

CAPITOL VIEW.
YOU'LL SEE.





OVERVIEW

CAPITOL VIEW SITE



OVERVIEW

SITE PLAN



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

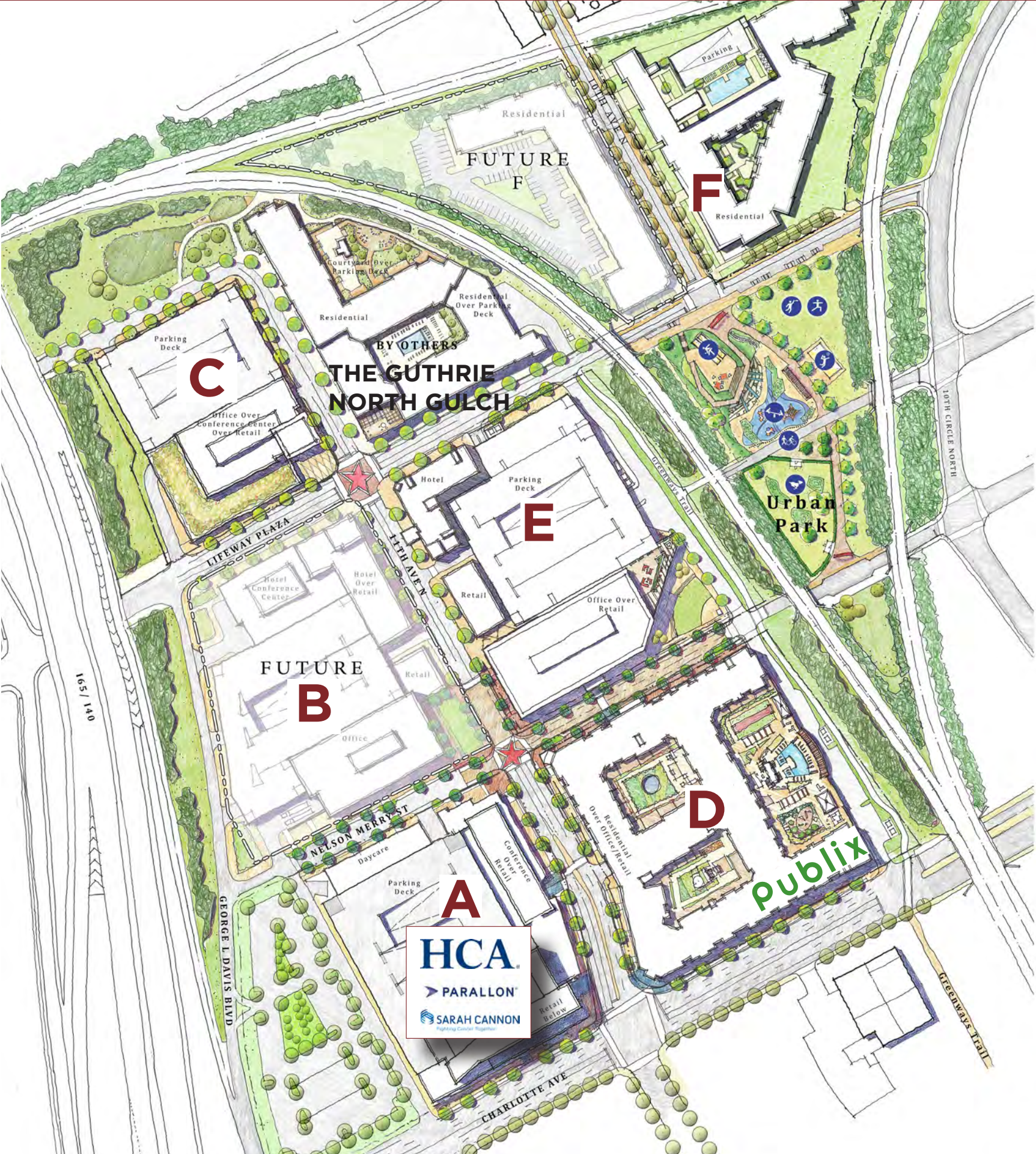
BUILDING OPEN
500 11th Avenue N
24,000 SF retail & restaurants
300,000 SF office

