

ASHWOOD

12 SOUTH



# ASHWOOD

12 SOUTH

## 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

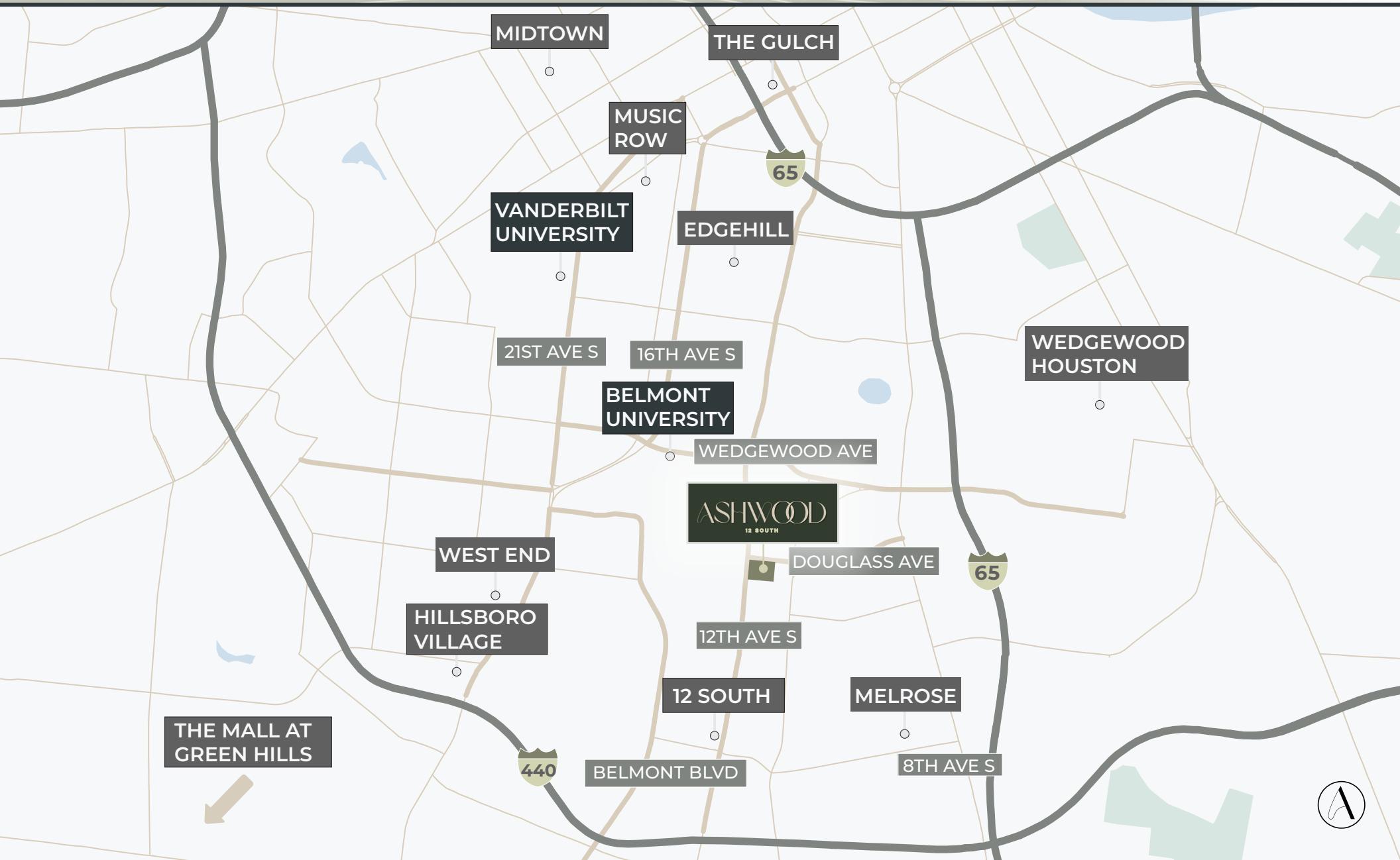
MINUTE DRIVE  
TO I-440

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

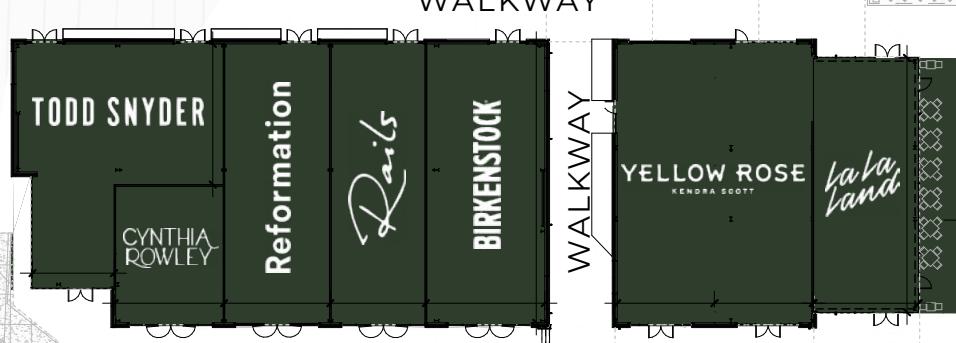
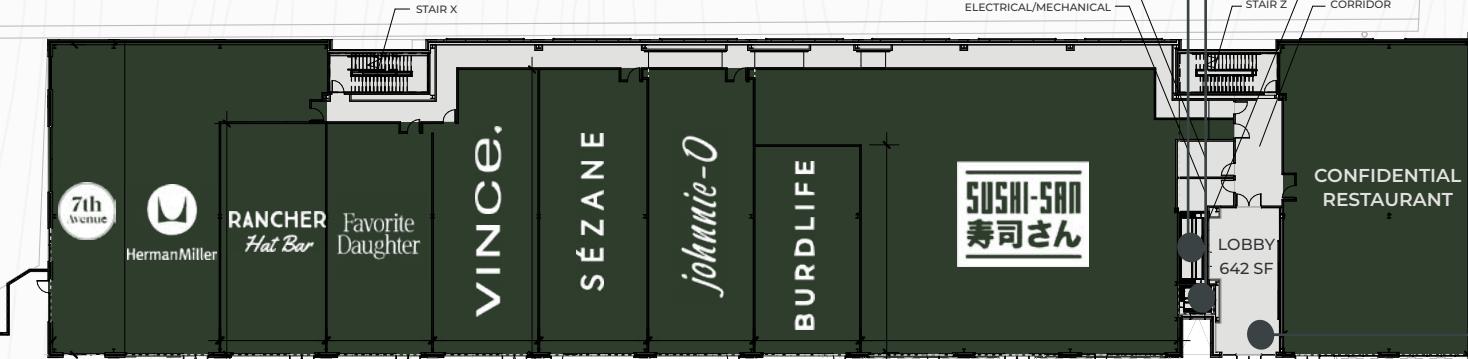




