



5 CITY BLVD

NASHVILLE

WORKSPACE RENEWED





BUILDING

04-31

LOCATION

32-41

TEAM

42-44

5 CITY BLVD
NASHVILLE





High-Visibility Signage Opportunities

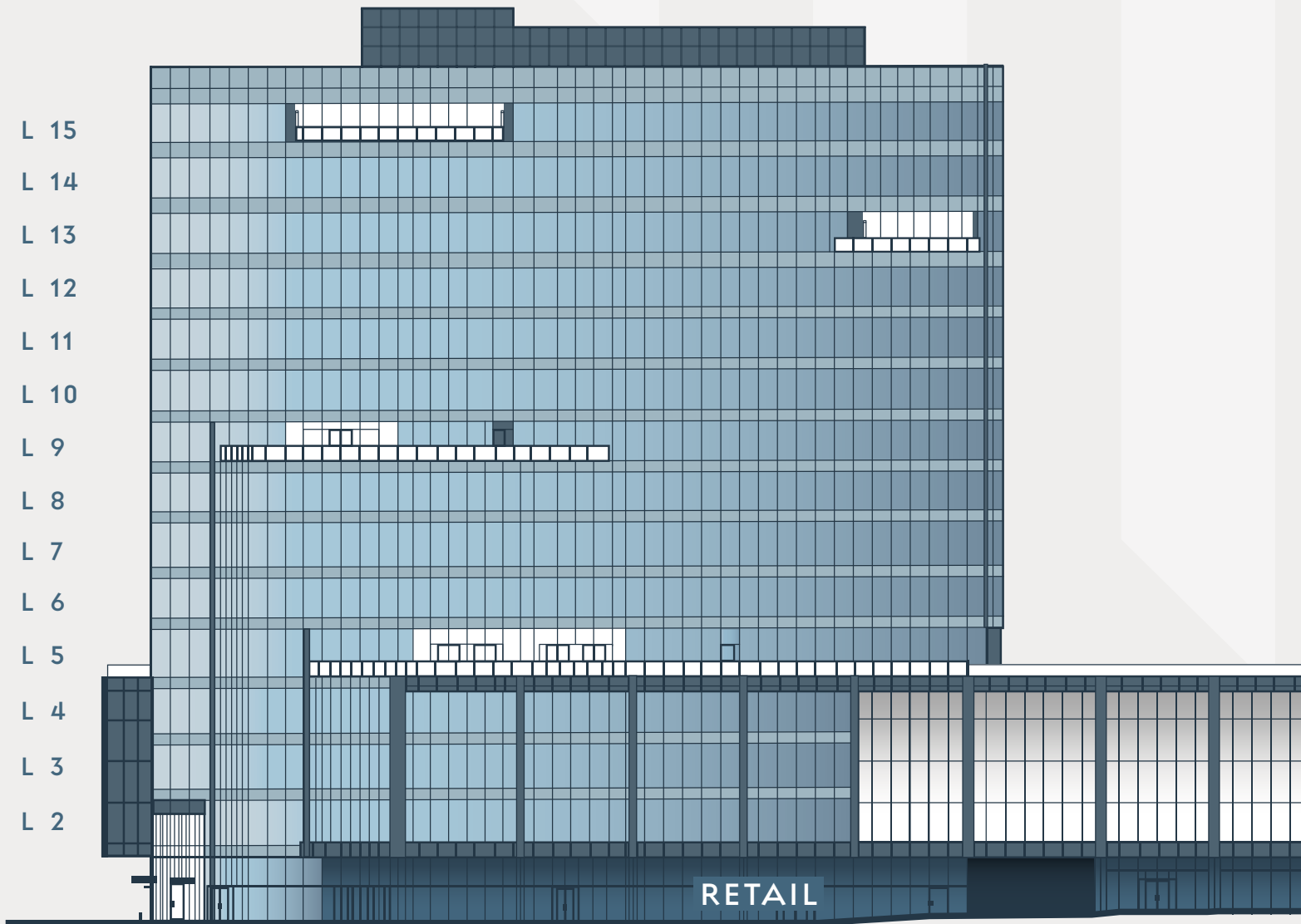
Reach 100,000+ vehicles daily with premium exposure along I-440 and Charlotte Avenue.

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

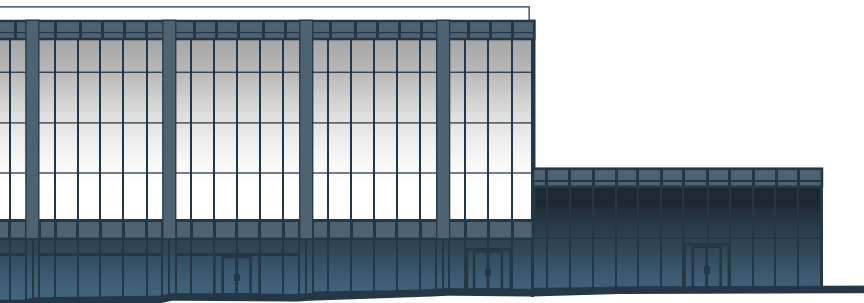
- **Levels:** 1 Below Grade; 5 Above Grade
 - **Ratio:** Approximately 3.0 Stalls/1,000 RSF
 - **Total:** 900+ Stalls
-

