



5 CITY BLVD

NASHVILLE

WORKSPACE RENEWED





BUILDING

04-31

LOCATION

32-41

TEAM

42-44

5 CITY BLVD
NASHVILLE





High-Visibility Signage Opportunities

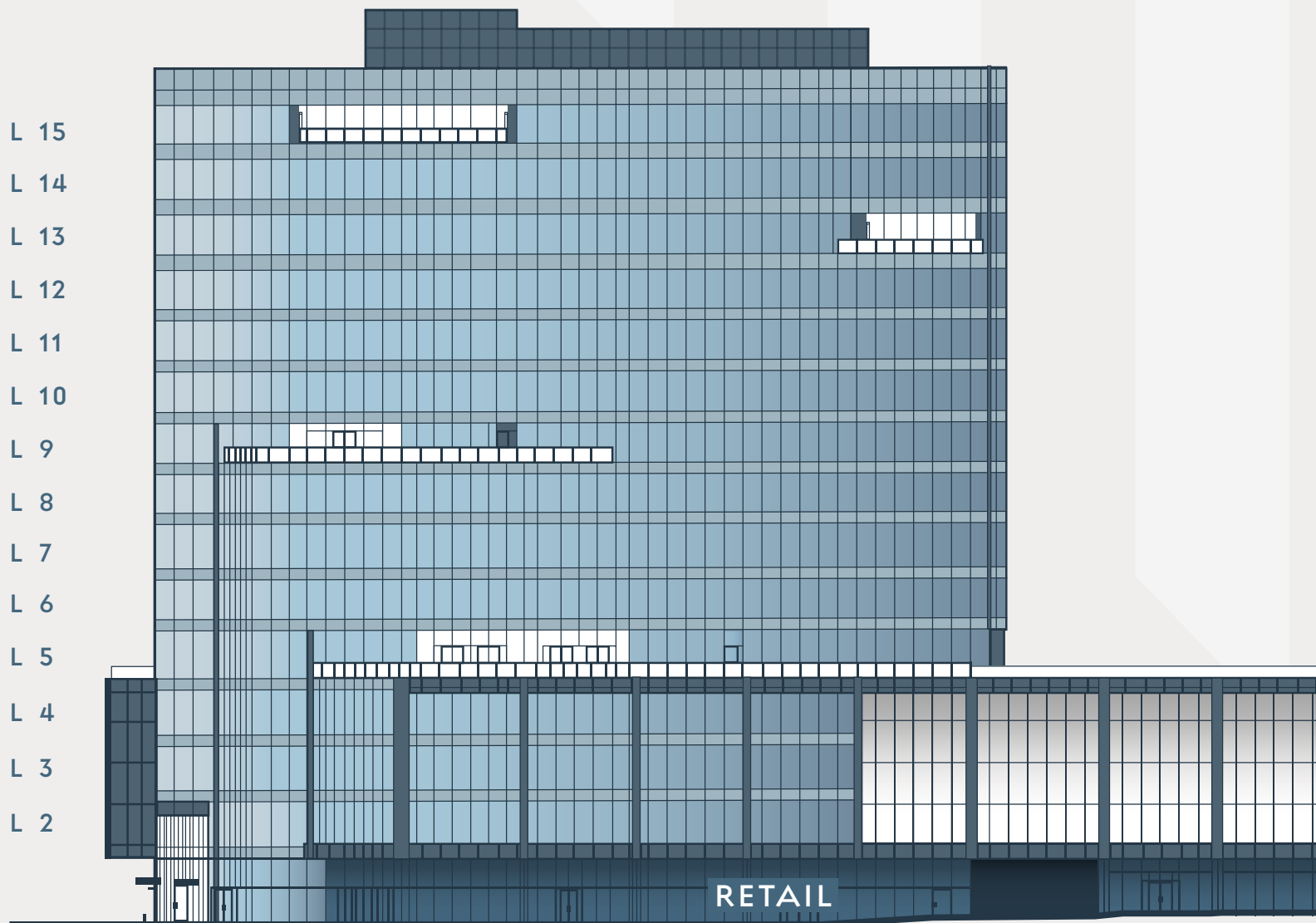
Reach 100,000+ vehicles daily with
premium exposure along I-440 and
Charlotte Avenue.

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

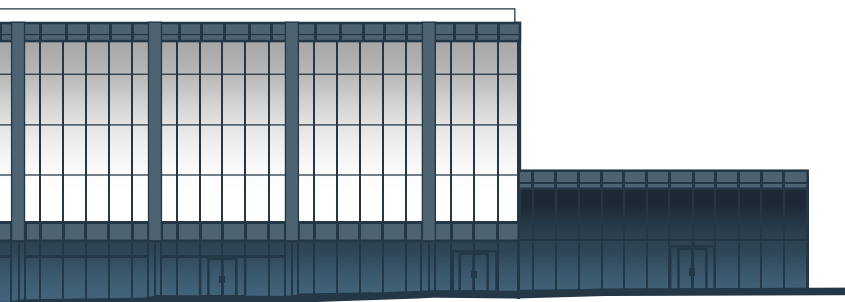
- **L5:** 3,600 RSF - Shared
- **L9:** 1,900 RSF - Private
- **L13:** 700 RSF - Private
- **L15:** 960 RSF - Private