# GROUND FLOOR | RETAIL

44,500 RSF

UNDERGROUND  
PARKING



PEDESTRIAN ELEVATOR /  
ACCESS TO GARAGE

LOADING ZONE  
& TRASH

OFFICE ELEVATORS

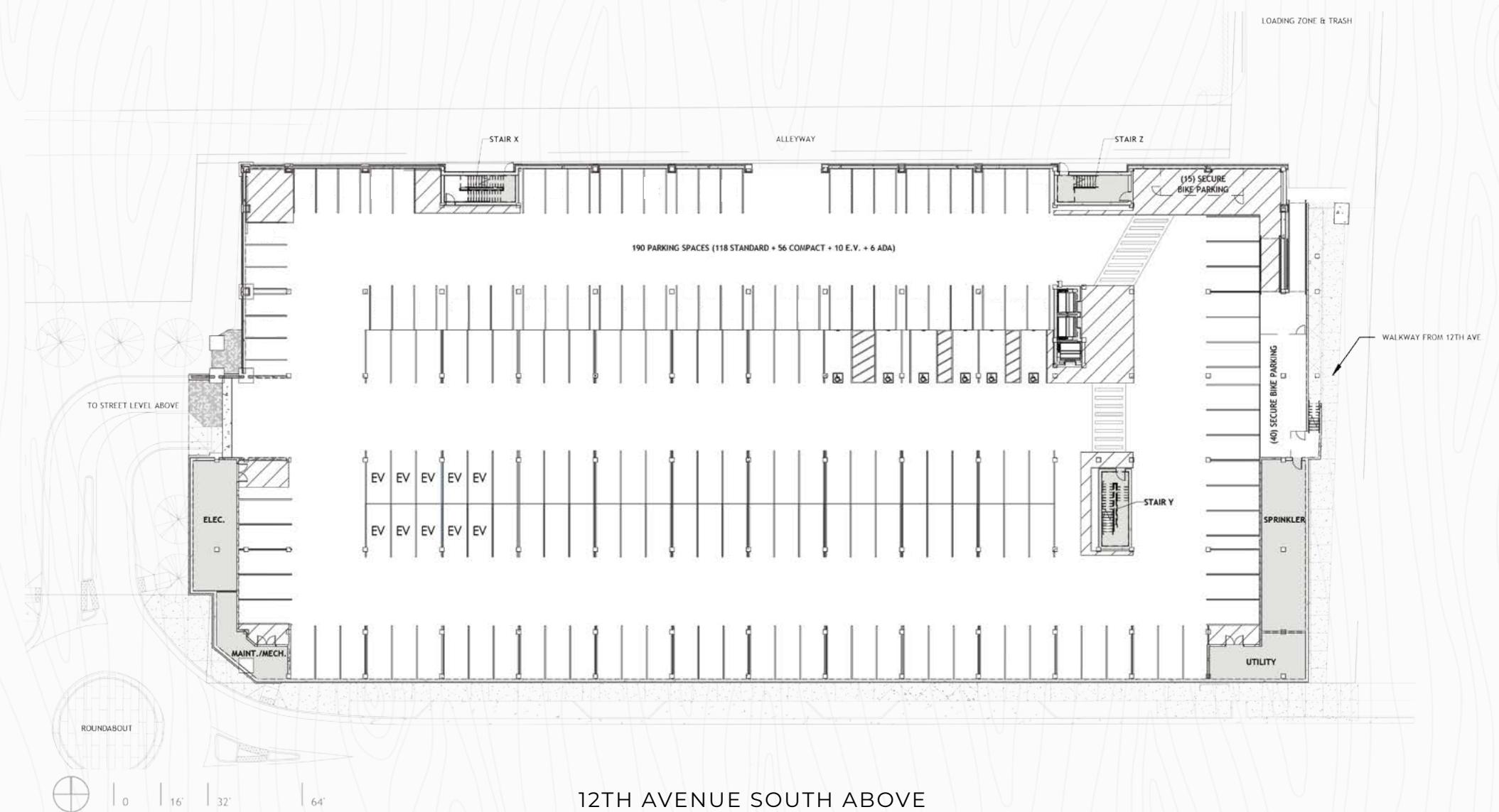
BUILDING MAINTENANCE  
ELECTRICAL/MECHANICAL

OFFICE ENTRY  
& LOBBY

COVERED  
BREEZEWAY



# GARAGE LEVEL





POTENTIAL OFFICE DESIGN

# OFFICE OVERVIEW

73,000  
SF OF LUXURY OFFICE  
SPACE FOR LEASE



