

HIGHLAND RIDGE

1 and 2

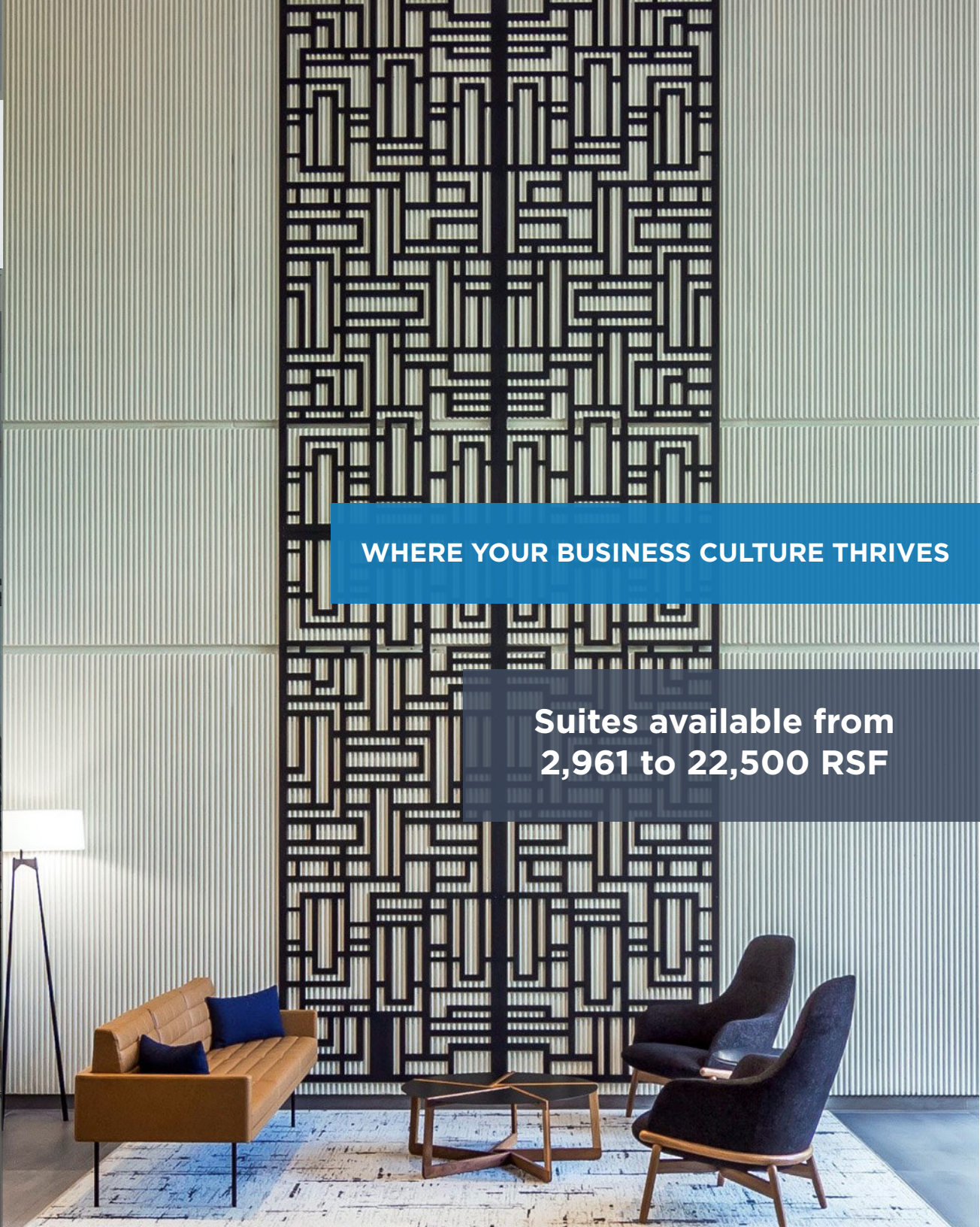
565 & 555
MARRIOTT DRIVE
NASHVILLE, TN



WHERE YOUR BUSINESS CULTURE THRIVES

Suites available from
2,961 to 22,500 RSF

Lincoln



EXPERIENCE NASHVILLE

AWAY FROM THE FRAY

- Perfect location convenient to Airport, Interstate, & Downtown
- Acres of trees and green space

SUPERIOR OPTIONS

- Two 8-story buildings
- 22,500 SF floor plates
- Concept spec suites for faster move-in and inspiration
- Downtown skyline views



ACTIVE OWNERSHIP COMMITTED TO...

