



5 CITY BLVD

NASHVILLE

WORKSPACE RENEWED



BUILDING
04-31

LOCATION
32-41

TEAM
42-44

5 CITY BLVD
NASHVILLE

A modern multi-story building with a glass and copper-clad facade is shown at dusk. The building features a prominent glass section on the upper floors and a copper-clad section on the lower floors. The sky is a deep blue, and the building's lights are on, reflecting in the glass. Several trees are in the foreground, and a street with a crosswalk is visible. The overall scene is a high-quality architectural photograph.

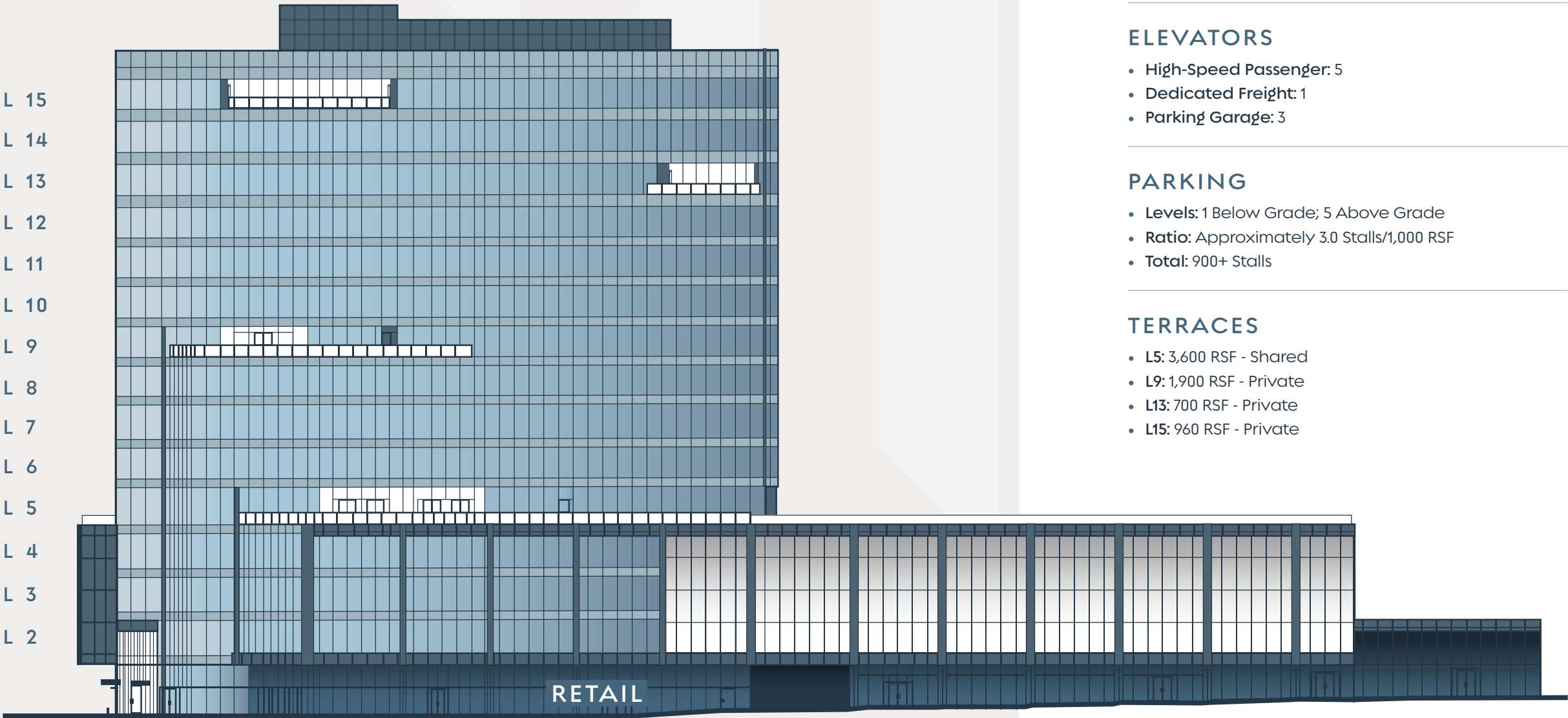
High-Visibility Signage Opportunities

Reach 100,000+ vehicles daily with
premium exposure along I-440 and
Charlotte Avenue.

onecITY

DETAILS

5 CITY BLVD
N A S H V I L L E



SIZE

- Rentable Office: 344,000 RSF
- Rentable Retail: 17,000 RSF
- Height: 15 Stories; 239’

FLOOR HEIGHTS

- Typical Drop Ceiling: 10’
- Typical Floor-to-Floor: 13’- 6” to 14’- 8”
- L15 Floor-to-Floor: 15’-6”

OFFICE SPACE

- Typical Office Floor Plate: 27,000 – 31,000 RSF
- Typical Column Bay Spacing: 30’ x 45’
- Creative Office: 16,000 – 17,000 RSF (L2 - L4)
- Spec Suite Office: 4 Suites from 3,063 – 3,738 RSF (L6)

ELEVATORS

- High-Speed Passenger: 5
- Dedicated Freight: 1
- Parking Garage: 3

PARKING

- Levels: 1 Below Grade; 5 Above Grade
- Ratio: Approximately 3.0 Stalls/1,000 RSF
- Total: 900+ Stalls

TERRACES

- L5: 3,600 RSF - Shared
- L9: 1,900 RSF - Private
- L13: 700 RSF - Private
- L15: 960 RSF - Private

AMENITIES

- Bike Room
- EV Parking Stations
- Security & Concierge Services
- Catering Kitchen
- Study Lounge
- Flex Conference Center (up to 80 seats)
- Terrace Lounge
- Grab & Go Cafe
- Outdoor Terrace
- Arrival Lounge
- Communal Gathering Spaces
- Private Work Spaces
- State-of-the-Art Fitness Facilities with Spa-Inspired Private Showers & Locker Suite