DESIGN ATTRIBUTES  
LEED SILVER



## OFFICE AMENITIES

PRIVATE OUTDOOR BALCONIES  
ON EVERY FLOOR  
SHOWERS  
SECURE BIKE STORAGE



## WALKABILITY SCORE

88 WALKING SCORE  
63 BIKE SCORE



## 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



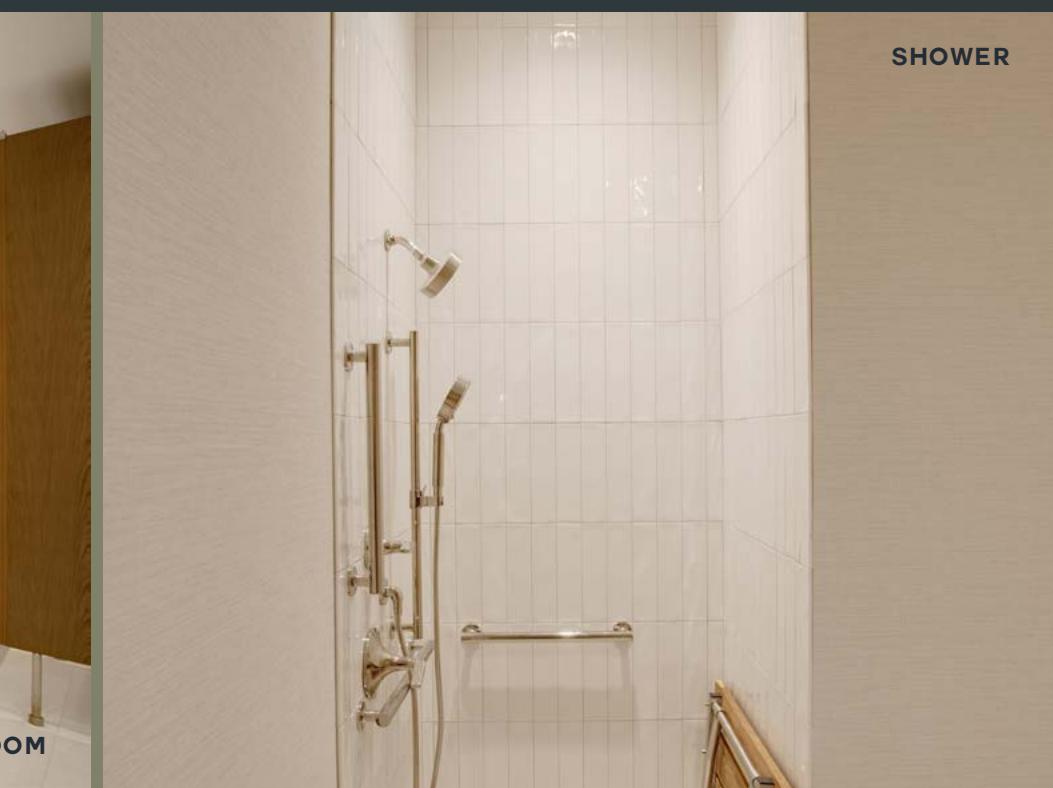
# CREATIVITY & CONNECTION

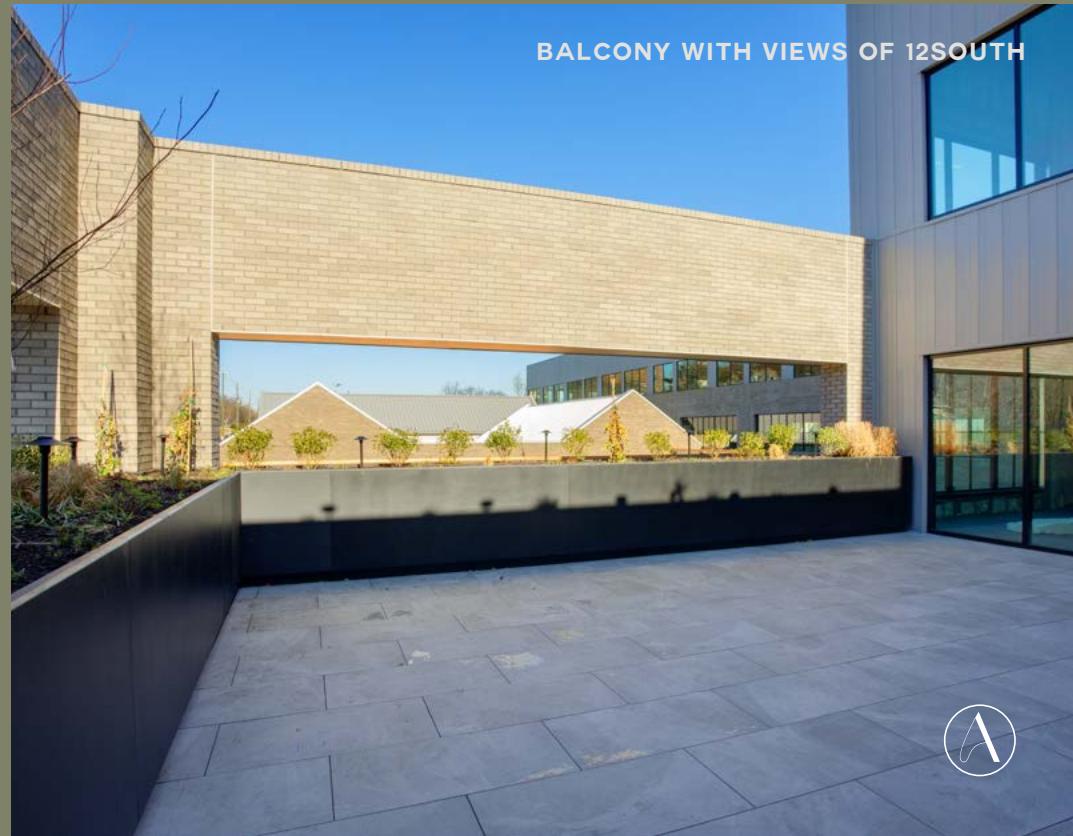
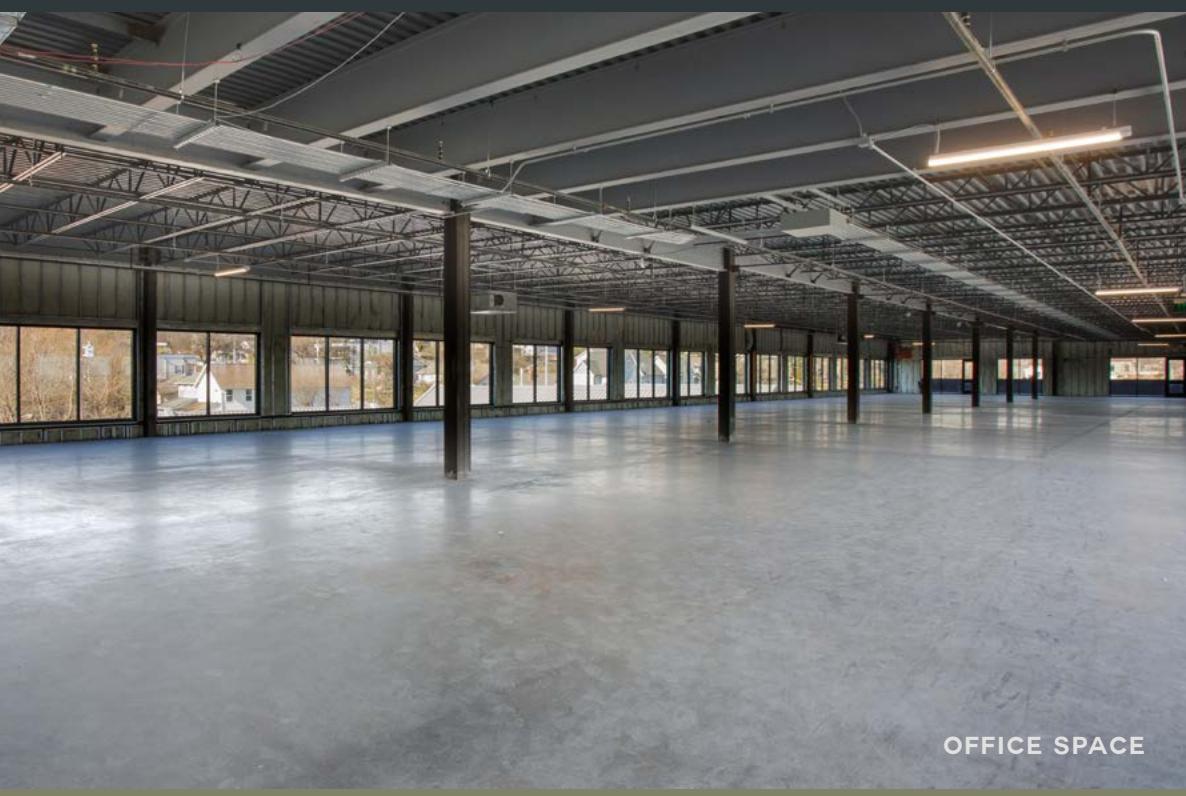