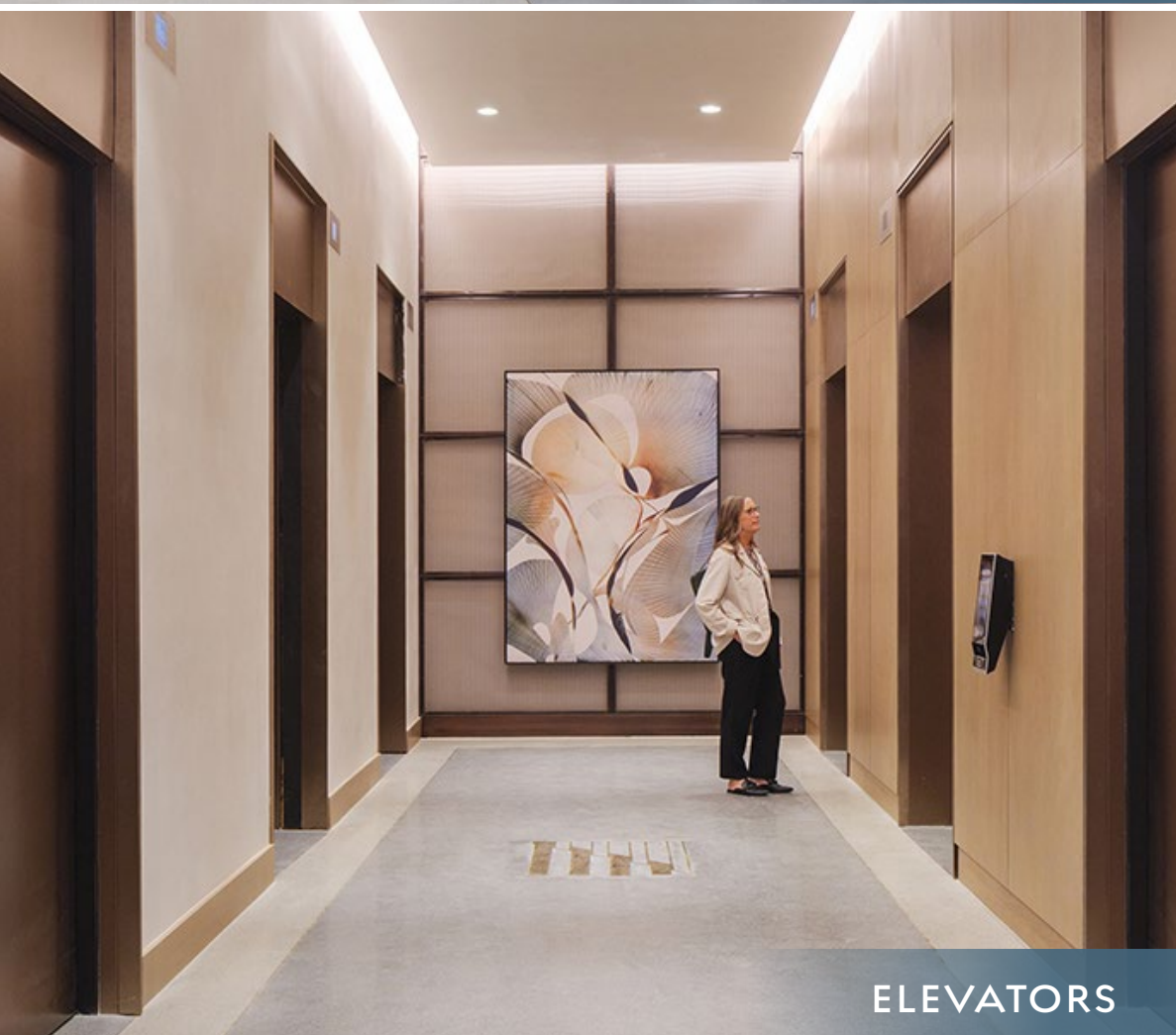
AMENITIES

- 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 28,715 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







5TH FLOOR ARRIVAL LOUNGE

GROUND FLOOR

17,518 RSF Retail

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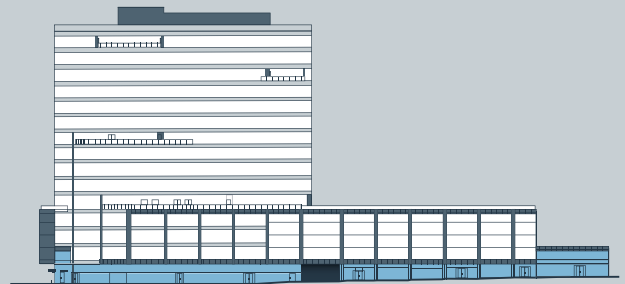




