

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



A

B

C

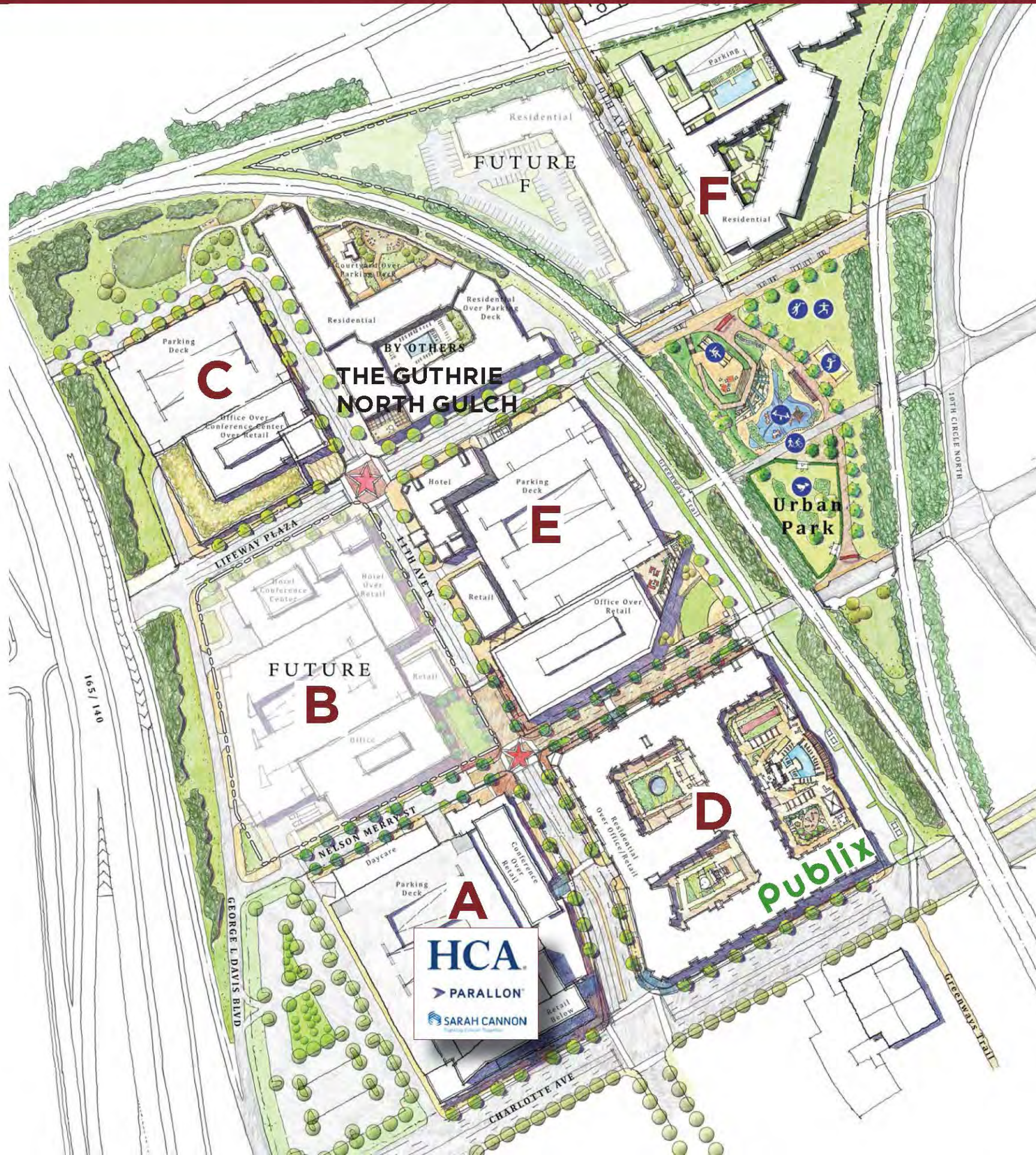
E

D

TO SOUTH GULCH

11TH AVENUE N

MLK BLVD



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

