

# THE ROUNDABOUT

MUSIC ROW | NASHVILLE





# IT'S YOUR TURN.

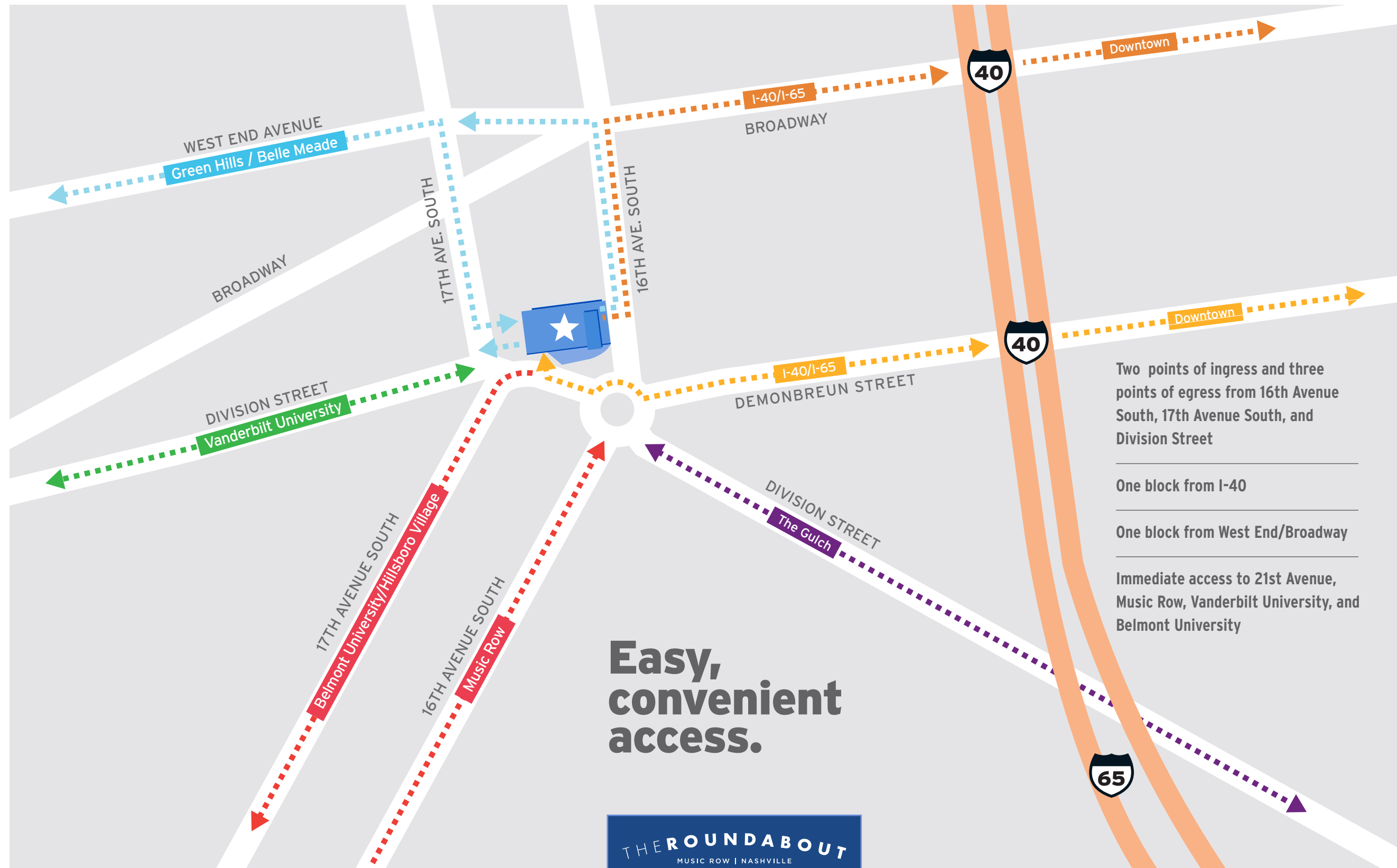
A much-anticipated moment has arrived: Since 2004, The Roundabout has boasted full occupancy and been a coveted office location for businesses across the region.

Today, the opportunity has come for new tenants to lease at The Roundabout and to access the enviable daily experience of locating in this iconic building.

# RIGHT THIS WAY.

The Roundabout is situated in a vibrant, walkable, and accessible location where Demonbreun Street begins at the city's landmark roundabout, connecting to Midtown, Music Row, Downtown, and the Gulch.