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



TO SOUTH GULCH



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



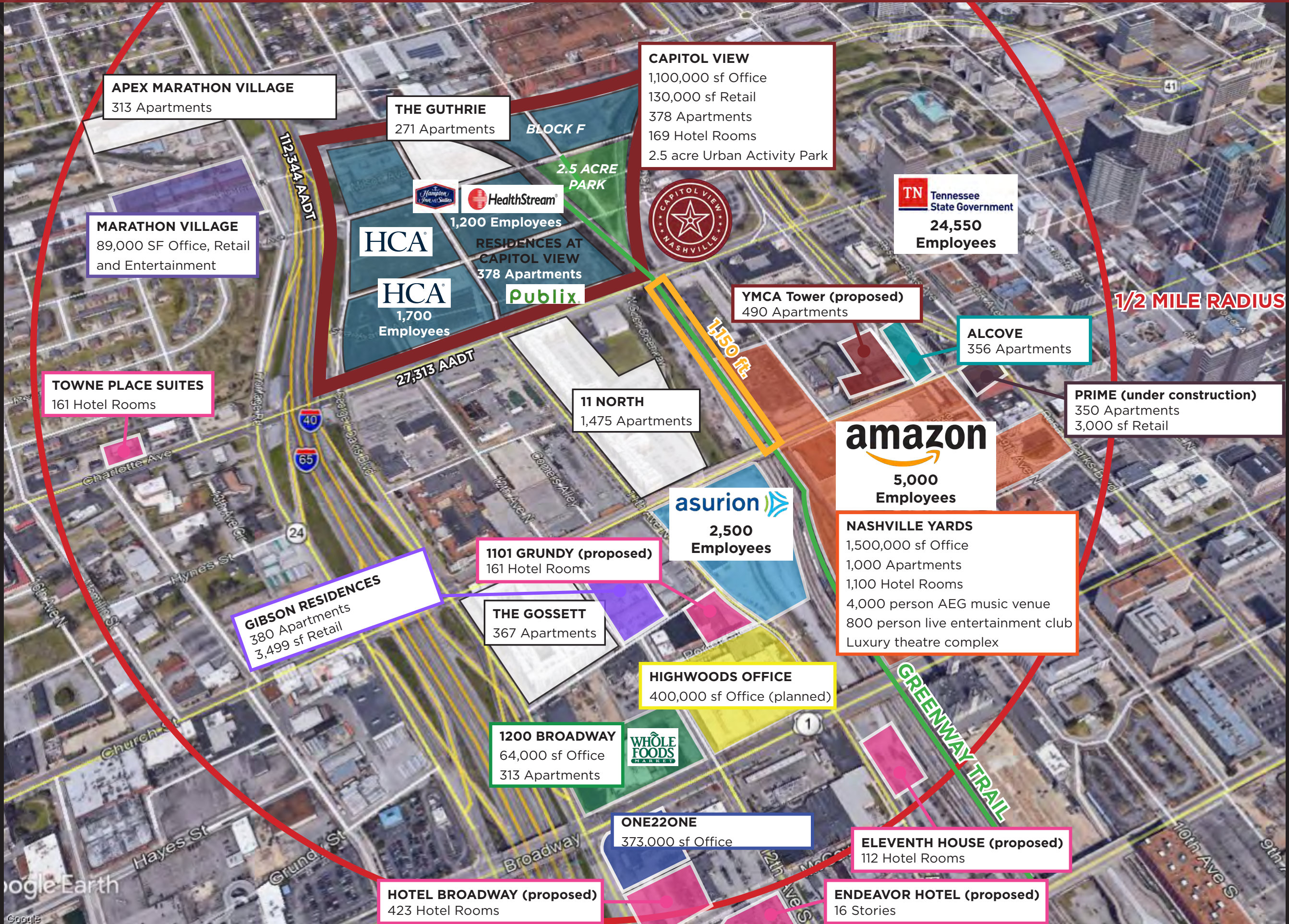


ROAD KEY

- INTERSTATE
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

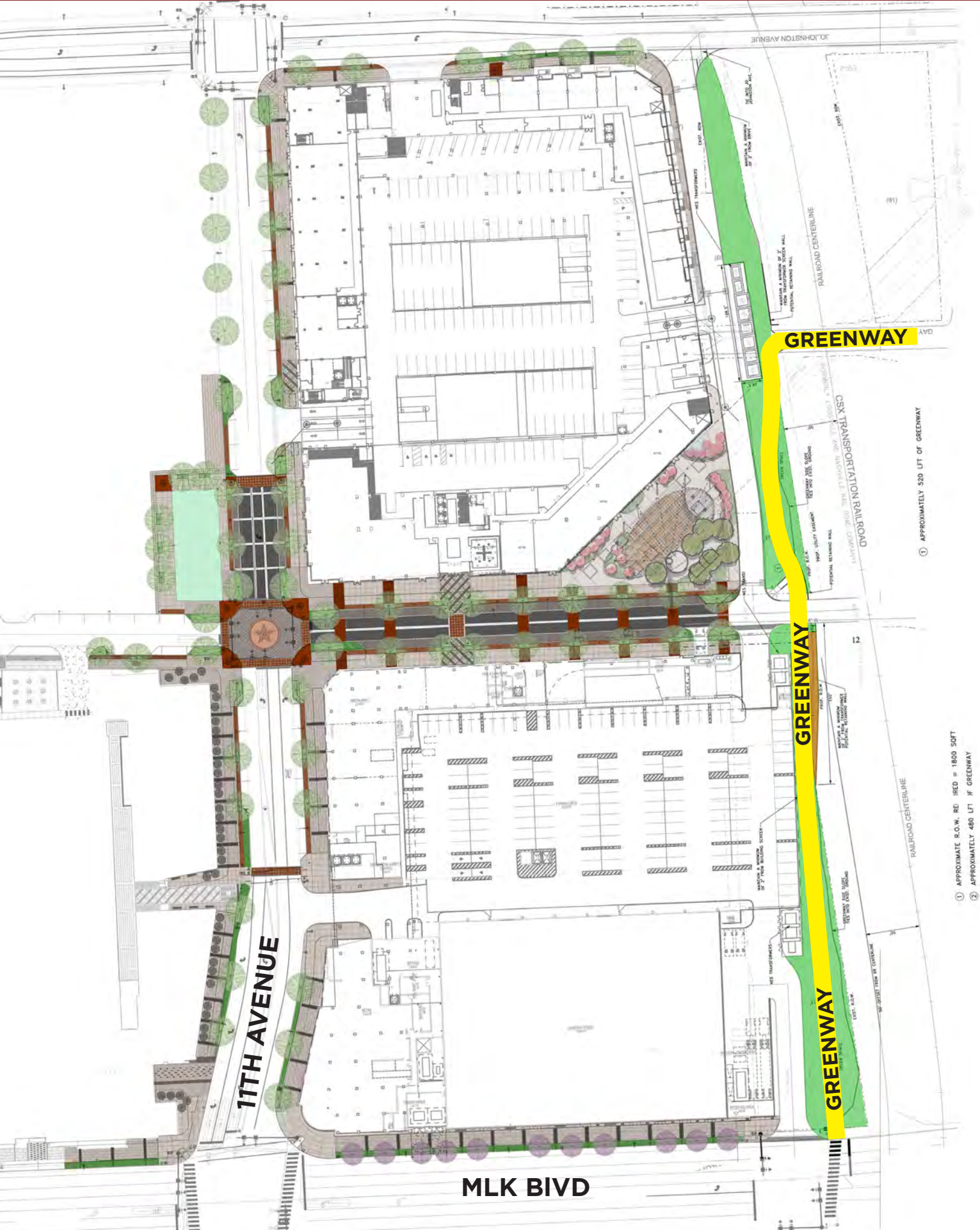