CHARLOTTE AVE



CITY AVENUE





L5





AMENITY FLOOR

9,000 RSF Amenity
3,600 RSF Terrace

1 MANAGEMENT OFFICE

2 STUDY LOUNGE

3 CONFERENCE CENTER

4 TERRACE LOUNGE

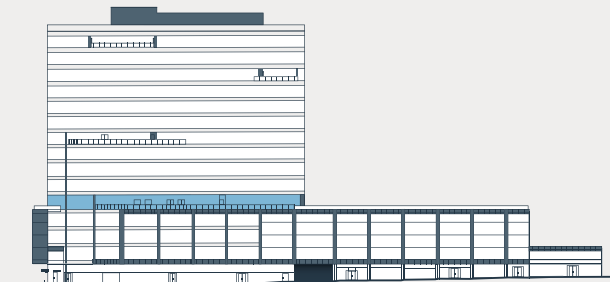
5 ARRIVAL LOUNGE

6 CONFERENCE ROOM

7 GRAB & GO CAFE

8 OUTDOOR TERRACE

9 FITNESS CENTER

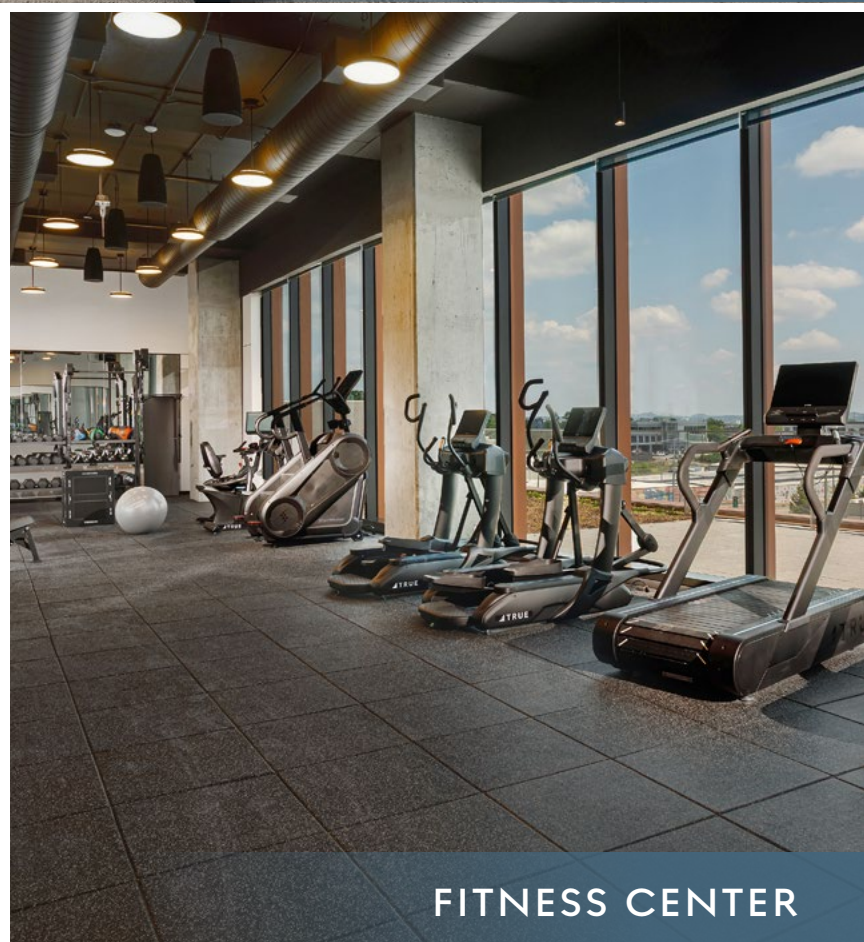




5TH FLOOR ARRIVAL LOUNGE



GRAB & GO CAFE



FITNESS CENTER





OUTDOOR TERRACE



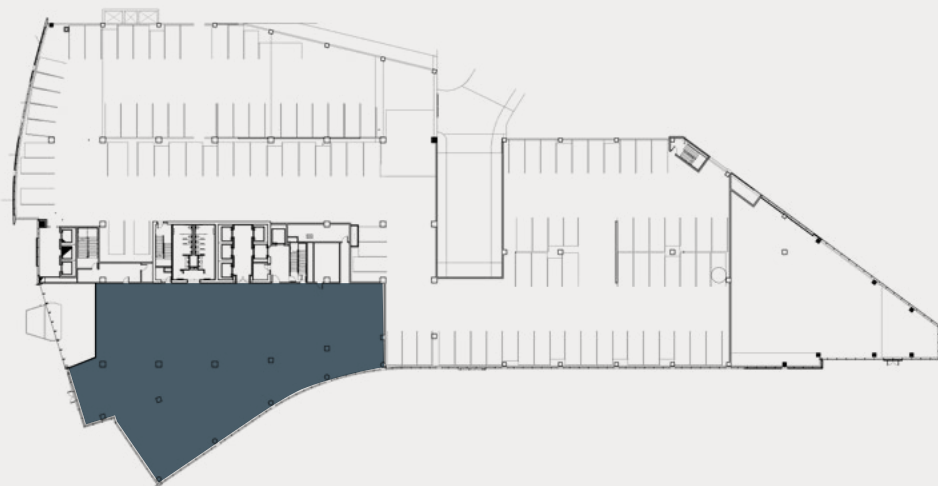
STUDY LOUNGE



CONFERENCE CENTER

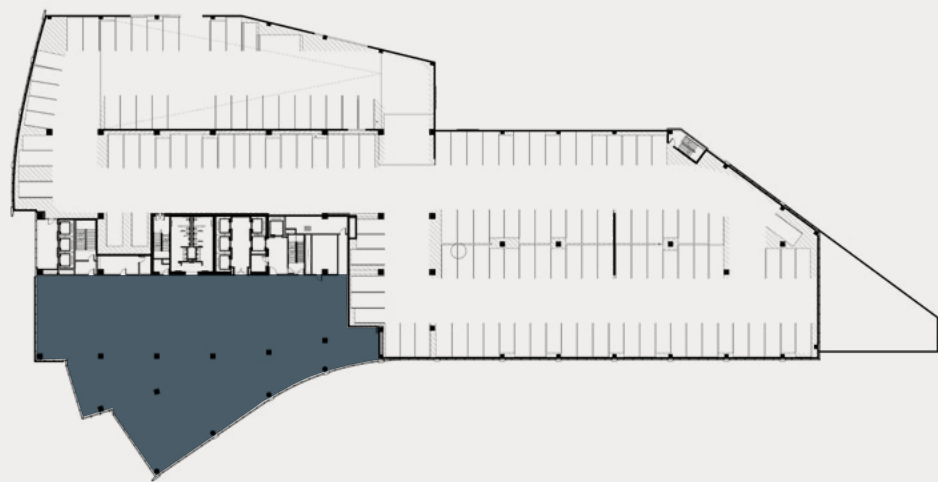
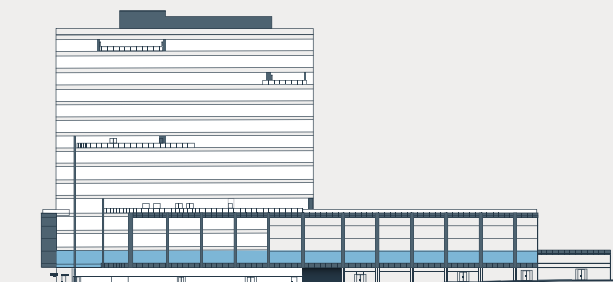
CREATIVE OFFICE FLOOR PLATES

LEVELS 2-4



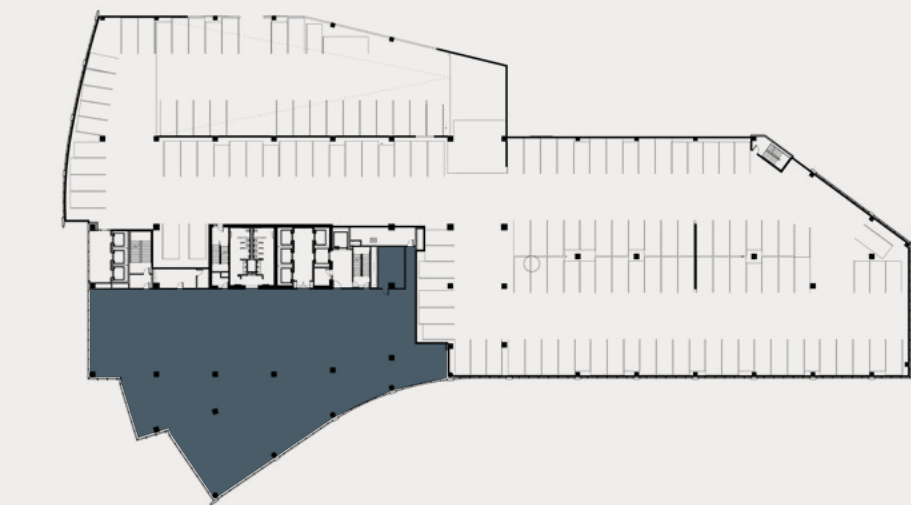
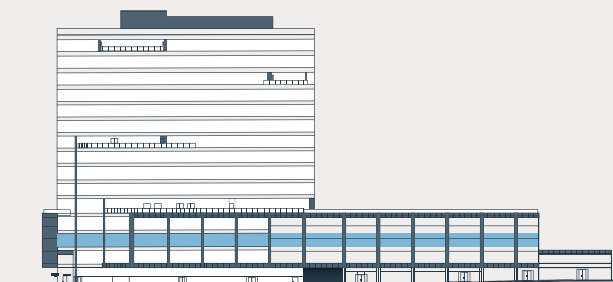
L2