TERRACES

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

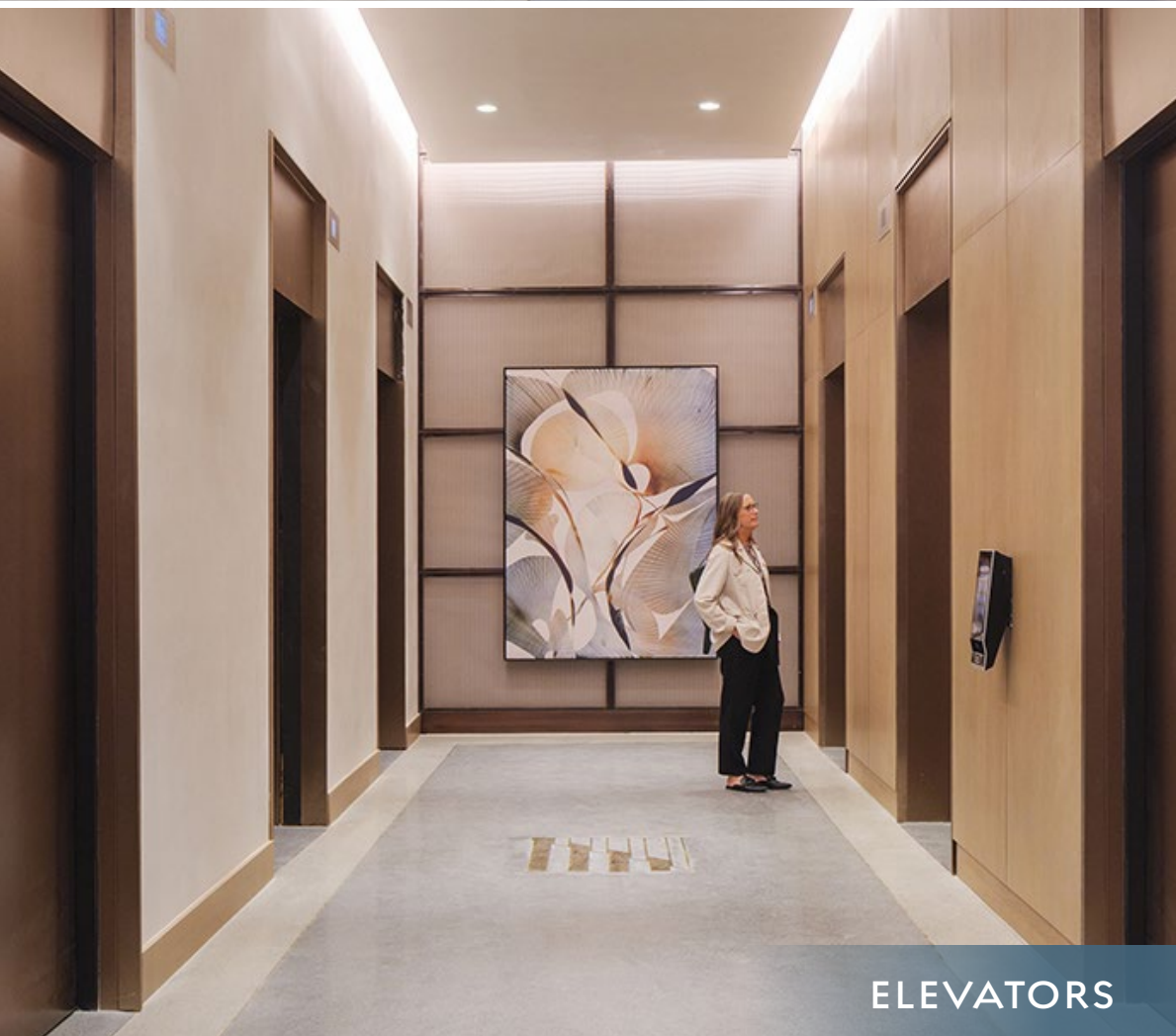
AMENITIES

- 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





LOBBY



ELEVATORS





5TH FLOOR ARRIVAL LOUNGE

GROUND FLOOR

17,518 RSF Retail

F & B CONCEPT #1 6,168 RSF

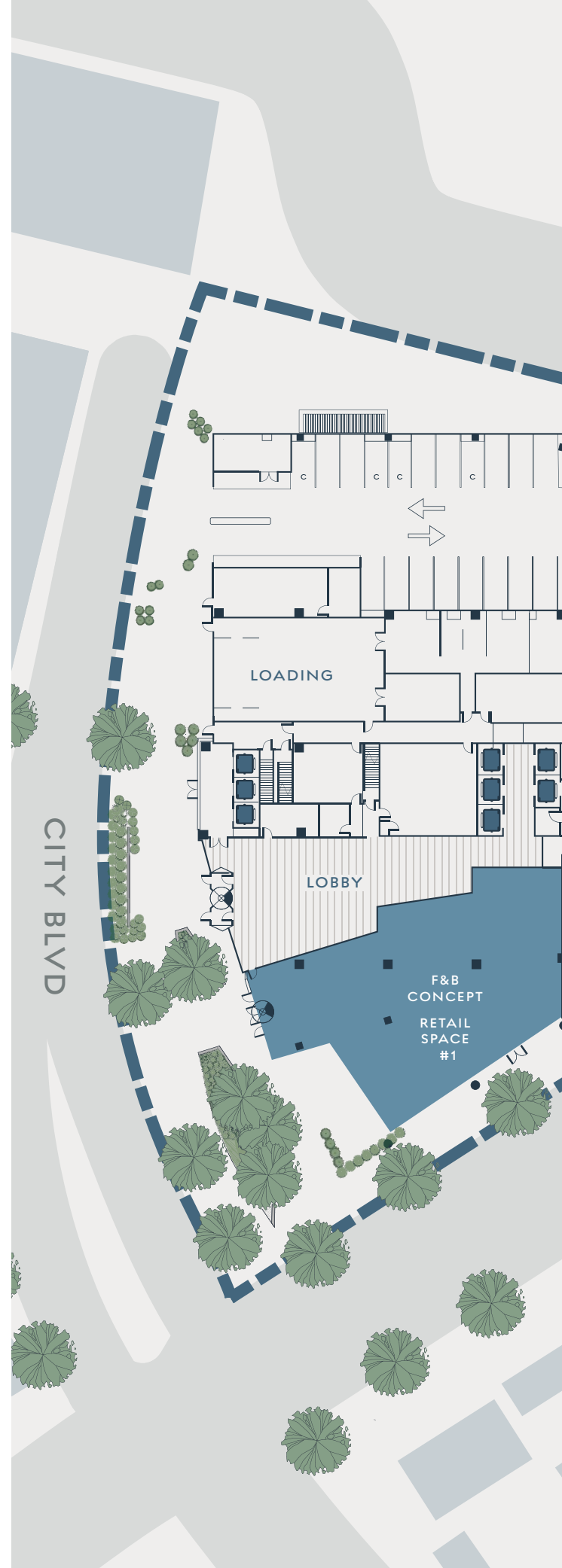
RETAIL SPACE #2 1,708 RSF

PAUSE STUDIO LEASED

THE YARD GYM LEASED

RETAIL SPACE #5 1,588 RSF

RETAIL SPACE #6 2,930 RSF

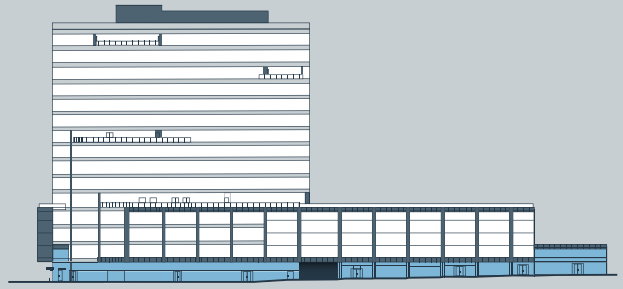


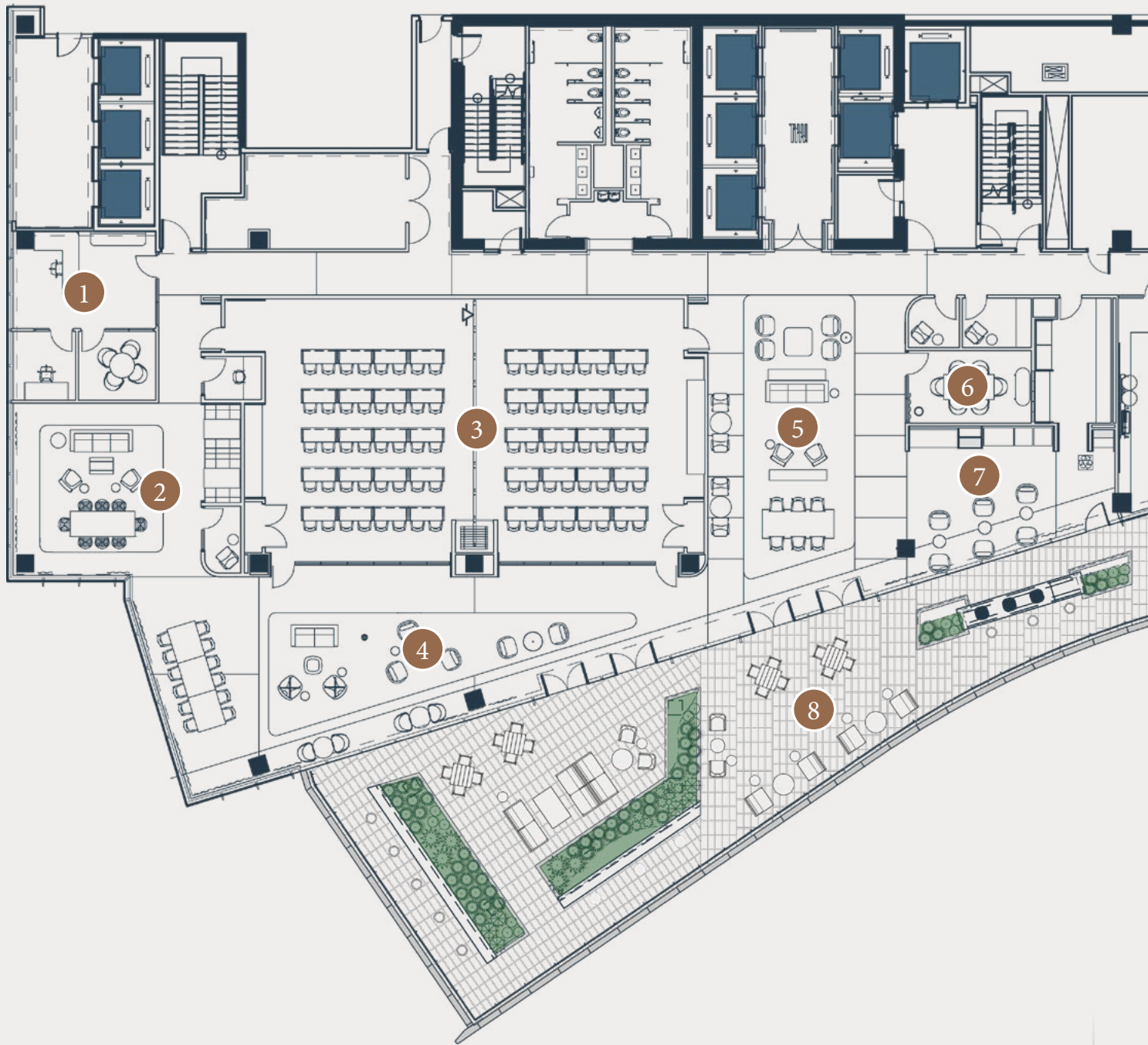


