

**CAPITOL VIEW.**  
YOU'LL SEE.







ROSA PARKS BLVD



JO JOHNSTON AVE

11TH AVE N

CHARLOTTE AVE





# OVERVIEW

# CAPITOL VIEW SITE







**BUILDING OPEN**  
8,000 SF retail & restaurants  
250,000 SF office

**BUILDING OPEN**  
**Hampton Inn & Suites**  
169 rooms  
Rooftop pool and amenity deck

**BUILDING OPEN**  
**The Guthrie North Gulch**  
271 multi-family units

**BUILDING OPEN**  
**500 11th Avenue N**  
24,000 SF retail & restaurants  
300,000 SF office

**BUILDING OPEN**  
**HCA, HealthTrust, Parallon, Sarah Cannon**  
23,000 SF retail & restaurants  
500,000 SF office  
100,000 SF conference center

**BUILDING OPEN**  
**Offices at Capitol View, Residences at Capitol View**  
60,000 SF retail & restaurants  
44,000 SF loft office  
378 multi-family units



**2.5 ACRE**  
**URBAN ACTIVITY PARK**

**TO SOUTH GULCH**



**11TH AVENUE**

**MLK BLVD**

**A**

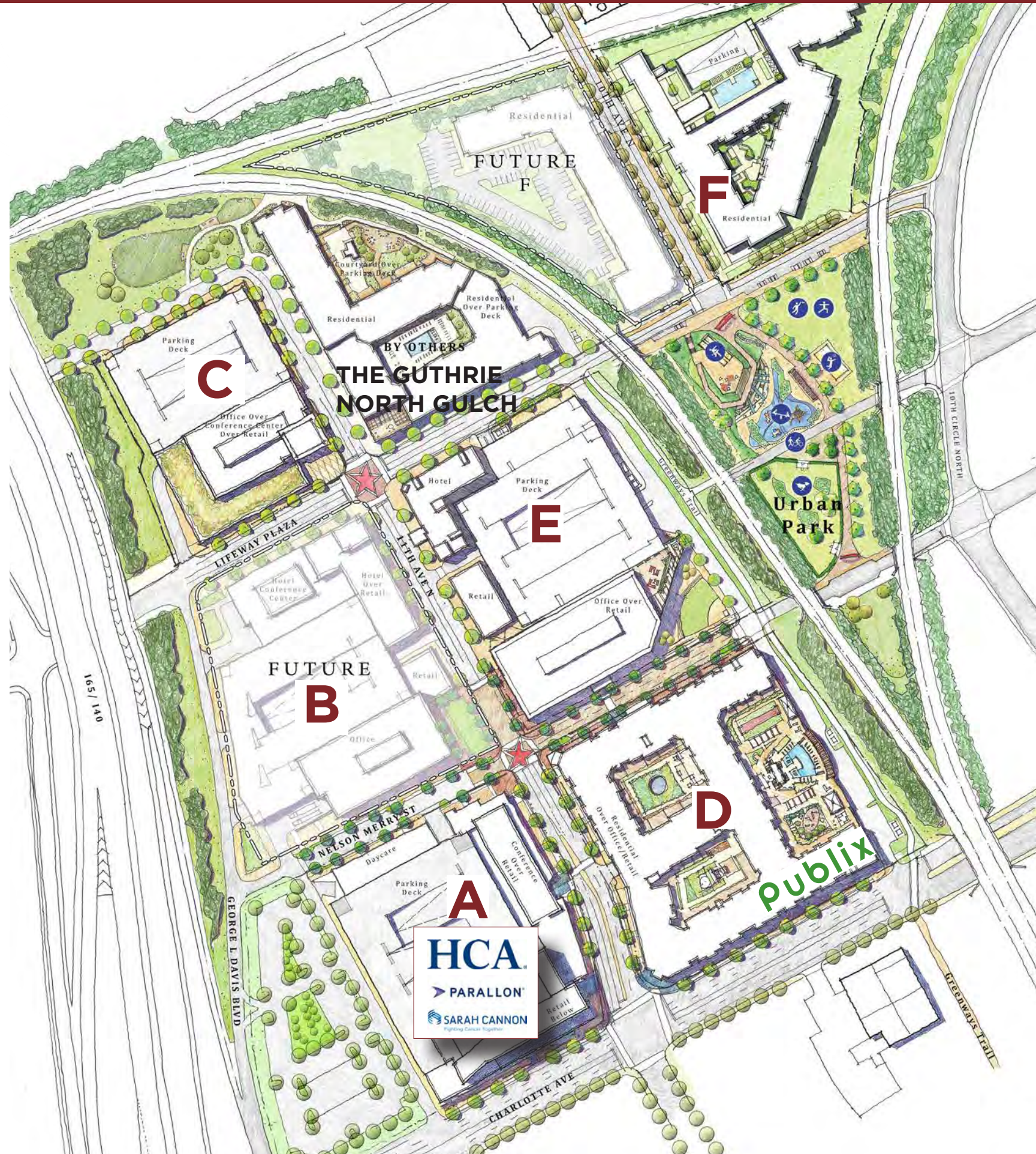
**B**

**C**

**E**

**D**





**OVERALL SITE DATA**  
**32 ACRES**

**BLOCK A - HCA**

*Open*  
 23,000 SF Retail  
 500,000 SF Office

**BLOCK C**

*Open*  
 8,000 SF Retail  
 250,000 SF Office

**BLOCK E**

*Open*  
 24,000 SF Retail  
 300,000 SF Office  
 169 Key Hotel

**THE GUTHRIE NORTH GULCH**

Developed by Others  
*Open*  
 271 Residential Units

**BLOCK B - HCA**

*Future Expansion*  
 HCA Phase 2

**BLOCK D**

*Open*  
 60,000 SF Retail  
 44,000 SF Office  
 378 Residential Units

**BLOCK F**

*Future Expansion*  
 200 Residential Units







CLUB PILATES







An extensive street network connects CAPITOL VIEW to surrounding neighborhoods.

- Multiple ingress/egress points
- Direct interstate access using slip ramp
- Charlotte Ave has significant capacity as a 5 lane road to accommodate more traffic