Whether commuting via interstate or surface streets, this "first in, first out" location provides convenient access without congestion to Nashville's intown neighborhoods and beyond.



# Connect.

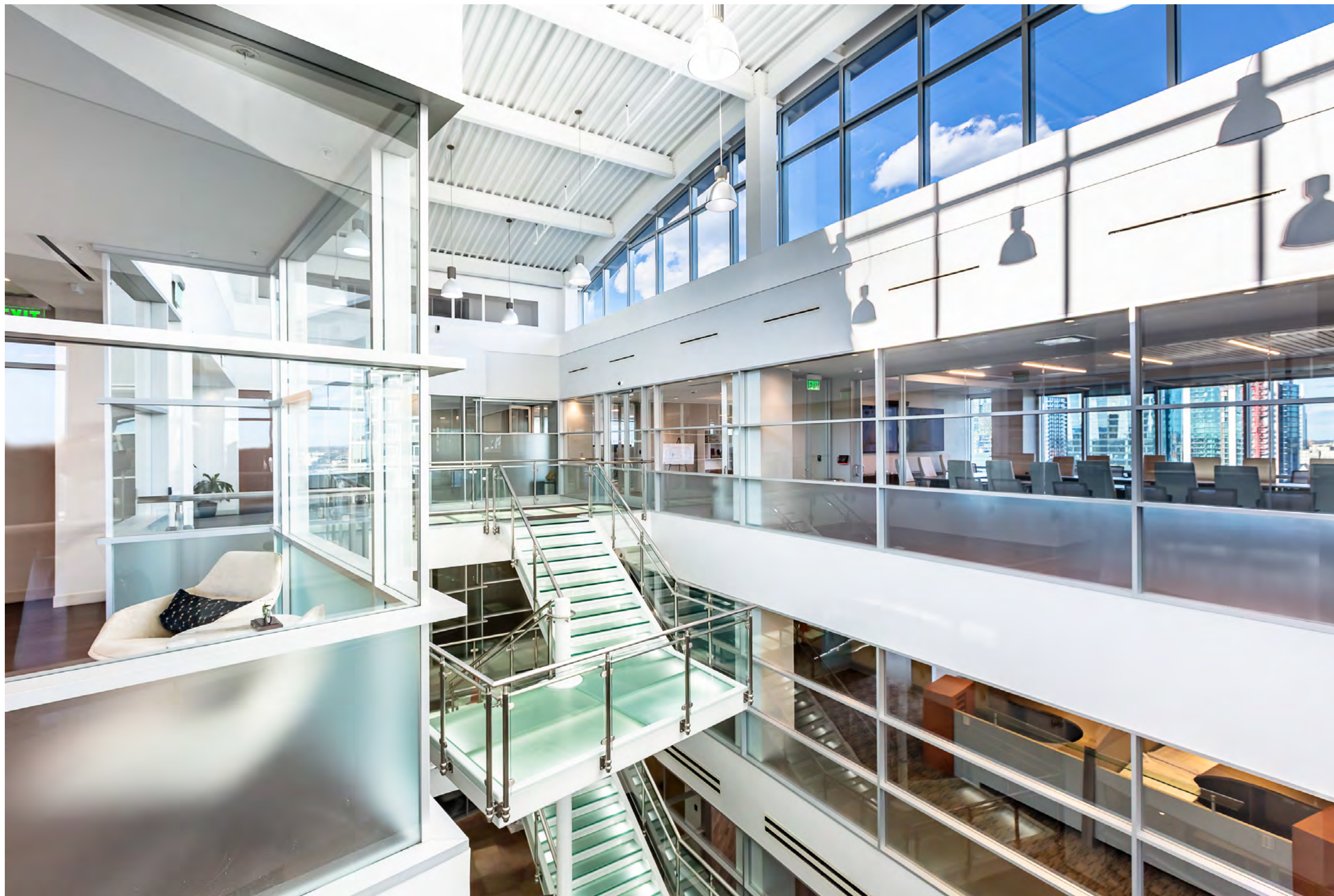
The Roundabout's stunning three-story atrium connects the building's top floors. Colleagues and guests move through the dynamic space quickly and with ease. Visual connections lead to face-to-face collaboration in this unique work environment.