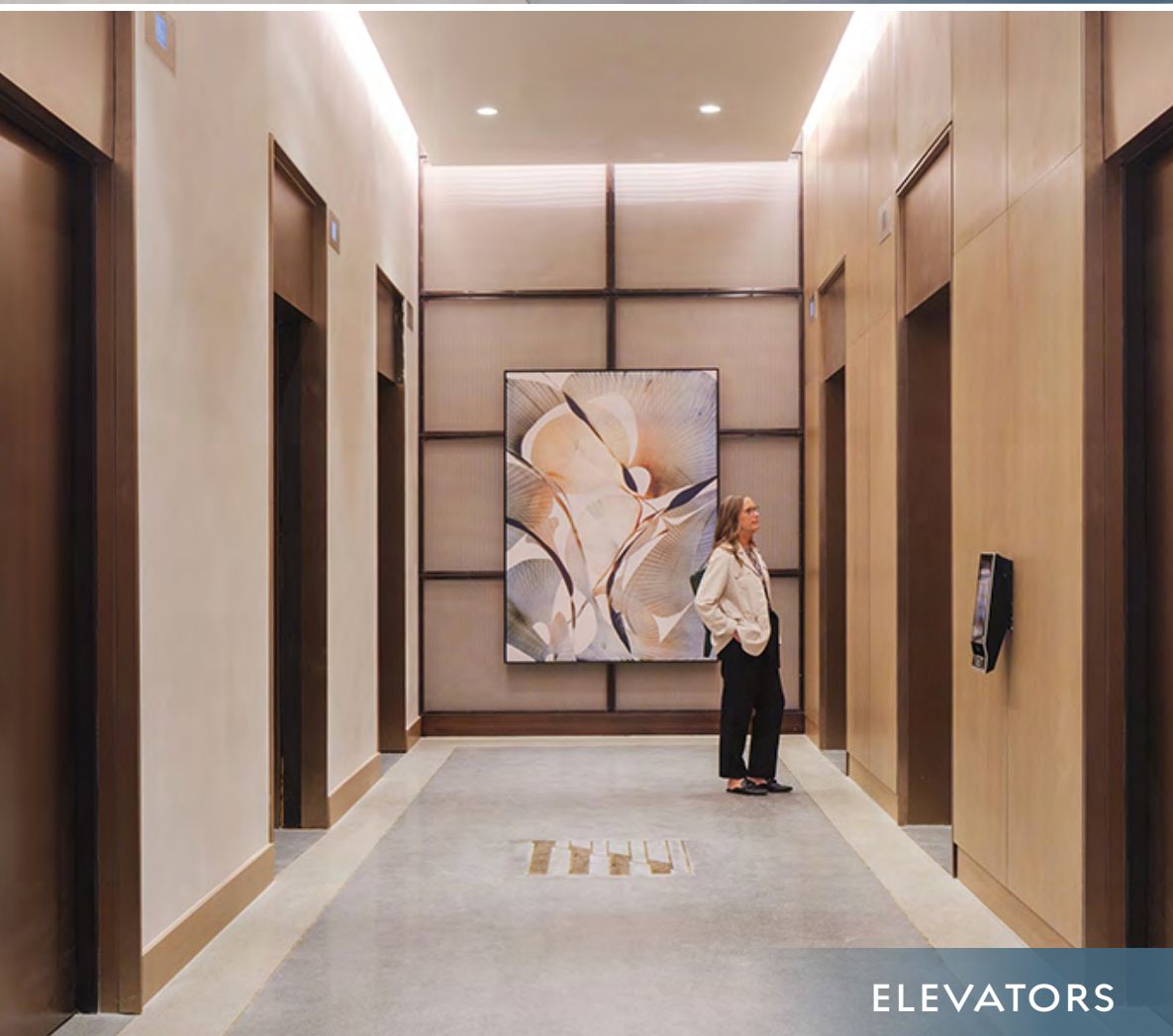
AVAILABILITIES

LEVEL/SUITE	RSF
F&B Concept #1	6,168 RSF
Retail Space #2	1,708 RSF
Retail Space #6	2,930 RSF
Level 2 - Creative Office Space	16,198 RSF
Level 3 - Creative Office Space	17,255 RSF
Level 4 - Creative Office Space	17,198 RSF
Suite 620	3,063 RSF
Suite 630	3,738 RSF
Suite 650	3,174 RSF
Suite 660	3,201 RSF
Level 7	14,635 RSF
Level 8	9,796 RSF
Level 9	Up to 30,547 RSF
Level 10	Up to 21,091 RSF
Level 11	Up to 28,715 RSF
Level 12	Up to 28,715 RSF
Level 13	Up to 28,635 RSF
Level 14	Up to 28,073 RSF
Level 15	Up to 27,724 RSF





LOBBY



ELEVATORS



5TH FLOOR ARRIVAL LOUNGE

GROUND FLOOR

17,518 RSF Retail

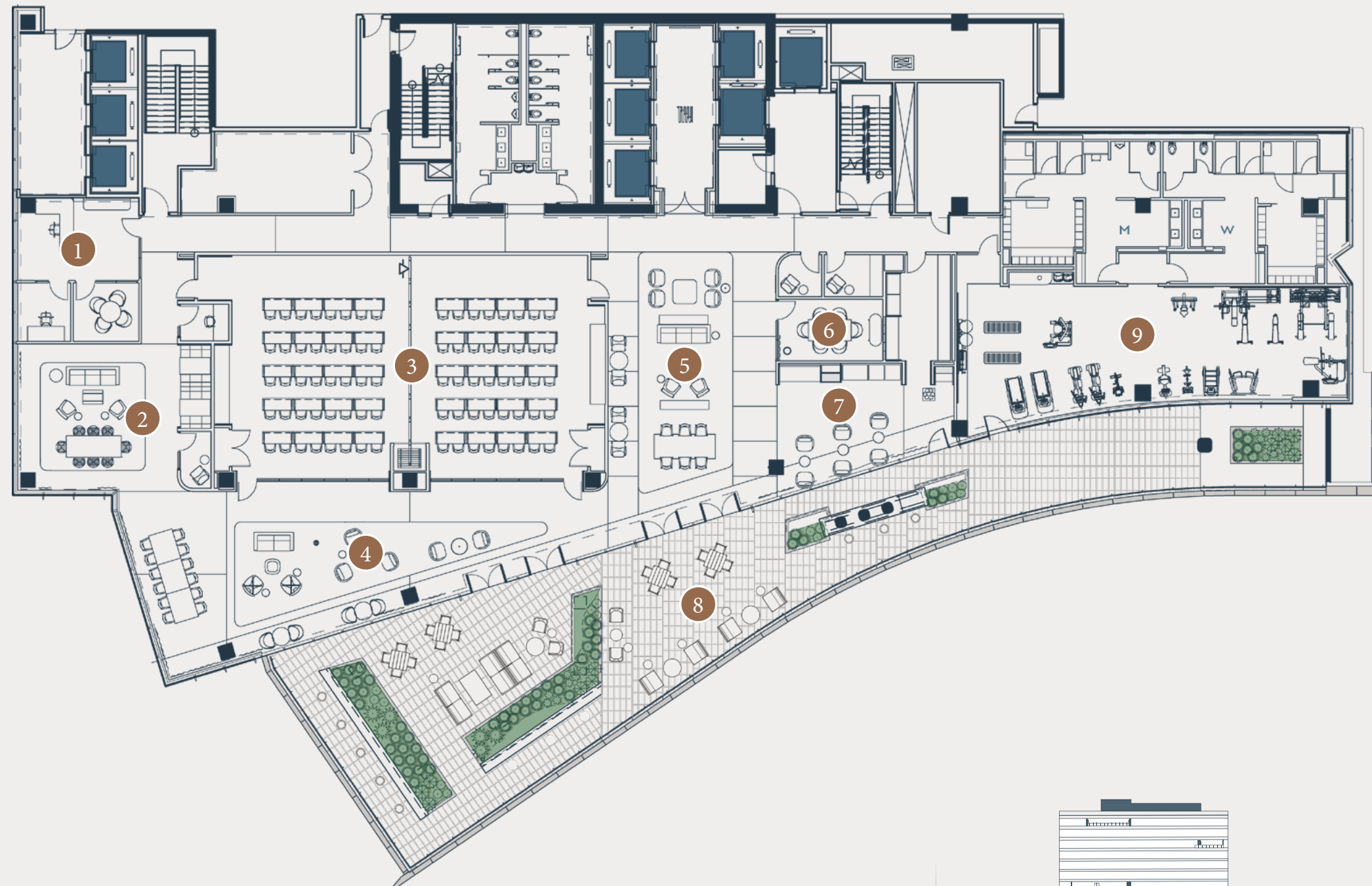
F & B CONCEPT #1	6,168 RSF
RETAIL SPACE #2	1,708 RSF
PAUSE STUDIO	LEASED
THE YARD GYM	LEASED
BILLS AVENUE DENTAL	LEASED
RETAIL SPACE #6	2,930 RSF



