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406 11TH AVENUE NORTH | NASHVILLE, TN 37203

### CAPITOL VIEW OFFICE SPACE AVAILABLE FOR LEASE



### A DIFFERENT VIEW OF \*\*\* COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

### YOU'LL SEE

#### PROJECT OVERVIEW

32 ACRES MIXED-USE DEVELOPMENT

#### 1,100,000

SQ. FT. OF CLASS A OFFICE SPACE INCLUDING LIFEWAY, HEALTHSTREAM, AND HCA SUBSIDIARIES HEALTHTRUST, PARALLON AND SARAH CANNON

130,000

SQ. FT. OF RETAIL & RESTAURANT SPACE

600 UPSCALE MULTI-FAMILY APARTMENTS

### 169

HOTEL ROOMS OPENING SPRING 2020

### 2.5 ACRES

URBAN ACTIVITY PARK CONNECTED TO THE NASHVILLE GREENWAY SYSTEM



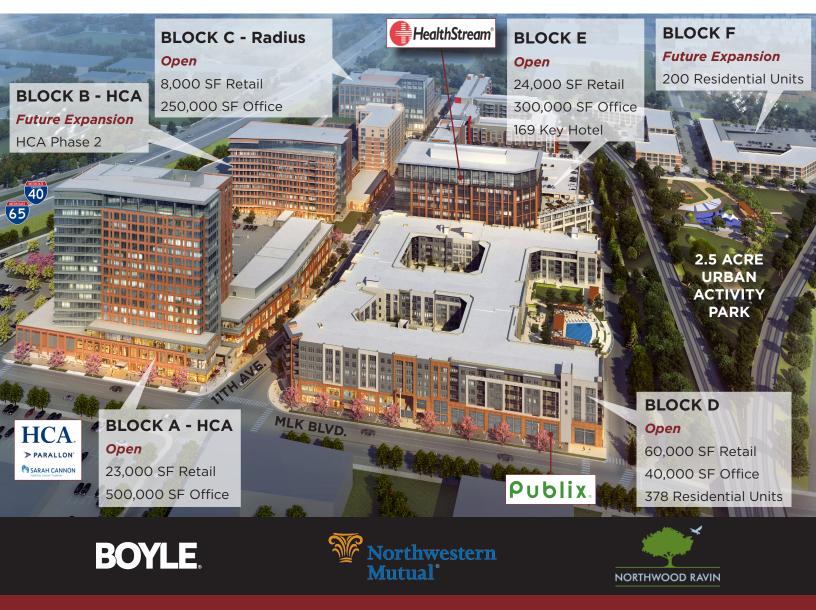
## **PROJECT OVERVIEW**

Capitol View is an authentic, mixed-use urban district located in the heart of Nashville that will house more than 1,100,000 square feet of Class A office space, 130,000 square feet of retail and restaurant space, 600 multifamily residential units, 169 hotel rooms and a 2.5-acre Urban Activity Park connected to Nashville's greenway system.

### WHY CAPITOL VIEW?

- Attractive and strategic to new hires.
- Increase retention and productivity of current workforce.
- Easy access from I-40/I-65 to abundant and secured parking.

- Large, efficient floor plates.
- Modern, efficient LEED-certified buildings.
- Join committed partners HealthStream, HCA Healthcare, and LifeWay.



THOMAS McDANIEL • (615) 550-5579 • TMCDANIEL@BOYLE.COM



### **BUILDING OVERVIEW**

The 'Block D' loft-style office is located at the southwest corner of 11th Avenue
North and Charlotte Avenue. This modern, efficient, LEED-certified building is flush with amenities and attractive to new hires. The authentic, upscale, mixed-use urban community will increase retention and productivity of current workforce.





1,200 SPACE CONNECTED PARKING GARAGE

GROUND FLOOR RESTAURANTS AND SPECIALTY RETAIL



HAMPTON INN Ê SUITES HOTEL NEXT DOOR



LOCKER ROOM AND SHOWER FACILITIES IN BUILDING



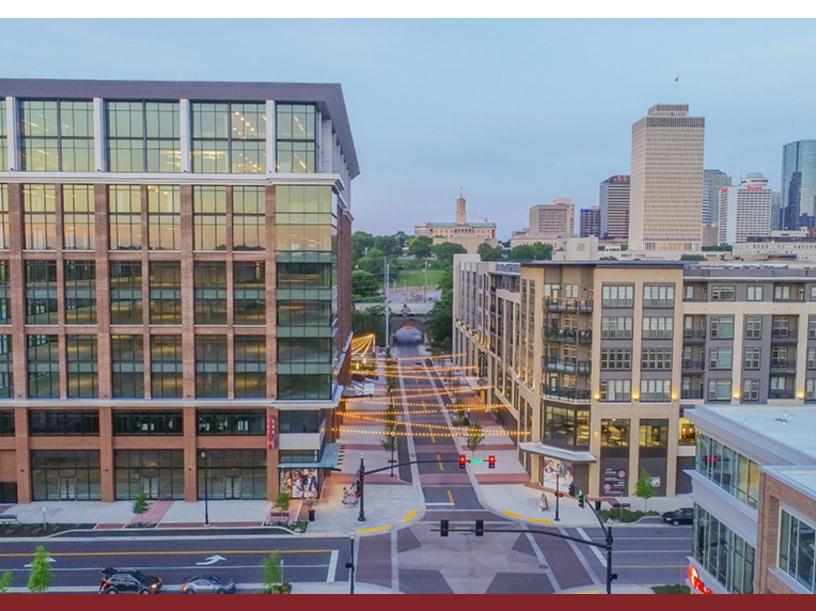
**2.5 ACRE** 

**URBAN ACTIVITY** 

PARK



TRAIL HEAD FOR THE NASHVILLE GREENWAY TRAIL



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# A NEW OUTLOOK ON OFFICE SPACE

FOR AVAILABILITIES, VISIT OUR WEBSITE AT CAPITOLVIEWNASHVILLE.COM.



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Urban activity park connected to the Nashville Greenway trail.

Shopping, dining, and fitness options right outside your office.



## **BOYLE**.

#### **BOYLE INVESTMENT COMPANY**

2000 MERIDIAN BOULEVARD, STE 250 FRANKLIN, TENNESSEE 37067

### Thomas McDaniel tmcdaniel@boyle.com 615-550-5575

www.CapitolViewNashville.com



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