CAPITOL VIEW RETAIL SPACE AVAILABLE FOR LEASE

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

A DIFFERENT VIEW OF
COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE
YOU’LL SEE

CAPITOL VIEW
★ ★ ★ NASHVILLE

DOWNTOWN NASHVILLE AT THE INTERSECTION OF I-40/CHARLOTTE AVENUE AND 11TH AVENUE N
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>
</tr>
</thead>
<tbody>
<tr>
<td>127,300 +</td>
<td>8</td>
<td>46,144</td>
<td>9,619</td>
<td>$100,000 +</td>
</tr>
</tbody>
</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**
- Open
- 60,000 SF Retail
- 40,000 SF Office
- 378 Residential Units

**BLOCK E**
- Open
- 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

*No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes or price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. All potential leases are contingent upon prior commitment of space, a prospect’s financial information and execution of a mutually satisfactory lease document.*