

# CAPITOL VIEW

★★★ NASHVILLE



RETAIL  
Block A

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

**410**

HOTEL ROOMS

**2.5 ACRES**

URBAN ACTIVITY PARK CONNECTED TO THE NASHVILLE GREENWAY SYSTEM

## CAPITOL VIEW RETAIL SPACE AVAILABLE FOR LEASE



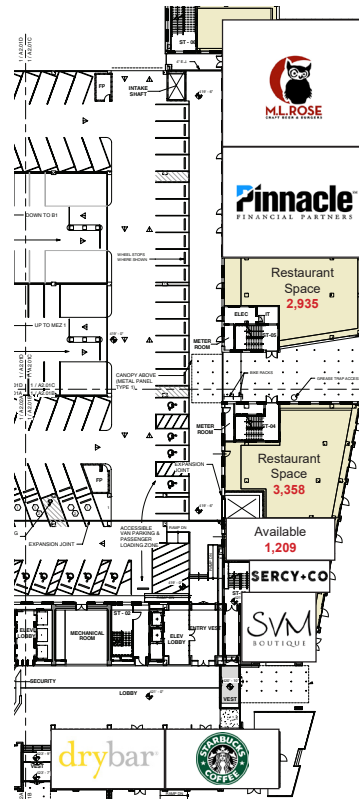
## A DIFFERENT POINT OF VIEW

★★★

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, with no time limits. This doesn't exist anywhere else in the CBD, the Gulch or the West End submarkets.