SHOWER





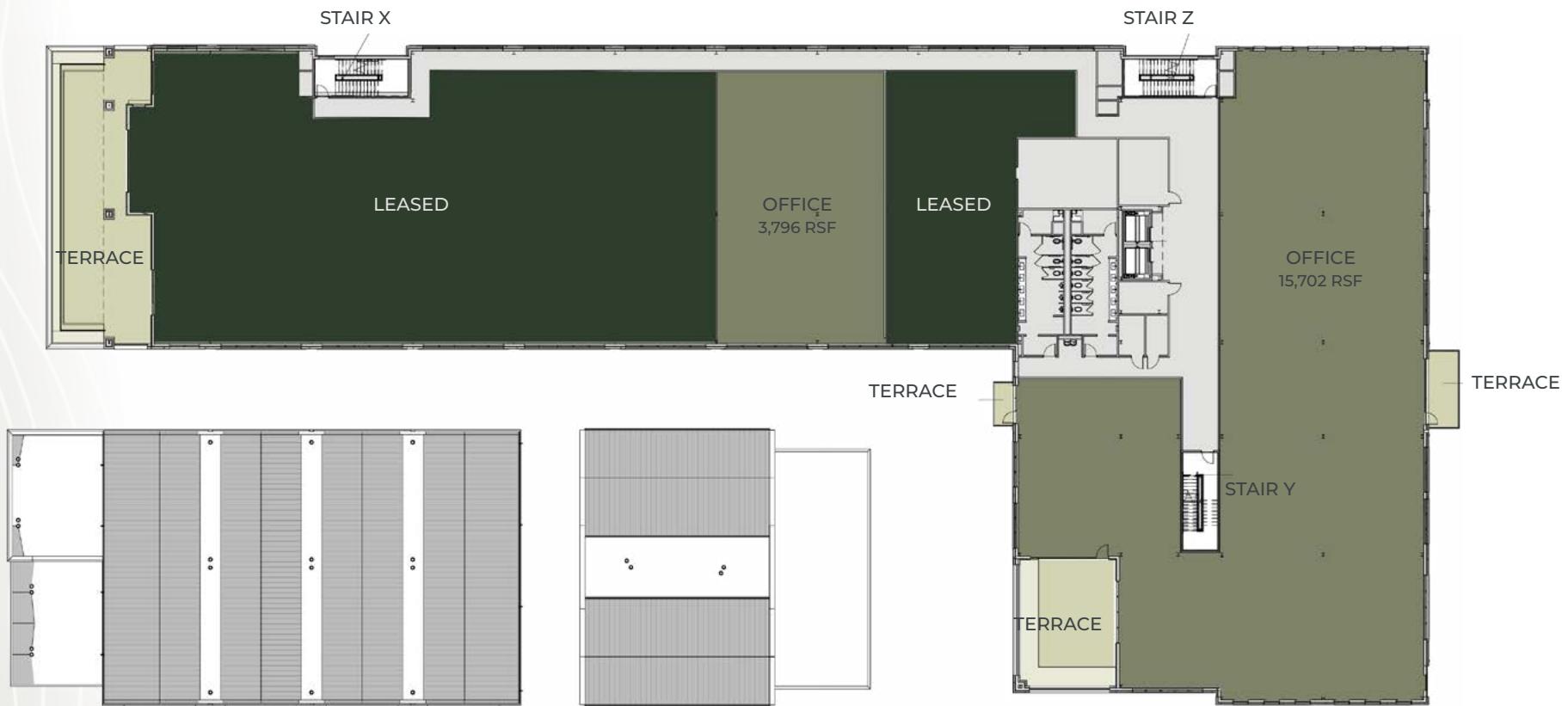
# SECOND FLOOR | SPEC SUITE

3,796 RSF



# 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'

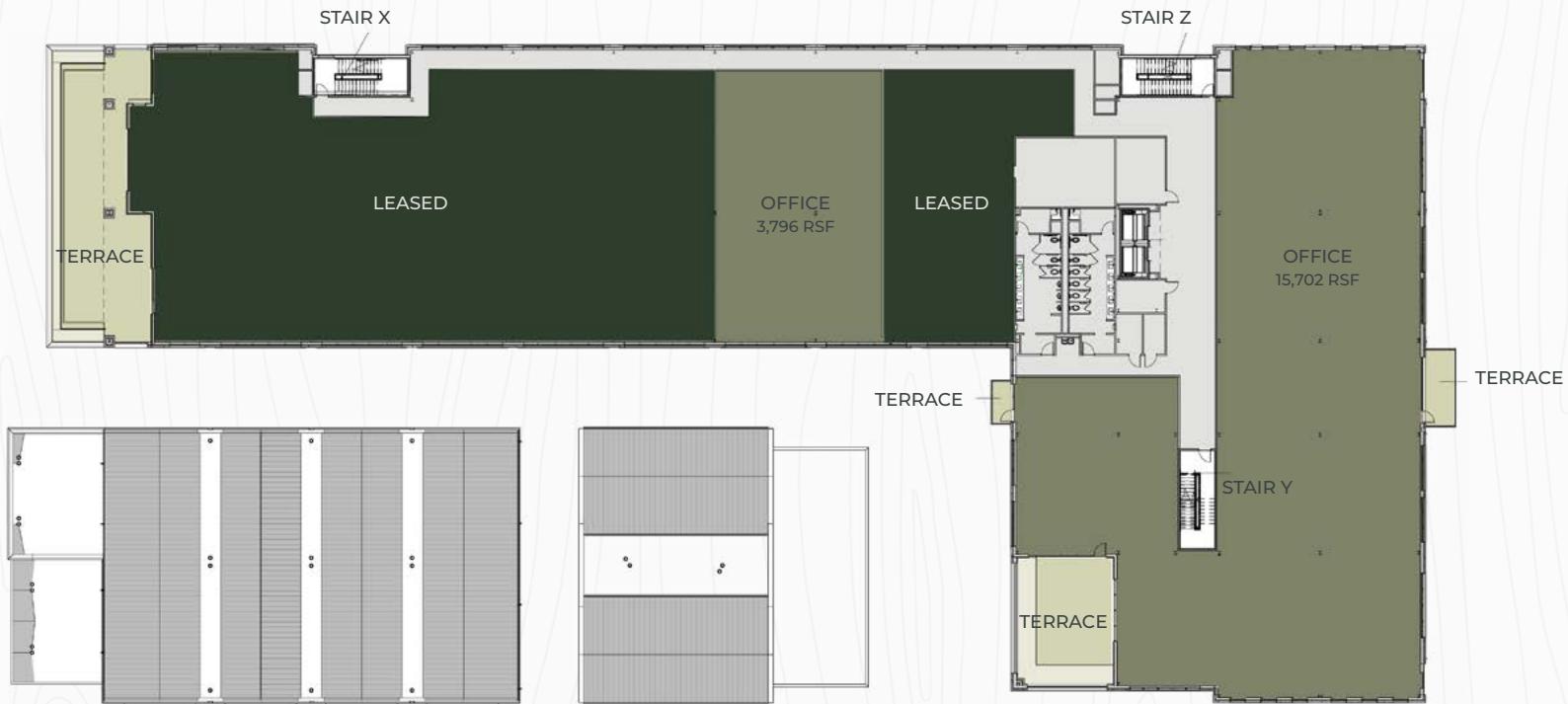




# DEMISING OPPORTUNITIES

## FOUR TENANT