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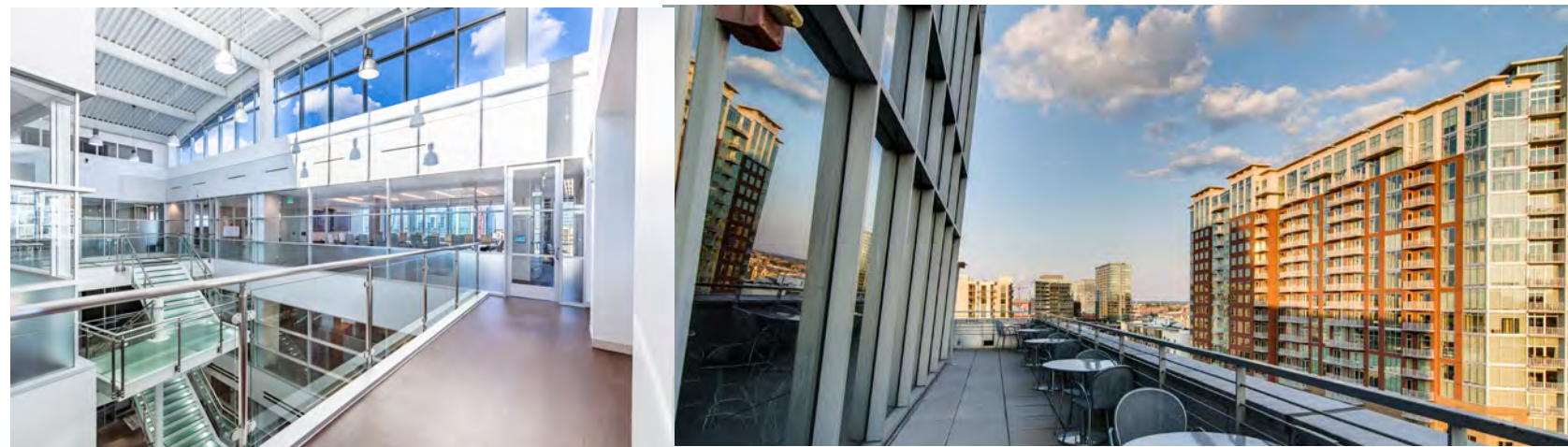
## HIGHLIGHTS INCLUDE:

**Seventh-floor lobby with conference areas, breakout space, and indoor/outdoor entertaining space**

**Efficient floor plates that work well for a variety of office plans, maximizing circulation and workflow**



# CONVENIENCE AND COMFORT AT EVERY TURN.



## FEATURES

- 205,000 RSF
- 9 stories
- 28,000 RSF floors
- Floor-to-ceiling glass
- Access to three-story atrium and club room