16,198 RSF



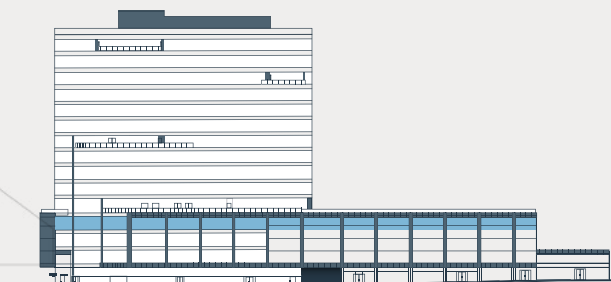
L3

17,255 RSF



L4

17,198 RSF

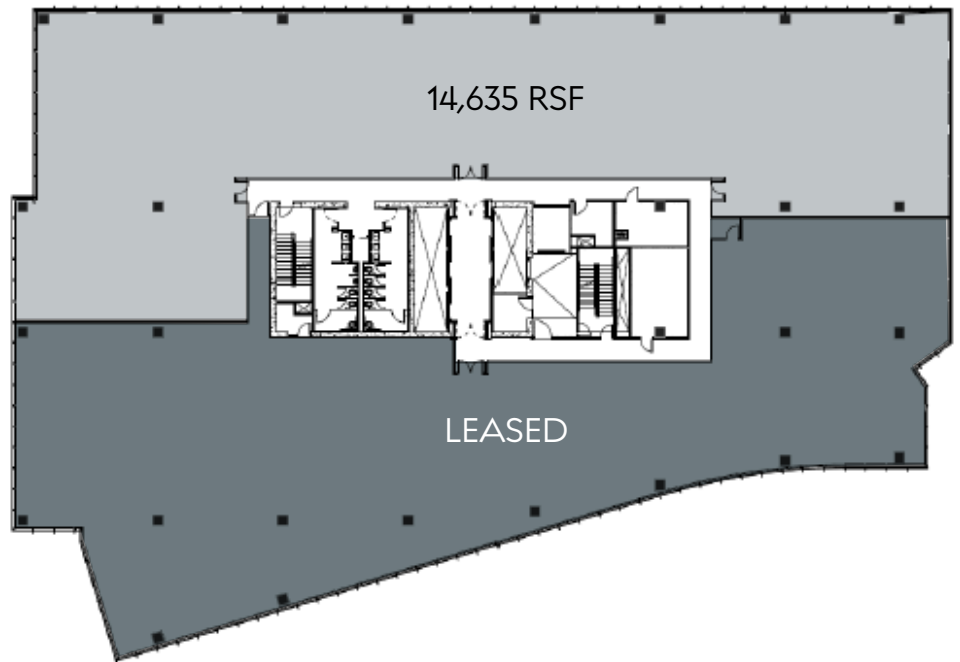


OFFICE FLOOR PLATES

LEVELS 7-8

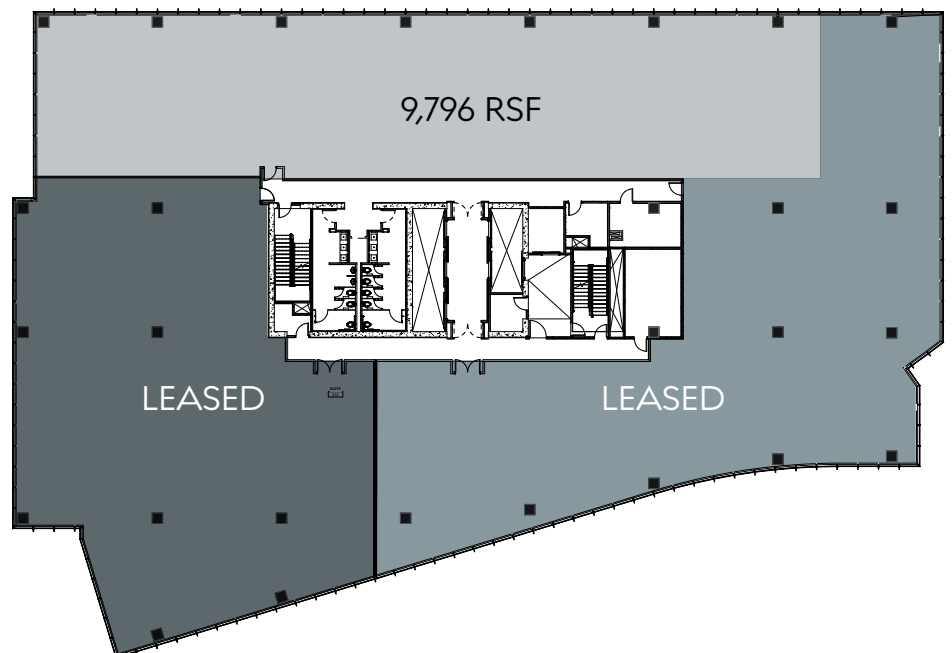
LEVEL 7

AVAILABLE
14,635 RSF



LEVEL 8

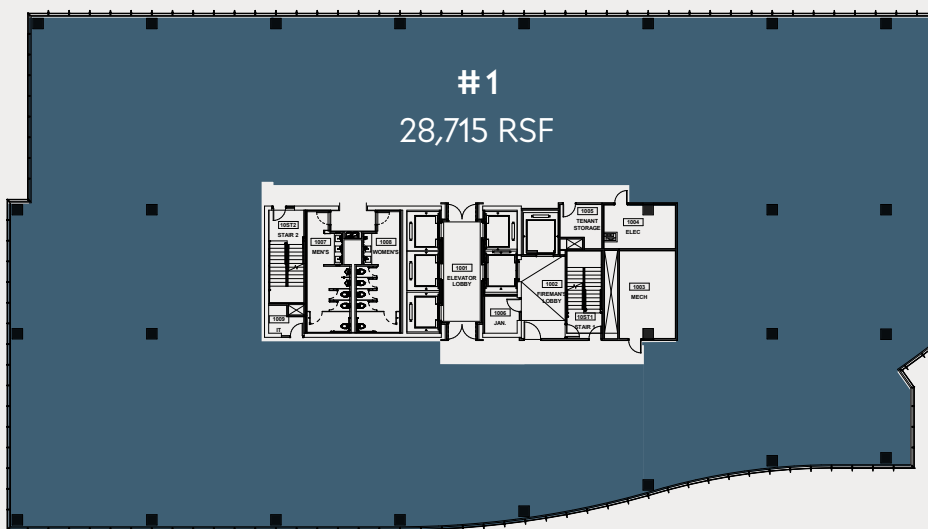
AVAILABLE
9,796 RSF



LEVELS 10-12

#1 SAMPLE OFFICE

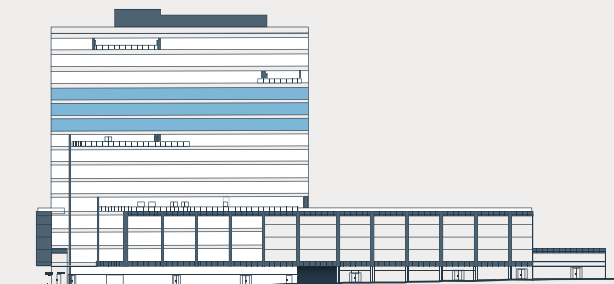
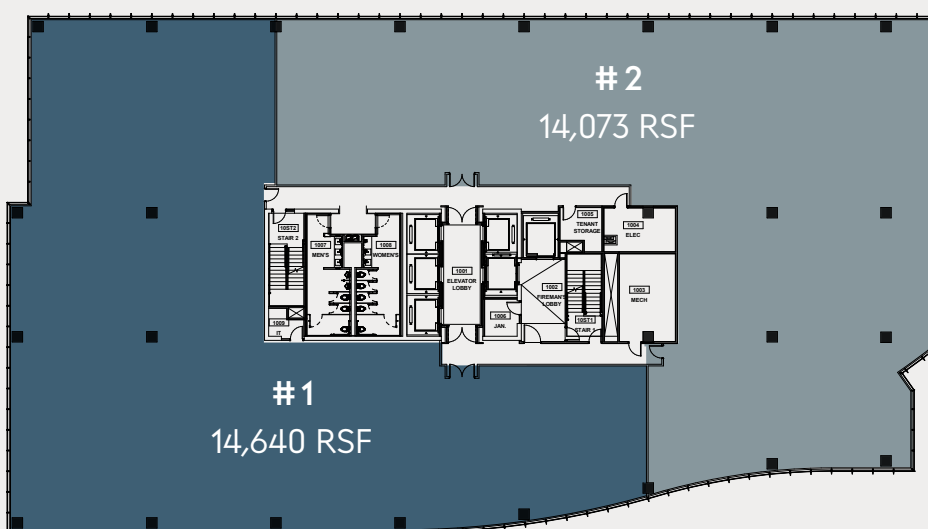
28,715 RSF