CHARLOTTE AVE



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

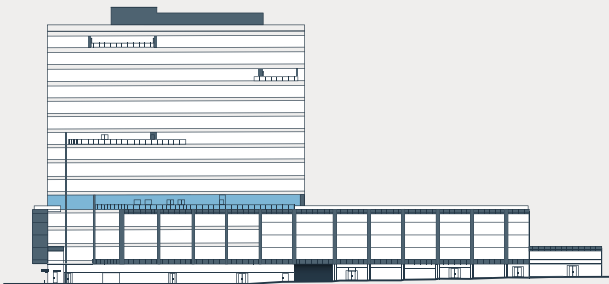
5 ARRIVAL LOUNGE

6 CONFERENCE ROOM

7 GRAB & GO CAFE

8 OUTDOOR TERRACE

9 FITNESS CENTER

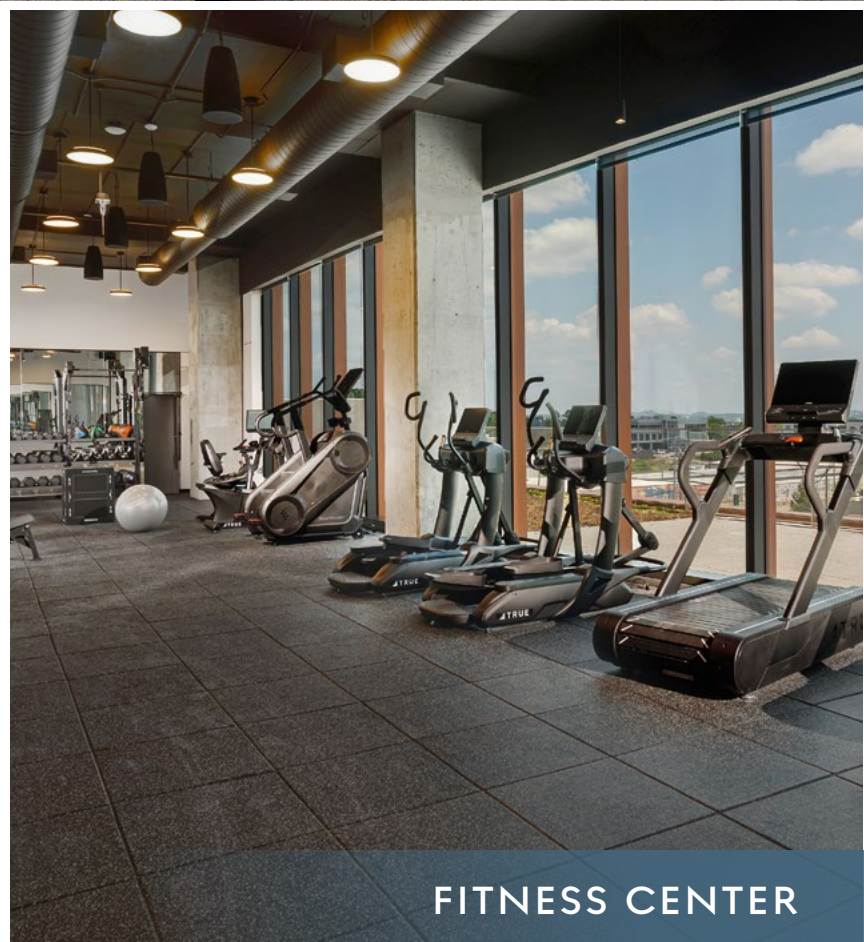




5TH FLOOR ARRIVAL LOUNGE



GRAB & GO CAFE



FITNESS CENTER





OUTDOOR TERRACE



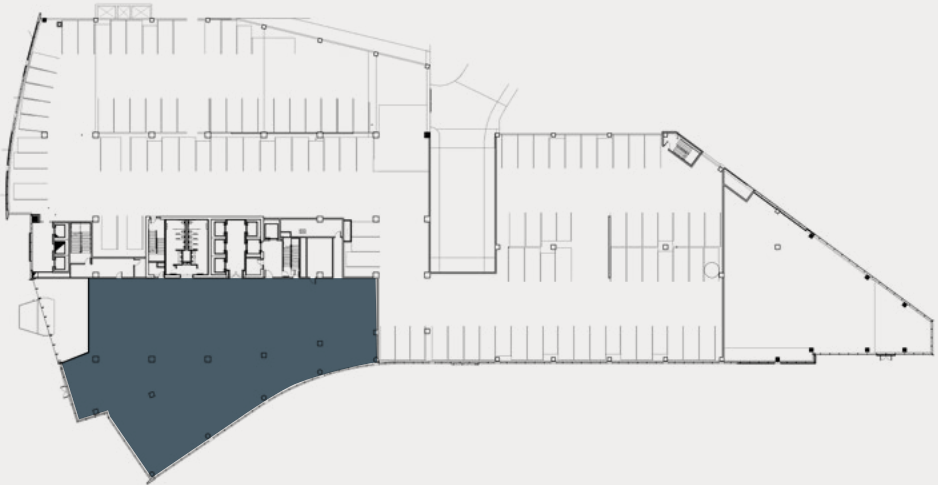
STUDY LOUNGE



CONFERENCE CENTER

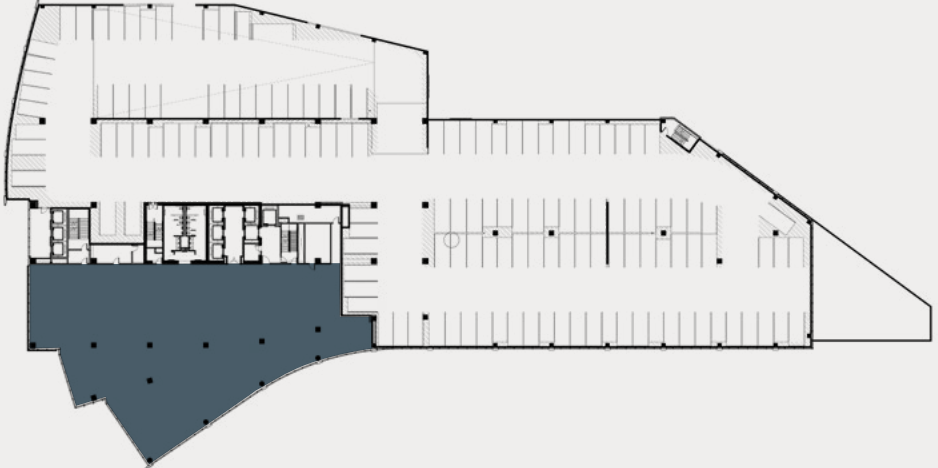
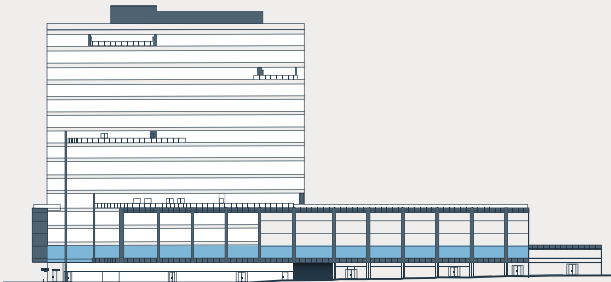
CREATIVE OFFICE FLOOR PLATES