Charlotte ADT: 22,549

I-65 / I-40 ADT: 100,098







1 MILE

1/2 MILE



GERMANTOWN

EAST NASHVILLE

CBD

MEDICAL CENTER

WEST END

SOBRO

SOUTH GULCH

MUSIC ROW

VANDERBILT

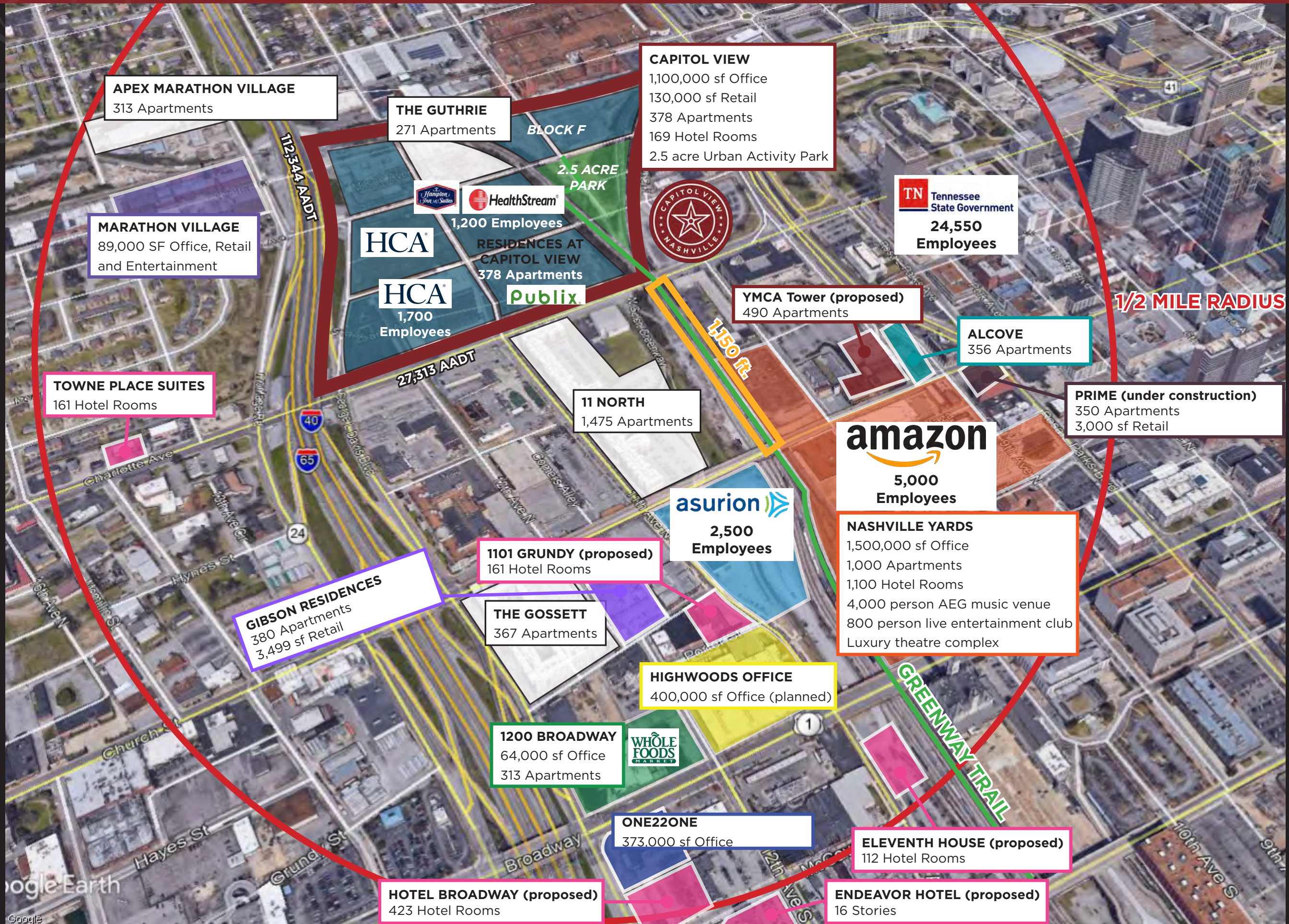
ROAD KEY

- INTERSTATE
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR



# OVERVIEW

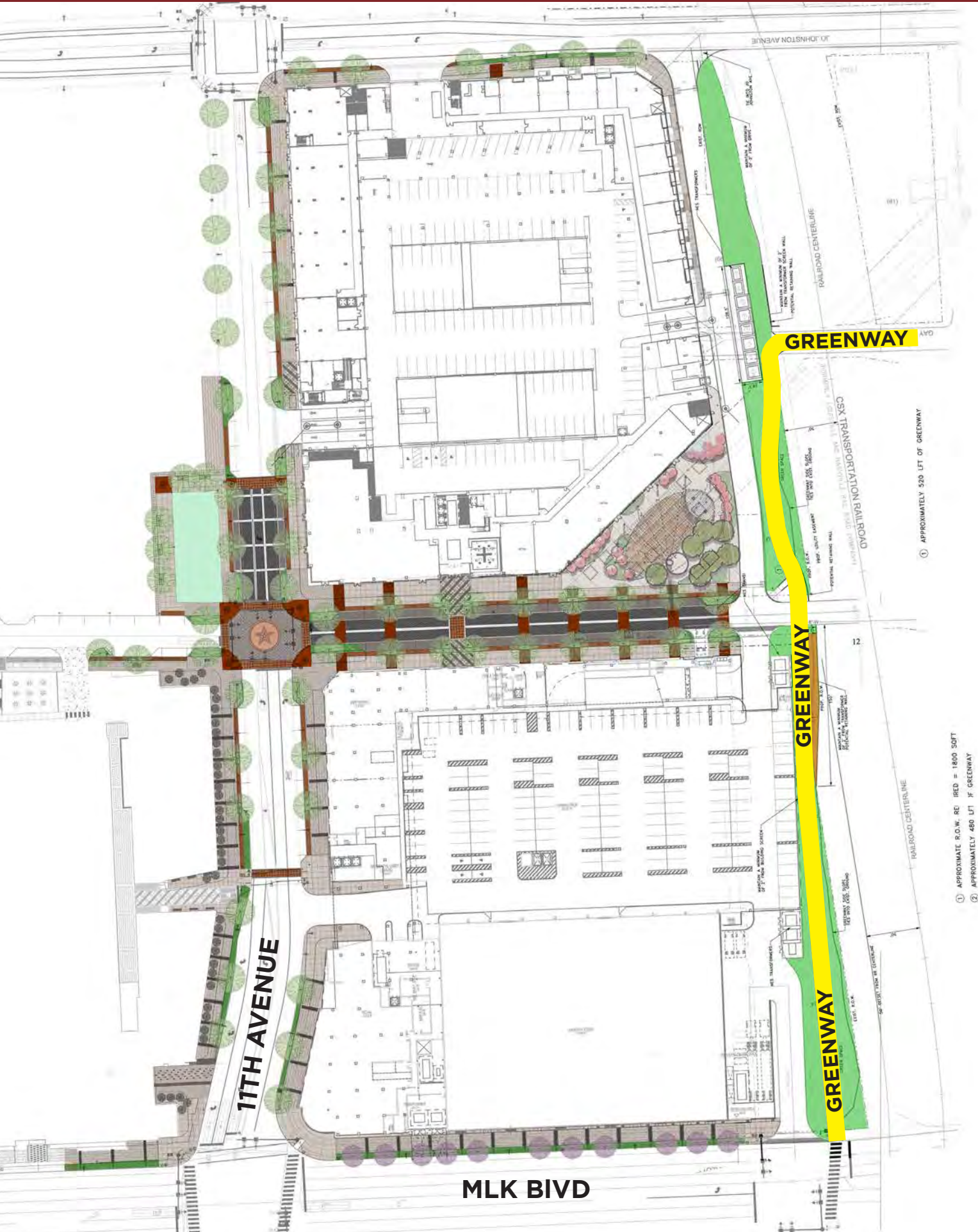
