

4TH & CHURCH

For Lease	Large Format Retail Opportunity
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Floor 2 — 20,607 SF

OJAS



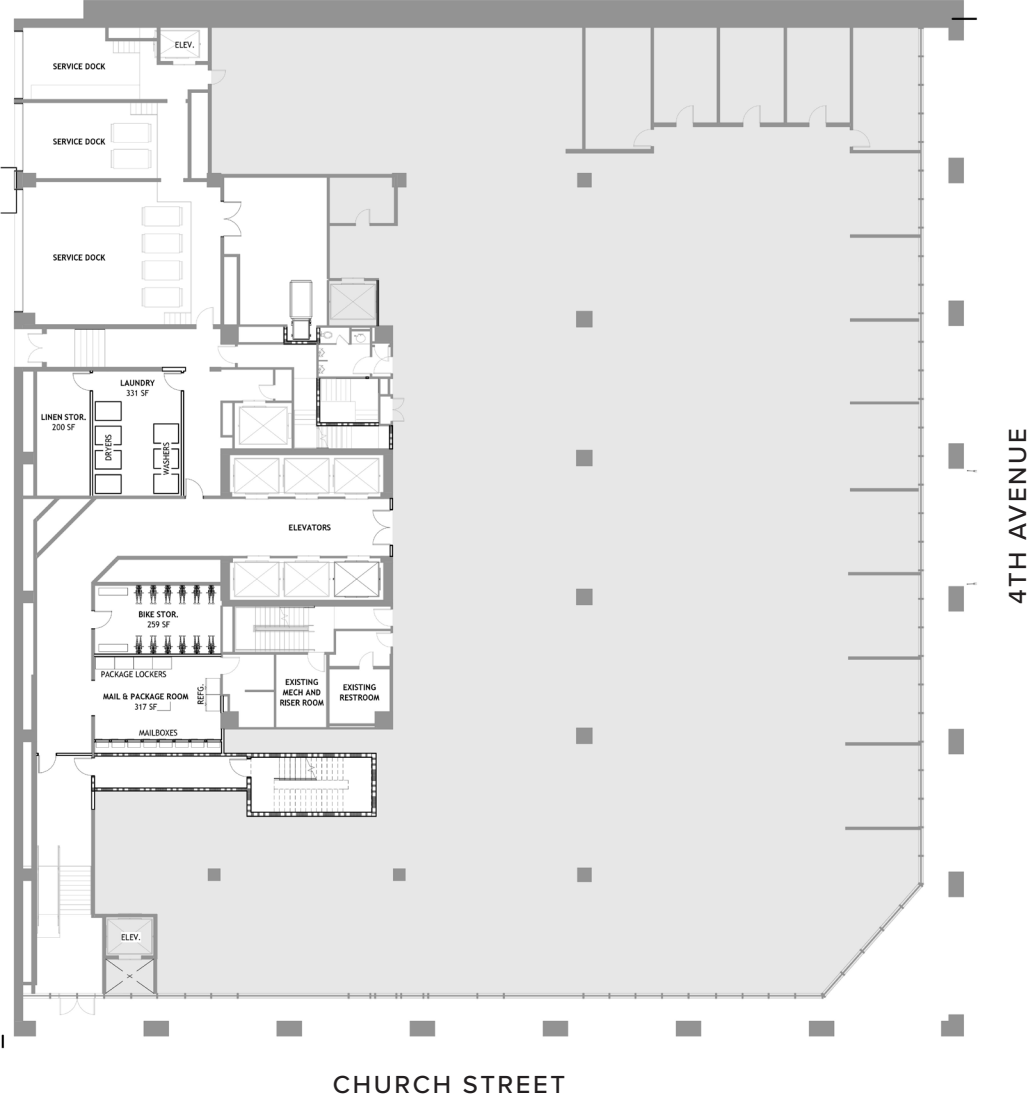
PROPERTY DETAILS

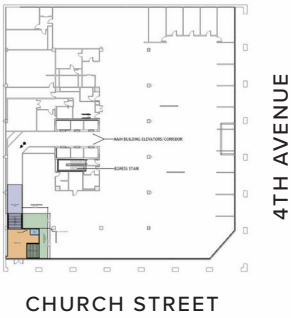
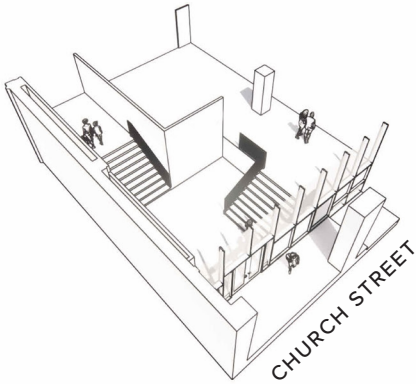
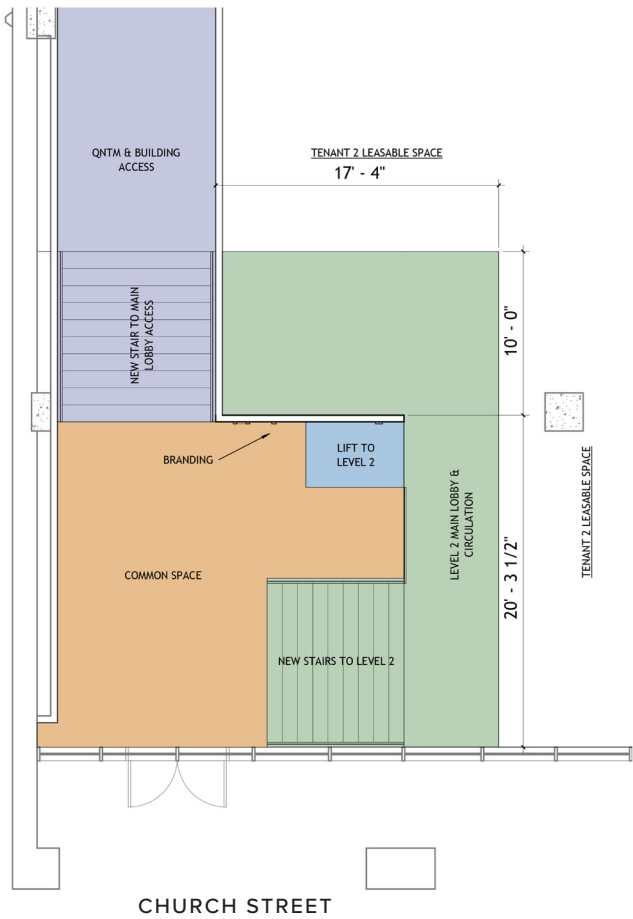
2nd Floor	Dedicated Entrance (custom built to tenant's need - see options on the following pages)
	Immediate delivery
	Delivery condition negotiable
	22' Ceiling heights

FEATURES

- Floor to ceiling windows creating great presence from the street
- 8 floors of hotel and 9 floors of residential within the tower
- 100+ residential units
- 200+ hotel rooms
- Dedicated tenant entrance to be added (Details on following pages)
- Highly visible prominent downtown corner