HEALTHY BUILDINGS

- Enhanced cleaning & climate control
- Dedicated to the well-being and success of tenants
- Energy Star Certified

EMERGING TECHNOLOGIES

- 5G cellular connectivity
- Advanced technology options



REDEFINING THE TENANT EXPERIENCE

- Training rooms (up to 50 persons) in both buildings
- Executive Boardroom (up to 10 persons)
- Catering kitchen
- New Cafe: breakfast, lunch, and boxed catering

CREATIVE SPACES

- Beautifully remodeled two-story lobbies with double-height glass
- Modern common areas and restrooms
- Outdoor spaces for connecting to nature



FOCUS ON WELLNESS

FITNESS CENTER IN PLANNING

- Brand new fitness center with state of the art equipment
- Outdoor veranda for stretching/yoga
- Modern locker rooms with showers



STEP OUTSIDE

OUTDOOR COLLABORATIVE SPACE

- New tenant park with seating in wooded environment
- Newly constructed pergola with outdoor conference space available for outdoor meetings

HIGHLAND RIDGE 1



FLOORPLANS

CONCEPT
SUITES



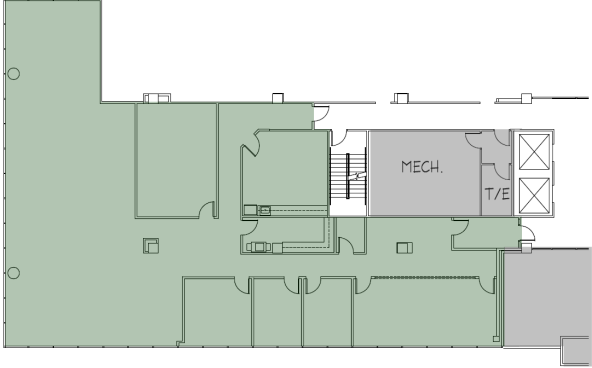
SUITE 340
-
3,109 RSF



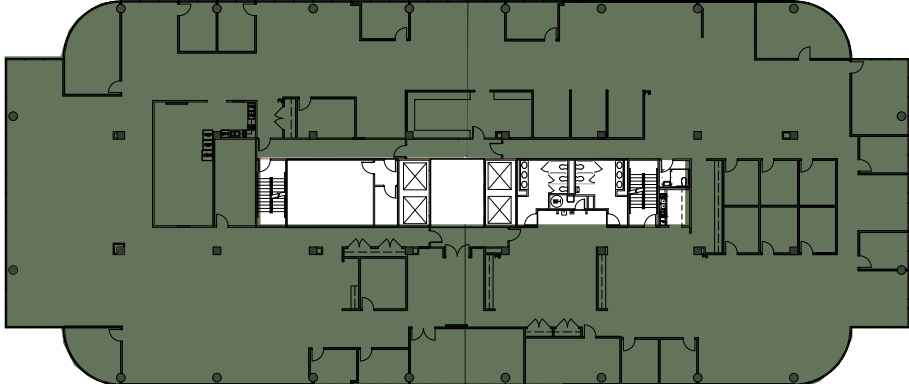
HIGHLAND RIDGE 1

FLOORPLANS
EXISTING
SUITES

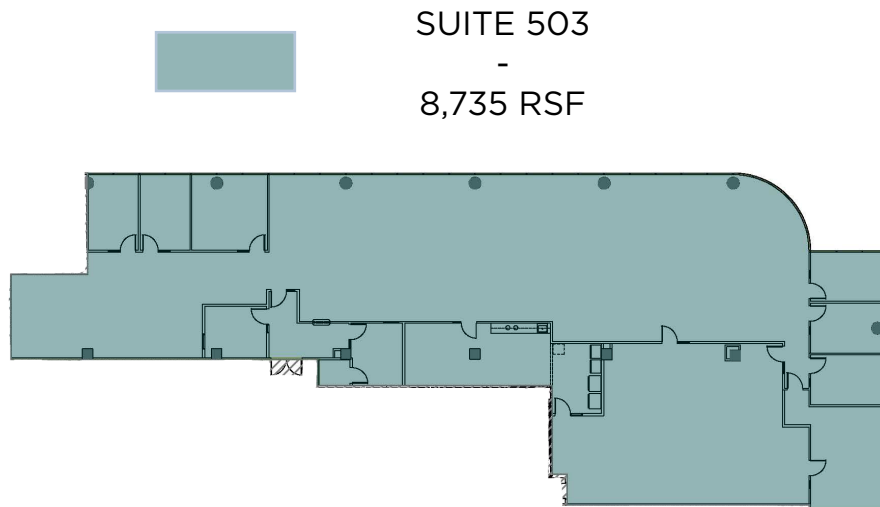
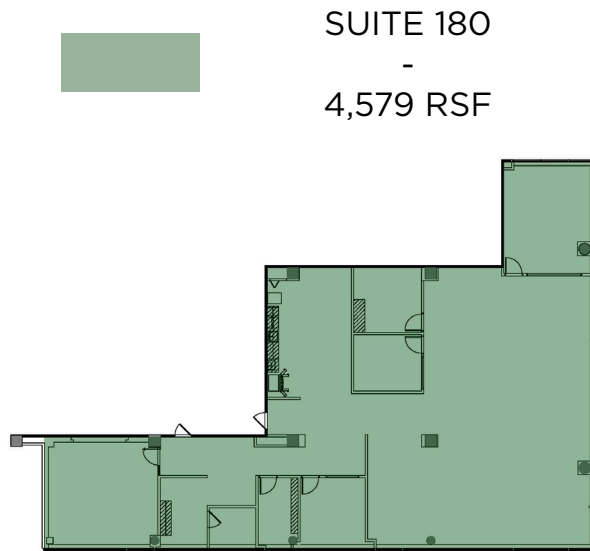
SUITE 250
-
4,841 RSF