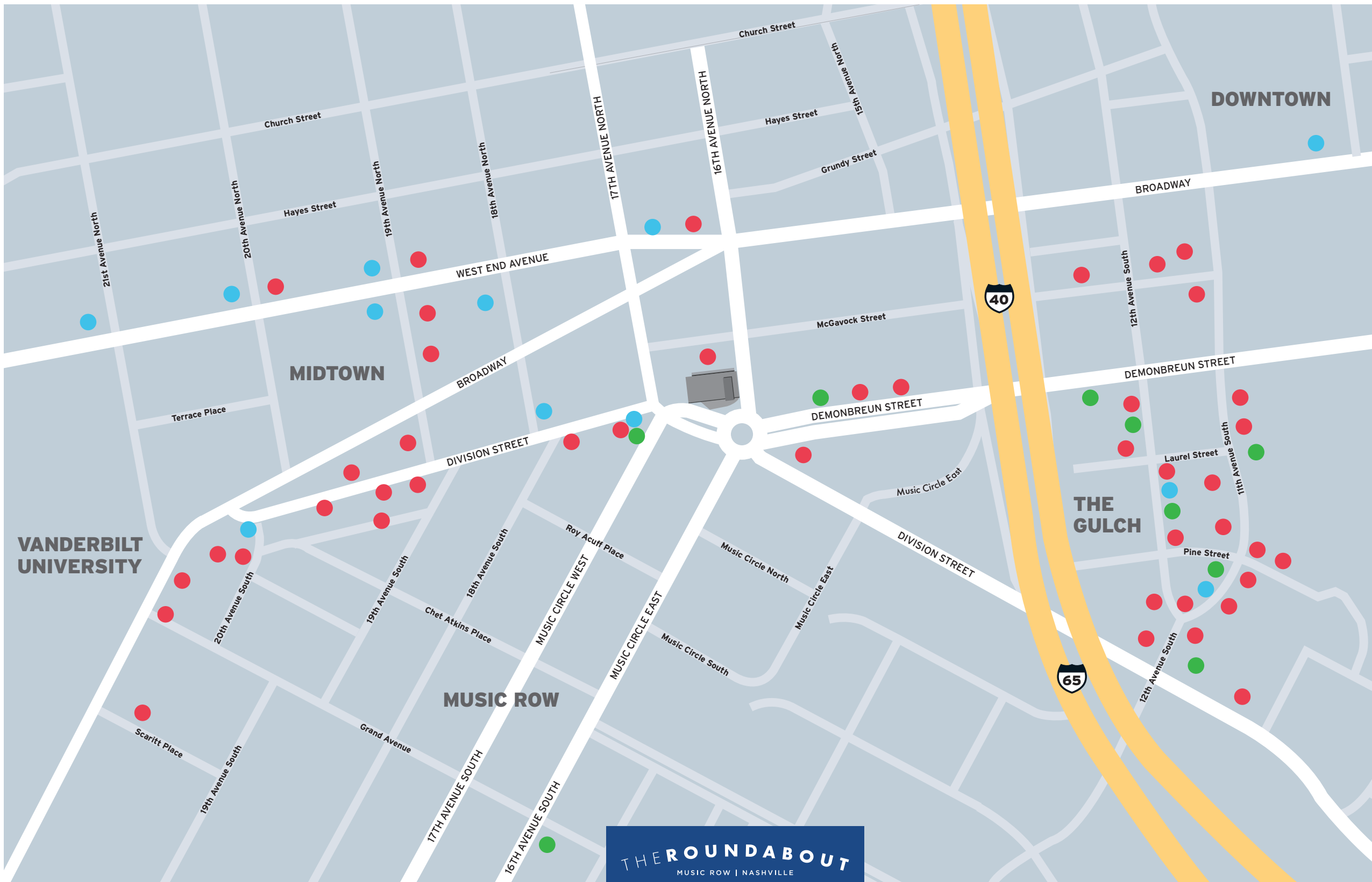
## PARKING

- High parking ratio of 3 spaces per 1000 feet, 600-car parking garage: three levels below-grade and three levels above
- Direct access to all office floors via garage elevators

## AMENITIES

- New fitness facility with all-new equipment, lockers and showers
- Bank branch
- Cocorico café
- 24/7 onsite security/concierge service





# A city-central location.

## RESTAURANTS

- Commons Club at Virgin Hotel
- Thai Esane
- DawgHouse Saloon
- Tin Roof
- Hopsmith Nashville
- Halls Chophouse Nashville
- Inchin's Bamboo Garden
- Chuy's
- Giovanni Ristorante
- Amerigo Italian
- Luogo
- Adele's
- Two Boots Nashville
- Del Frisco's Grille
- The Dutch
- Carne Mare
- Hattie-B's
- The Slider House
- Nada
- The Ainsworth
- San Antonio Taco Company
- Velvet Taco
- The Catbird Seat
- Urban Cookhouse
- Milk and Honey
- Burger Republic
- MOTO
- Otaku Ramen
- Marsh House
- Emmy Squared Pizza Sain
- Anejo
- Donatos Pizza

- 404 Kitchen
- The Cookout
- Midtown Cafe

## HOTELS

- Virgin Hotels Nashville
- Hotel Fraye
- The Graduate
- Thompson Nashville
- Home2 Suites by Hilton
- Aloft Nashville
- SpringHill Suites by Marriott Nashville
- Vanderbilt/West End
- Courtyard by Marriott Nashville
- Nashville Conrad Hotel
- Loews Vanderbilt
- Hotel Kimpton
- Aertson Hotel
- Grand Hyatt Nashville
- W Hotel Nashville

## COFFEE/JUICE BARS

- Just Love Coffee Cafe
- Funny Library Coffee Shop
- Barista Parlor W Nashville
- Tin Cup
- E+Rose
- The Well
- Juice Bar
- Starbucks
- Killebrew

# BUILDING CONNECTIONS.



## Eakin Partners

Nashville-based Eakin Partners developed, owns, and manages The Roundabout, one of the firm's most sought-after properties. Their 40+ years' experience includes more than 4.2 million square feet of office development in the booming Nashville market. The Eakin team is hands-on, responsive, and fully engaged, bringing unparalleled insight to every project. With proven commitment to delivering on-time and beyond expectations, Eakin Partners has helped to build the city of today...with eyes on tomorrow.



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**COSTAR**

**LOOPNET**



**EAKIN  
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