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## BLOCK B OFFICE

4031 ASPEN GROVE DR.  
FRANKLIN, TN 37067







## McEwen Northside

McEwen Northside is a vibrant urban district that integrates state-of-the-art office space with a walkable campus of mixed-use amenities, all carefully planned and selected to reinforce a more collaborative and dynamic work environment.

The smart blend of popular restaurants and retail shops, a business class hotel, interactive green spaces, and upscale residential apartments makes McEwen Northside a destination unto itself.

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## EXECUTIVE SUMMARY

McEwen Northside places a strong emphasis on enhancing the day-to-day lifestyle of those who work there, allowing companies that call McEwen Northside home to successfully recruit and retain employees.

### Carefully curated Walkable, Urban Mixed-Use Environment

- 750,000 SF Class A office
- Business class hotel with meeting space
- Over 115,000 SF retail/restaurants
- 950 apartments available for employees

### Strategic Location

- Convenient and easily accessible, McEwen Northside is surrounded by amenities and services that enhance the business environment
- Located near the I-65 interstate with multiple points of ingress/ingress

### Numerous Points of Ingress/Egress

- Urban experience in the suburban Cool Springs submarket
- Located on the west side of McEwen Drive and I-65 interchange, distanced from the traffic congestion on the east side

### New, State-of-the-Art Building

- Highly efficient floorplates
- Well-appointed, Class A public area finishes
- Bike storage
- Ground floor restaurant and retail
- Latest technology integration and energy efficient building systems (HVAC, Elevators, lighting, windows)

### Parking

- Free tenant and visitor parking
- Well-planned, convenient parking garage with multiple points of access and only 4 levels

### Abundant, Thoughtfully Designed Green Space

- Iconic Central Green space in center of campus
- Upwards of 10 acres of community and greenspace

# MCEWEN NORTHSIDE DECISION SCORECARD

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- ✓ Newest prototype in building design with full height windows, column free design, modern building systems, high-performance elevators
- ✓ Large, efficient rectangular floorplates
- ✓ High-visibility branding with exterior building signage and monument signage
- ✓ Well-planned, convenient parking garage with multiple (2) entry points and only 4 levels
- ✓ Walkable development with abundant restaurant / retail / hotel / apartment options on-site
- ✓ Multiple apartments located 1-2 blocks away allow employees to live nearby.
- ✓ Outdoors experience including iconic central green in front of the building
- ✓ Ease of egress with close proximity to the interstate, and numerous access points in and out of the development
- ✓ Long-term owner-operator will prioritize long-term building continuity and tenant relationships above all else
- ✓ Differentiated development, in a differentiated location that will provide an edge for employee hiring and productivity

The urban solution with cost-effective suburban economics!