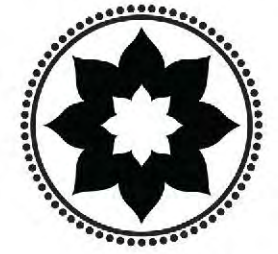
BLOCK D

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

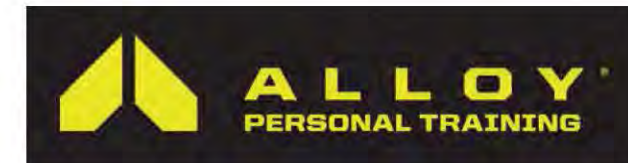
BLOCK F

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

SOBRO

SOUTH GULCH

MUSIC ROW

WEST END

MEDICAL CENTER

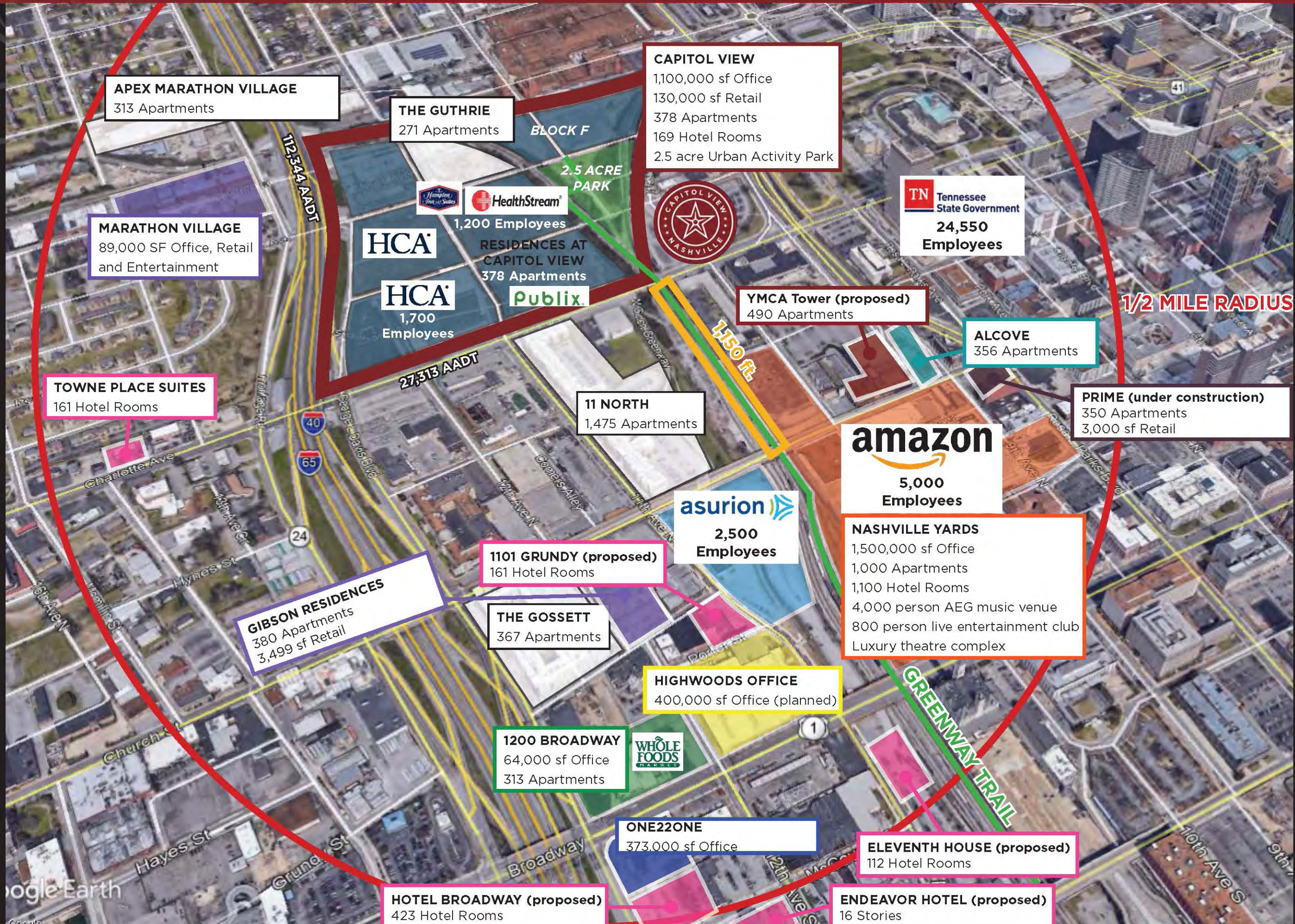
VANDERBILT

ROAD KEY

- INTERSTATE
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR

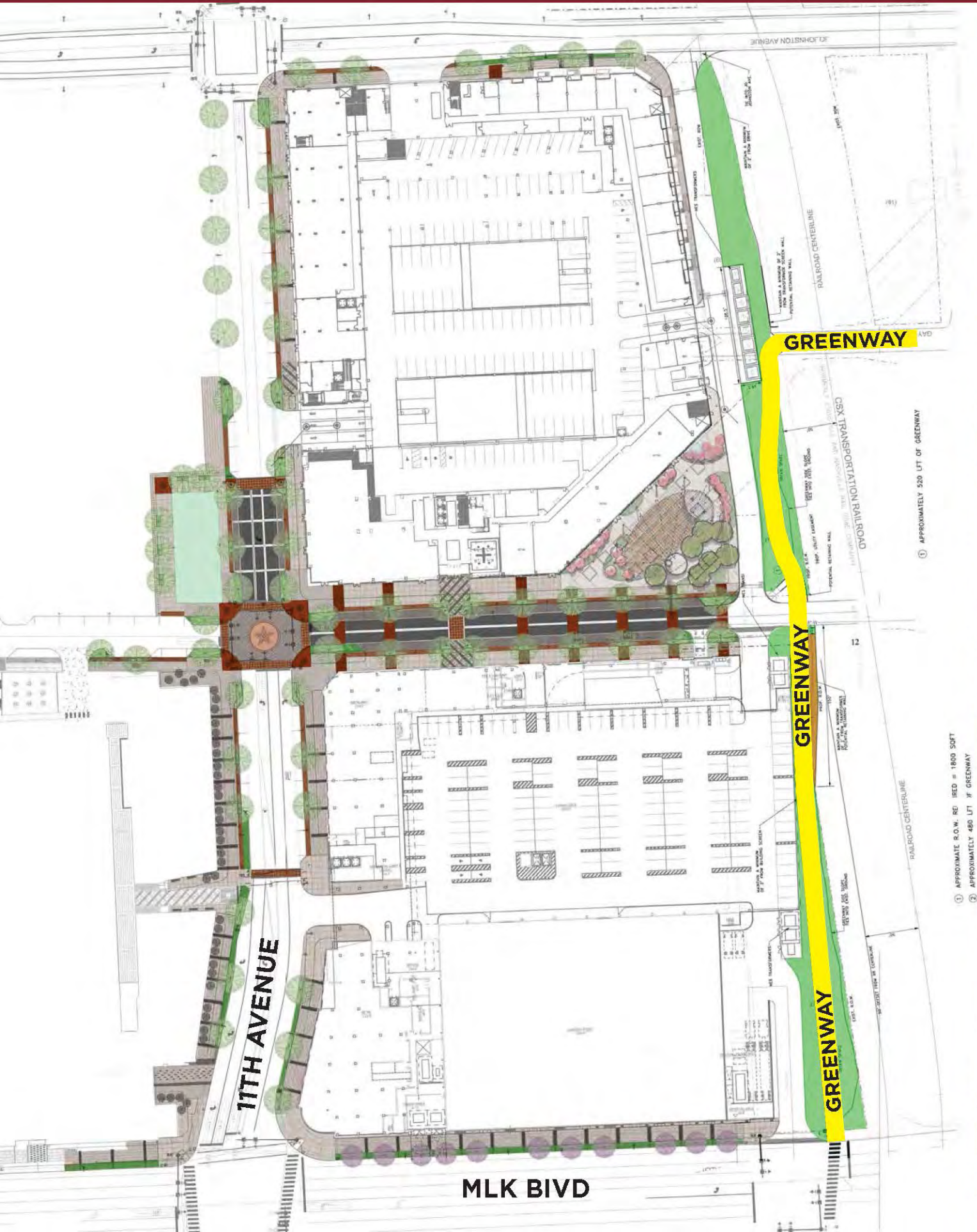
OVERVIEW

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
- DOG PARK FENCE

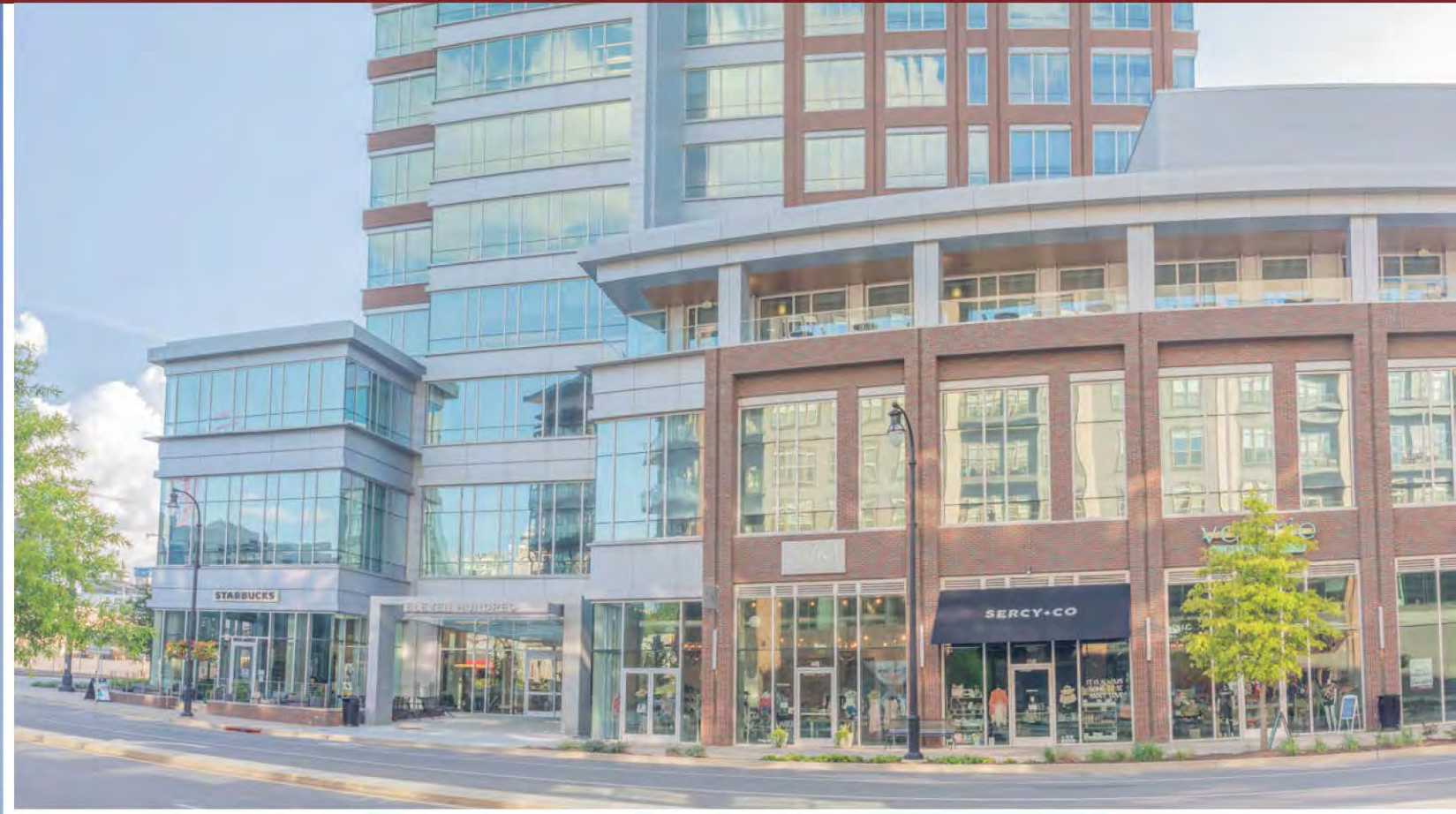


BLOCK A

23,000 SF Retail
500,000 SF Office



HCA HEADQUARTERS