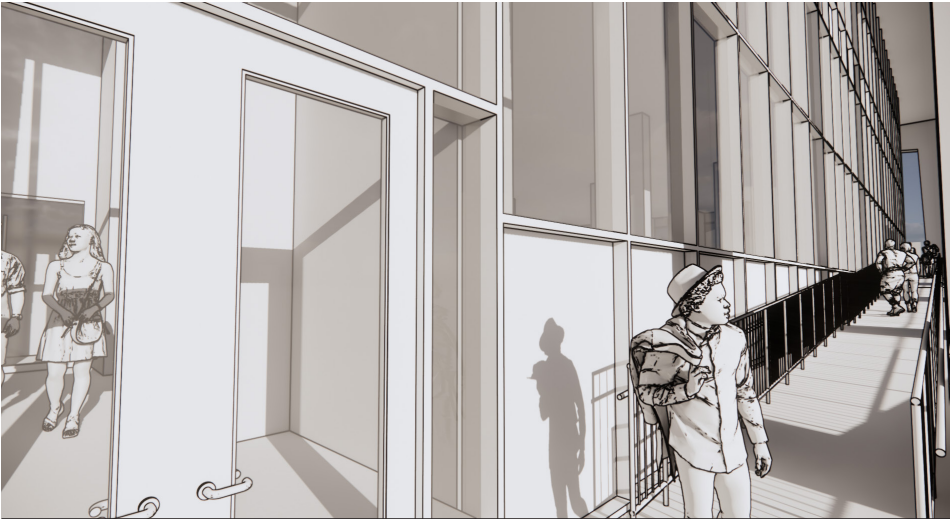








VIEW OF NEW RAMP AND ENTRY AT SECOND LEVEL



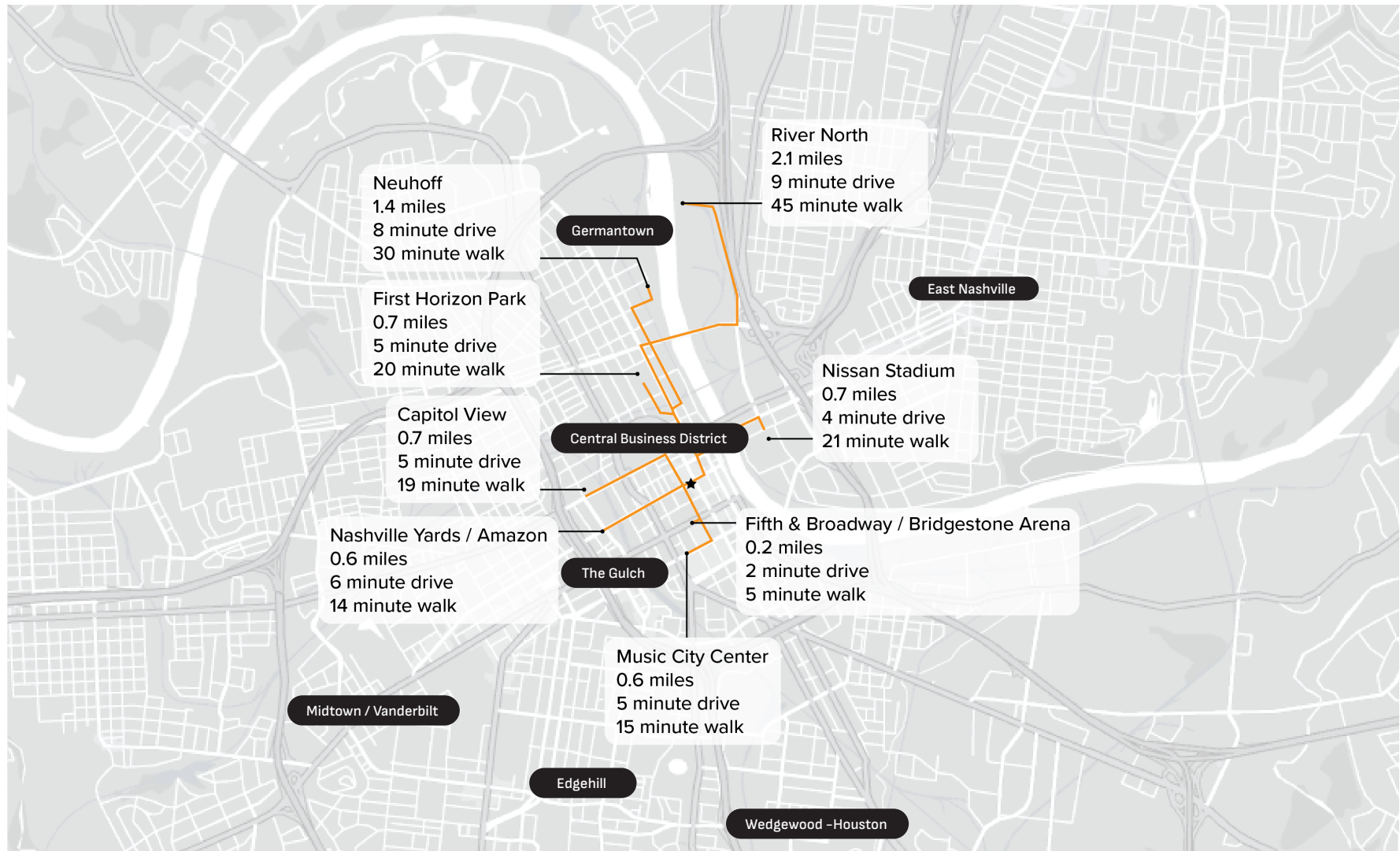
VIEW OF NEW RAMP LOOKING TOWARDS NEW ENTRY

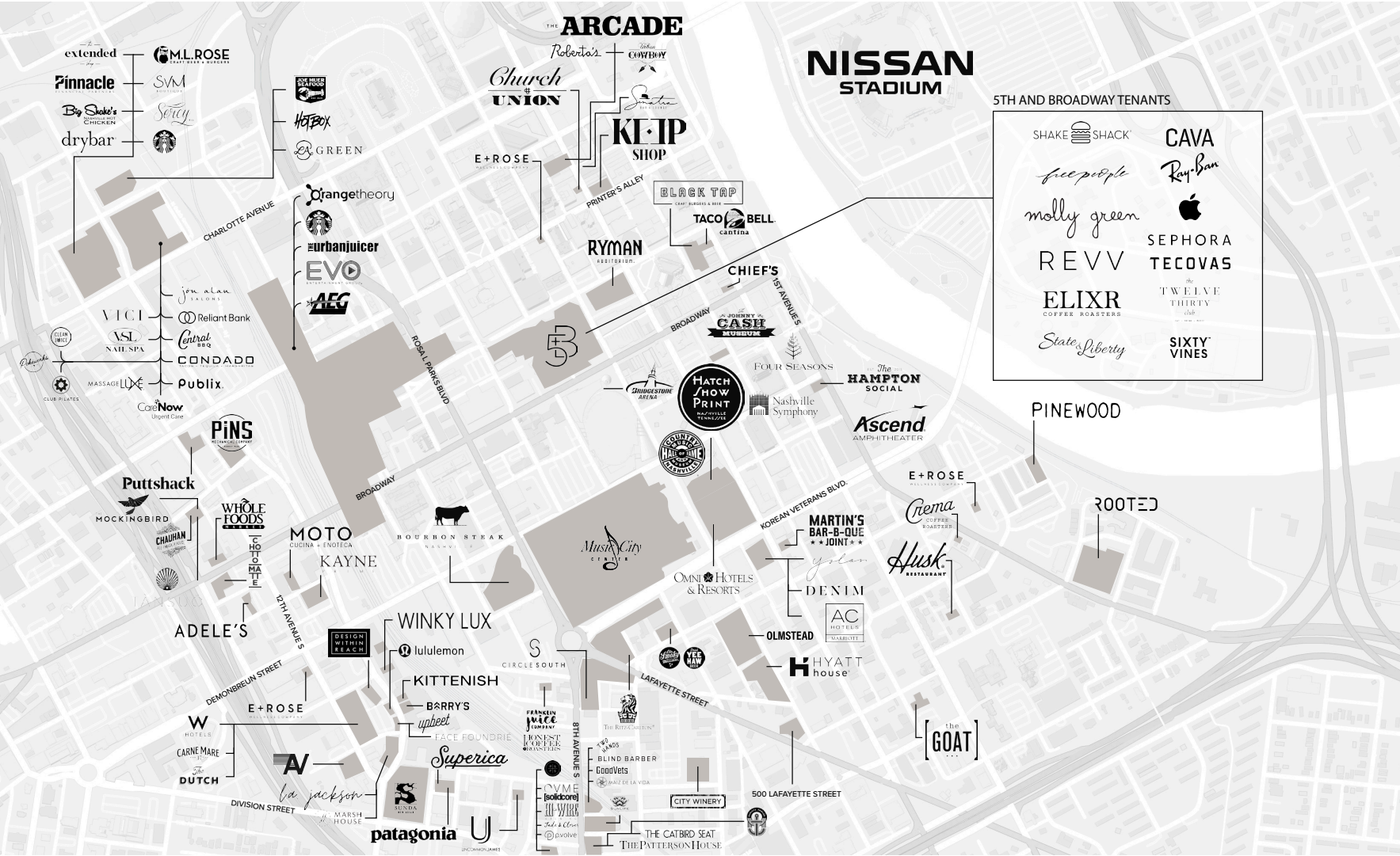


VIEW DOWN NEW RAMP



VIEW OF NEW RAMP AND ENTRY AT SECOND LEVEL










4th & Church is situated in Nashville's historic Arts District, home to the city's most famous landmarks, entertainment venues, tourist attractions, major corporate offices, education institutions and the TN State Capitol.

One of the most exciting developments to take place in the district in the last year is the "turnover" of historic downtown arcade which is ½ a block from 4th & Church. With the architectural and design guidance of Nashville firm DAAD, Linfield Capital plans to comprehensively renovate the Arcade bringing in a hotel and the city's most beloved restaurateurs to bring a refined contemporary edge to it's historic 1902 design.