# MCEWEN NORTHSIDE

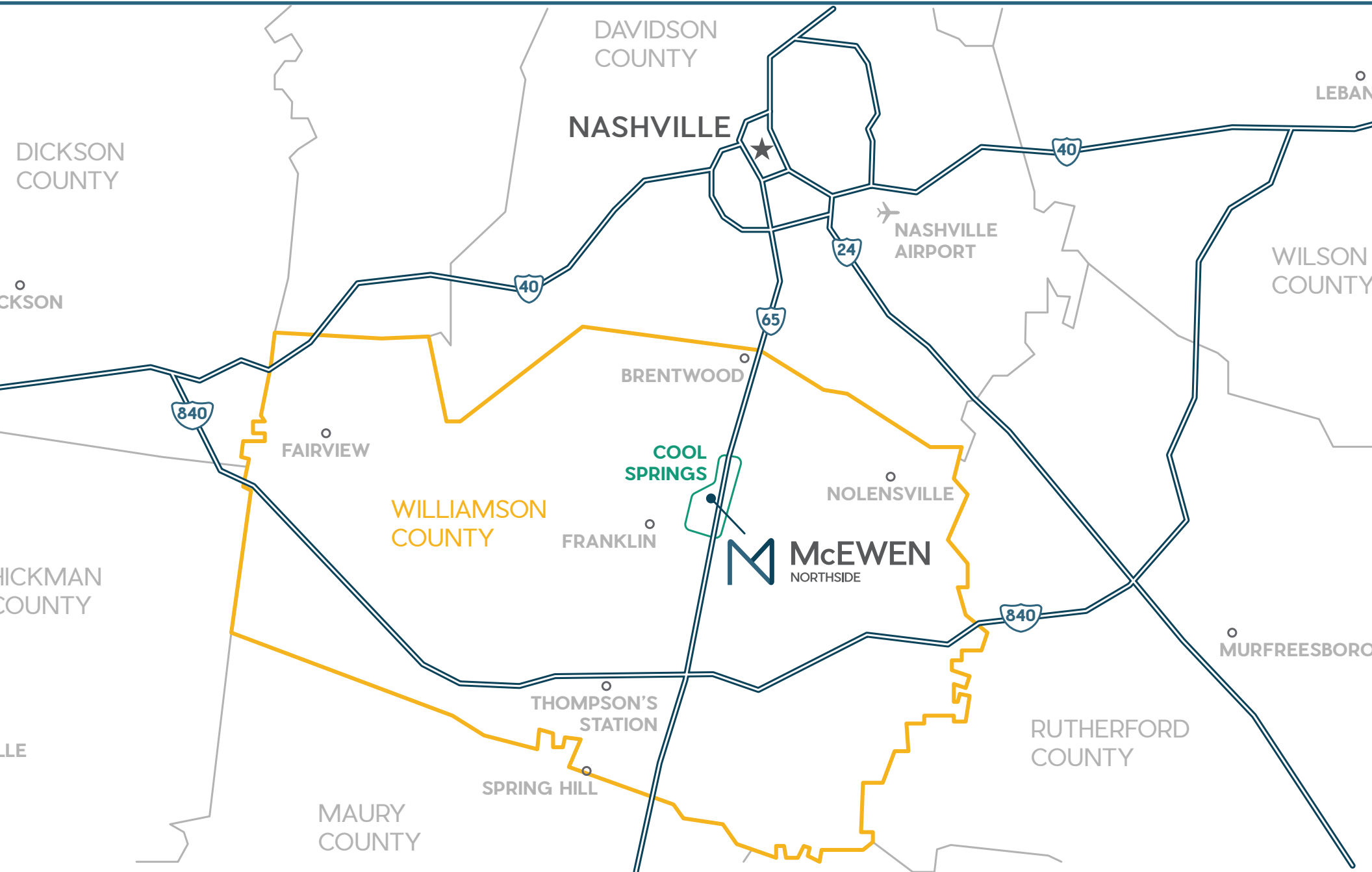


45 Acres  
750,000 SF Class A Office  
113,000 SF Restaurants & Specialty Retail  
150-room Hotel  
770 Upscale Residential Units  
Beautifully Designed Greenspaces