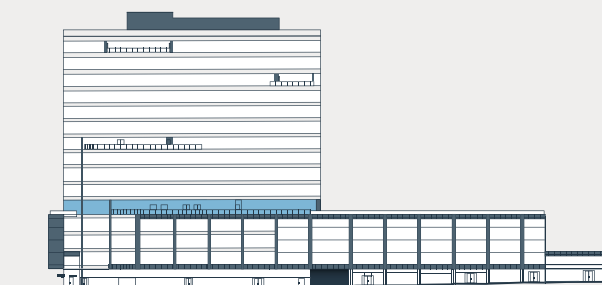


AMENITY FLOOR

9,000 RSF Amenity
3,600 RSF Terrace



L5



1 MANAGEMENT OFFICE

2 STUDY LOUNGE

3 CONFERENCE CENTER

4 TERRACE LOUNGE

5 ARRIVAL LOUNGE

6 CONFERENCE ROOM

7 GRAB & GO CAFE

8 OUTDOOR TERRACE

9 FITNESS CENTER





5TH FLOOR ARRIVAL LOUNGE



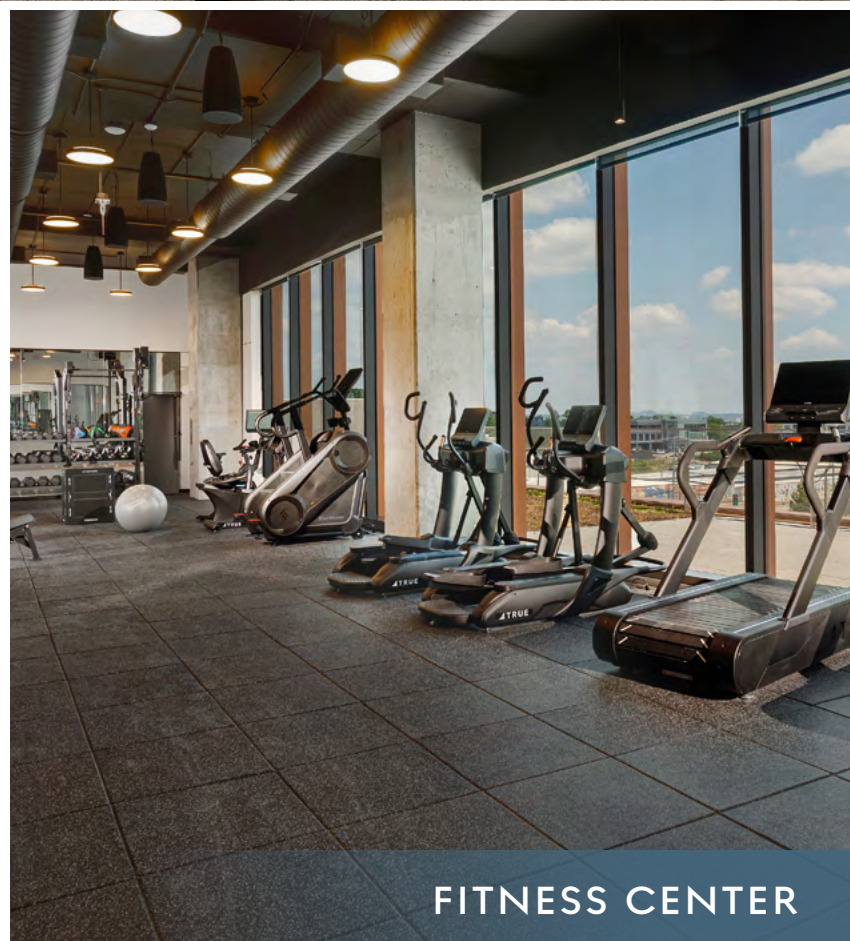
OUTDOOR TERRACE



STUDY LOUNGE



GRAB & GO CAFE



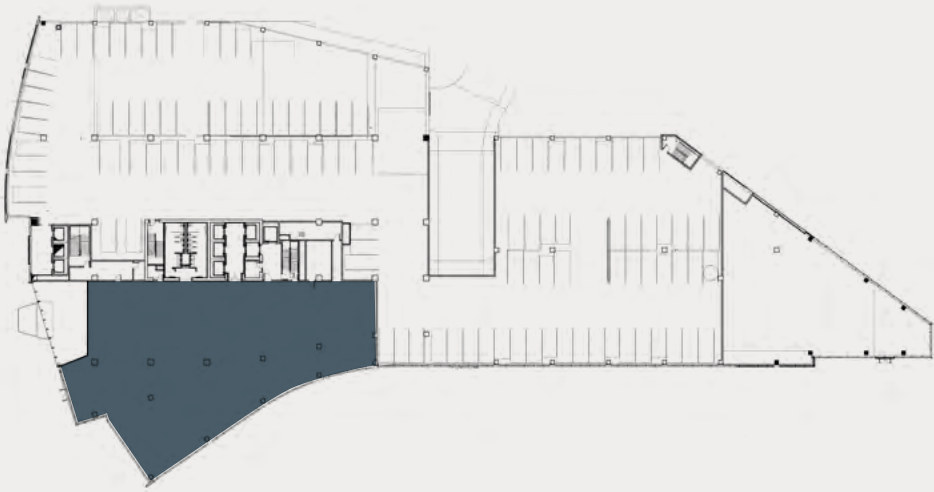
FITNESS CENTER



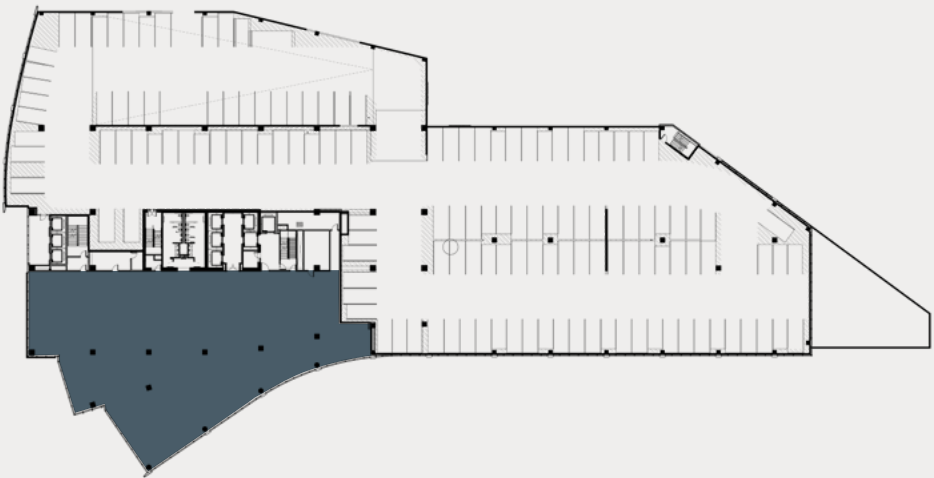
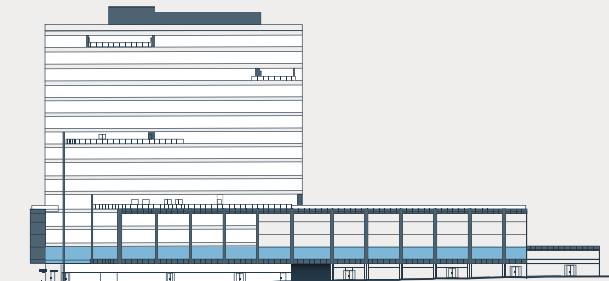
CONFERENCE CENTER