OVERVIEW

DISTRICT IMPACT



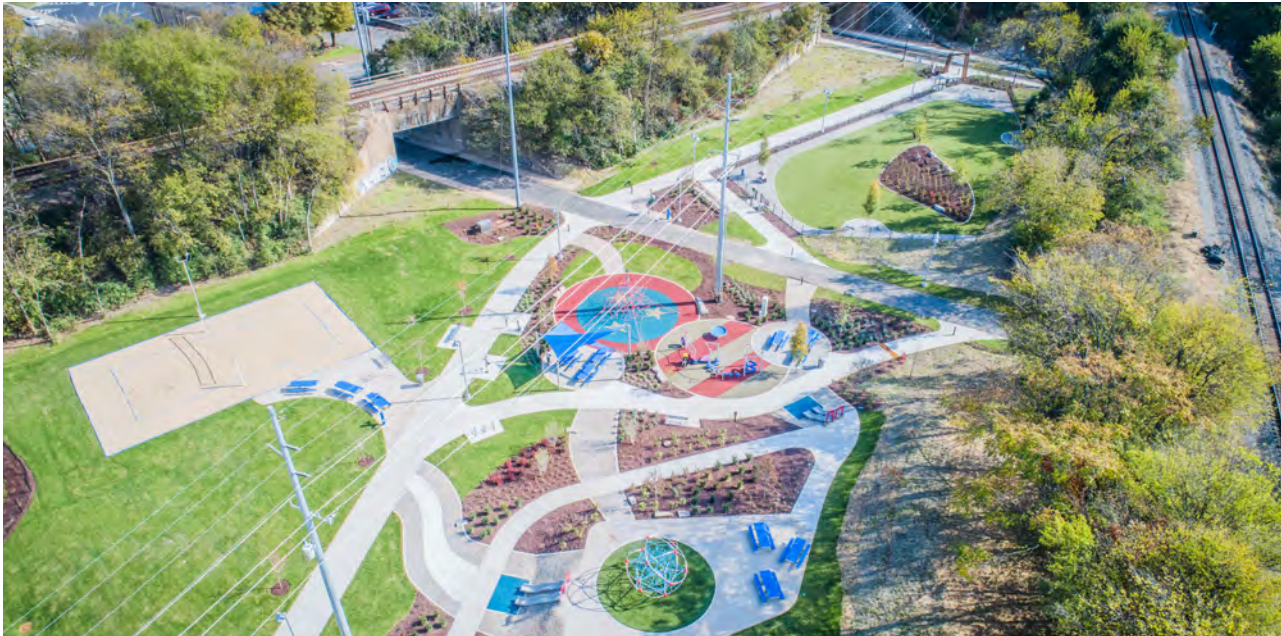
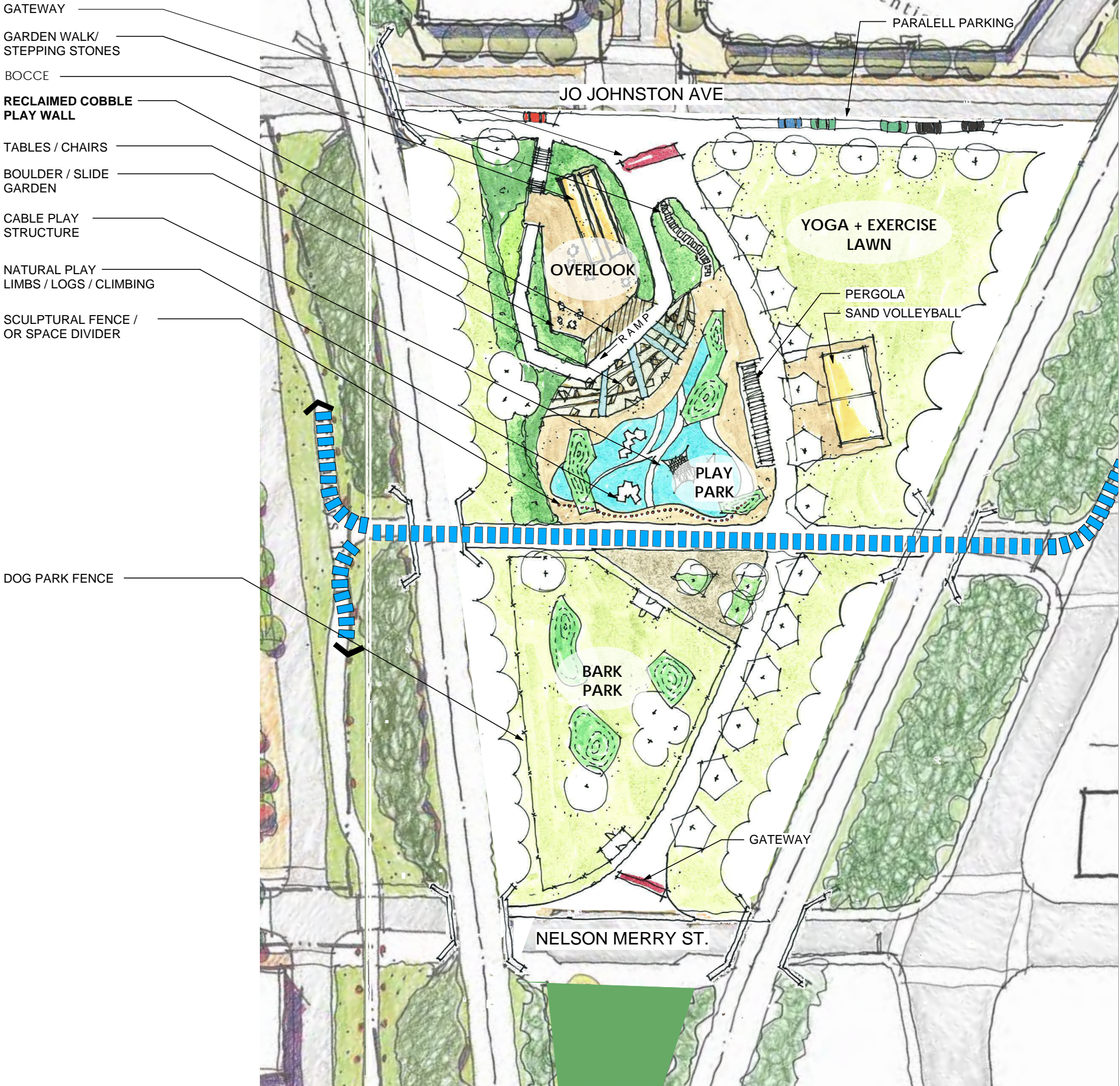
OVERVIEW