#1 SAMPLE OFFICE
14,640 RSF

#2 SAMPLE OFFICE

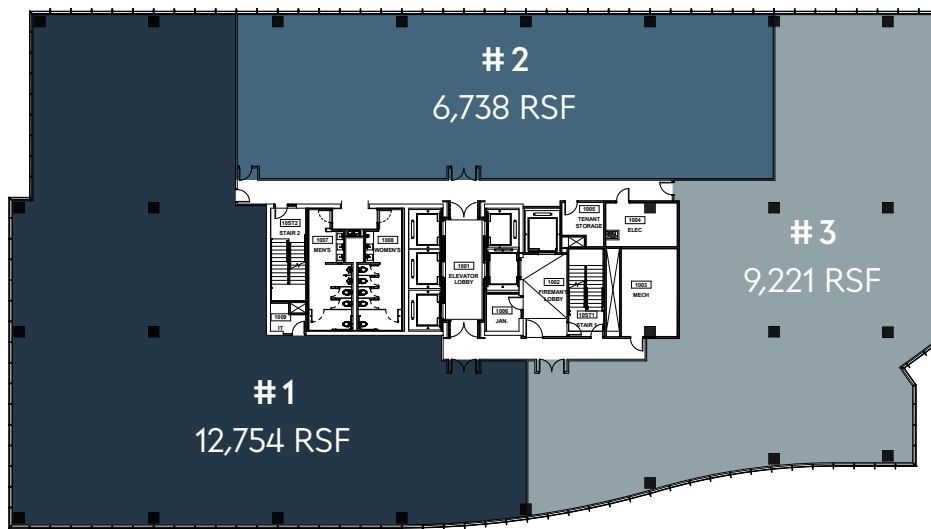
14,073 RSF



L10-12

28,715 RSF



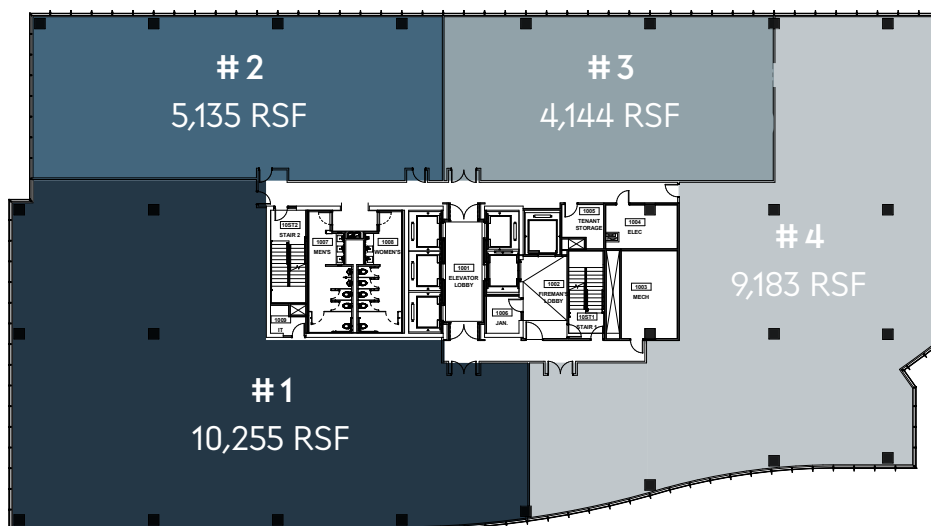


Sample 3-Tenant Layout

#1 SAMPLE OFFICE
12,754 RSF

#2 SAMPLE OFFICE
6,738 RSF

#3 SAMPLE OFFICE
9,221 RSF



Sample 4-Tenant Layout

#1 SAMPLE OFFICE
10,255 RSF

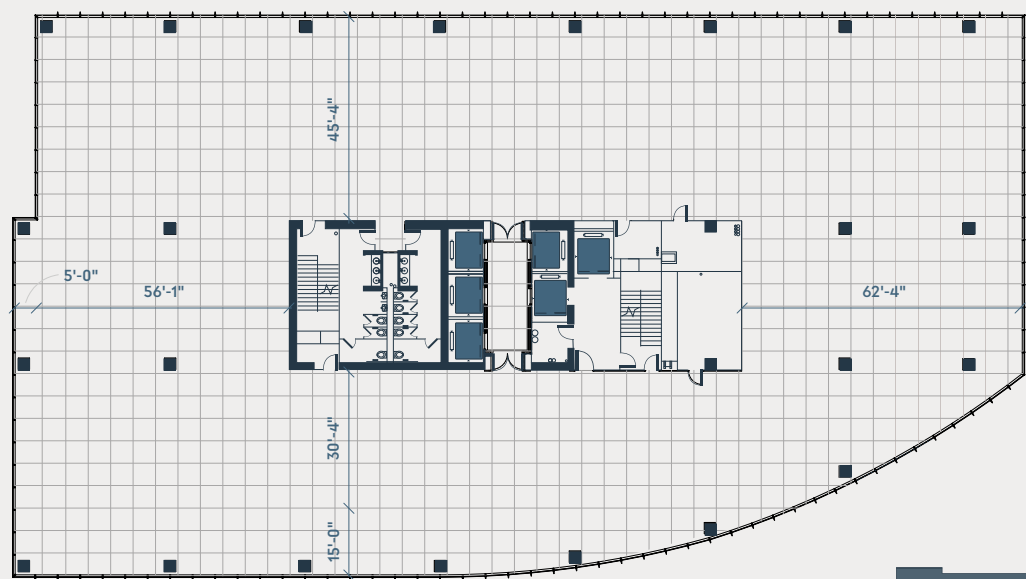
#2 SAMPLE OFFICE
5,135 RSF

#3 SAMPLE OFFICE
4,144 RSF

#4 SAMPLE OFFICE
9,183 RSF