BLOCK C

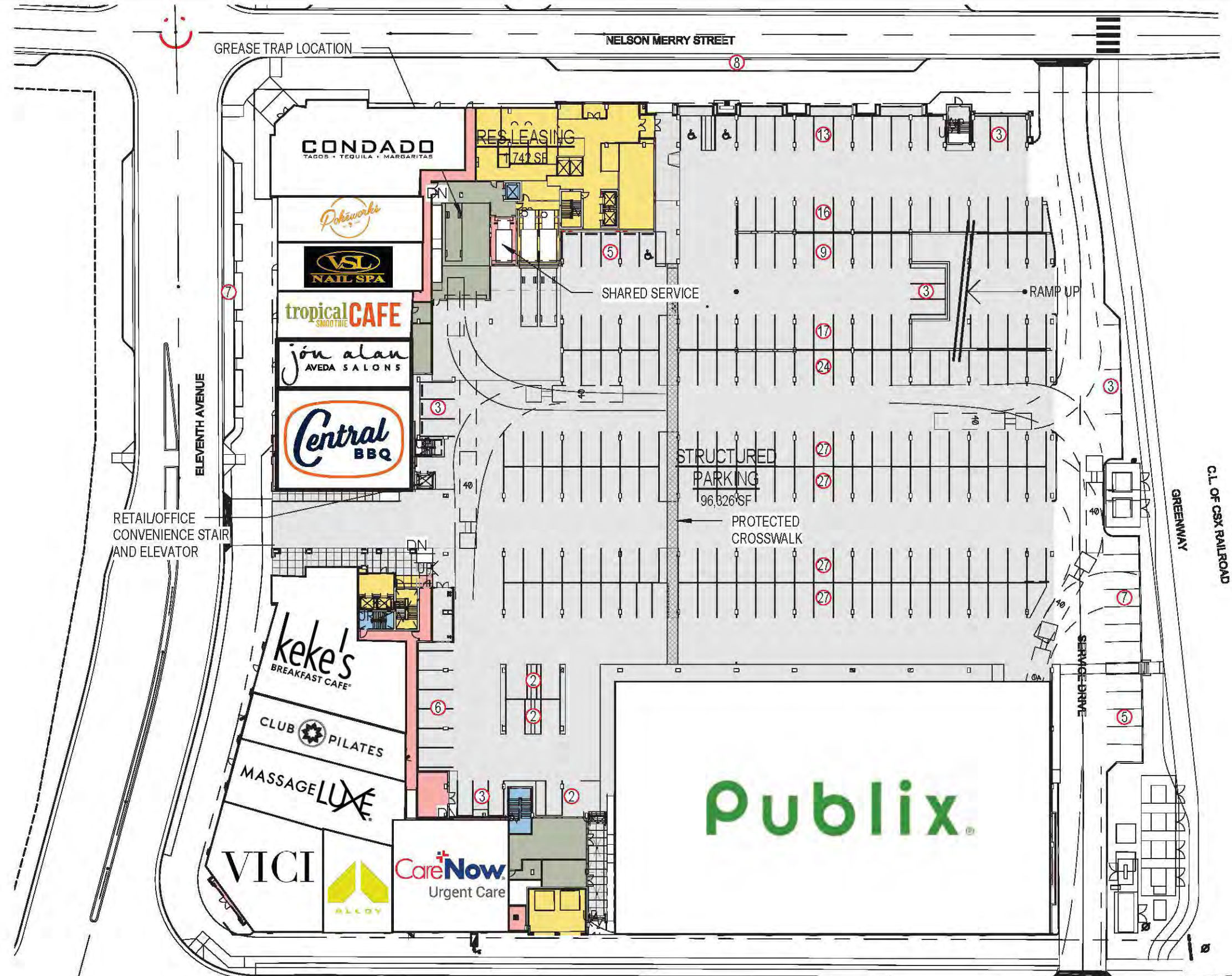
RADIUS - FORMER LIFEWAY HEADQUARTERS

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
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