LEVELS 2-4



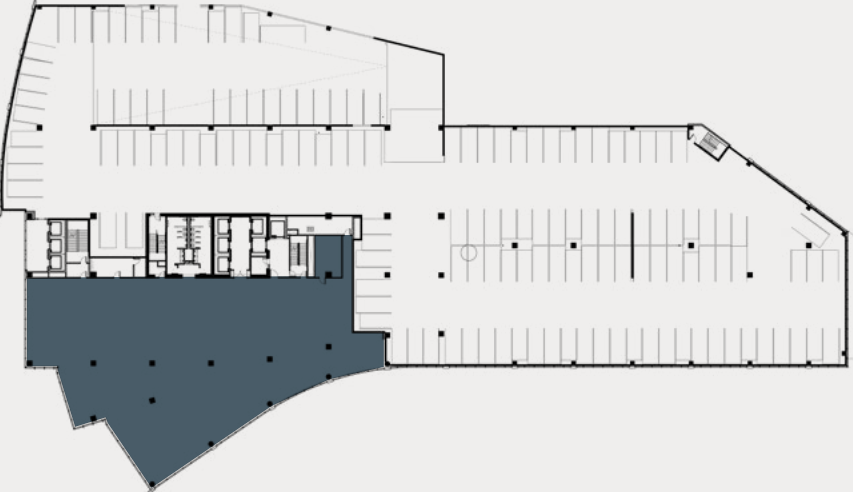
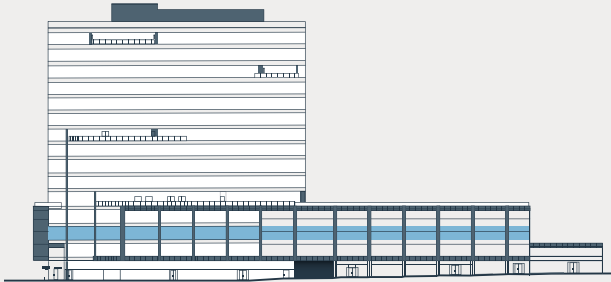
L2