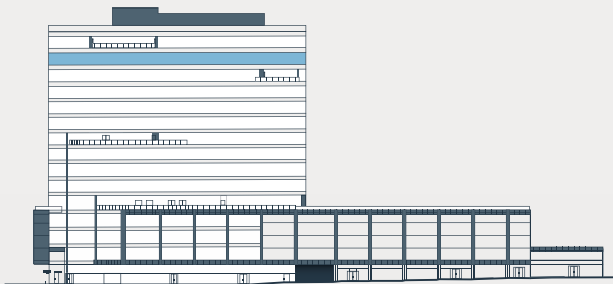
OFFICE FLOOR PLATES

LEVEL 14



L14

28,073 SF

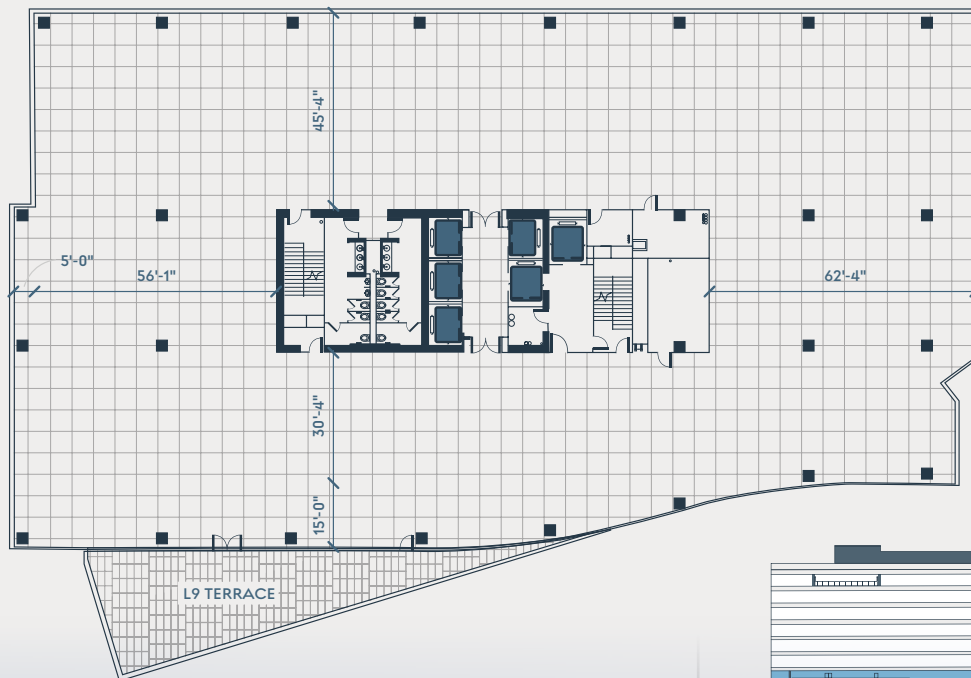




TERRACE LOUNGE

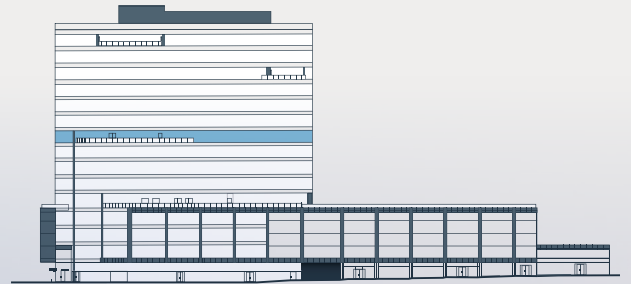
OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15



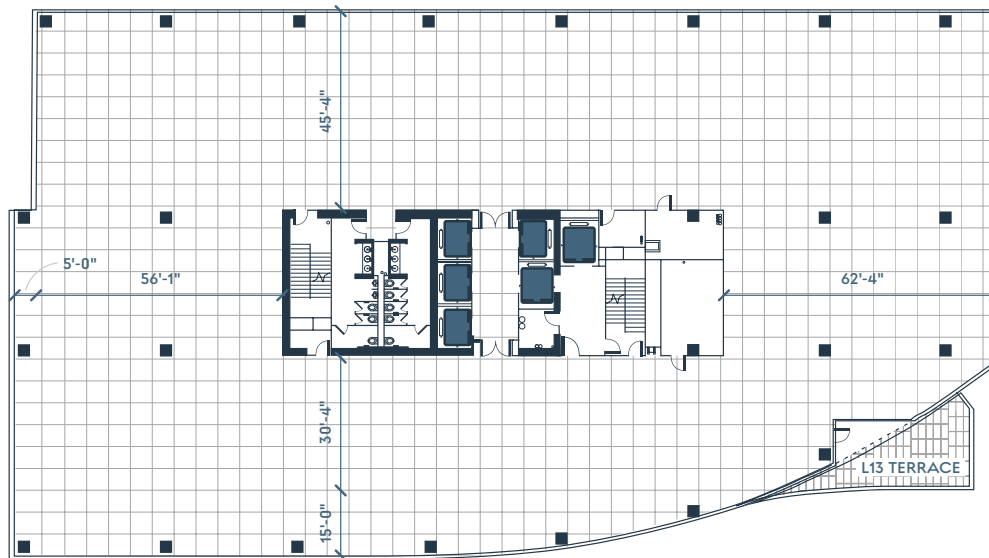
L9

30,547 + 1,900 RSF Terrace



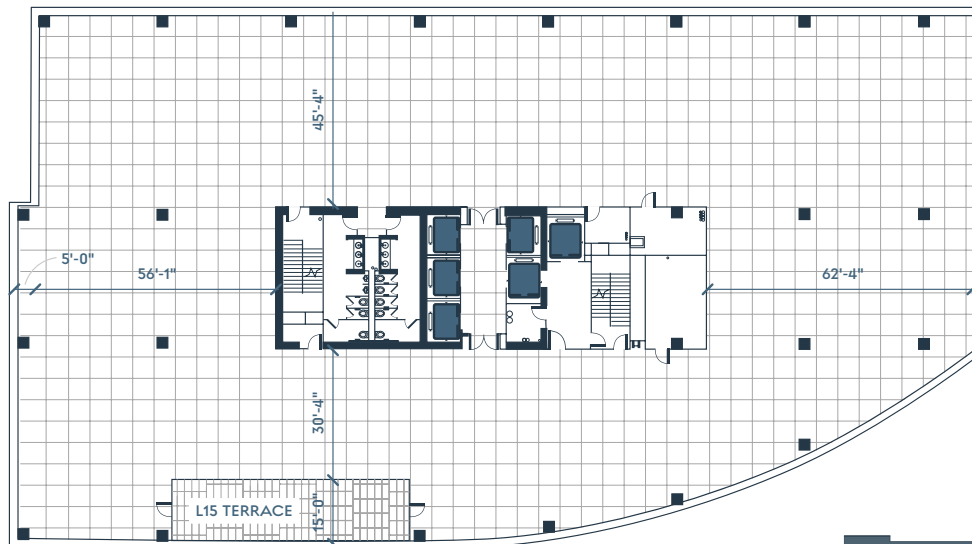
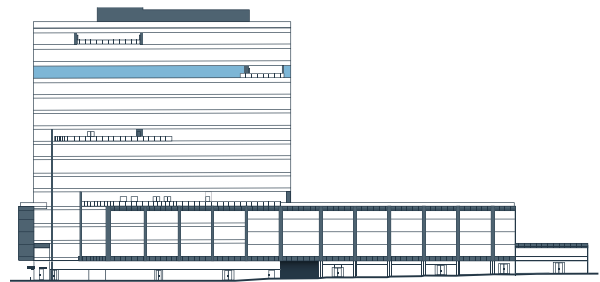
Incredible
Downtown Views
on Every Terrace