# DISTRICT IMPACT





# OVERVIEW

# BIKEWAY/GREENWAY TRAIL

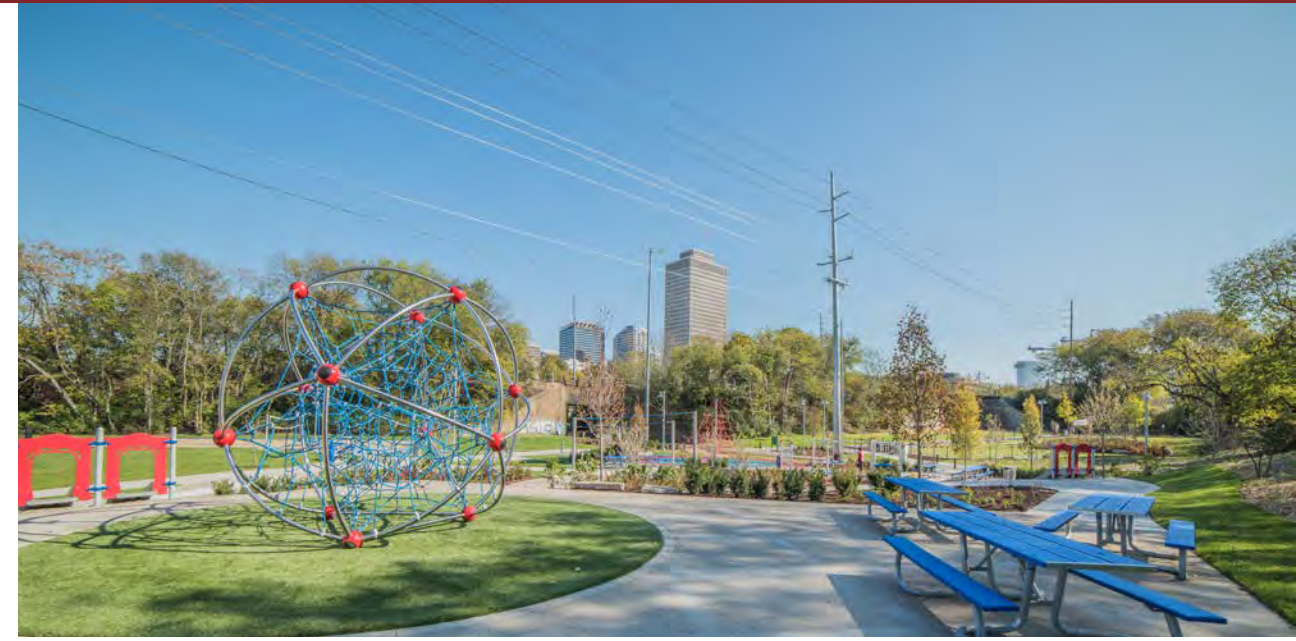
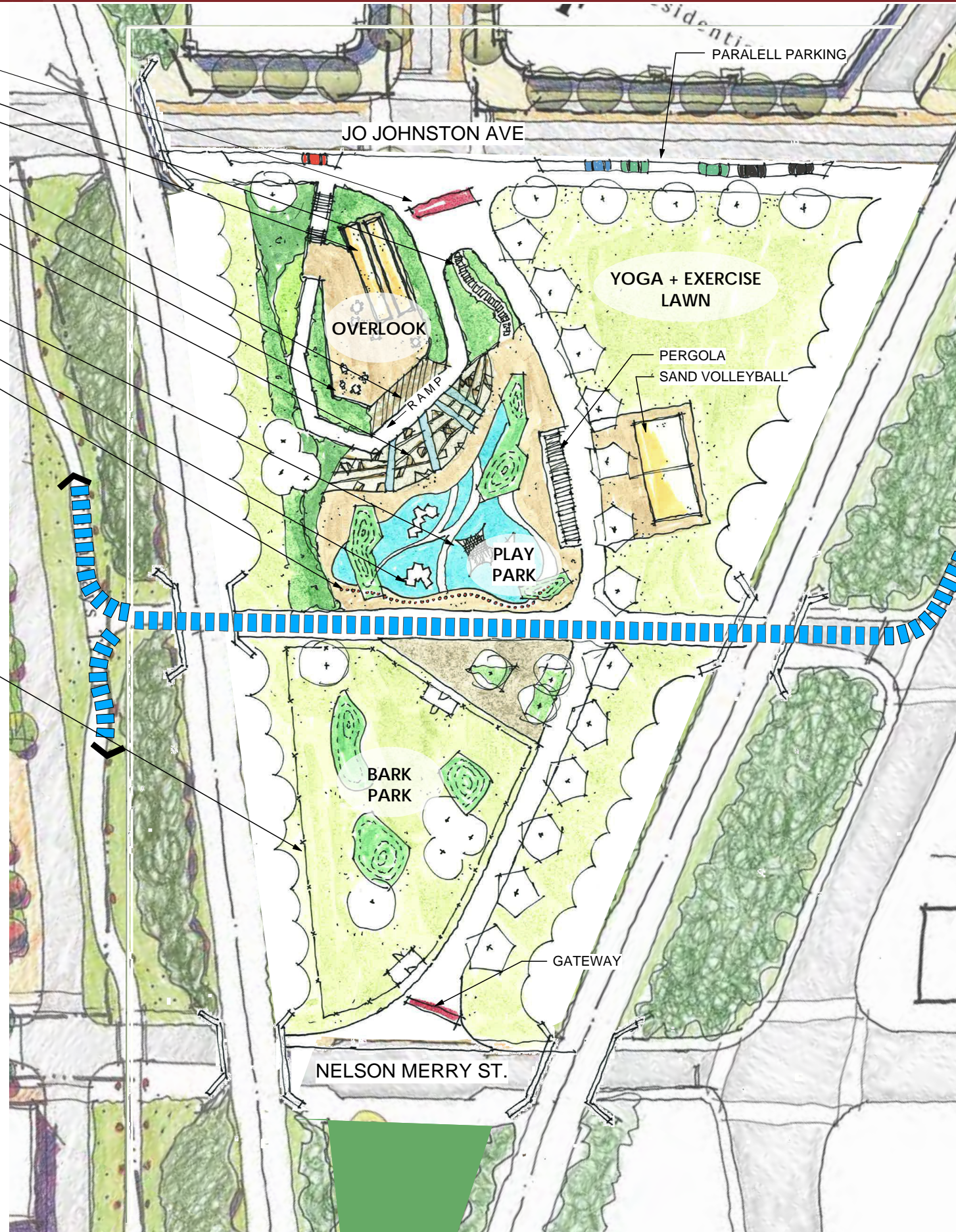