SUITE 500
-
22,500 RSF



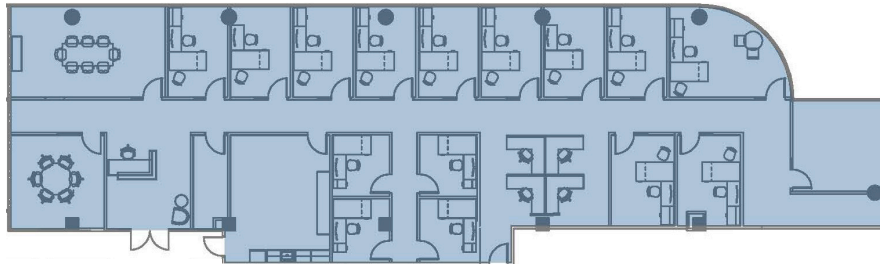
HIGHLAND RIDGE 2



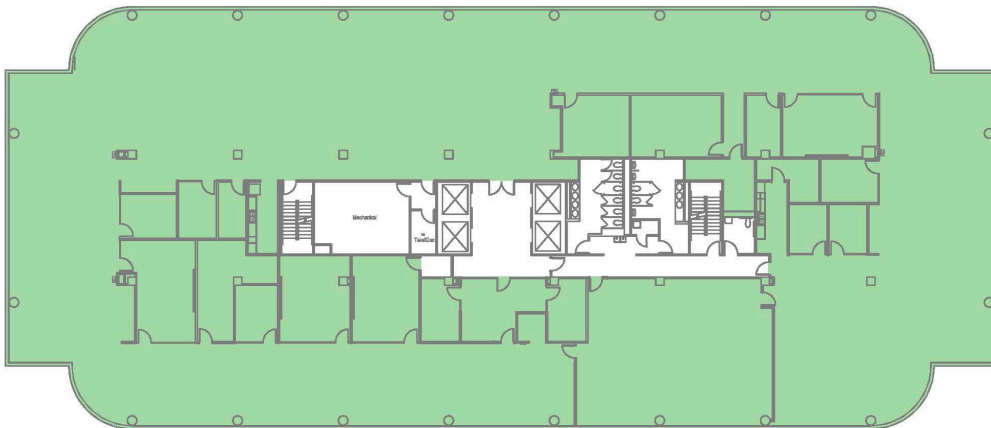
HIGHLAND RIDGE 2



SUITE 650
-
5,626 RSF



SUITE 700
-
22,500 RSF



FLOORPLANS
EXISTING
SUITES



Downtown
Nashville

Briley Parkway

Elm Hill Pike

I - 40

Highland
Ridge 1 & 2

Nashville International
Airport

EASY COMMUTE

- Increased Employee Satisfaction
- Convenient Parking
- Quick Access
- Centrally Located to Residential Base
- No Grid-lock

LOCAL FOOD

- Mcnamara's Irish Pub & Restaurant
- Elevate Coffee (Fresh coffee & food)
- Darfons Restaurant
- Panera
- Nectar Urban Cantina
- Mirko Pasta
- Nashville Tap House
- Edley's BBQ
- Sunflower Bakehouse
- Party Fowl
- TennFold Brewing
- Mission BBQ

AREA AMENITIES

- Publix
- Planet Fitness
- Kroger
- Donelson Hot Yoga
- CrossFit Donelson
- YMCA
- Anytime Fitness
- Opry Mills





**PLEASE CONTACT US FOR FLOORPLANS
RANGING FROM 2,961 RSF - FULL FLOOR**

Lincoln

**INNOVATUS
CAPITAL PARTNERS**

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