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

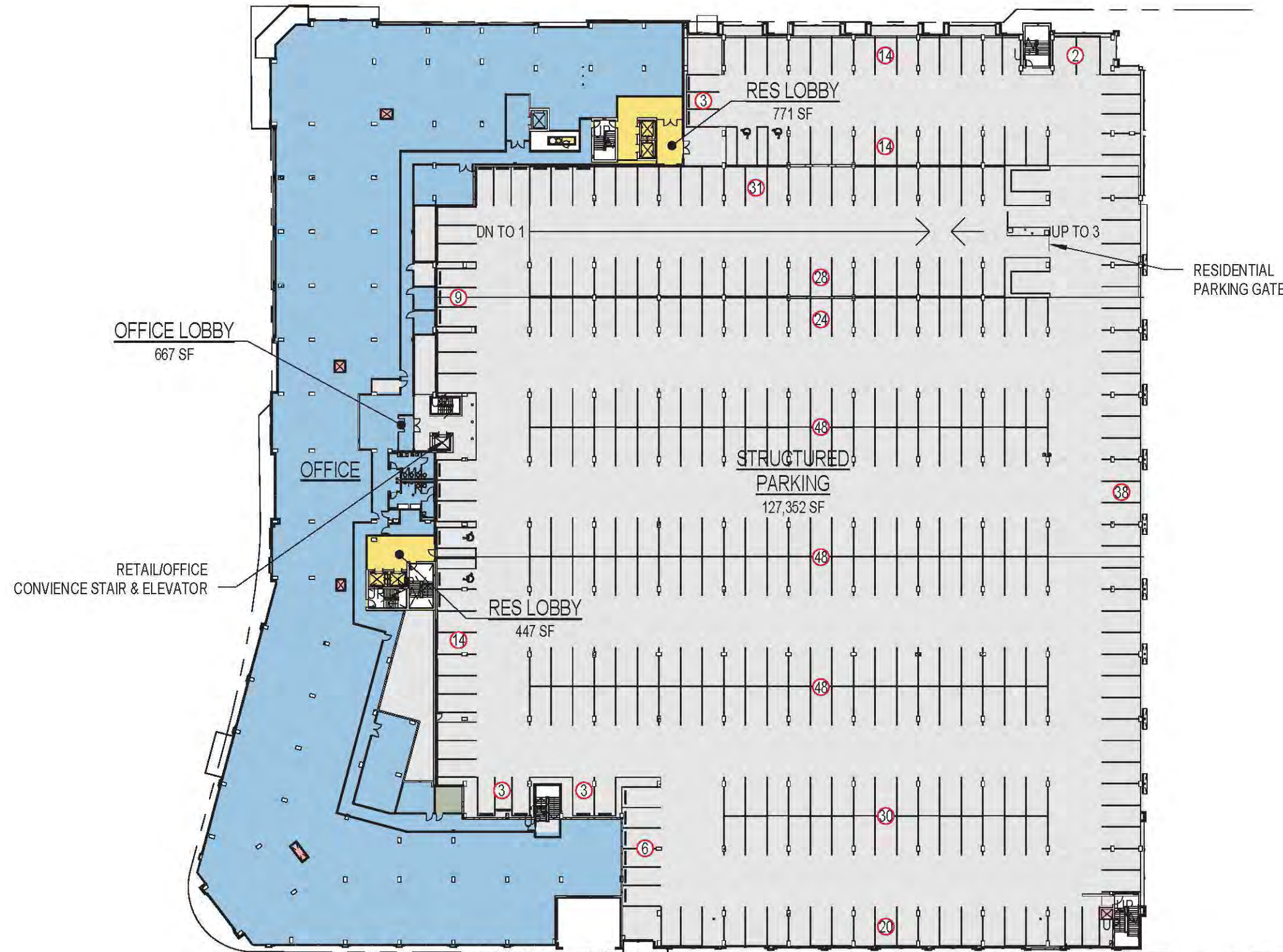
GATED - RESIDENTIAL

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





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





GROSS PARKING COUNT

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

GATED - RESIDENTIAL

RAMP 02-03	2
<u>LEVEL 3</u>	<u>323</u>
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
<u>RESIDENTIAL UNGATED/GUEST</u>	<u>233</u>
SUBTOTAL	667