# OVERVIEW

# 2.5 ACRE URBAN ACTIVITY PARK (FRANKIE PIERCE PARK)

- GATEWAY
- GARDEN WALK/  
STEPPING STONES
- BOCCE
- RECLAIMED COBBLE  
PLAY WALL
- TABLES / CHAIRS
- BOULDER / SLIDE  
GARDEN
- CABLE PLAY  
STRUCTURE
- NATURAL PLAY  
LIMBS / LOGS / CLIMBING
- SCULPTURAL FENCE /  
OR SPACE DIVIDER





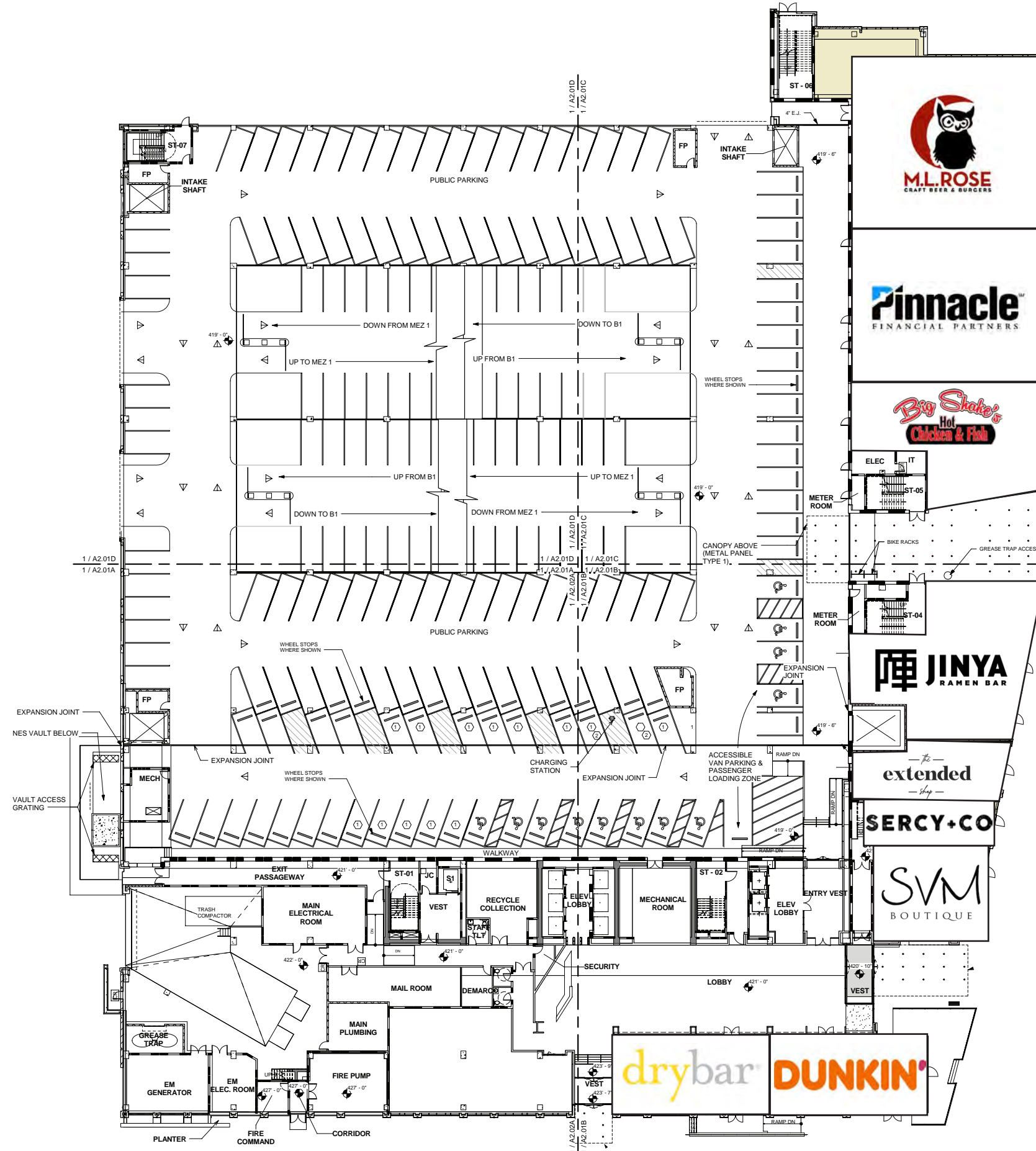
# BLOCK A

# HCA HEADQUARTERS

23,000 SF Retail  
500,000 SF Office









# BLOCK C

# RADIUS - FORMER LIFEWAY HEADQUARTERS

8,000 SF Retail  
250,000 SF Office

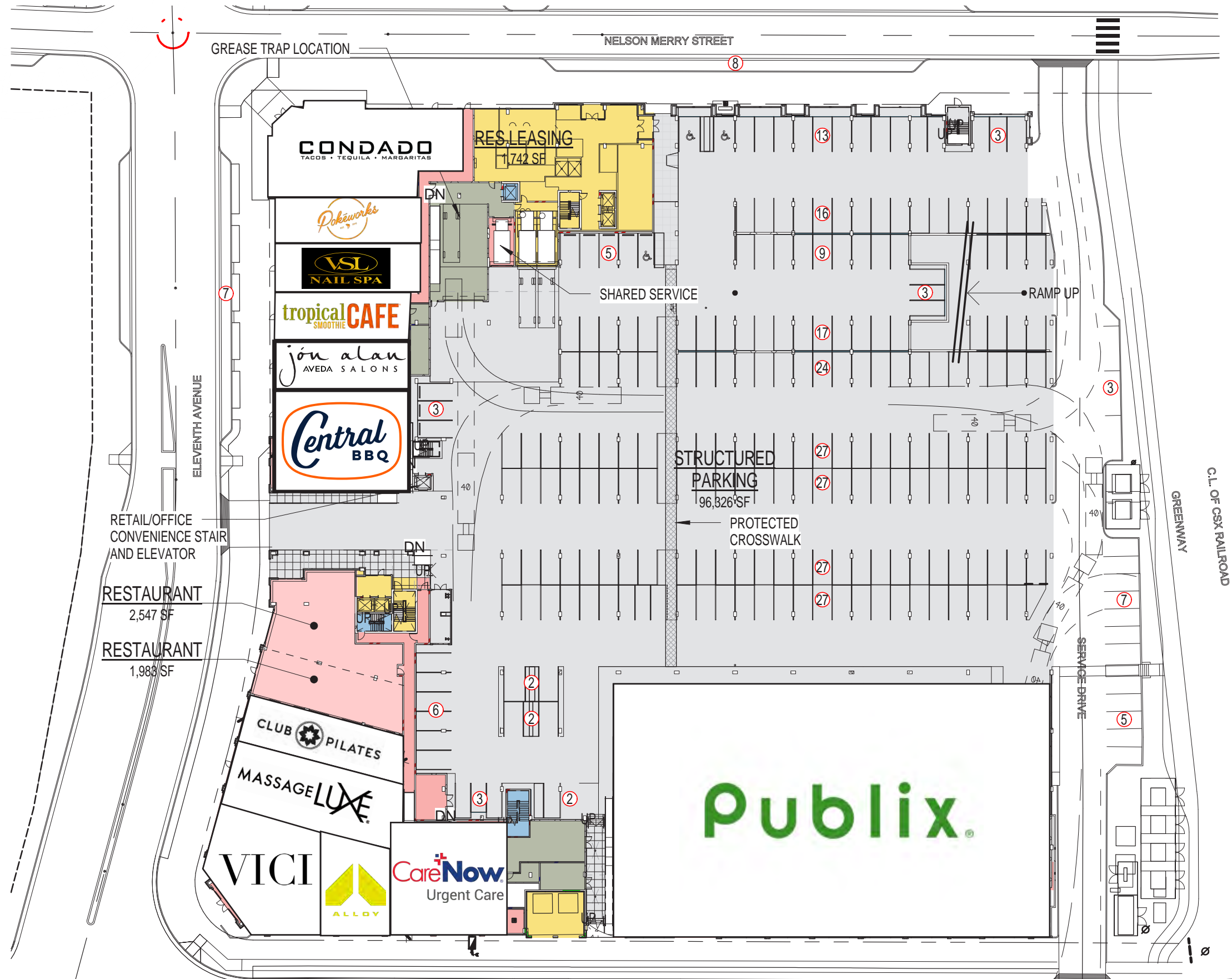