CONCEPT

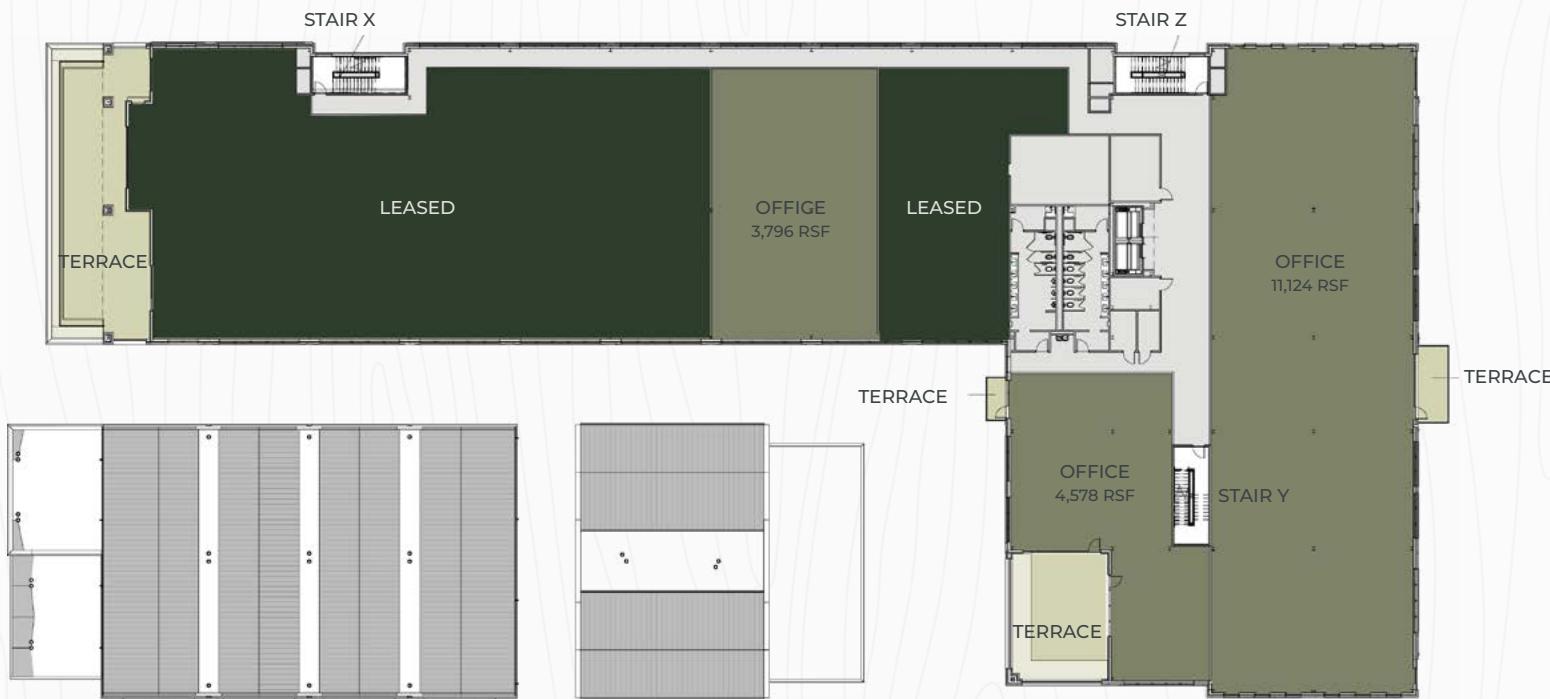
SECOND FLOOR



# DEMISING OPPORTUNITIES

## FIVE TENANT CONCEPT A

SECOND FLOOR

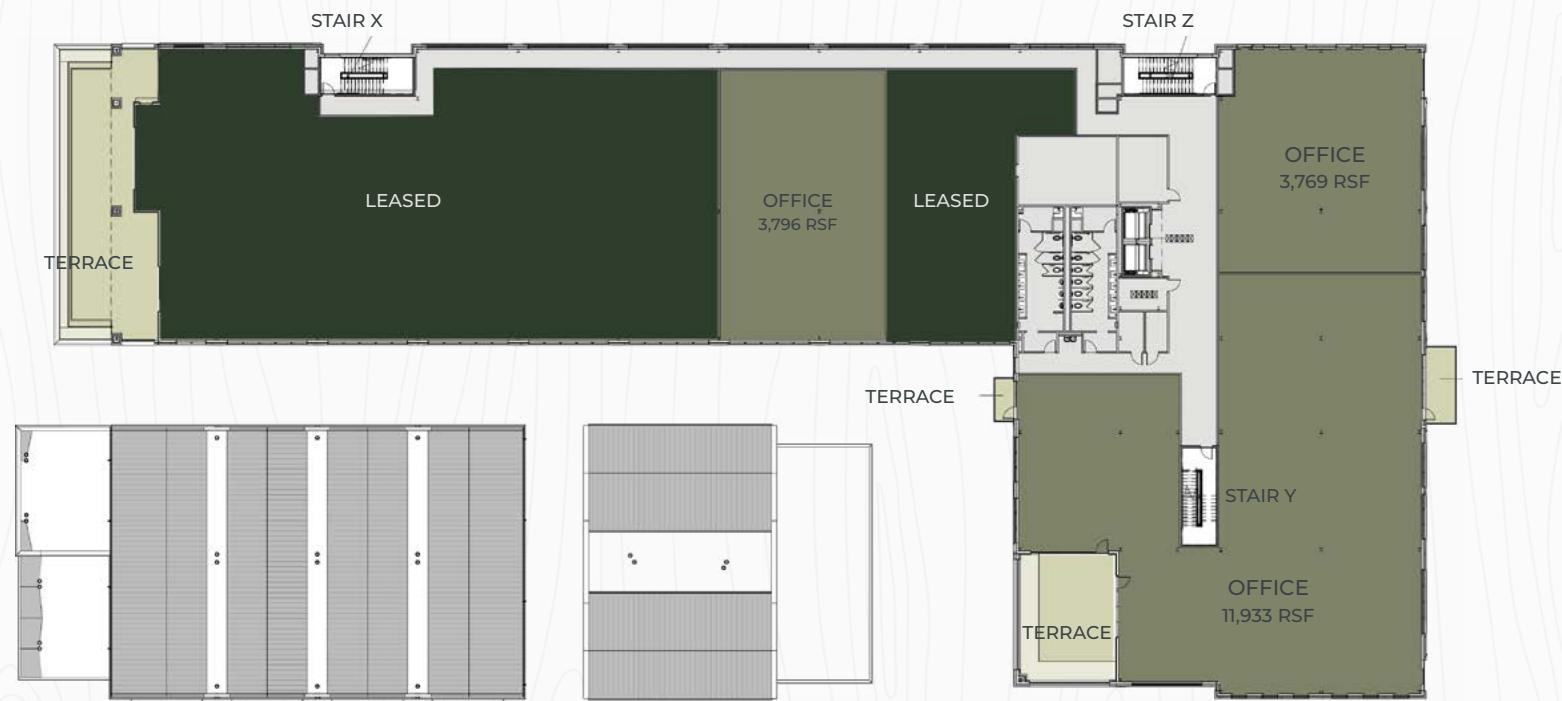




# DEMISING OPPORTUNITIES

## FIVE TENANT CONCEPT B

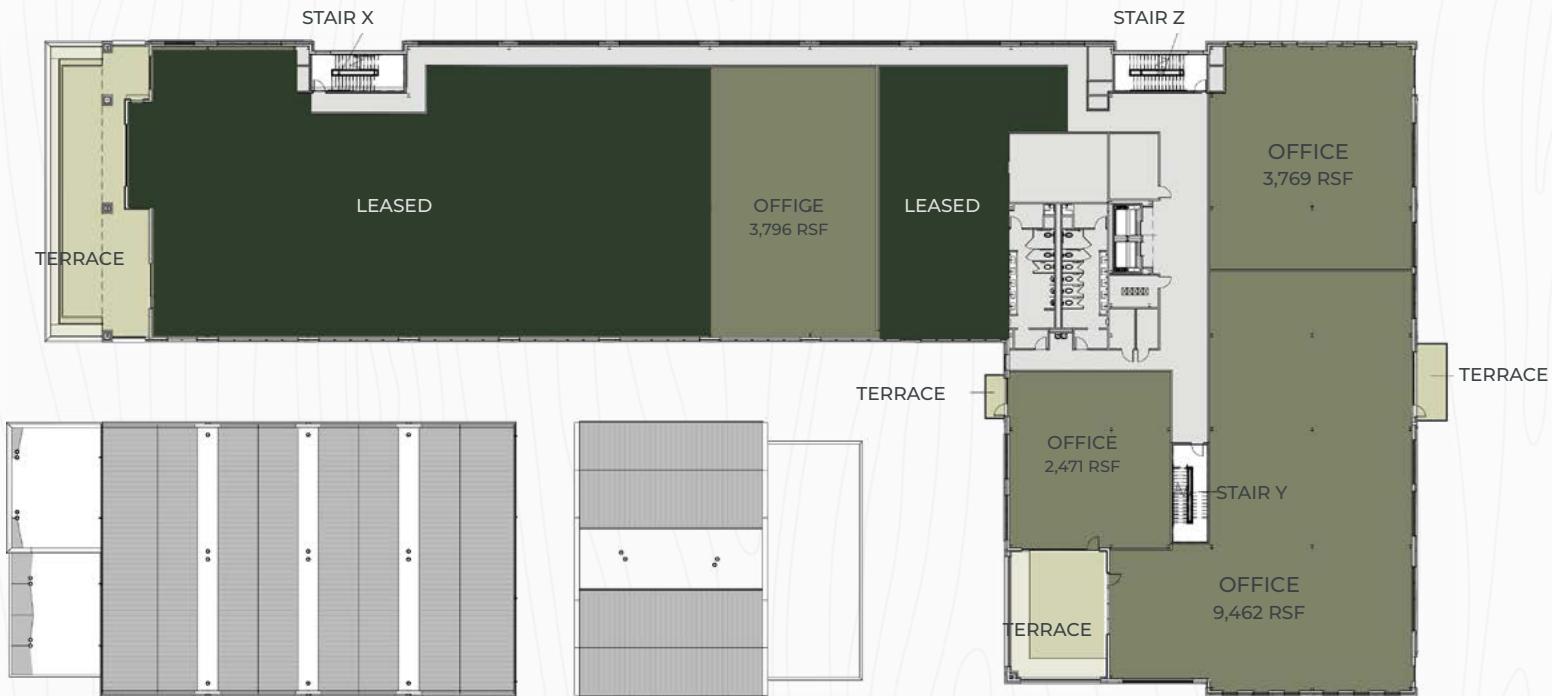