UNDER 1 MILE

	DISTANCE (MILES)	WALK TIME (MINUTES)	EMPLOYEES (IN OFFICE)
PHILIPS	0.3	3	782
	0.5	7	826
	0.5	13	4,000
	0.6	13	3,333
	0.6	14	435
	0.6	13	547

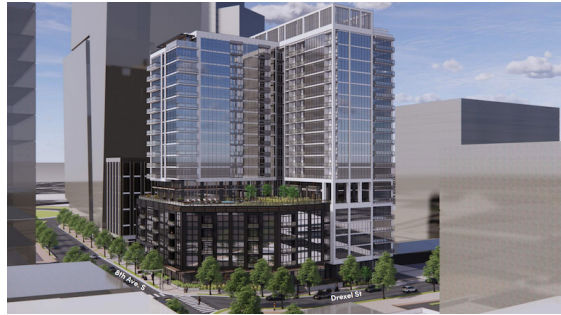
OJAS

1-3 MILES

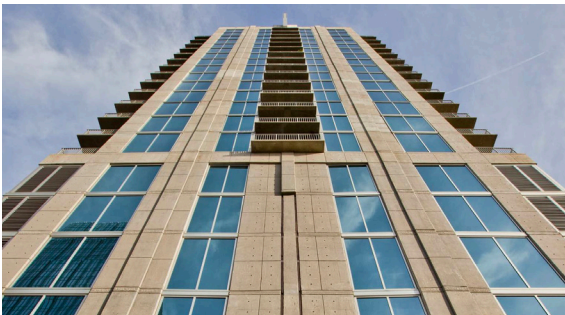
	DISTANCE (MILES)	DRIVE TIME (MINUTES)	EMPLOYEES (IN OFFICE)
	.3	3	2,113
 Postmates	1.3	8	182
	2.3	25	12,486
	2.5	11	9,253
	2.8	15	16,000
	1.8	8	550 CURRENT 2,500 PROJECTED



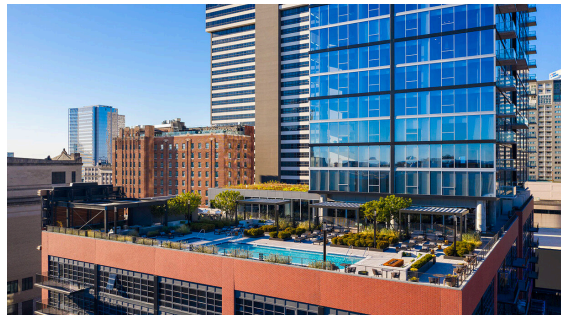
505 APARTMENTS
2 MINUTE WALK



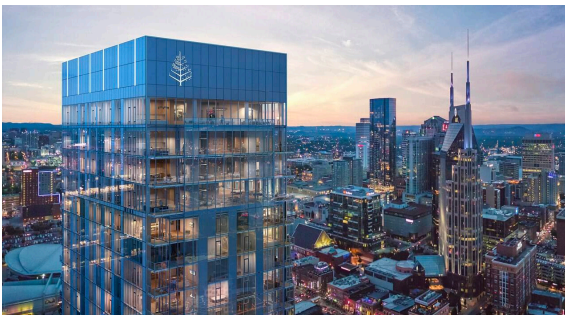
SOBRO RESIDENCES
10 MINUTE WALK



ENCORE CONDOMINIUMS
10 MINUTE WALK



THE PLACE APARTMENTS
8 MINUTE WALK



FOUR SEASONS PRIVATE RESIDENCES
12 MINUTE WALK



THE STAHLMAN
3 MINUTE WALK

- Downtown residential population doubled between 2010 and 2017, and increased 16% between July 2017 and July 2018
- 11,500 residential units projected by 2023
- 59% of downtown households earn over \$100,000 and 37% earn over \$150,000 per year
- Residential units have remained at 95% occupancy for 8 consecutive years

#11

fastest growing MSA

13.5%

population growth
since 2010

3.3%

cost of living less than the
national average. Ranks
among the lowest for
cost of living.

12M

people live within a 2.5
hour drive of Nashville

#15

Best Place for Business
and Careers in 2019
(forbes.com)

#5

metro area for top cities
Americans are moving to
(realtor.com)

#2

city for technology business
migration (Forbes)

#1

U.S. City with the most
economic growth in
2021 (stessa)

#1

Market for real estate
investments and demand
in 2022 (CoStar)

75%

of the U.S. Market is
within a 2-hour flight

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