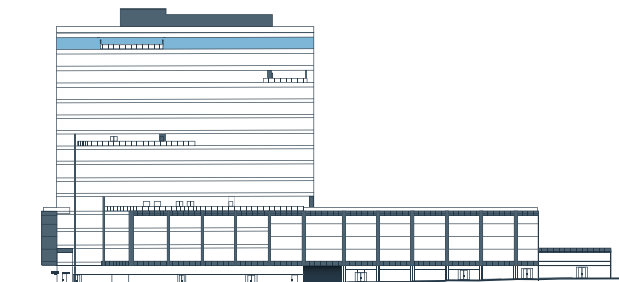
L13

28,635 + 700 RSF Terrace



L15

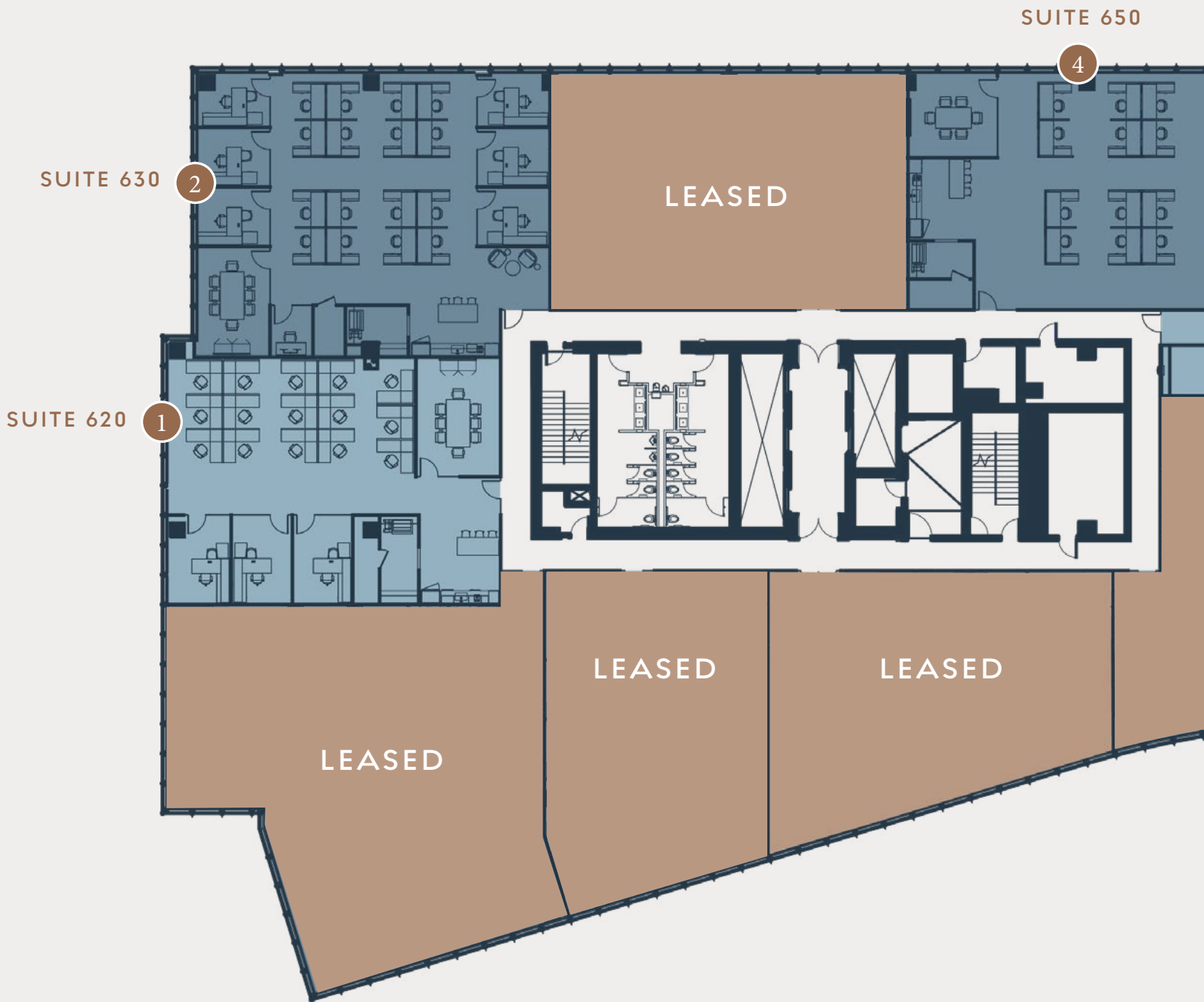
27,724 + 960 RSF Terrace





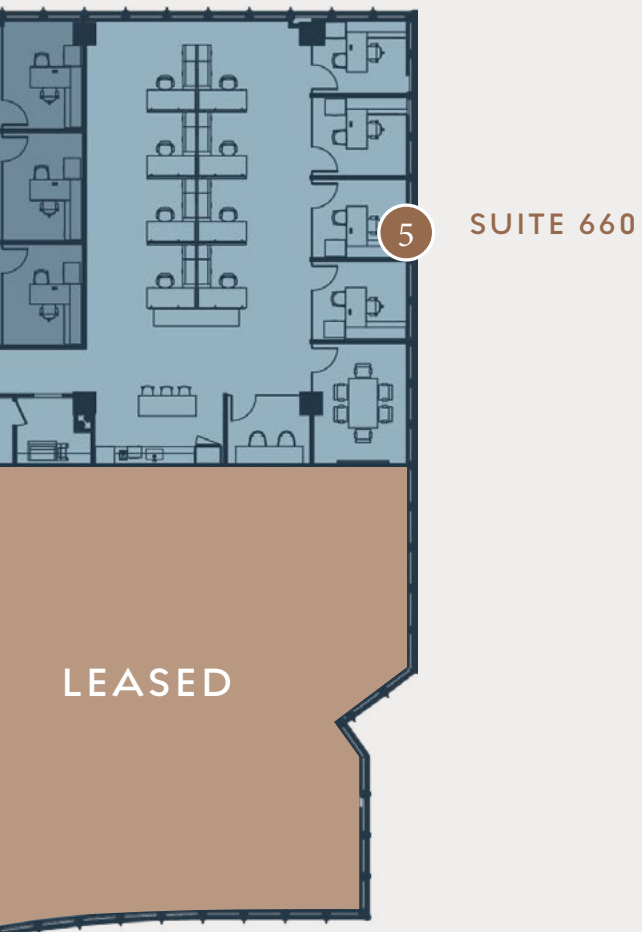


TERRACE LOUNGE





SPEC SUITE FLOOR PLAN

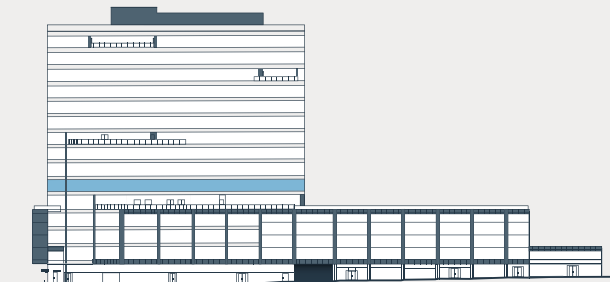


1 SUITE 620 3,063 RSF

2 SUITE 630 3,738 RSF

3 SUITE 650 3,174 RSF

4 SUITE 660 3,201 RSF







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 C1TY Blvd
- 2 8 C1TY 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
- 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