ESTIMATED VEHICLES PER DAY

135,129 +



POINTS OF INGRESS AND EGRESS

8



DAYTIME POPULATION DOWNTOWN NASHVILLE

78,113



NIGHTTIME POPULATION DOWNTOWN NASHVILLE

9,619

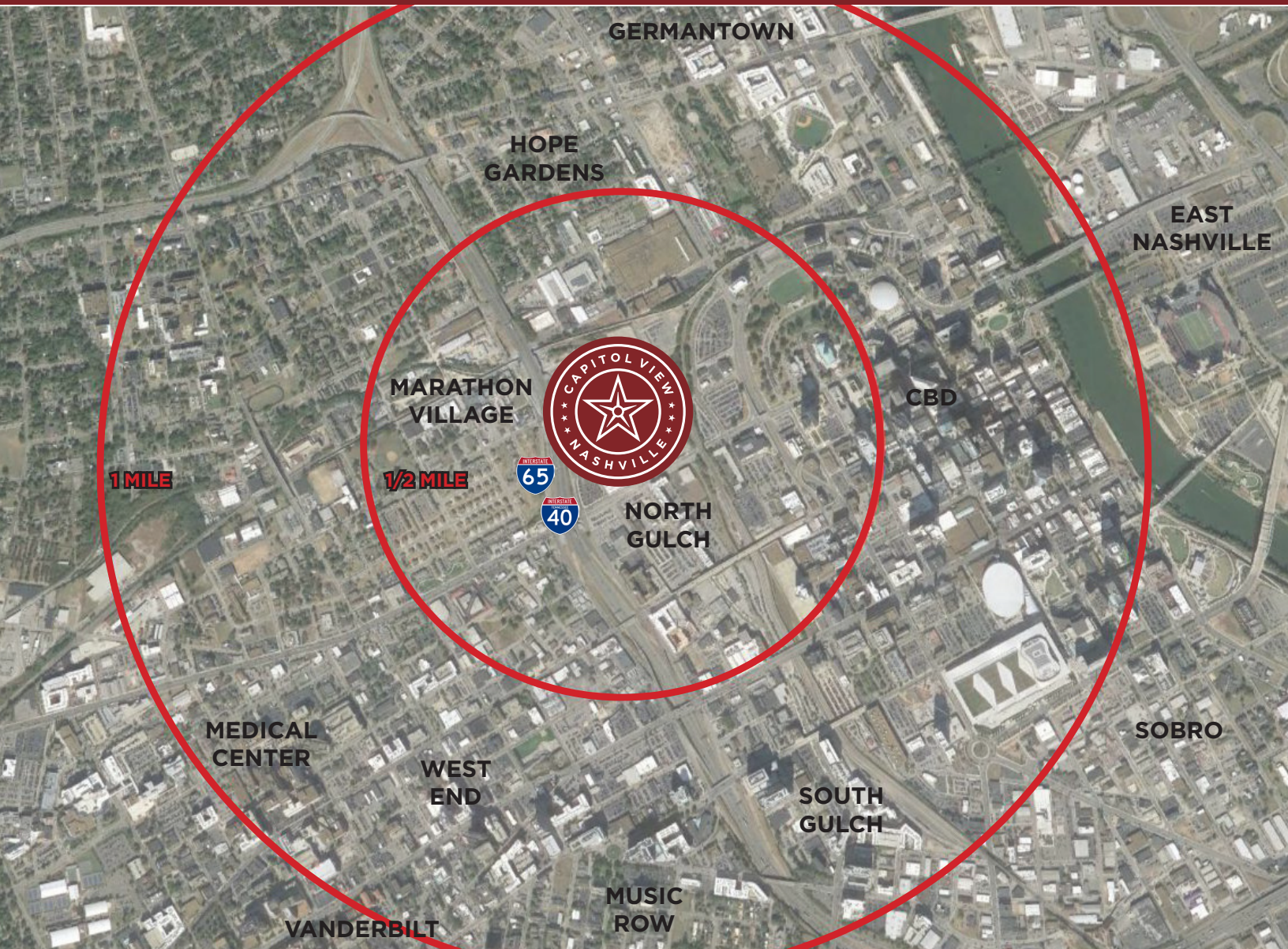


INCOME FOR 63% OF DOWNTOWN RESIDENTS

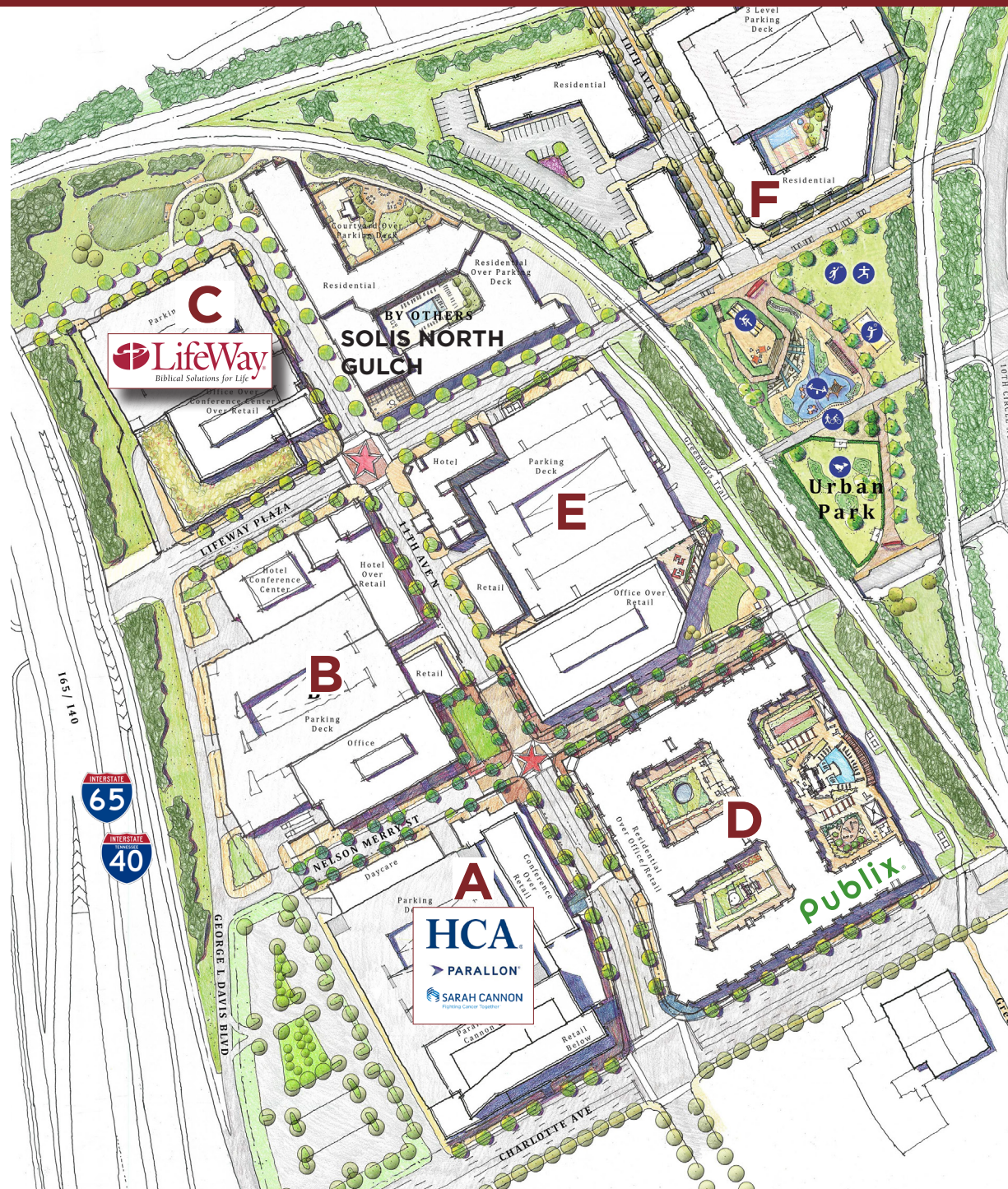
\$100,000 +











**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**

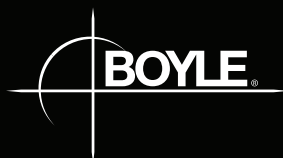
*Open*  
24,000 SF Retail  
300,000 SF Office  
169-key Hampton Inn & Suites

**BLOCK F**

*Future Expansion*  
200 Residential Units

**THE GUTHRIE**

Developed by Others  
*Open*  
271 Residential Units



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