**60,000 SF Retail**  
**44,000 SF Office**  
**378 Residential Units**





### GROSS PARKING COUNT

STREET/ SERV DR	29
LEVEL 01	218
RAMP 01-02	50
LEVEL 02	336
RAMP 02-03	36
LEVEL 03	323
<b>TOTAL</b>	<b>992</b>

### GATED - RESIDENTIAL

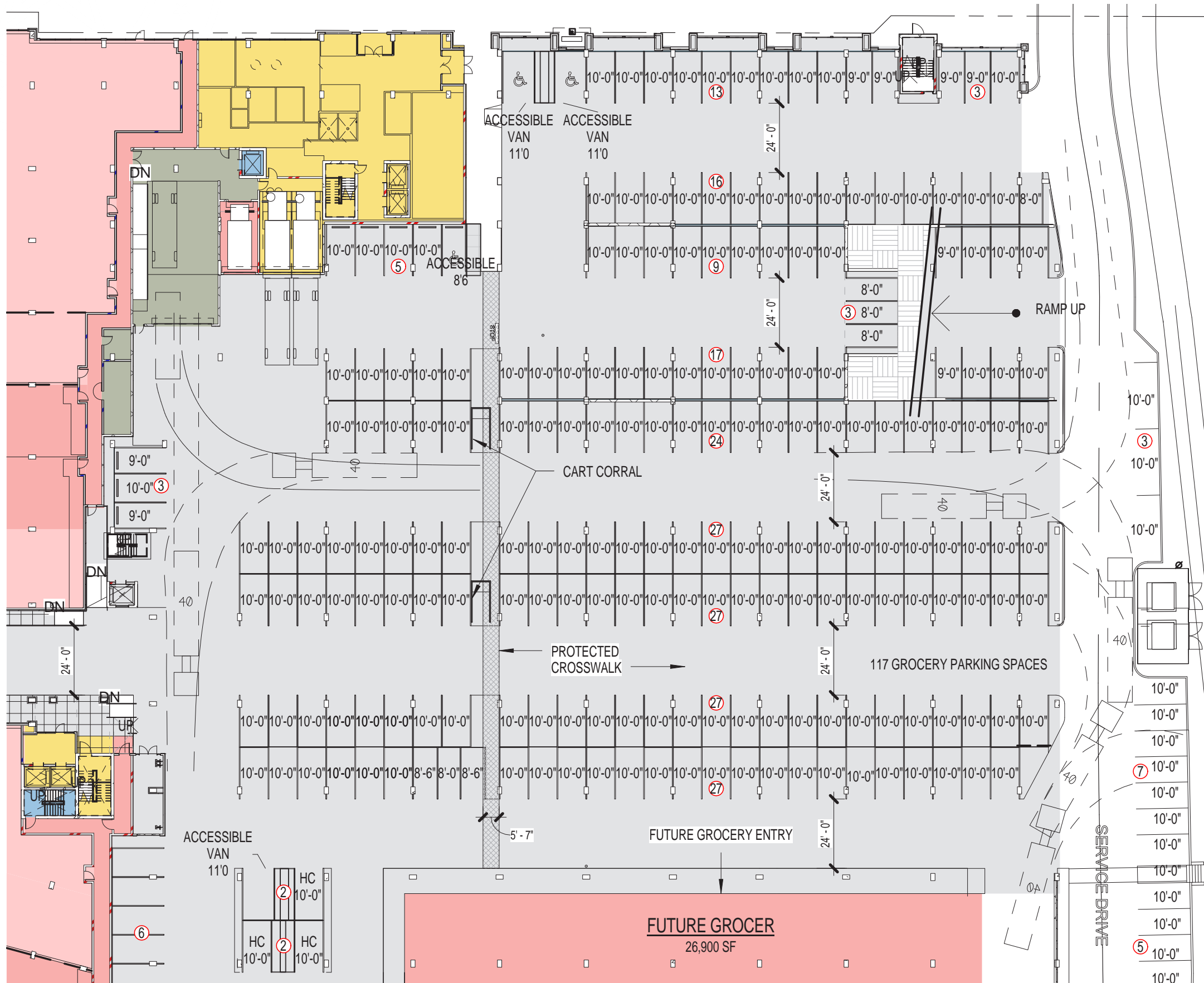
RAMP 02-03	2
LEVEL 3	323
<b>SUBTOTAL</b>	<b>325</b>