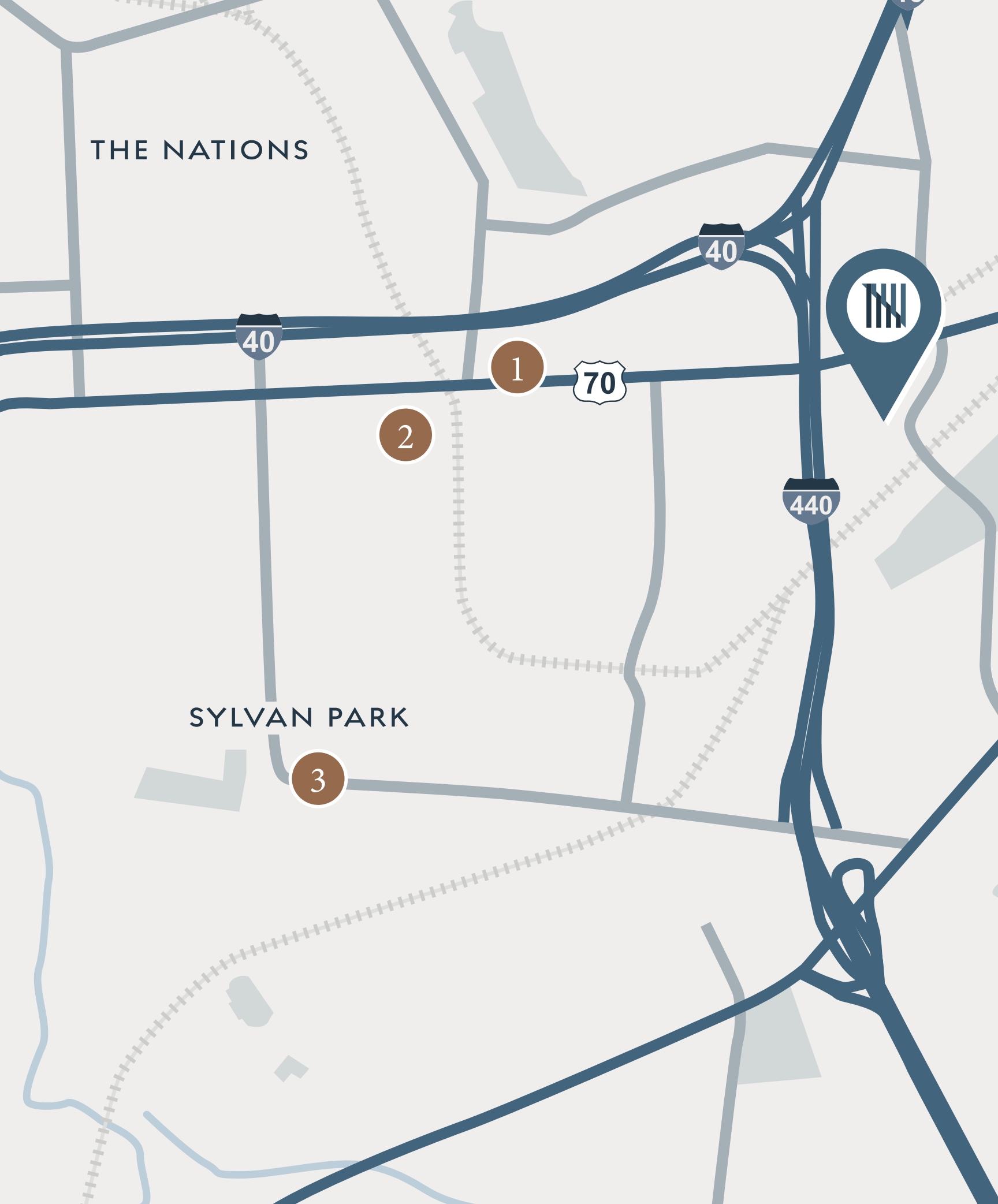
- 14 A. D1 Training
B. Green Pea Salon
- 15 Tru Form

- ← INGRESS
- EGRESS
- onec1TY®





THE NATIONS



SYLVAN PARK





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
 - C. Five Points Pizza West
 - D. Bearded Iris
 - E. Radish Kitchen
 - F. 8th & Roast
 - H. Another Broken Egg Cafe
 - I. Punk Wok
 - J. Barista Parlor
 - K. Woodland Wine Merchant
- 3
 - A. Edley's Bar-B-Que
 - B. Star Bagel Cafe
 - C. Pancho & Lefty's Cantina
 - 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



DRIVE TIMES

9 MINUTES

to Vanderbilt Medical Center

11 MINUTES

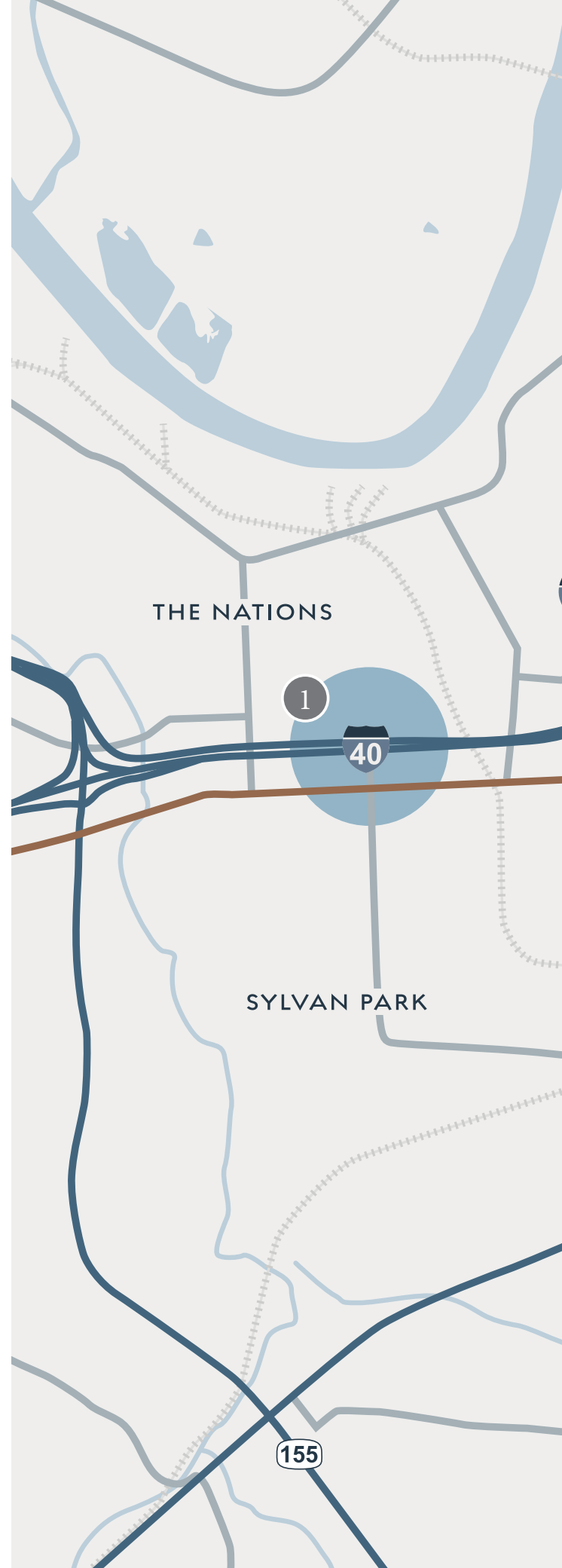
to downtown Nashville

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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MADDISON SICKELS

VICE PRESIDENT

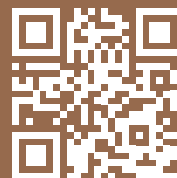
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5CITYBLVD.COM

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

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LOCATED AT **onec1TY**