CREATIVE OFFICE FLOOR PLATES

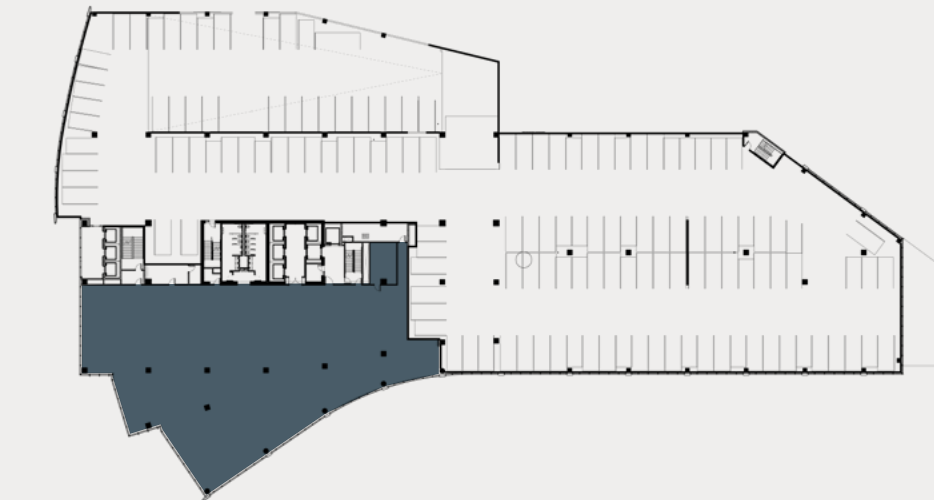
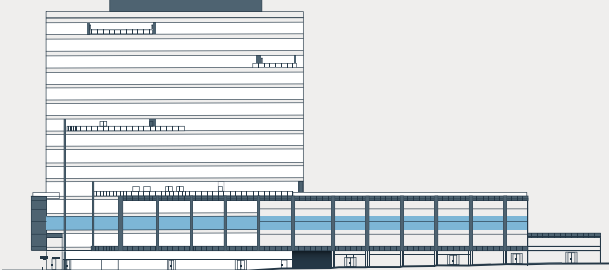
LEVELS 2-4



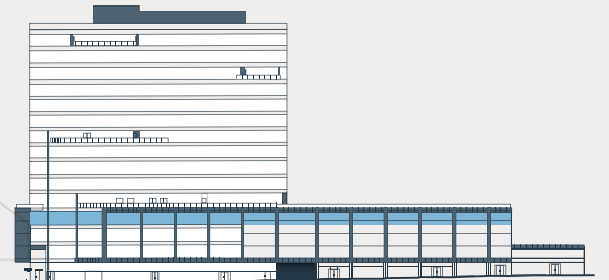
L2
16,198 RSF



L3
17,255 RSF



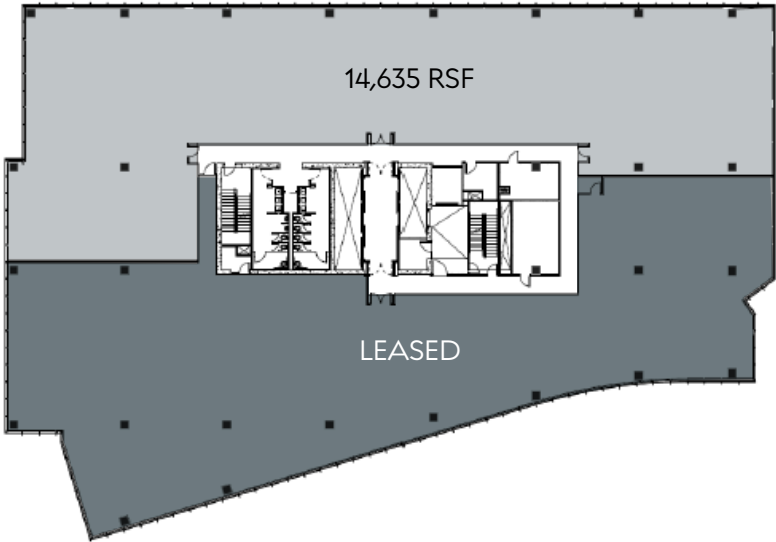
L4
17,198 RSF



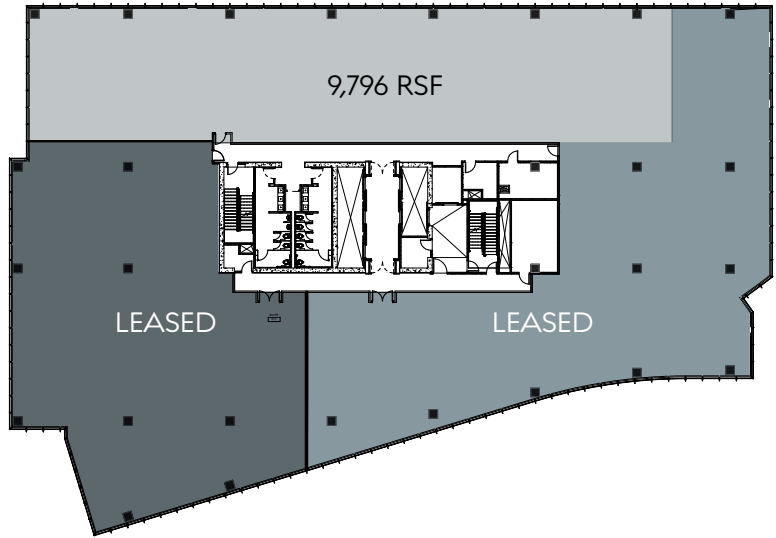
OFFICE FLOOR PLATES

LEVELS 7,8,10

LEVEL 7
AVAILABLE
14,635 RSF



LEVEL 8
AVAILABLE
9,796 RSF



LEVEL 10
AVAILABLE
21,091 RSF

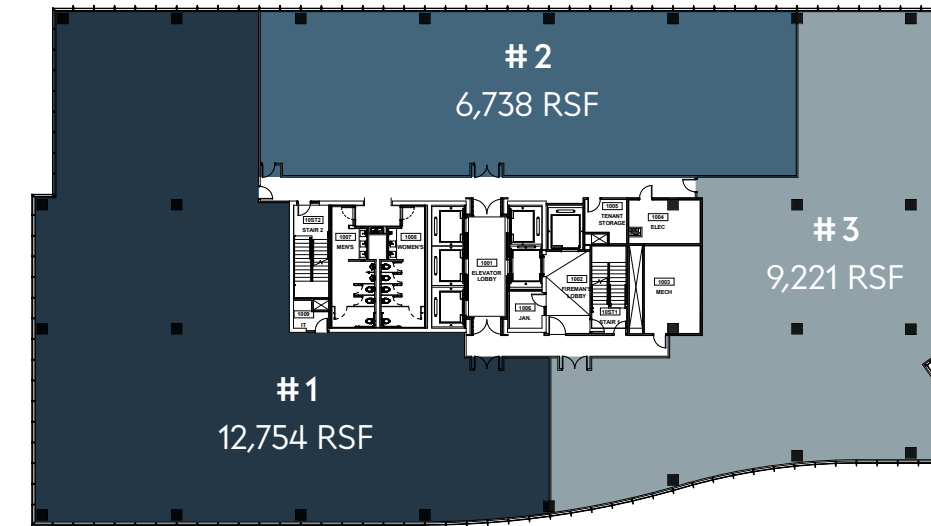
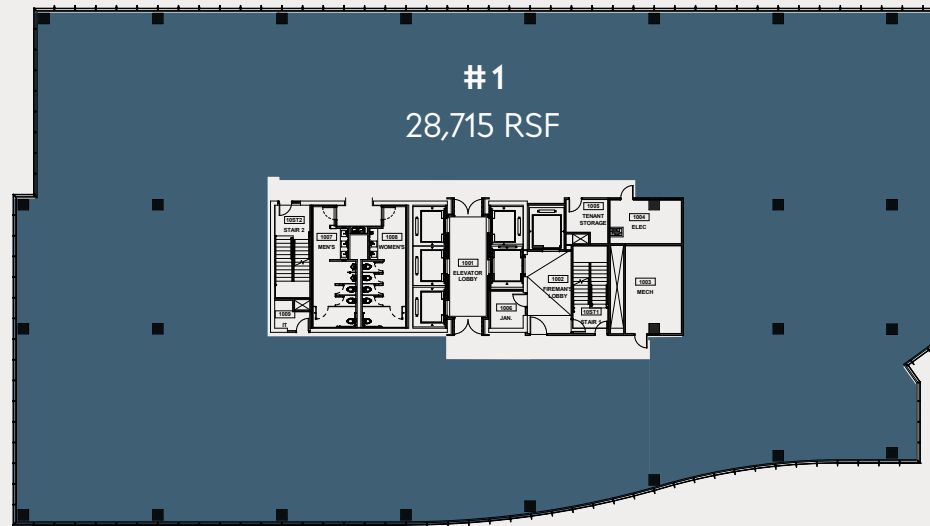


