

CAPITOL VIEW ★★★ NASHVILLE



406 11TH AVENUE NORTH | NASHVILLE, TN 37203

OFFICE
406 11th Ave N



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

CAPITOL VIEW OFFICE SPACE AVAILABLE FOR LEASE



A DIFFERENT VIEW OF

★★★

COMMUNITY | BUSINESS | LIFESTYLE | NASHVILLE

YOU'LL SEE

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.



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



BLOCK E
Open
24,000 SF Retail
300,000 SF Office
169 Key Hotel



BLOCK D
Open
60,000 SF Retail
40,000 SF Office
378 Residential Units





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 &
SUITES HOTEL
NEXT DOOR



LOCKER ROOM AND
SHOWER FACILITIES
IN BUILDING



2.5 ACRE
URBAN ACTIVITY
PARK



TRAIL HEAD FOR
THE NASHVILLE
GREENWAY TRAIL





A NEW OUTLOOK ON OFFICE SPACE

FOR AVAILABILITIES, VISIT OUR WEBSITE AT CAPITOLVIEWNASHVILLE.COM.



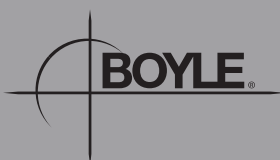


URBAN ACTIVITY PARK



Urban activity park connected to the Nashville Greenway trail.

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



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