AN INVITING URBAN EXPERIENCE

# LOCATION

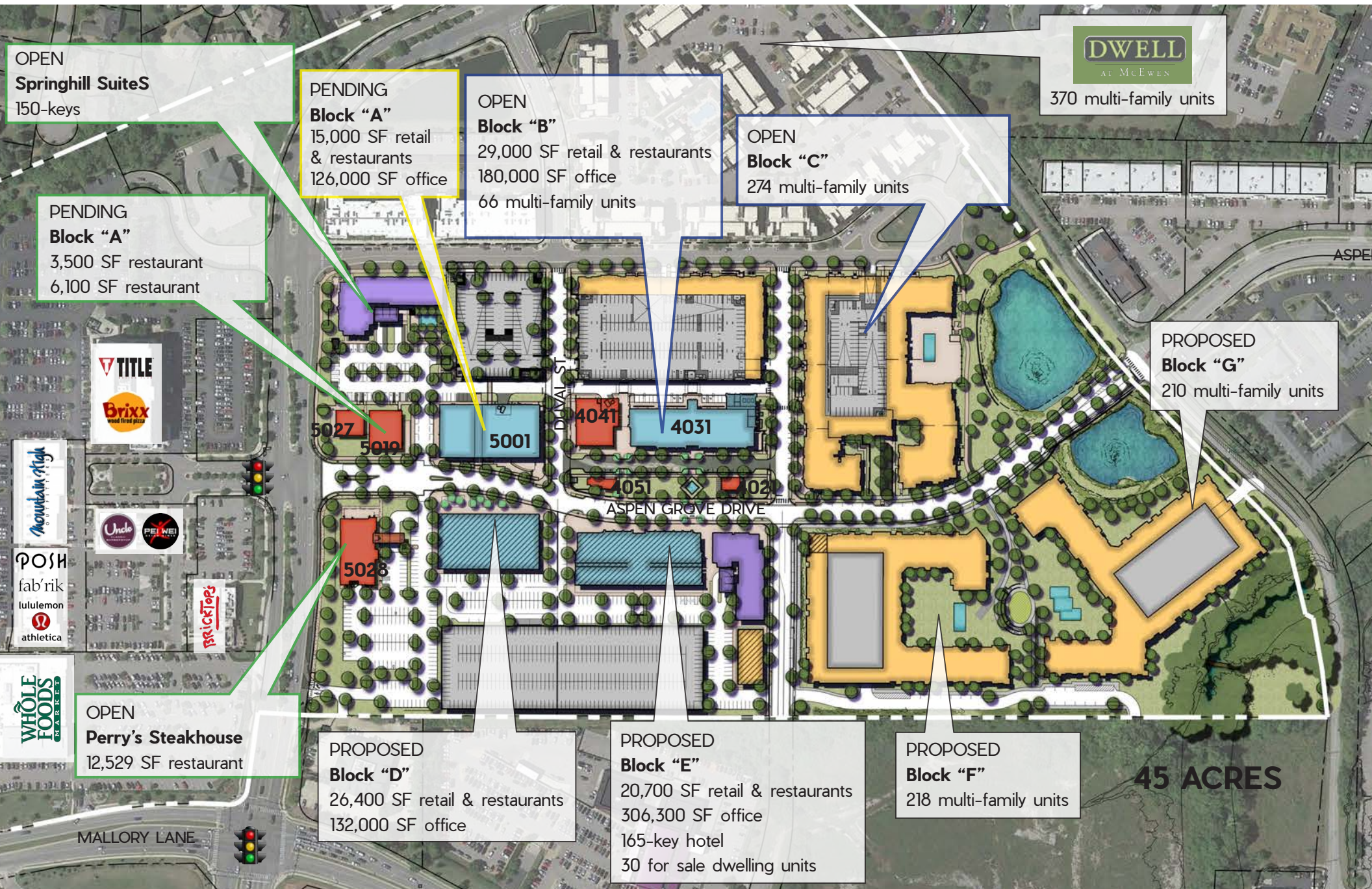


PRESTIGIOUS OFFICE MARKET AND REGIONAL RETAIL HUB





# MASTER PLAN



## A THOUGHTFULLY PLANNED DISTRICT





# ACCESSIBLE

## ROAD KEY

- INTERSTATE
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL



WELL-CONNECTED STRATEGIC SITE



# WALKABLE



A PLAN THAT INSPIRES CONNECTION



# THE CAMPUS







CLUB PILATES



Eat. Drink. Love.



SPRINGHILL SUITES<sup>®</sup>  
BY MARRIOTT



NORTH  
ITALIA



# BLOCK B







## WHY URBAN DESIGNED MIXED USE?

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When associates have the opportunity to work from home, community is the only reason why most still show up to the office. Young associates today demand collaboration and community.

### PERFORMANCE

**35%**

of a team's performance  
is defined by its number  
of connections.

Harvard Business Review, "The New Science of Building Great Teams"

### ENGAGEMENT

**79%**

of people in workplaces  
with a variety of setting  
report a great experience

Gensler 2019 US Workplace Survey (latest release)

### INFLUENCE

People who work in  
balanced environments are

**4x**

more likely to report a  
positive work experience

Gensler 2019 US Workplace Survey (latest release)