OFFICE FLOOR PLATES

LEVELS 11-12

Sample 1-Tenant Layout

#1 SAMPLE OFFICE
28,715 RSF



Sample 3-Tenant Layout

#1 SAMPLE OFFICE
12,754 RSF

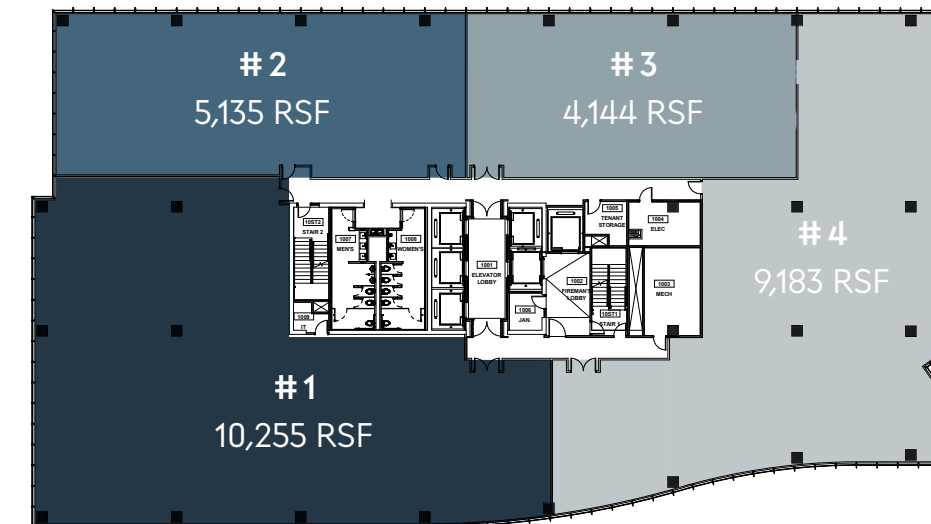
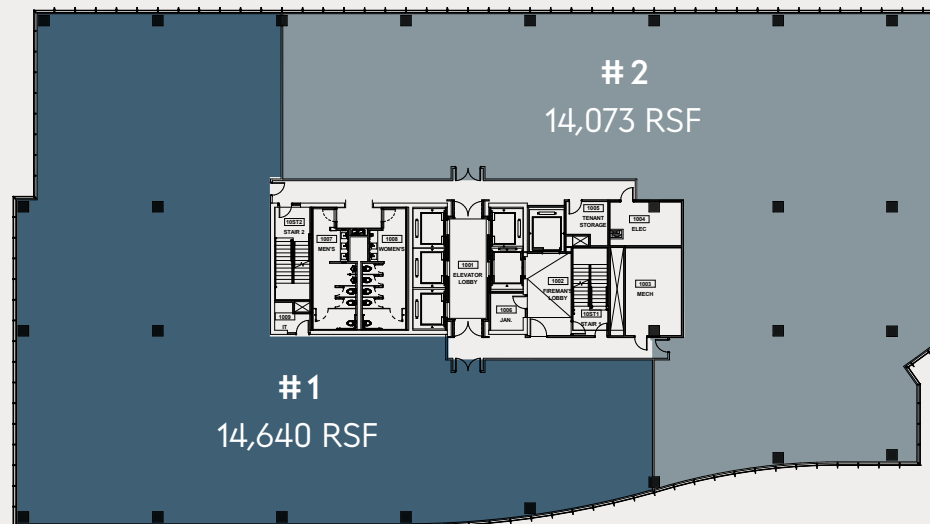
#2 SAMPLE OFFICE
6,738 RSF