BIKEWAY/GREENWAY TRAIL



OVERVIEW

2.5 ACRE URBAN ACTIVITY PARK (FRANKIE PIERCE PARK)



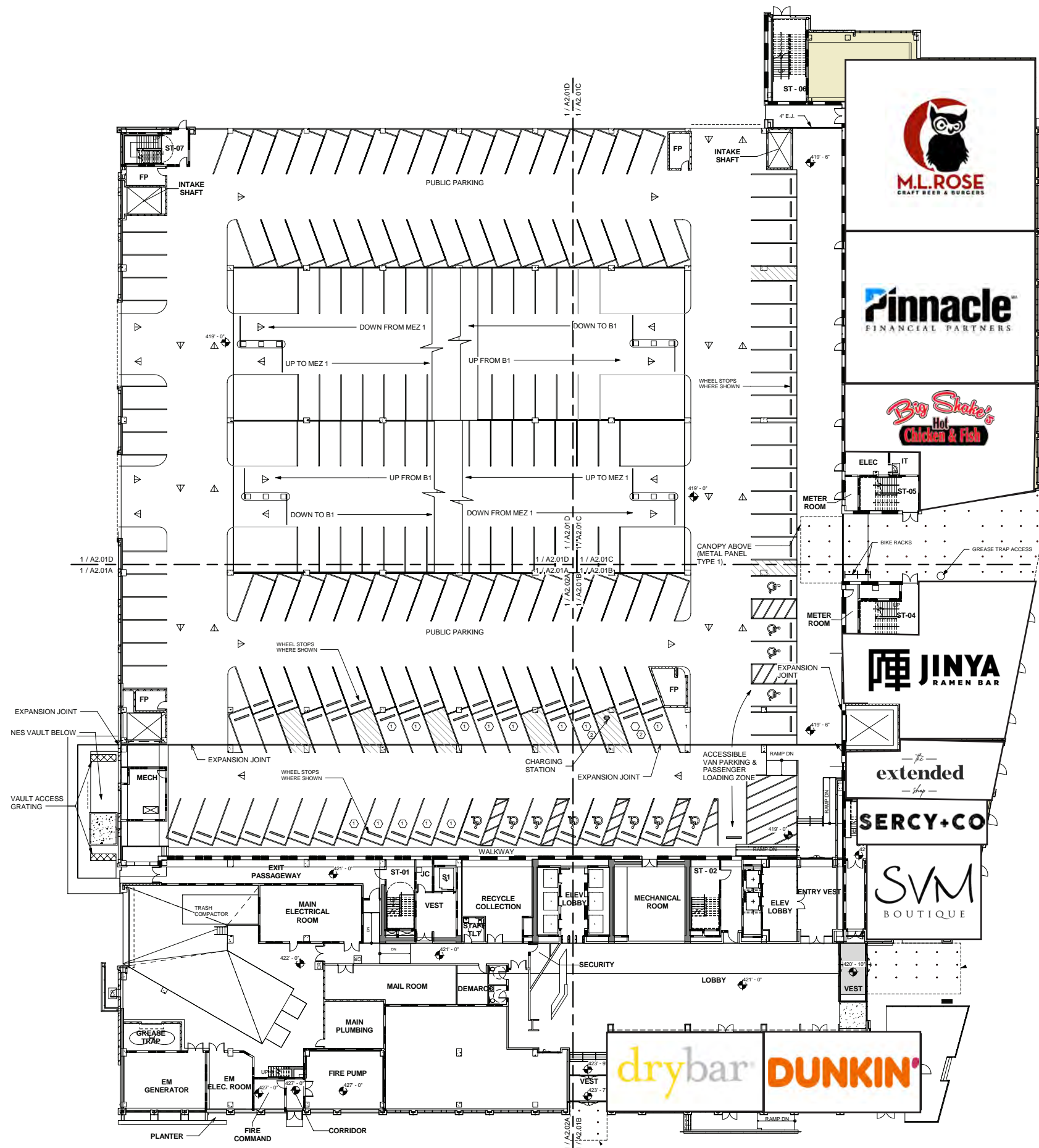
BLOCK A

23,000 SF Retail
500,000 SF Office



HCA HEADQUARTERS





BLOCK C

8,000 SF Retail
250,000 SF Office



RADIUS - FORMER LIFEWAY HEADQUARTERS