SECOND FLOOR



# DEMISING OPPORTUNITIES

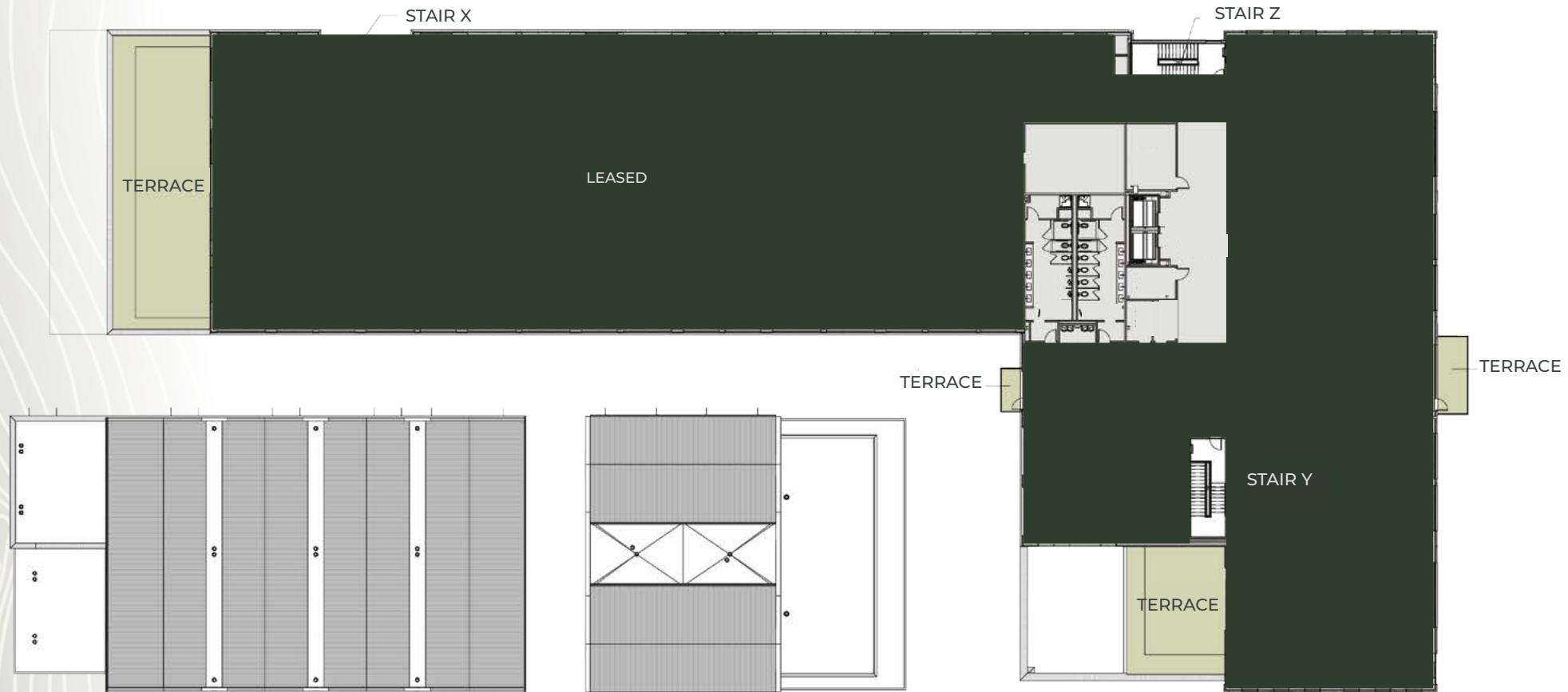
## SIX TENANT CONCEPT

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 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.