#3 SAMPLE OFFICE
9,221 RSF

Sample 2-Tenant Layout

#1 SAMPLE OFFICE
14,640 RSF

#2 SAMPLE OFFICE
14,073 RSF



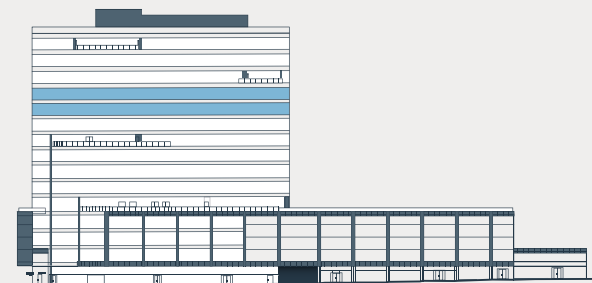
Sample 4-Tenant Layout

#1 SAMPLE OFFICE
10,255 RSF

#2 SAMPLE OFFICE
5,135 RSF

#3 SAMPLE OFFICE
4,144 RSF

#4 SAMPLE OFFICE
9,183 RSF



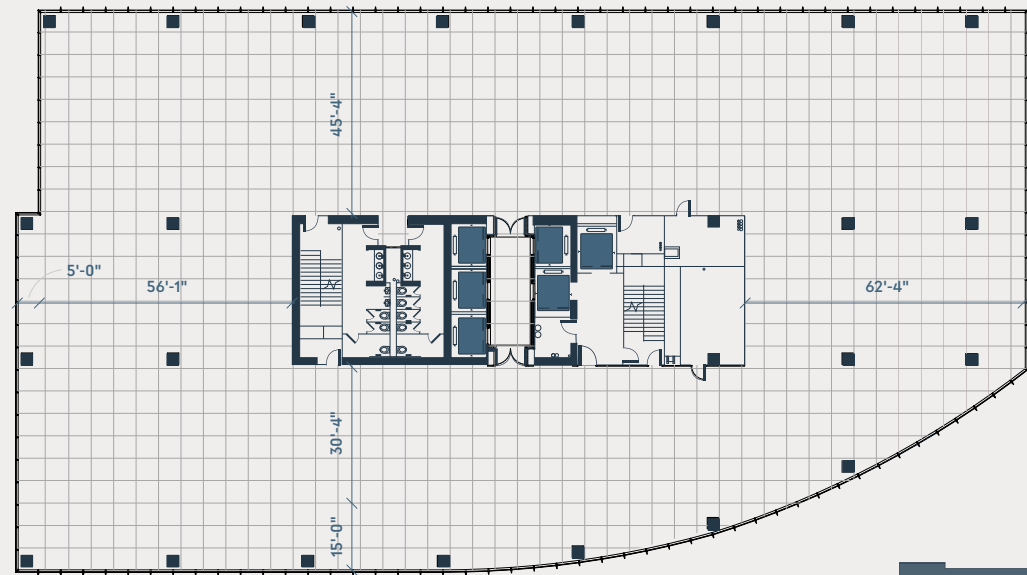
L11-12

28,715 RSF

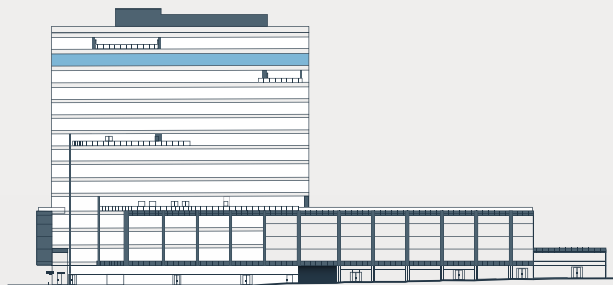


OFFICE FLOOR PLATES

LEVEL 14



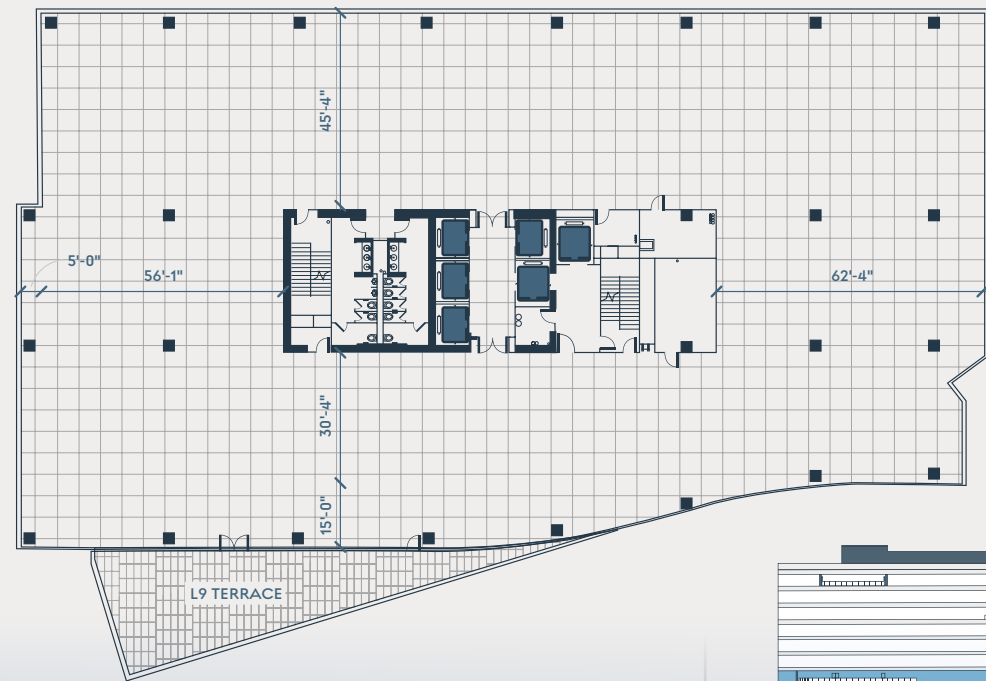
L14
28,073 SF



TERRACE LOUNGE

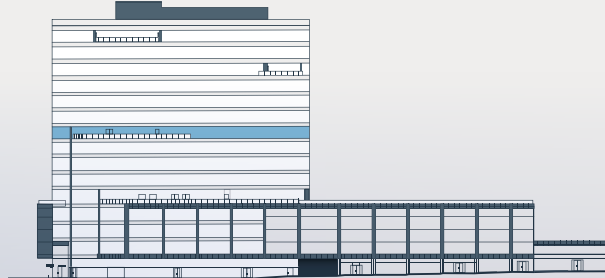
OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15

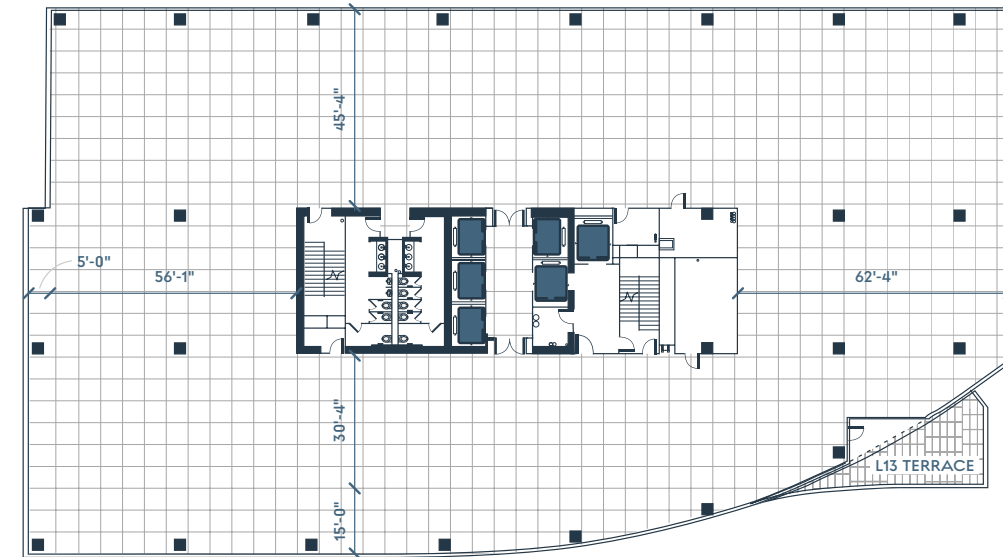


L9

30,547 + 1,900 RSF Terrace

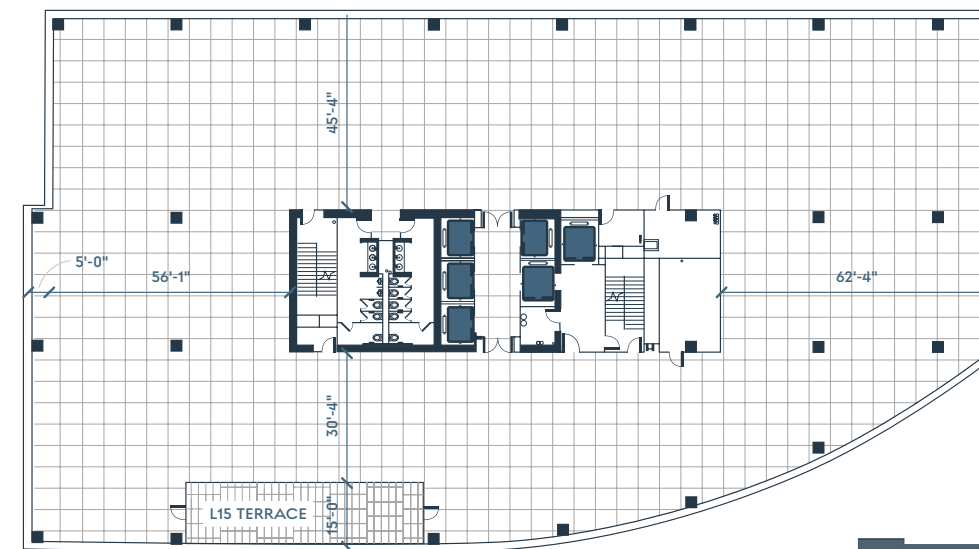
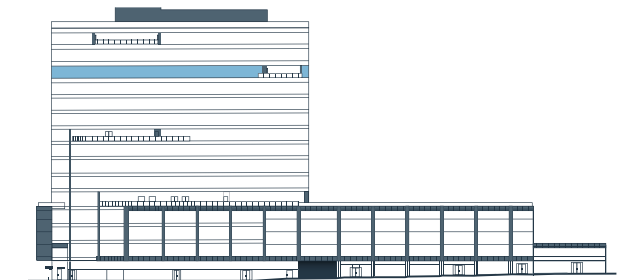