16,198 RSF



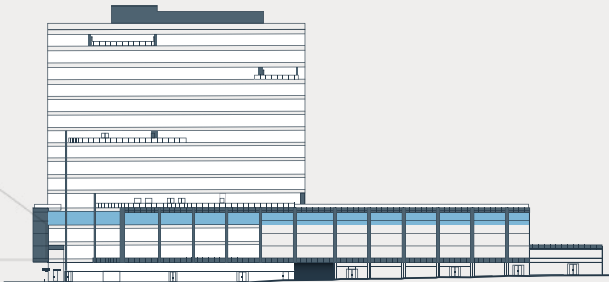
L3

17,255 RSF



L4

17,198 RSF

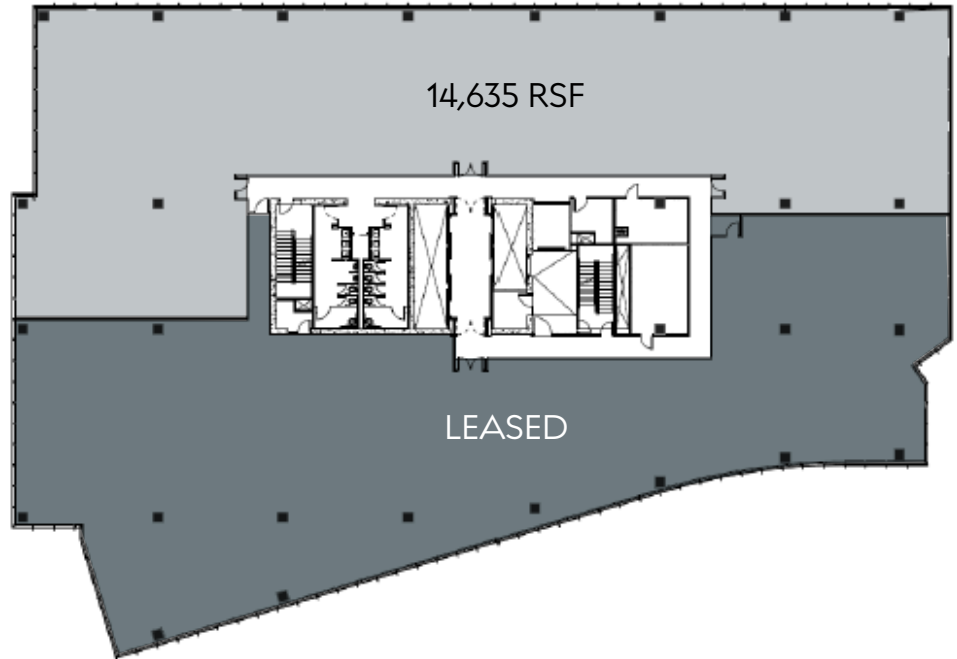


OFFICE FLOOR PLATES

LEVEL 7-8

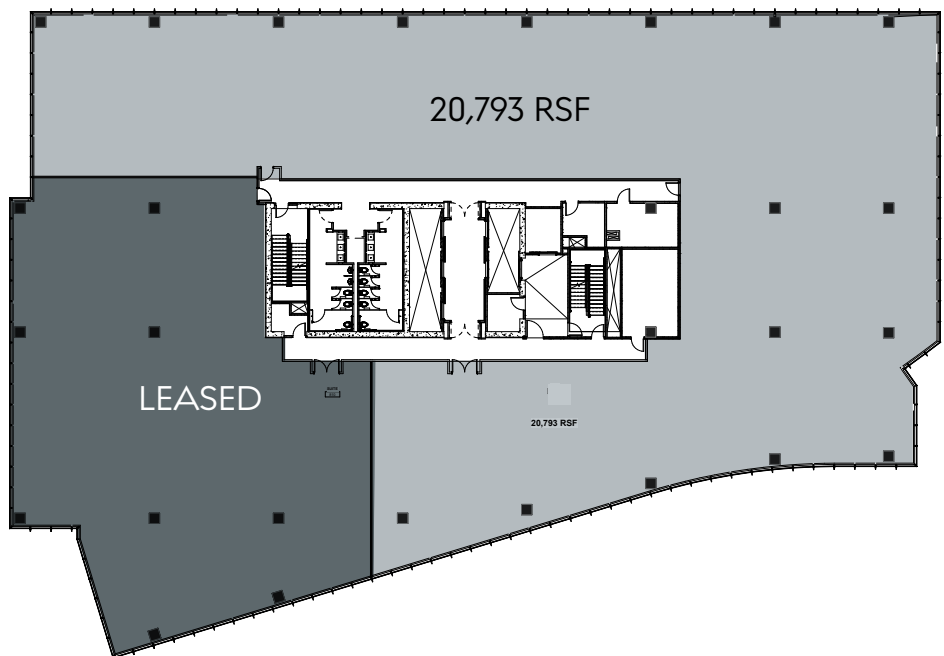
LEVEL 7

AVAILABLE
14,635 RSF



LEVEL 8

AVAILABLE
20,793 RSF

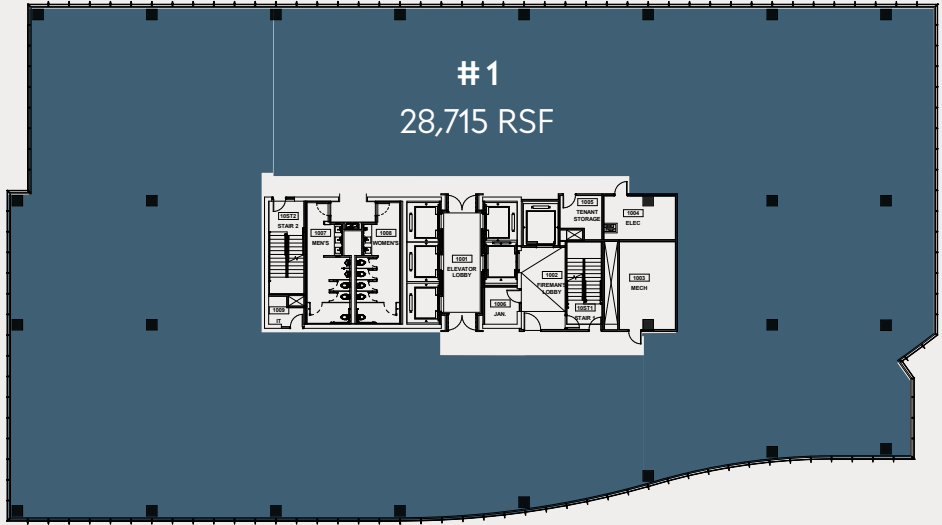


OFFICE FLOOR PLATES

LEVELS 10-12

Sample
1-Tenant Layout

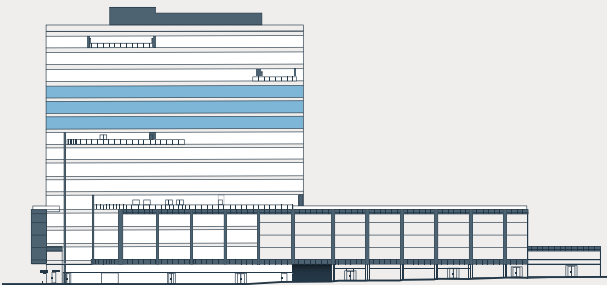
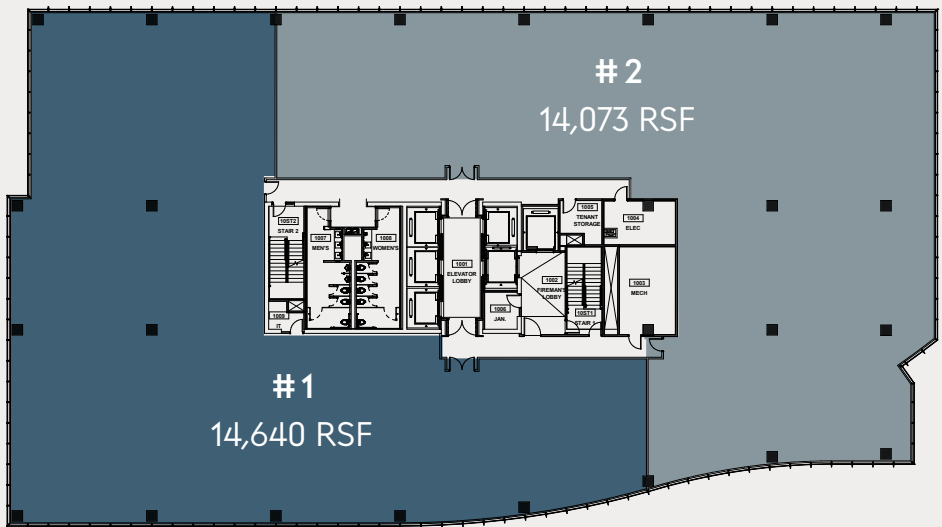
#1 SAMPLE OFFICE
28,715 RSF