RESIDENCES AT
CAPITOL VIEW



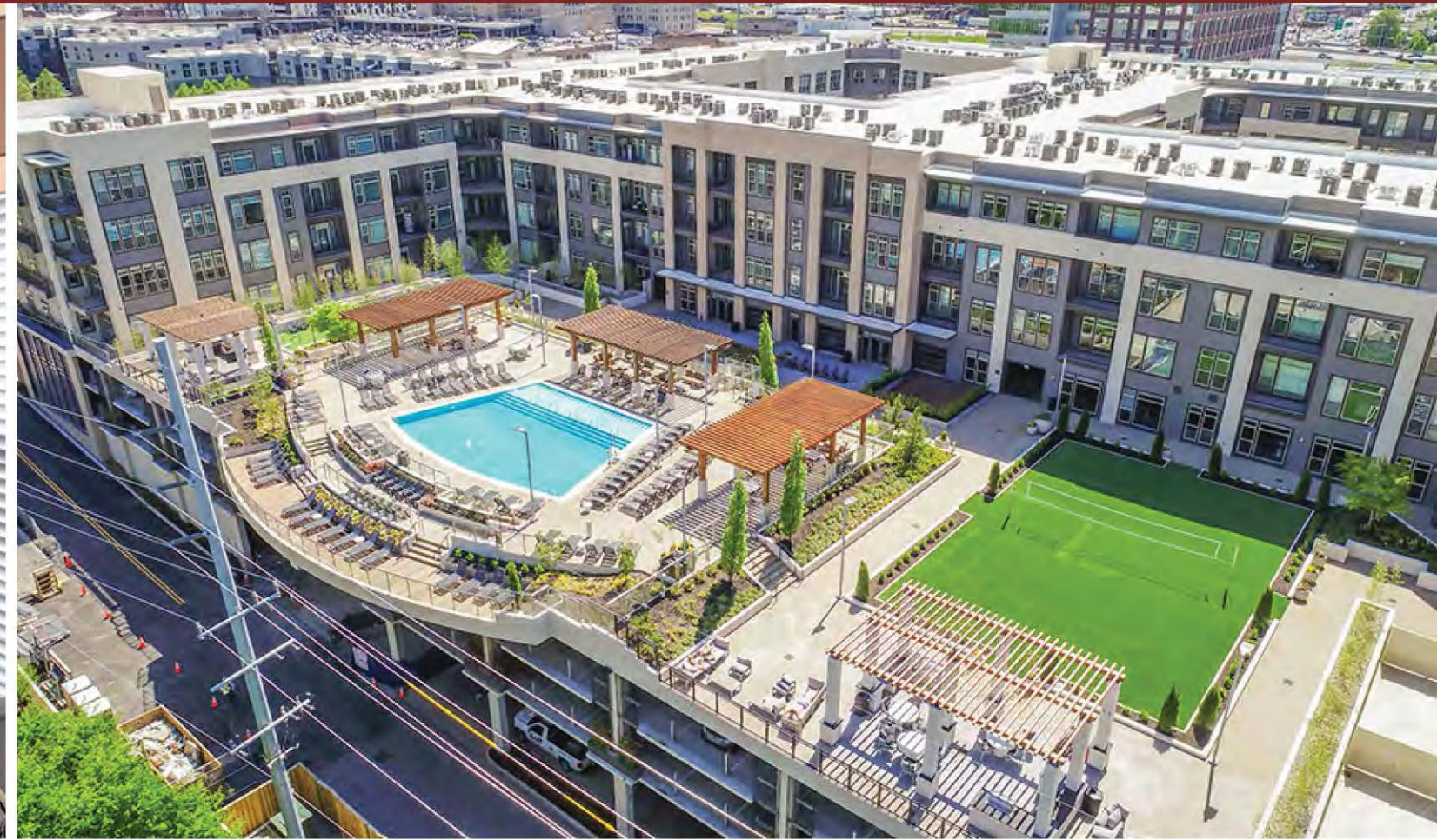
11TH AVENUE

CHARLOTTE AVE / MLK BLVD



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.
YOU'LL SEE.



BOYLE