Incredible
Downtown Views
on Every Terrace



L13

28,635 + 700 RSF Terrace



L15

27,724 + 960 RSF Terrace

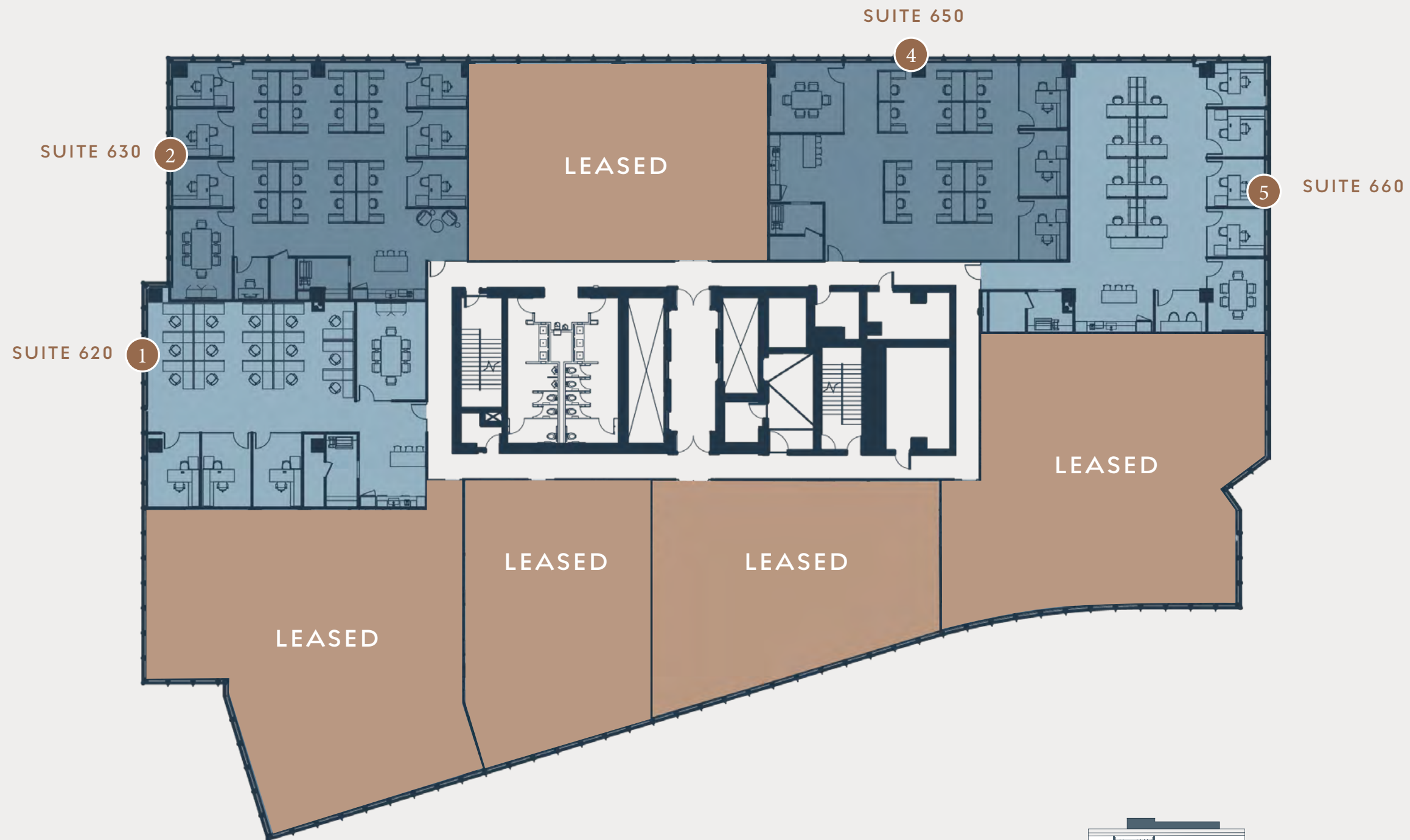




TERRACE LOUNGE



SPEC SUITE FLOOR PLAN



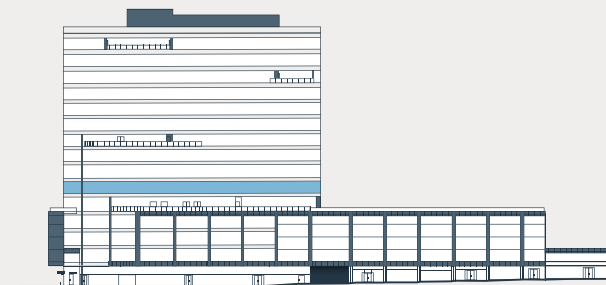
1 SUITE 620 3,063 RSF

2 SUITE 630 3,738 RSF

3 SUITE 650 3,174 RSF

4 SUITE 660 3,201 RSF

L6





SPEC SUITE



Set between Nashville's bustling Midtown and vibrant West Nashville, 5 City Blvd will not only connect people, but also offer unparalleled access and convenience.



SITE

OFFICE

- 1 5 CITY Blvd
- 2 8 CITY BLVD

RESIDENTIAL

- 3 Broadstone Centennial
- 4 Haven At Charlotte
- 5 The Shay Apartments

FOOD + BEVERAGE

- 6 A. KOKOS Ice Cream
B. SandBar Nashville
C. Aloha Fish Company
D. Nosh Desserts (coming soon)
- 7 Sump Coffee
- 8 A. Avo
B. E+Rose

HOTEL

- 9 Element Nashville Vanderbilt West End

PUBLIC SPACES

- 10 Community Table
- 11 The Watershed
- 12 The Yard
- 13 Sand Courts

HEALTH & WELLNESS

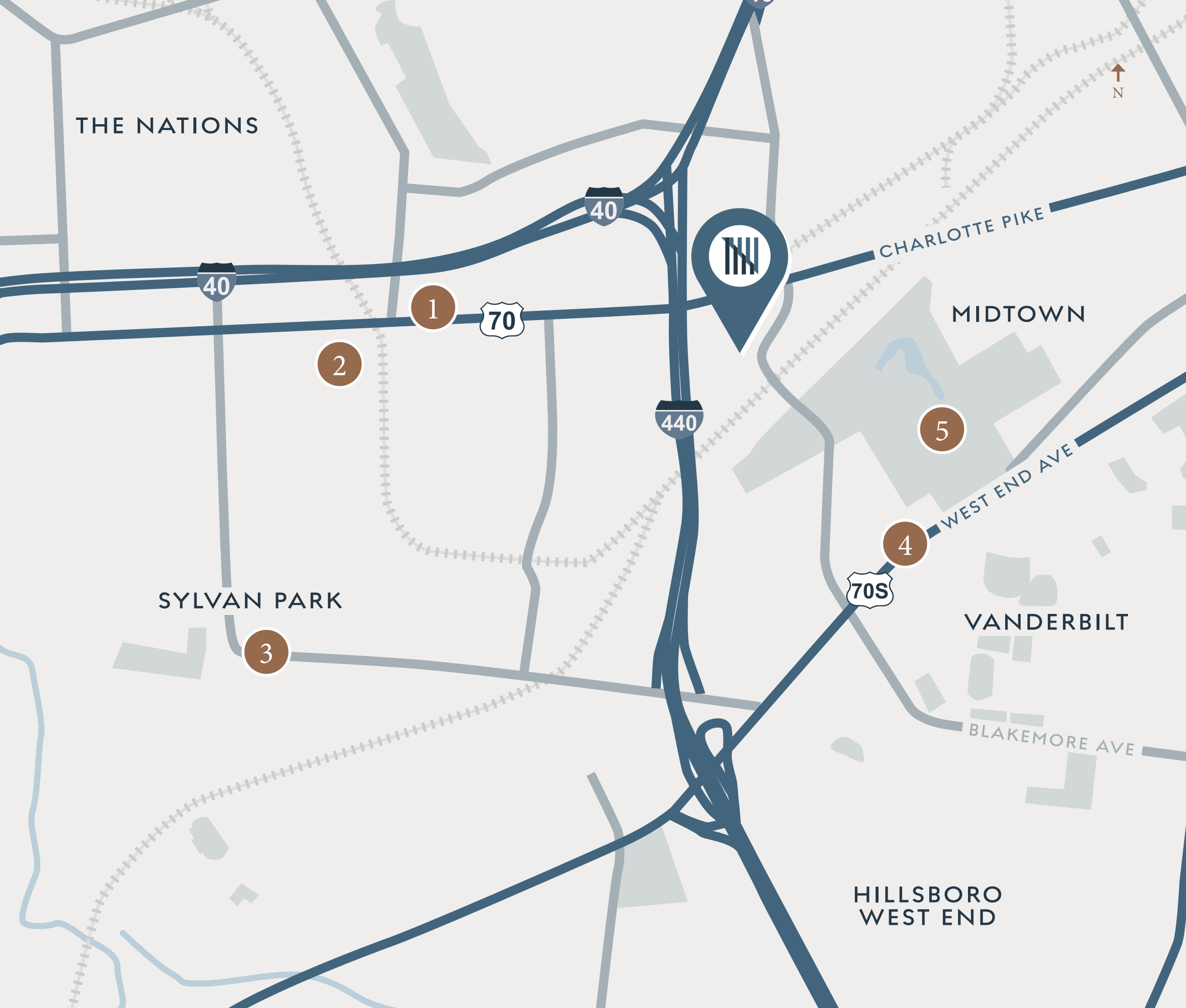
- 14 A. D1 Training
B. Green Pea Salon
- 15 Tru Form