Sample
2-Tenant Layout

#1 SAMPLE OFFICE
14,640 RSF

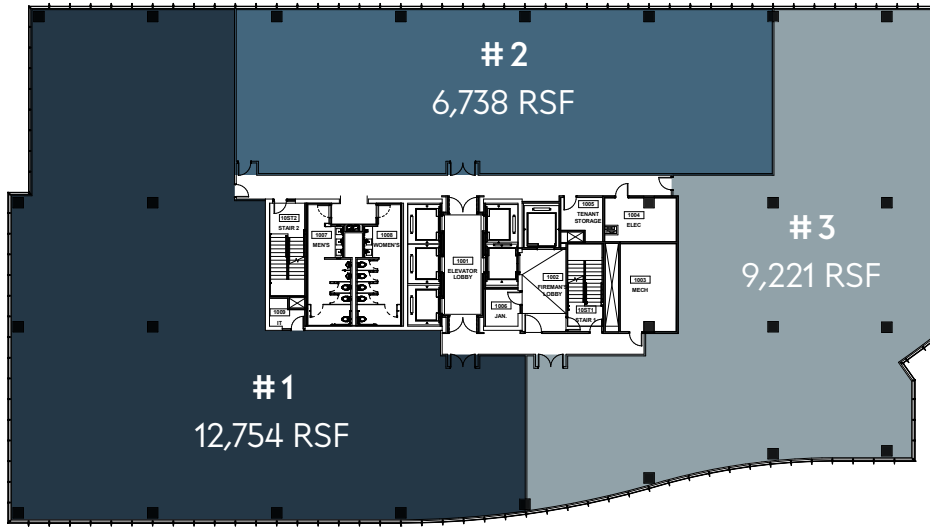
#2 SAMPLE OFFICE
14,073 RSF



L10-12

28,715 RSF



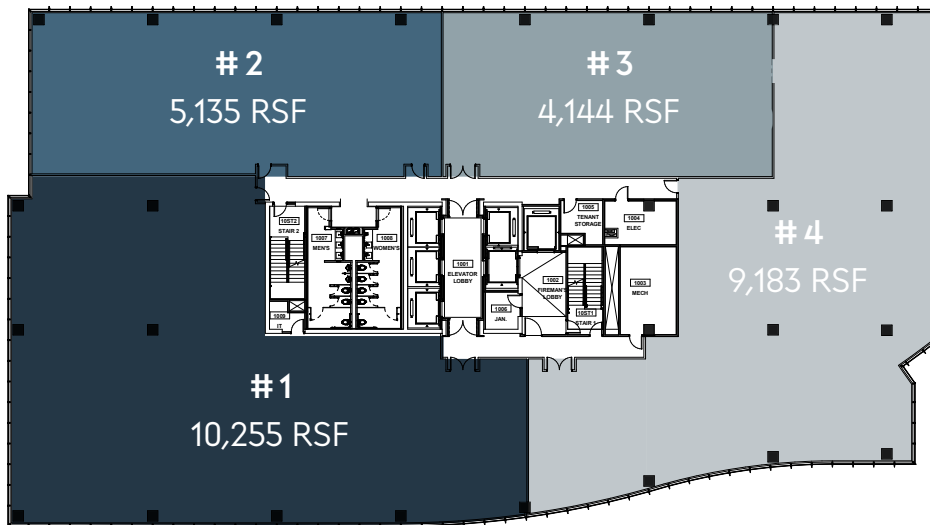


Sample 3-Tenant Layout

#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

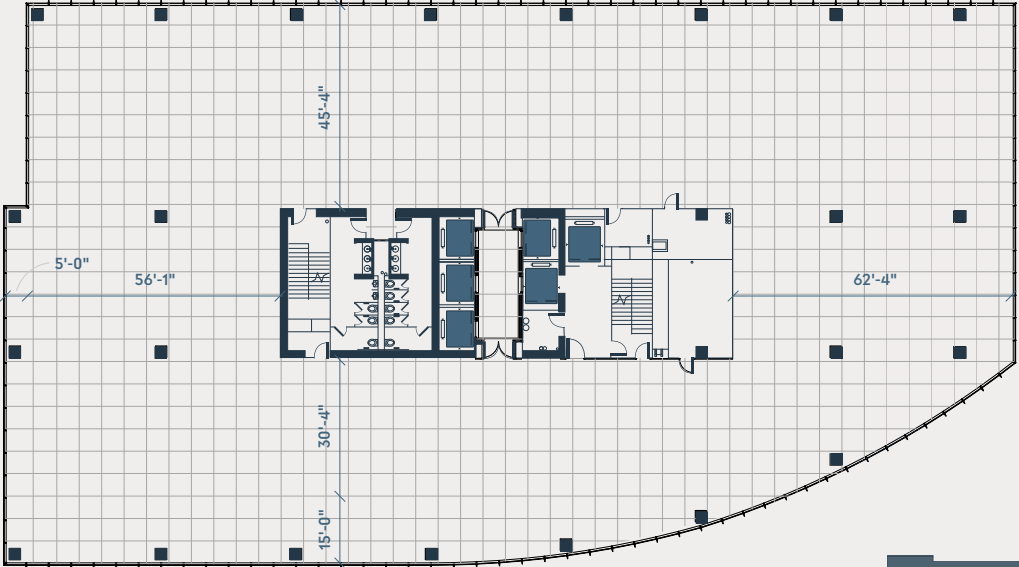
#2 SAMPLE OFFICE
5,135 RSF

#3 SAMPLE OFFICE
4,144 RSF

#4 SAMPLE OFFICE
9,183 RSF

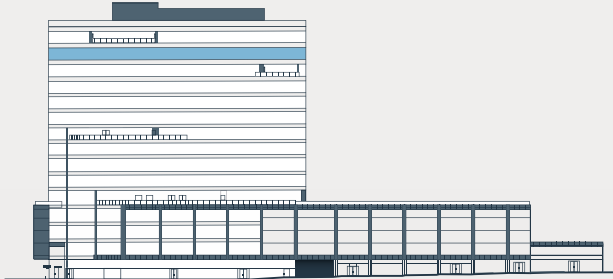
OFFICE FLOOR PLATES

LEVEL 14



L14

28,073 SF

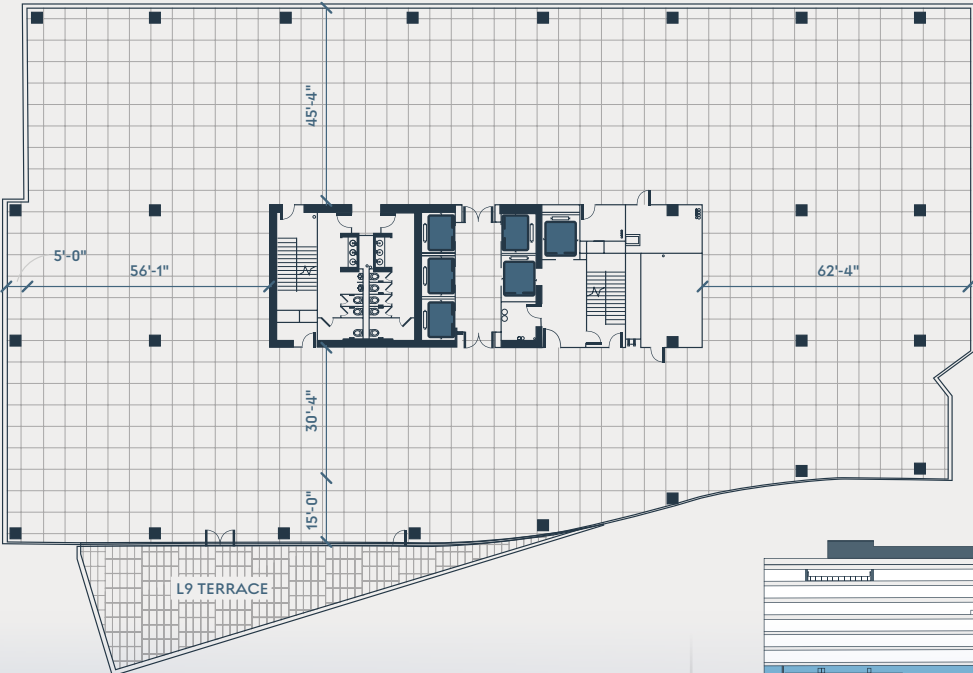




TERRACE LOUNGE

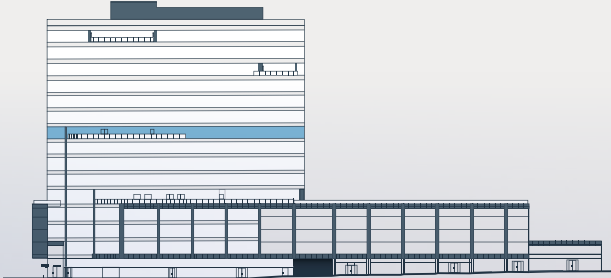
OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15