# THE STORY

## A DAY IN THE LIFE AT MCEWEN NORTHSIDE



### Elizabeth

Amin

25 years old

Lives in the apartments on campus with her dog, Bailey

Walks to work

Single



1 5 AM | WAKE UP



2 6 AM | JUST LOVE FOR COFFEE



3 7 AM | WORK OUT AT CLUB PILATES



4 9 AM | WALK TO WORK



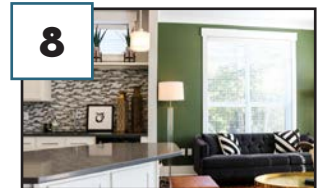
5 NOON | LUNCH



6 5 PM | DOG WALK



7 6 PM | DRINKS AT VINTAGE WINE 100



8 8 PM | WALK HOME



# THE STORY

## A DAY IN THE LIFE AT MCEWEN NORTHSIDE



### Kimberly

Director of Human Resources

39 years old

Lives in Brentwood

Arrives via I-65 and McEwen

Married with 4-year-old daughter



1  
6:15 AM | ARRIVE ON CAMPUS



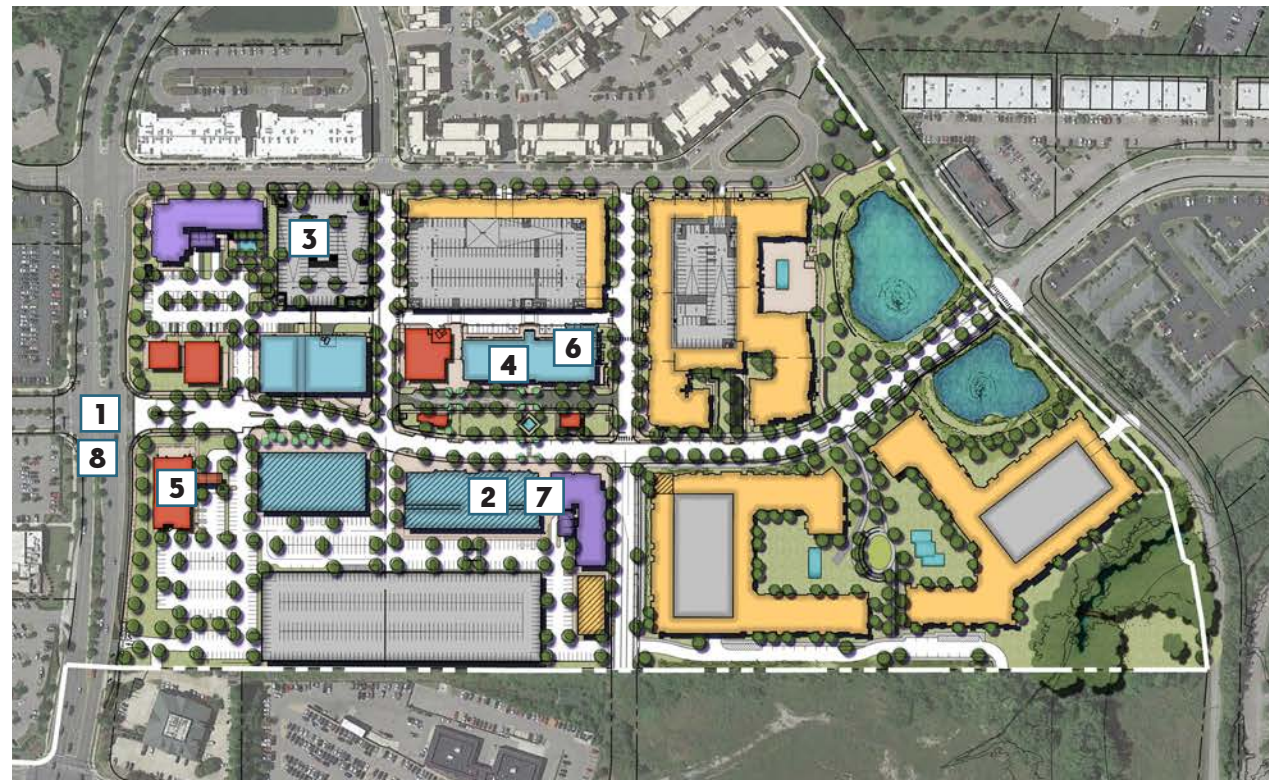
2  
6:30 AM | TAKE CHILD TO DAYCARE



3  
6:45 AM | PARK IN GARAGE



4  
7 AM | WALK TO WORK



5  
NOON | LUNCH



6  
4 PM | GET NAILS DONE AT PROSE



7  
5 PM | DAYCARE PICK-UP

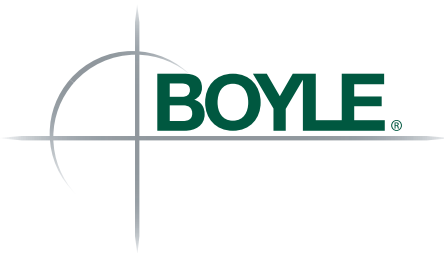


8  
5:30 PM | LEAVE CAMPUS



INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee’s most desirable locations in Nashville and Williamson County.





# FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



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