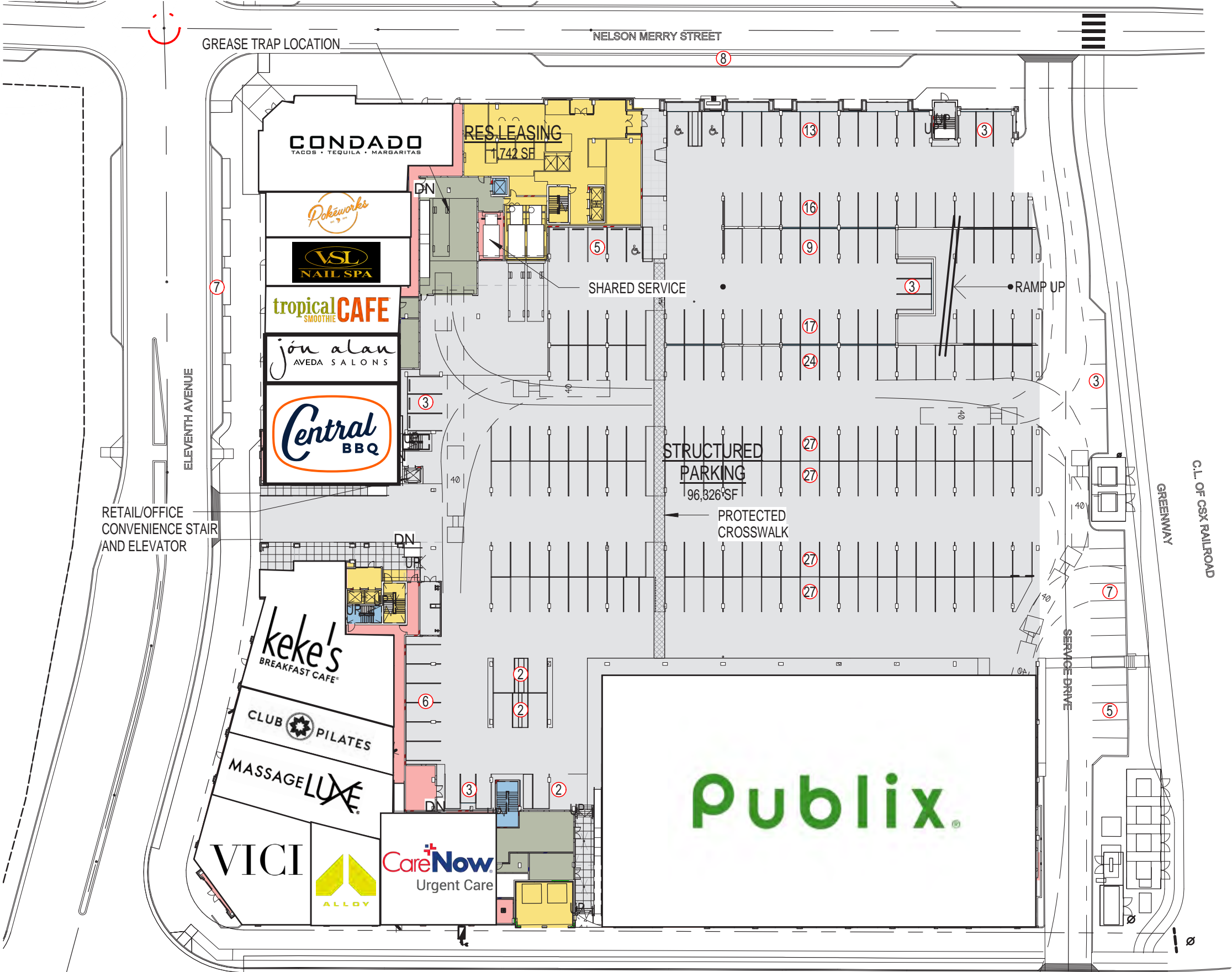


BLOCK D

OPENED



**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
TOTAL	992

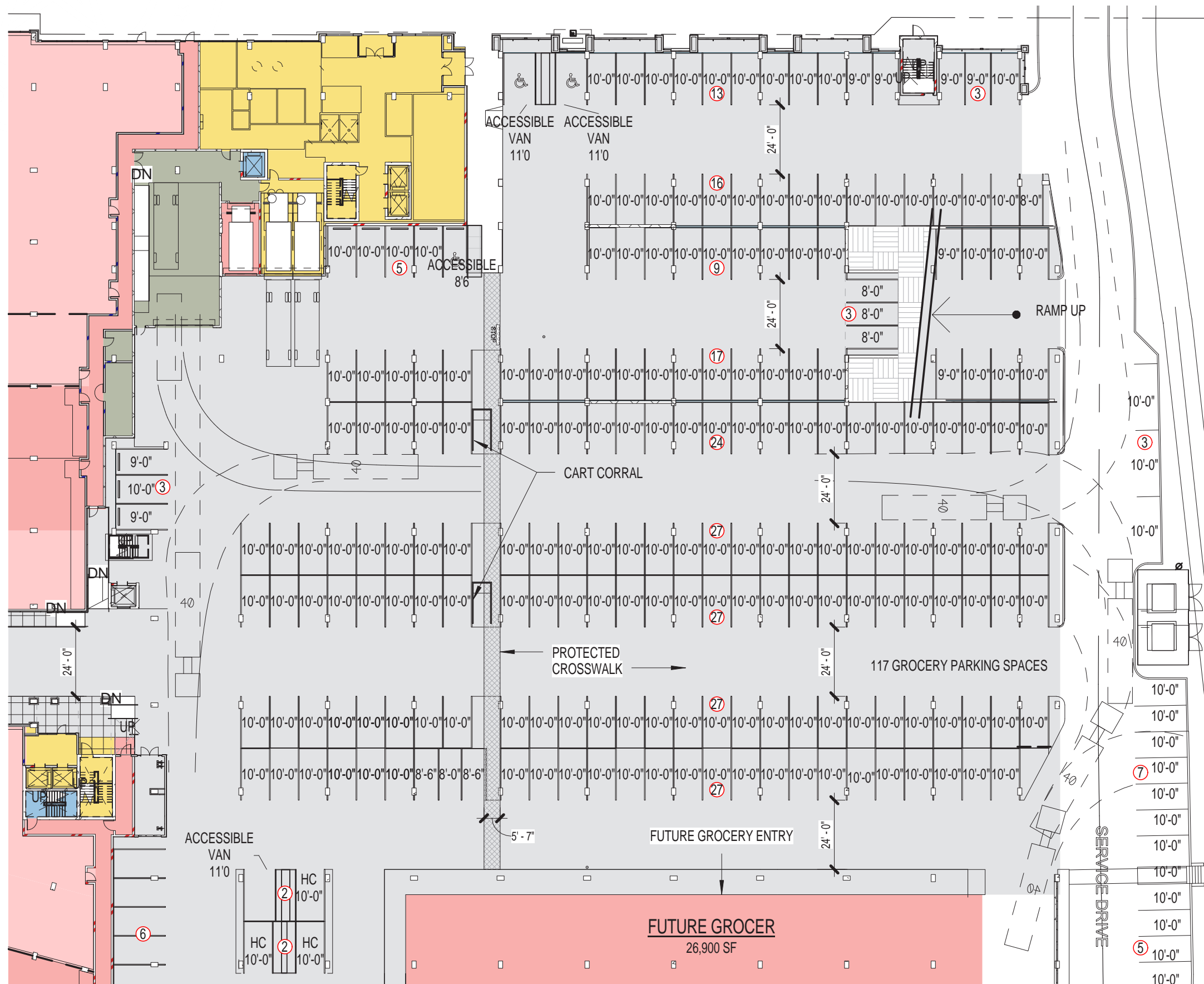
GATED - RESIDENTIAL

RAMP 02-03	2
LEVEL 3	323
SUBTOTAL	325

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
SUBTOTAL	667





