CAPITOL VIEW

NASHVILLE

DOWNTOWN NASHVILLE AT THE INTERSECTION OF I-40/CHARLOTTE AVENUE AND 11TH AVENUE N

RETAIL

Block E

PROJECT OVERVIEW

32 ACRES
MIXED-USE DEVELOPMENT

1,100,000
SQ. FT. OF CLASS A OFFICE SPACE
INCLUDING LIFEWAY AND HCA
SUBSIDIARIES HEALTHTRUST, PARALLON
AND SARAH CANNON

130,000
SQ. FT. OF RETAIL & RESTAURANT SPACE

378
UPSCALE MULTI-FAMILY APARTMENTS

169
HOTEL ROOMS

2.5 ACRES
URBAN ACTIVITY PARK CONNECTED TO
THE NASHVILLE GREENWAY SYSTEM

CAPITOL VIEW RETAIL SPACE AVAILABLE FOR LEASE

A DIFFERENT VIEW OF

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU’LL SEE
LOCATION
With direct access to I-40/I-65 and eight points of ingress and egress, the site is also a “20 minute drive time” site, which greatly broadens the demographic base.

PARKING
Capitol View retail parking is at grade (first floor of parking deck) for free. This doesn’t exist anywhere else in the CBD, the Gulch or the West End submarkets.

<table>
<thead>
<tr>
<th>ESTIMATED VEHICLES PER DAY</th>
<th>POINTS OF INGRESS AND EGRESS</th>
<th>DAYTIME POPULATION DOWNTOWN NASHVILLE</th>
<th>NIGHTTIME POPULATION DOWNTOWN NASHVILLE</th>
<th>INCOME FOR 63% OF DOWNTOWN RESIDENTS</th>
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<tbody>
<tr>
<td>127,300 +</td>
<td>8</td>
<td>46,144</td>
<td>9,619</td>
<td>$100,000 +</td>
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</table>
OVERALL SITE DATA
32 ACRES

BLOCK A - HCA
Open
23,000 SF Retail
500,000 SF Office

BLOCK B - HCA
Future Expansion
HCA Phase 2

BLOCK C - LIFEWAY
Open
8,000 SF Retail
250,000 SF Office

BLOCK D
Opening 4Q2018
60,000 SF Retail
40,000 SF Office
378 Residential Units

BLOCK E
Opening 1Q2019
13,000 SF Retail
300,000 SF Office
169-key Hampton Inn & Suites

BLOCK F
Future Expansion
200 Residential Units

SOLIS NORTH GULCH
Developed by Others
Open
271 Residential Units

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