← INGRESS

→ EGRESS

-- oneCITY





LOCAL AMENITIES

- 1

A. L & L Market

B. Gracie's Milkshake Bar

C. Five Daughters Bakery

D. Culture + Co

E. Honest Coffee Roasters

F. CYCLEBAR

G. Taco Chela

H. Thai Ni Yom

I. PennePazze

J. Calypso Cafe
- 2

A. Sylvan Supply

B. Five Points Pizza West

C. Bearded Iris

D. Radish Kitchen

E. 8th & Roast

F. Another Broken Egg Cafe

G. Punk Wok

H. Woodland Wine Merchant
- 3

A. Edley's Bar-B-Que

B. Star Bagel Cafe

C. Edley's Tacos

D. Neighbors of Sylvan Park

E. Park Cafe

F. Lola
- 4

A. BrickTop's

B. Stoney River Steakhouse & Grill

C. Chipotle Mexican Grill

D. Taziki's Mediterranean Cafe - West End

E. Walgreens

F. Starbucks

G. Tito's Mexican Restaurant
- 5

A. Centennial Park

B. The Parthenon

C. Centennial Park Pavilion

D. Centennial Park Volleyball Courts

E. Centennial Park Event Center Pavilion

F. Centennial Dog Park

G. Sunken Garden

H. Centennial Performing Arts Studios

I. Metro Parks Centennial Art Center

J. Green Pea Salon West



ACCESSIBILITY POINTS FROM ALL DIRECTIONS

- 1 I-40 and 46th Ave (Exit 205)
- 2 I-40 and 28th Ave (Exit 207)
- 3 I-440 and West End Ave (Exit 1)
- 4 West End Ave and 31st Ave

Charlotte Pike

31st Ave N

Blakemore Ave

West End Ave

21st Ave S

Broadway St

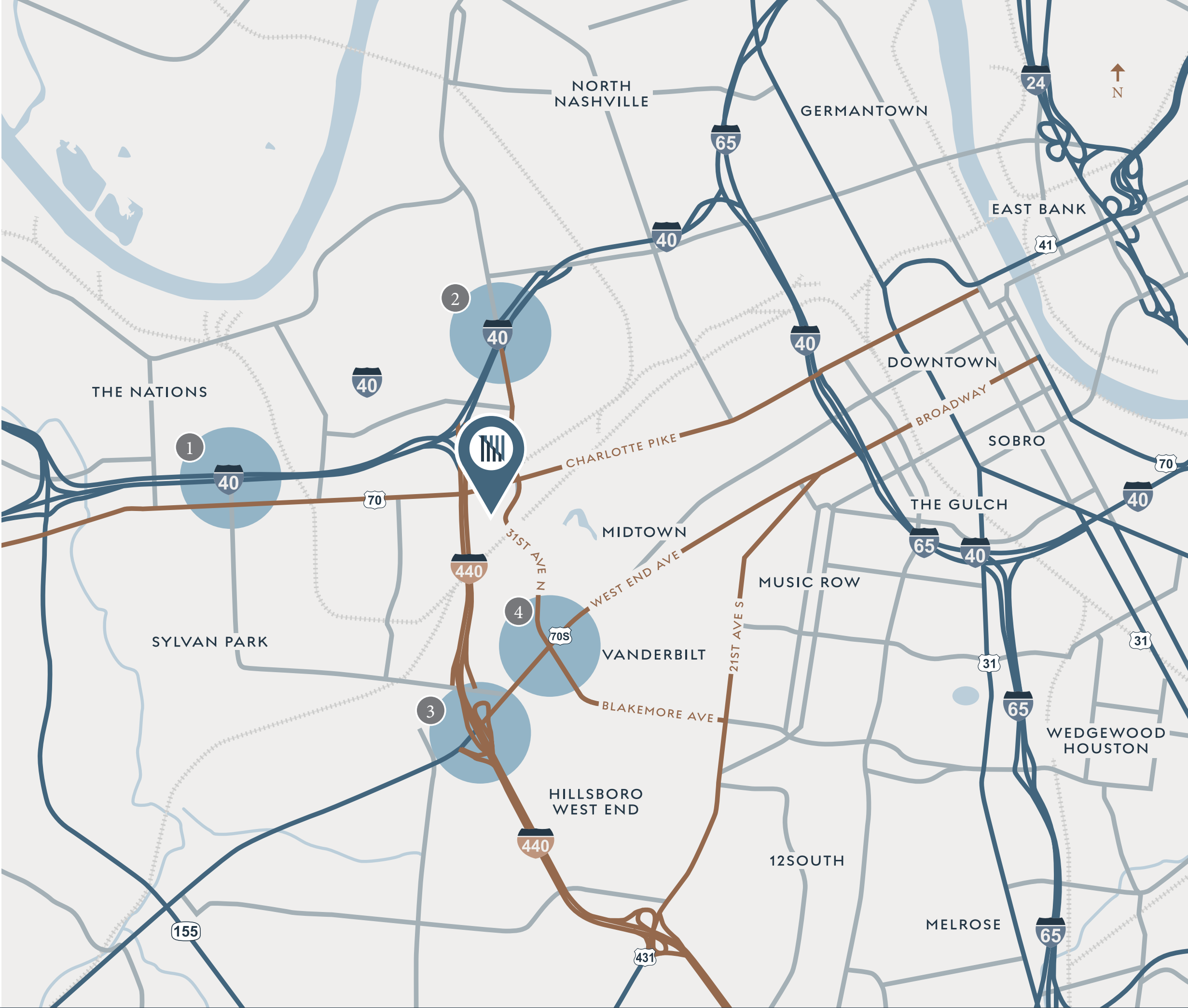
I-440

ACCESS POINTS

MAIN ROADS

DRIVE TIMES

- 9 MINUTES**
to Vanderbilt Medical Center
- 11 MINUTES**
to downtown Nashville
- 20 MINUTES**
to Nashville International Airport
- 21 MINUTES**
to Brentwood





PARTNERS



CONVEXITY PROPERTIES

Convexity is a full-service real estate investment firm operating out of Chicago. A subsidiary of the diversified trading firm DRW, Convexity’s mission is to invest in properties and projects in which their flexibility, insights, and expertise can create significant value.



GOETTSCH PARTNERS

Goettsch Partners (GP) is an architecture firm with a global perspective. Based in Chicago, with additional offices in Denver and Shanghai, they share a singular approach to design that combines seasoned experience with a passion for exploration and innovation.

NOTABLE
PROJECTS

BMO TOWER

320 S. Canal St.
Chicago, IL

52 Stories
1,400,000 SF



1900 LAWRENCE

1900 Lawrence St.
Denver, CO

30 Stories
700,000 SF



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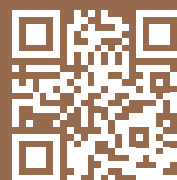
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5CITYBLVD.COM

Spaces, dimensions, square footage and availability are approximate and are subject to change without notice.

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LOCATED AT **onec1TY**