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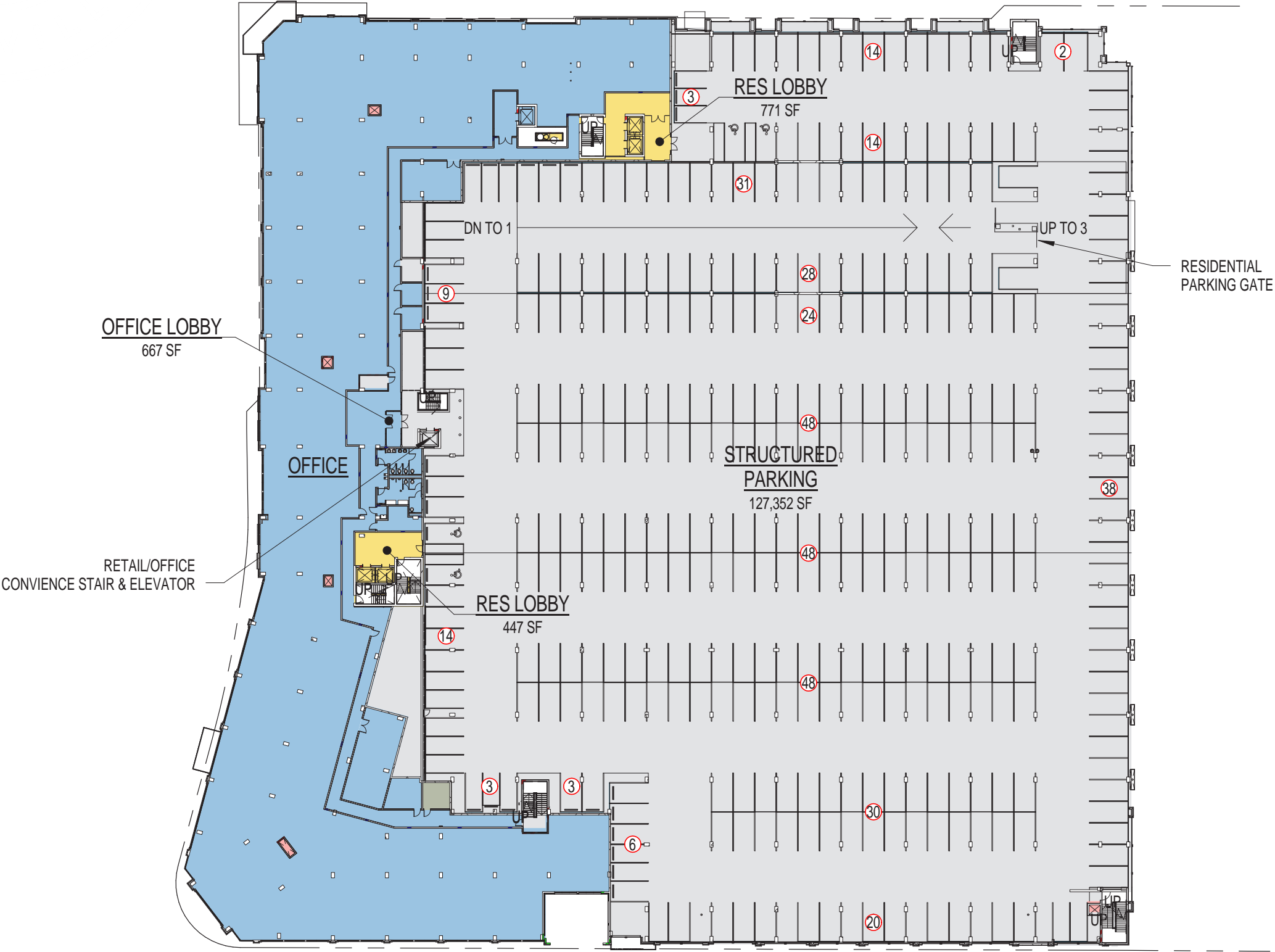
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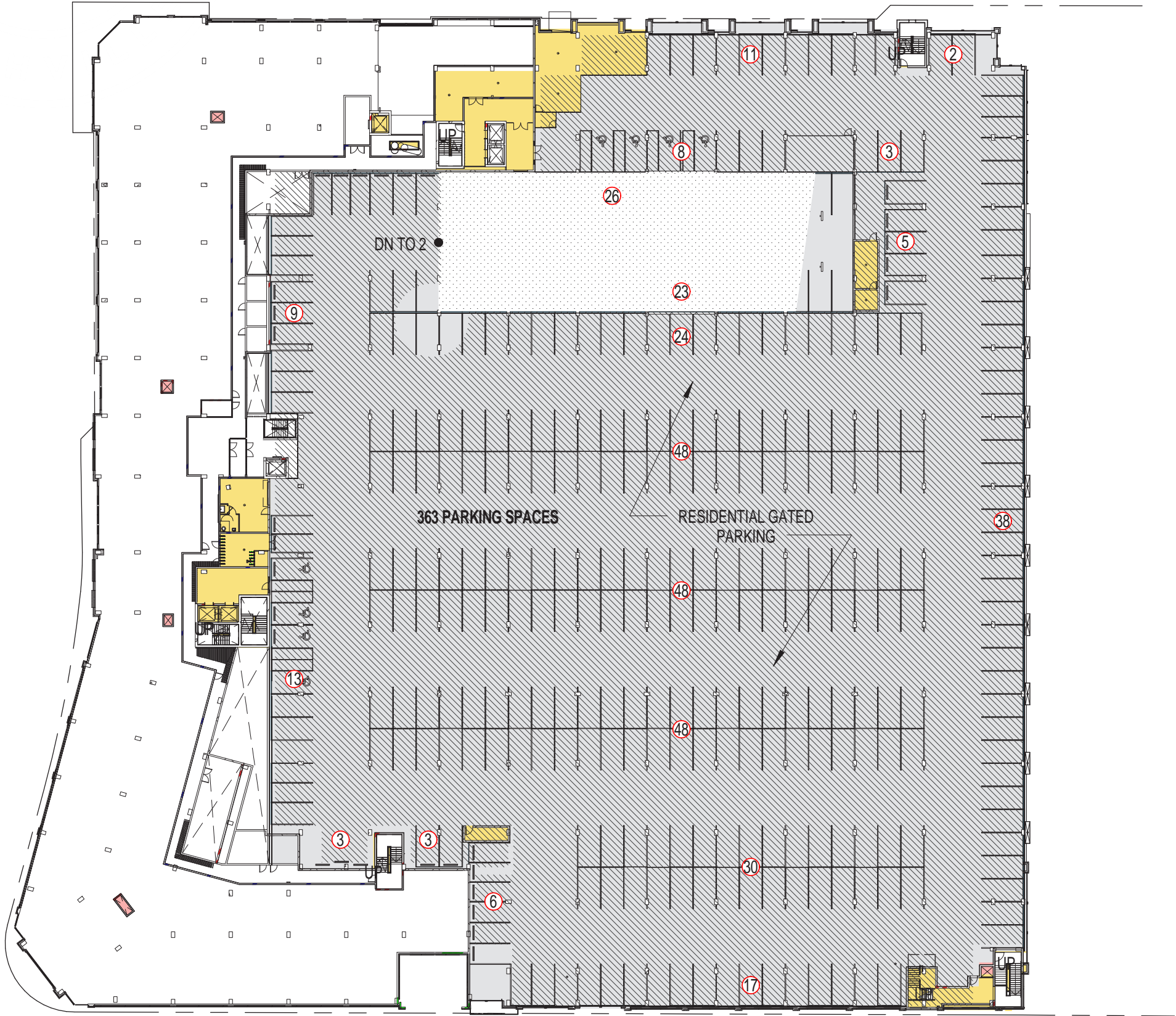
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RESIDENCES AT
CAPITOL VIEW



CHARLOTTE AVE / MLK BLVD

11TH AVE

BLOCK D

RESIDENCES AT CAPITOL VIEW



BLOCK E

SIGNATURE RETAIL



BLOCK D/E

NELSON MERRY STREETScape (FESTIVAL STREET)



BLOCK E

OPENED

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









CAPITOL VIEW.
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BOYLE