## WHY NASHVILLE?



**#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



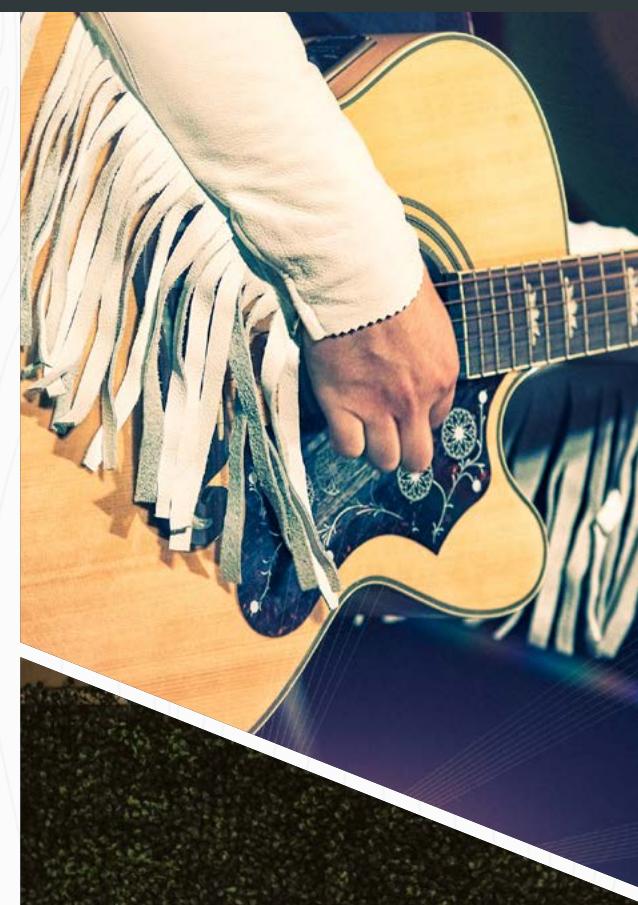
1+  
MILES OF WALKABLE SHOPPING,  
RESTAURANTS, AND CAFES

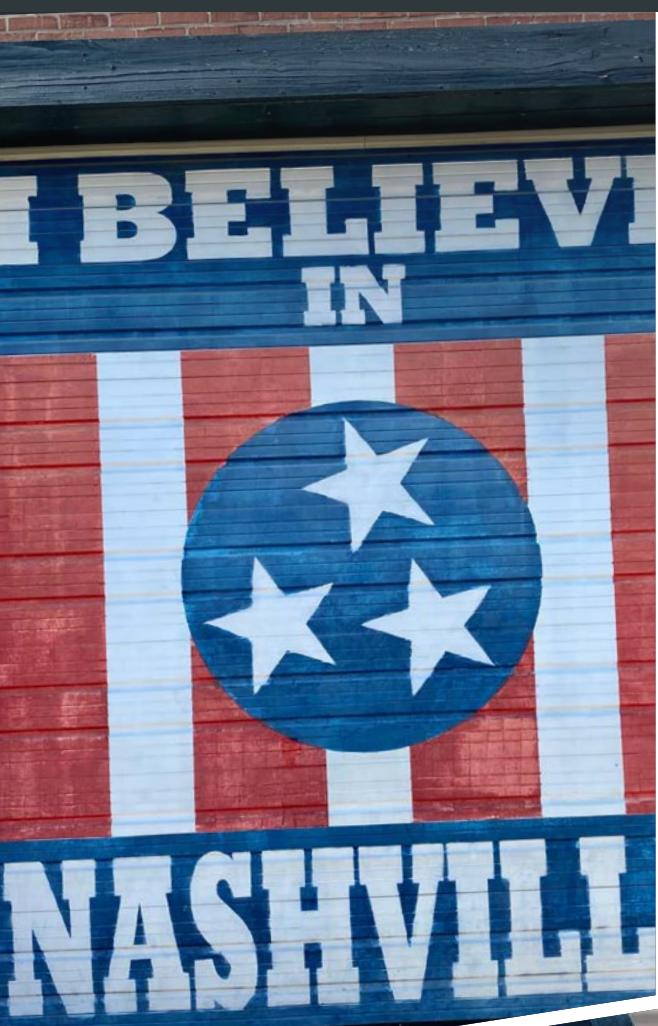


12  
ORIGINAL  
NASHVILLE BRANDS



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



T U R N B R I D G E  
E Q U I T I E S

**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**



**Gensler**

SOHO HOUSE

**Deloitte.**

McKinsey  
& Company

BREVAN HOWARD

**OJO**

**HERMÈS**  
PARIS