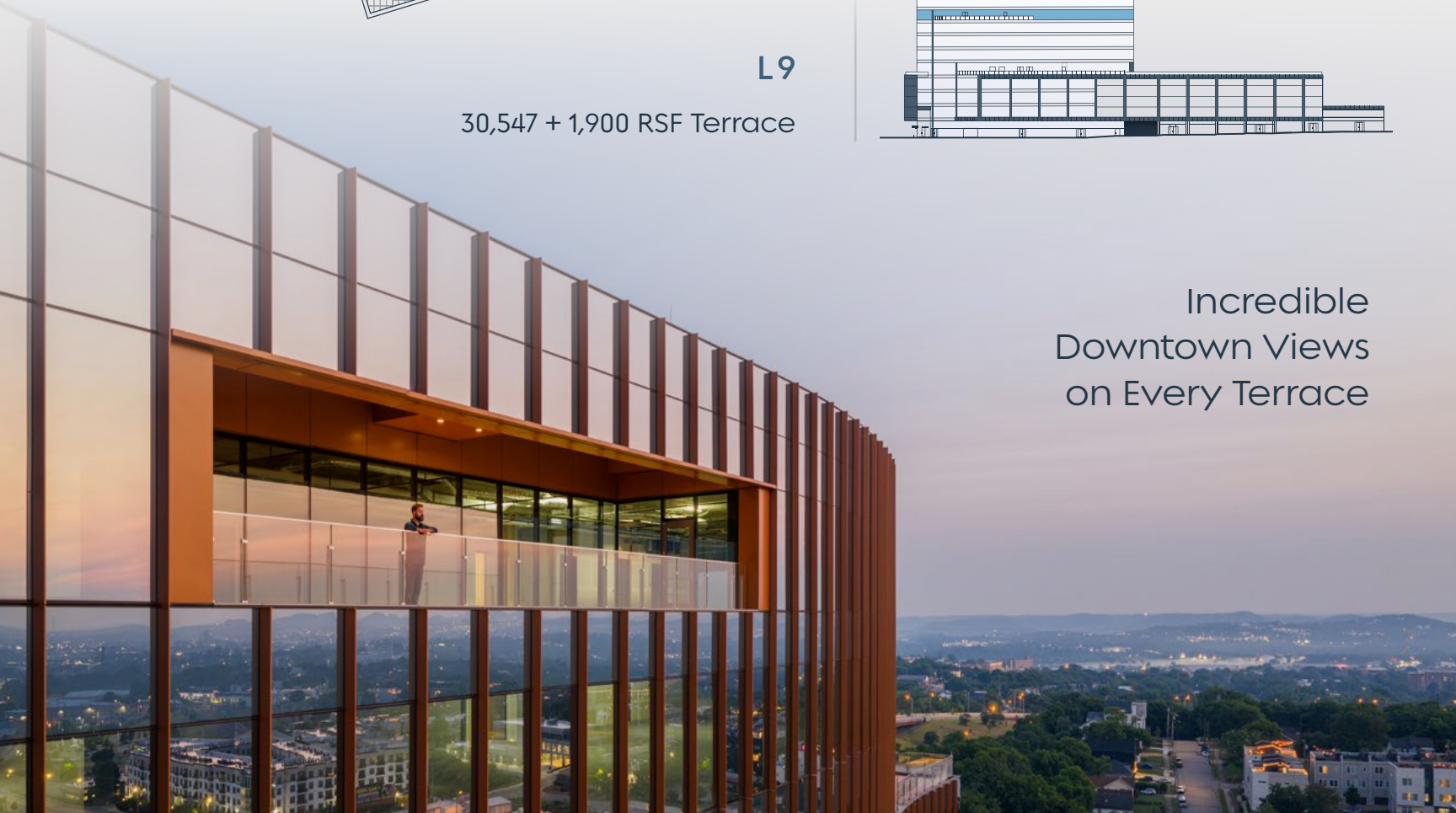


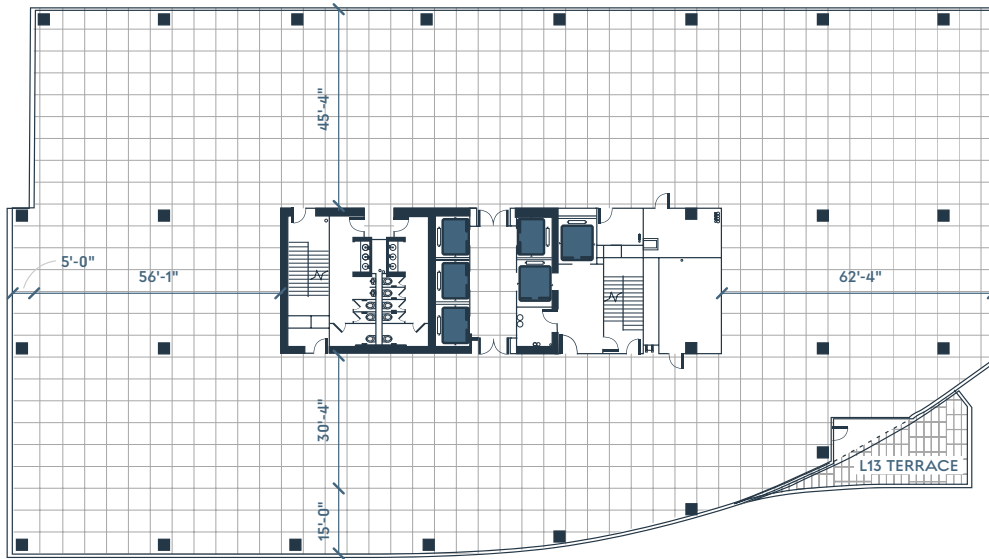
L9

30,547 + 1,900 RSF Terrace



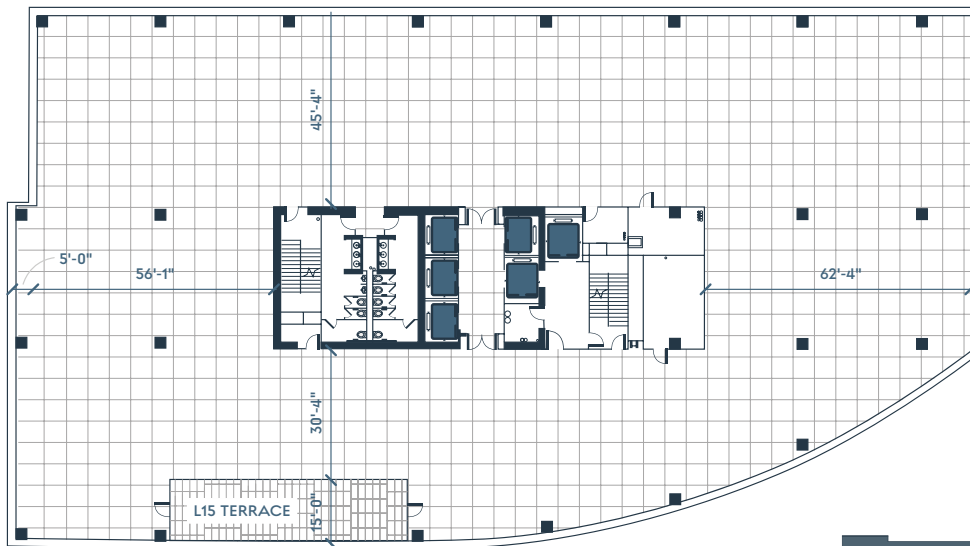
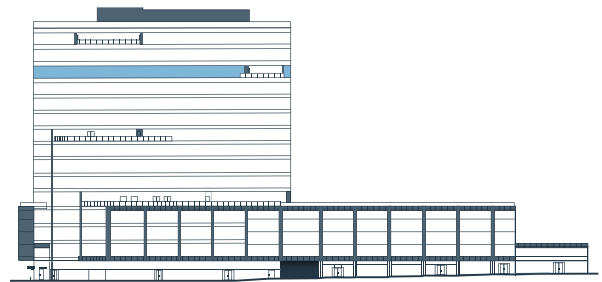
Incredible
Downtown Views
on Every Terrace





L13

28,635 + 700 RSF Terrace



L15

27,724 + 960 RSF Terrace







TERRACE LOUNGE

SUITE 650

4

SUITE 630

2

LEASED

SUITE 620

1



LEASED

LEASED

LEASED

L6





SPEC SUITE FLOOR PLAN



SUITE 660

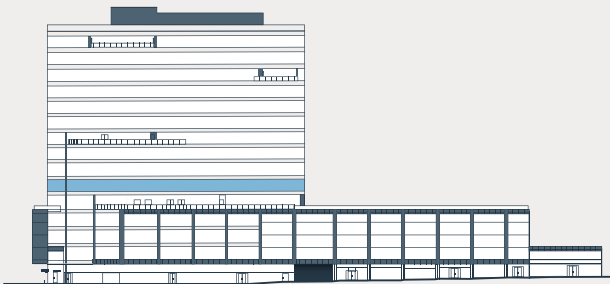
LEASED

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 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
- 7 A. Sump Coffee
B. Pastaria
- 8 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

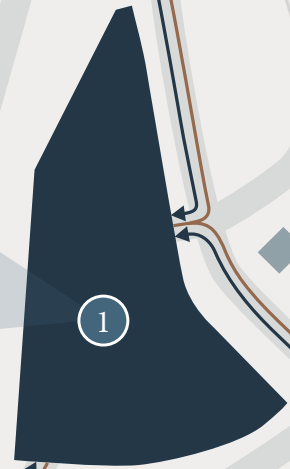
- 14 A. D1 Training
B. Green Pea Salon
- 15 Tru Form