### UNGATED - OFFICE/RETAIL/GROCERY/ RES

OFFICE (AT 3/1000)	108
RETAIL (AT 3/1000)	49
RESTAURANT (AT 10/1000)	160
GROCERY (AT 4.5/1000)	117
RESIDENTIAL UNGATED/GUEST	233
<b>SUBTOTAL</b>	<b>667</b>







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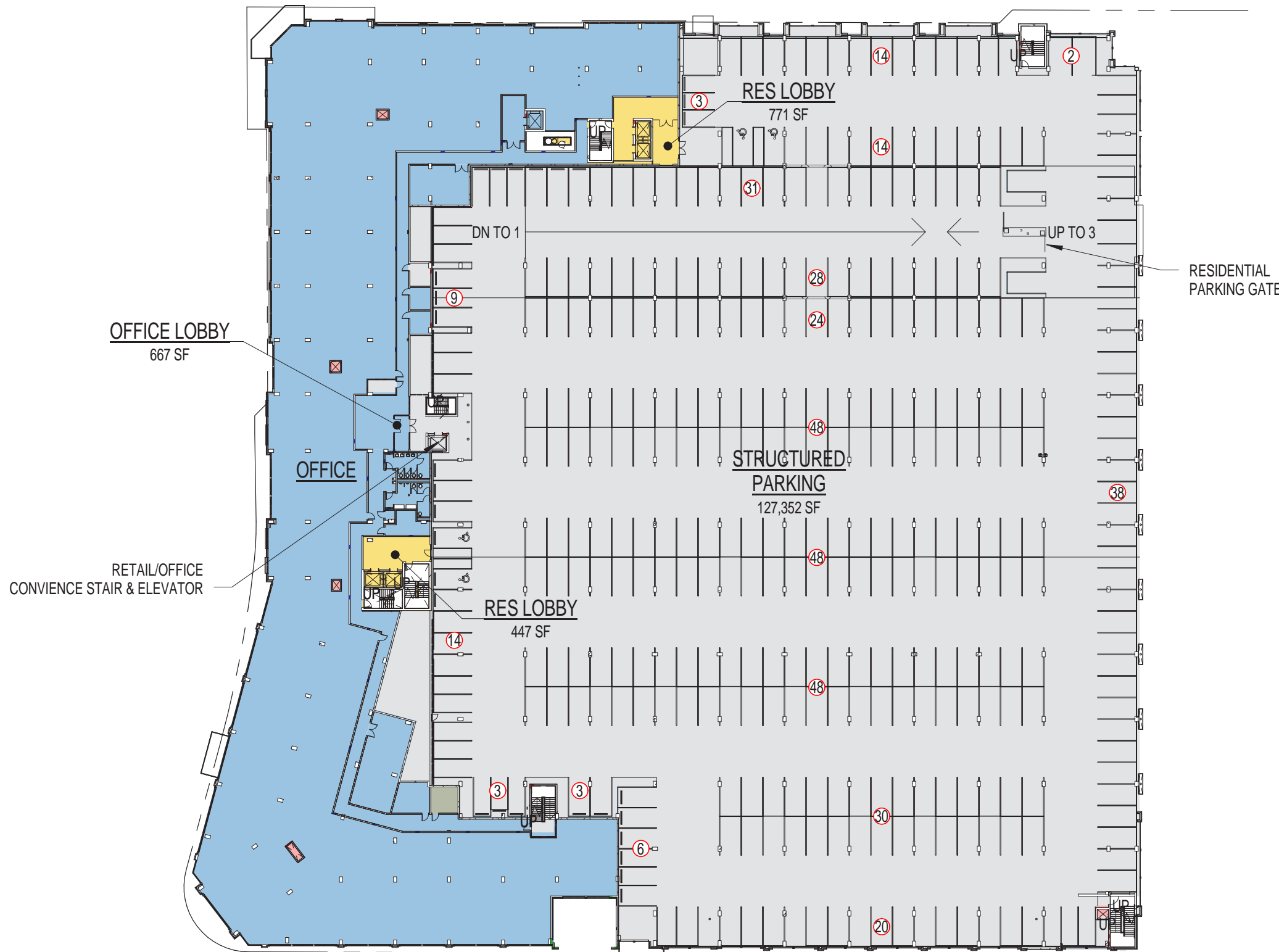
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RESIDENCES AT  
CAPITOL VIEW



11TH AVE

CHARLOTTE AVE / MLK BLVD





# BLOCK D

# RESIDENCES AT CAPITOL VIEW









# BLOCK D/E

# NELSON MERRY STREETScape (FESTIVAL STREET)





# BLOCK E

OPENED

24,000 SF Retail  
300,000 SF Office  
169 Key Hotel

















**CAPITOL VIEW.**  
**YOU'LL SEE.**



**BOYLE**