**alo**



**aba**

**REFORMATION**

**EVERLANE**

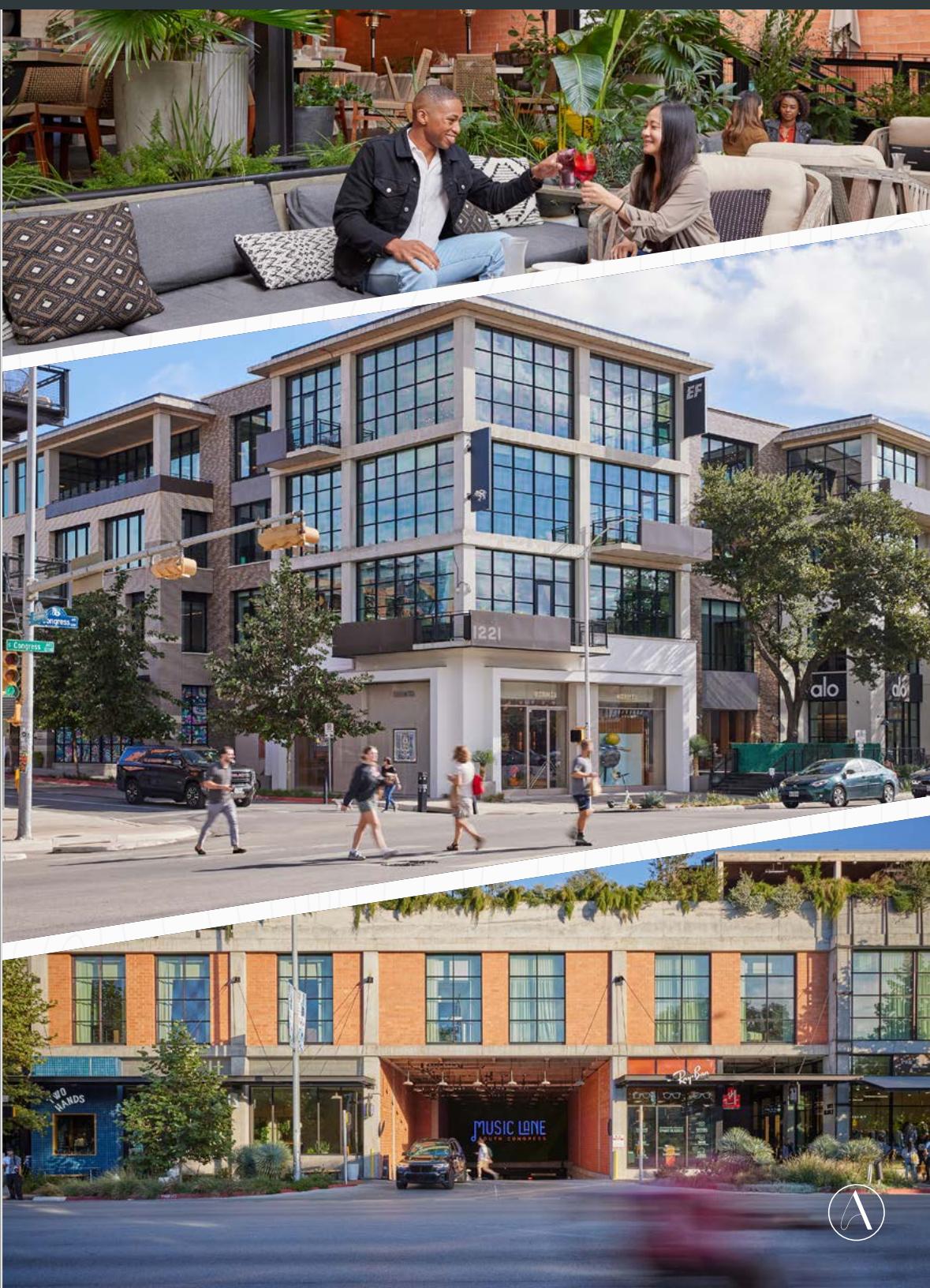
**sweetgreen**

**TWO  
HANDS**

**LE LABO**

**PARACHUTE**

**LOVESHACKFANCY**





## OFFICE LEASING

STEWART LYMAN

STEWART.LYMAN@STREAMREALTY.COM

615.336.9055

ROB LOWE

ROB.LOWE@STREAMREALTY.COM

615.476.2910

MADDISON SICKELS

MADDISON.SICKELS@STREAMREALTY.COM

760.504.1726

## RETAIL LEASING

JEREMY ZIDELL

JZ@RUE-RE.COM

ELAM FREEMAN

ELAM@OJASPARTNERS.COM

STREAM®

501 COMMERCE ST, SUITE 1120

NASHVILLE, TN 37203

OJAS

476 HUMPHREYS ST,

NASHVILLE, TN 37203

RUE

4655 INSURANCE LN,

DALLAS, TX 75025