- ← INGRESS
- EGRESS
- - onecITY®





CHARLOTTE AVE



1

6

13

9

14

15

10

8

7

2

12

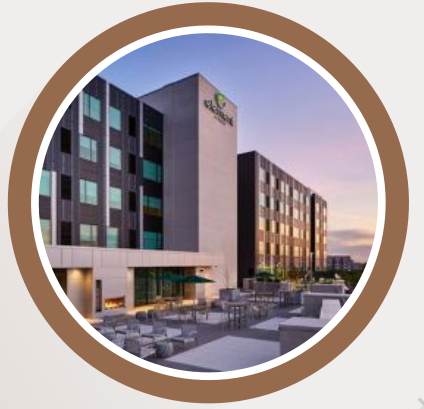
3

11

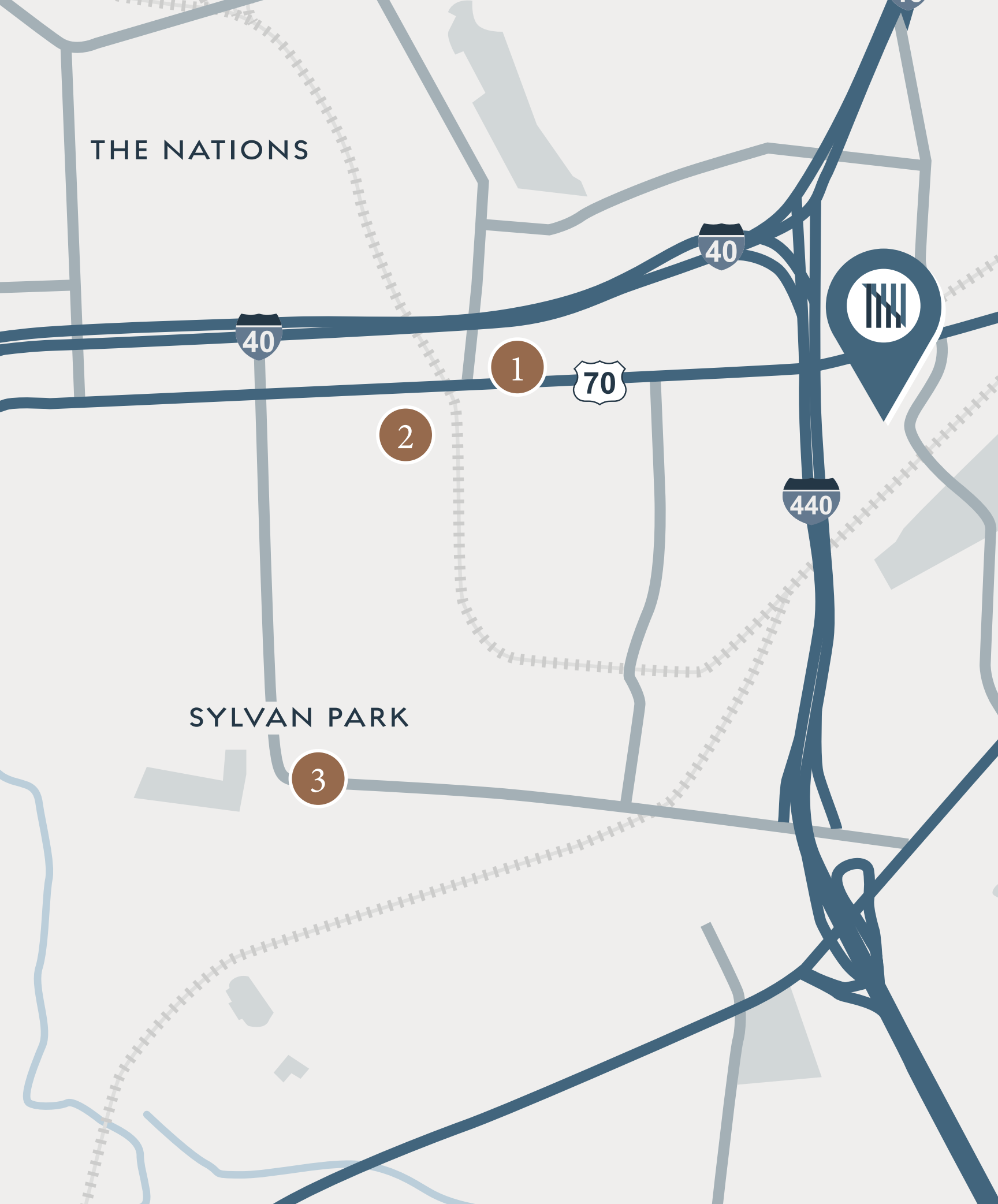
4

5

31ST AVE N



THE NATIONS



SYLVAN PARK

3

2

1





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

- 4**
- A. BrickTop's
 - B. Stoney River Steakhouse & Grill
 - C. Chipotle Mexican Grill
 - D. Taziki's Mediterranean Cafe - West End
 - E. Walgreens
 - F. Starbucks

- 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

- 5**
- A. Centennial Park
 - B. The Parthenon
 - C. Centennial Park Pavilion
 - D. Centennial Park Volleyball Courts
 - E. Centennial Park Event Center Pavilion
 - F. Sunken Garden
 - G. Centennial Performing Arts Studios
 - H. Metro Parks Centennial Art Center
 - I. Green Pea Salon West

- 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

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

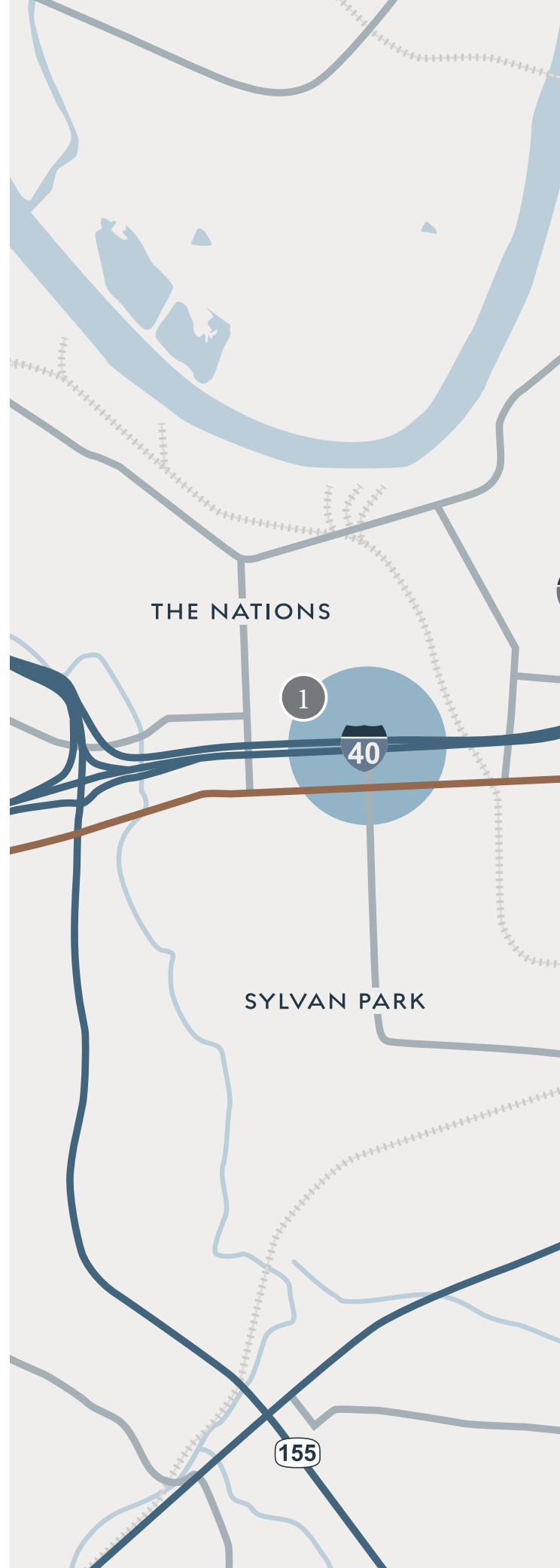
to downtown Nashville

20 MINUTES

to Nashville International Airport

21 MINUTES

to Brentwood





NORTH NASHVILLE

GERMANTOWN

EAST BANK

2

40

40

40

DOWNTOWN

41

40

CHARLOTTE PIKE

BROADWAY

SOBRO

70

40

440

31ST AVE N

MIDTOWN

WEST END AVE

MUSIC ROW

THE GULCH

65

40

4

70S

VANDERBILT

21ST AVE S

31

3

BLAKEMORE AVE

WEDGEWOOD HOUSTON

440

HILLSBORO WEST END

12SOUTH

MELROSE

65

431





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

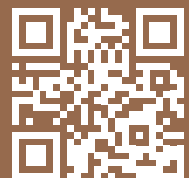
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5CITYBLVD.COM

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

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LOCATED AT **onecITY**[®]