVATE CLUB FOR MEMBERS AND GUESTS, PROVIDING AN ELEVATED GOLF CLUB EXPERIENCE WITH A WORLD-CLASS FOOD AND BEVERAGE OFFERING THAT IS ACCESSIBLE, CONVENIENT, AND INVITING, BRINGING TOGETHER A DIVERSE AND WELL-ROUNDED COMMUNITY OF GOLF ENTHUSIASTS AND NON-GOLFERS ALIKE... NO MATTER THE WEATHER.

THE NASHVILLE LOCATION WILL FEATURE A FULL FOOD & BEVERAGE PROGRAM, IN PARTNERSHIP WITH CASTELLUCCI HOSPITALITY GROUP, AS WELL AS 8 SIMULATOR BAYS WITH TRACKMAN TECHNOLOGY, FULLY-EQUIPPED LOCKER ROOMS, AN INDOOR PUTTING GREEN, PLUS A GREAT ROOM WITH FIREPLACE, AND A PRIVATE DINING ROOM. IT'S A PLACE TO HOST MEETINGS, SOCIAL EVENTS, DRINKS OR DINNER, OR WORK ON YOUR SWING... DAY OR NIGHT.





Nashville

WHY NASHVILLE?

THERE'S NO BETTER PLACE TO EXPERIENCE MUSIC THAN NASHVILLE – A CITY OF STORYTELLERS, DREAMERS AND CREATIVES.

A PLACE THAT IS FRIENDLY, AUTHENTIC, CREATIVE AND FILLED WITH SPIRIT.



#1 BEST PLACE FOR
REAL ESTATE INVESTMENT
& DEVELOPMENT
*ULI & PWC 2023 EMERGING
TRENDS IN REAL ESTATE*



#3 BEST CITY FOR
YOUNG PROFESSIONALS
BIZJOURNALS.COM, 2019



21.6%
POPULATION GROWTH
SINCE 2010



#1 BEST CITY FOR FIRST-
TIME HOMEBUYERS
BIZJOURNALS.COM, 2022



#4
IN METROPOLITAN
ECONOMIC STRENGTH
POLICOM, 2022



75%
OF THE U.S. MARKET LOCATED
WITHIN A 2-HOUR FLIGHT



#3 HOTTEST JOB
MARKET IN THE NATION
NASHVILLE BUSINESS JOURNAL, 2022



21 ACCREDITED FOUR-
YEAR AND POST-GRADUATE
INSTITUTIONS



86+
NEW RESIDENTS MOVE TO
NASHVILLE EVERY DAY





TOURISTS AND LOCALS ALIKE
FREQUENT THE NEIGHBORHOOD,
TO SHOP THE MANY UNIQUE
BOUTIQUES, SNAPPING SELFIES BY
THE MANY VIBRANT MURALS.



26
RESTAURANTS



36
NATIONAL RETAILERS



1+
MILES OF WALKABLE SHOPPING,
RESTAURANTS, AND CAFES



12
ORIGINAL
NASHVILLE BRANDS



22
MURALS AND
SIGNATURE PIECES





WHY 12 SOUTH?

OVER THE PAST DECADE, 12 SOUTH HAS EMERGED AS NASHVILLE'S GO-TO TRENDY NEIGHBORHOOD FOR DINING, SHOPPING AND ENTERTAINMENT. 12TH AVENUE SOUTH IS LINED BY NATIONAL AND BOUTIQUE RETAILERS; VIBRANT RESTAURANTS, BARS, AND LIVE MUSIC VENUES; AND ART GALLERIES AND RECORDING STUDIOS; ALL OCCUPYING A MIX OF ECCENTRIC SINGLE-STORY BUNGALOWS, ADAPTIVE REUSE BUILDINGS, AND AESTHETIC NEW DEVELOPMENTS. 12 SOUTH HAS EVOLVED TO REPRESENT THE CULTURE AND CHARACTER THAT DEFINE NASHVILLE.

TOURISTS AND LOCALS ALIKE FREQUENT THE NEIGHBORHOOD, TO SHOP THE MANY UNIQUE BOUTIQUES, SNAPPING SELFIES BY THE "I BELIEVE IN NASHVILLE" MURAL, WHILE ADORING REESE WITHERSPOON'S STYLISH FAMOUS DRAPER JAMES HEADQUARTERS AND DINING ALONG THE AVENUE'S HOTSPOTS.



ABOUT THE DEVELOPER



TURNBRIDGE
EQUITIES

**ASHWOOD WAS INSPIRED BY AND BEARS MANY
SIMILARITIES TO TURNBRIDGE'S MUSIC LANE
DEVELOPMENT IN AUSTIN, TX,**

DESIGNED BY LOCAL, NATIONALLY RENOWNED
ARCHITECTURE FIRM LAKE|FLATO, MUSIC LANE
ACCENTUATES THE ESTABLISHED CULTURE OF THE
SOUTH CONGRESS RETAIL CORRIDOR, HOSTING A
PEDESTRIAN-FOCUSED URBAN PLACE IN A DYNAMIC
MIXED-USE ENVIRONMENT.

THE PROJECT IS COMPRISED OF 140,000 SF
CREATIVE OFFICE, 75,000 SF HIGH-STREET RETAIL
AND RESTAURANTS, 434 MULTIFAMILY UNITS, AND
95,000 SF OF WELLNESS AND HOSPITALITY SPACE.

TURNBRIDGE'S LEASING SUCCESS AT MUSIC LANE
PROVED THAT PROJECTS WITH IMMEDIATE
ACCESSIBILITY AND INTERCONNECTEDNESS TO A
MULTITUDE OF RETAIL SHOPS, CAFES, RESTAURANTS,
AND ENTERTAINMENT AMENITIES, AS WELL AS
PROXIMITY TO DENSE RESIDENTIAL NEIGHBORHOODS,
ARE PROVEN TO ATTRACT MANY OF THE NATION'S
TOP EMPLOYERS.



TURNBRIDGE'S PLACEMAKING EXPERTISE AND EXECUTION HELPED ATTRACT A VARIETY OF BEST-IN-CLASS OFFICE, RETAIL AND HOSPITALITY TENANTS INCLUDING SOHO HOUSE, EQUINOX, GENSLER, DELOITTE, MCKINSEY, BREVAN HOWARD, OJO LABS, HERMES, NIKE, ALO YOGA, LULULEMON, ABA (LETTUCE ENTERTAIN YOU), REFORMATION, EVERLANE, SWEETGREEN, TWO HANDS, LE LABO, PARACHUTE, LOVESHACKFANCY AND OTHER EXCITING FIRST-TO-MARKET TENANTS TO MUSIC LANE.

EQUINOX



SOHO HOUSE

Gensler

Deloitte.

McKinsey
& Company

BREVAN HOWARD

ojo

HERMÈS
PARIS



alo



aba

REFORMATION

EVERLANE

sweetgreen

TWO
HANDS

LE LABO

PARACHUTE

LOVESHACKFANCY





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