



# 5 CITY BLVD

NASHVILLE

WORKSPACE RENEWED





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BUILDING

**04-31**

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LOCATION

**32-41**

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TEAM

**42-44**

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5 CITY BLVD  
NASHVILLE





# High-Visibility Signage Opportunities

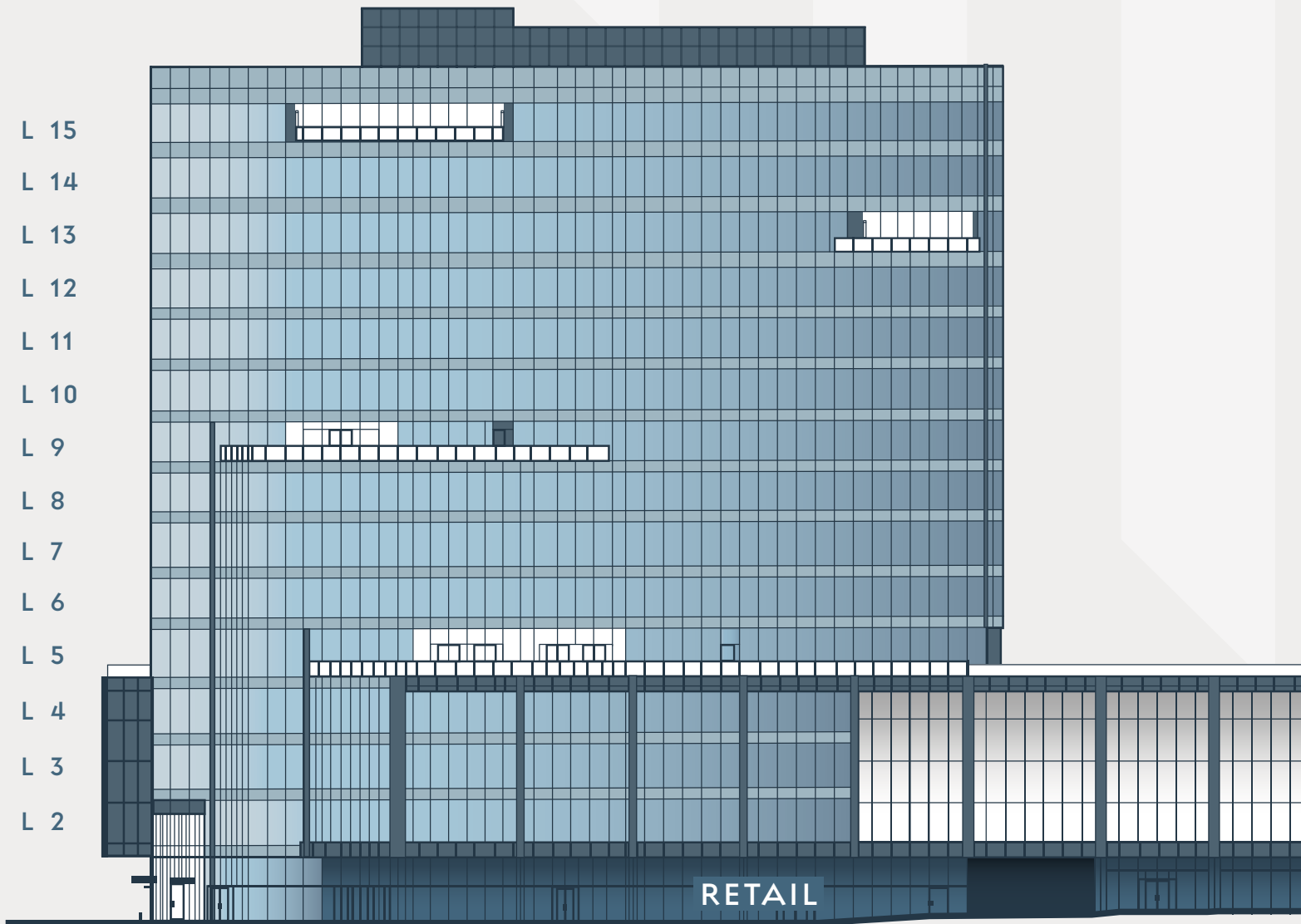
Reach 100,000+ vehicles daily with premium exposure along I-440 and Charlotte Avenue.

oneCITY

DETAILS

# 5 CITY BLVD

NASHVILLE



## 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:** 9 Suites from  
2,300 – 4,500 RSF (L6)
- 

## ELEVATORS

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

## PARKING

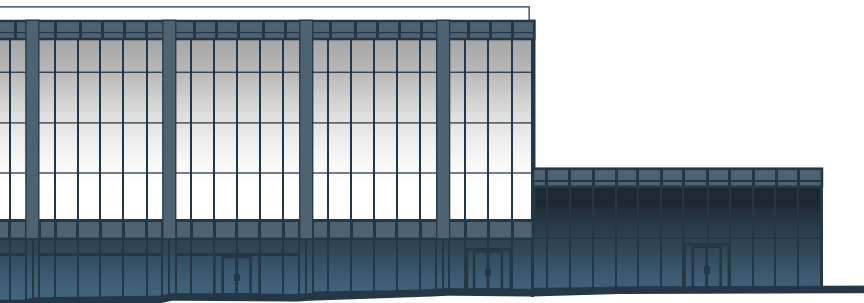
- **Levels:** 1 Below Grade; 5 Above Grade
  - **Ratio:** Approximately 3.0 Stalls/1,000 RSF
  - **Total:** 900+ Stalls
- 

## TERRACES

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

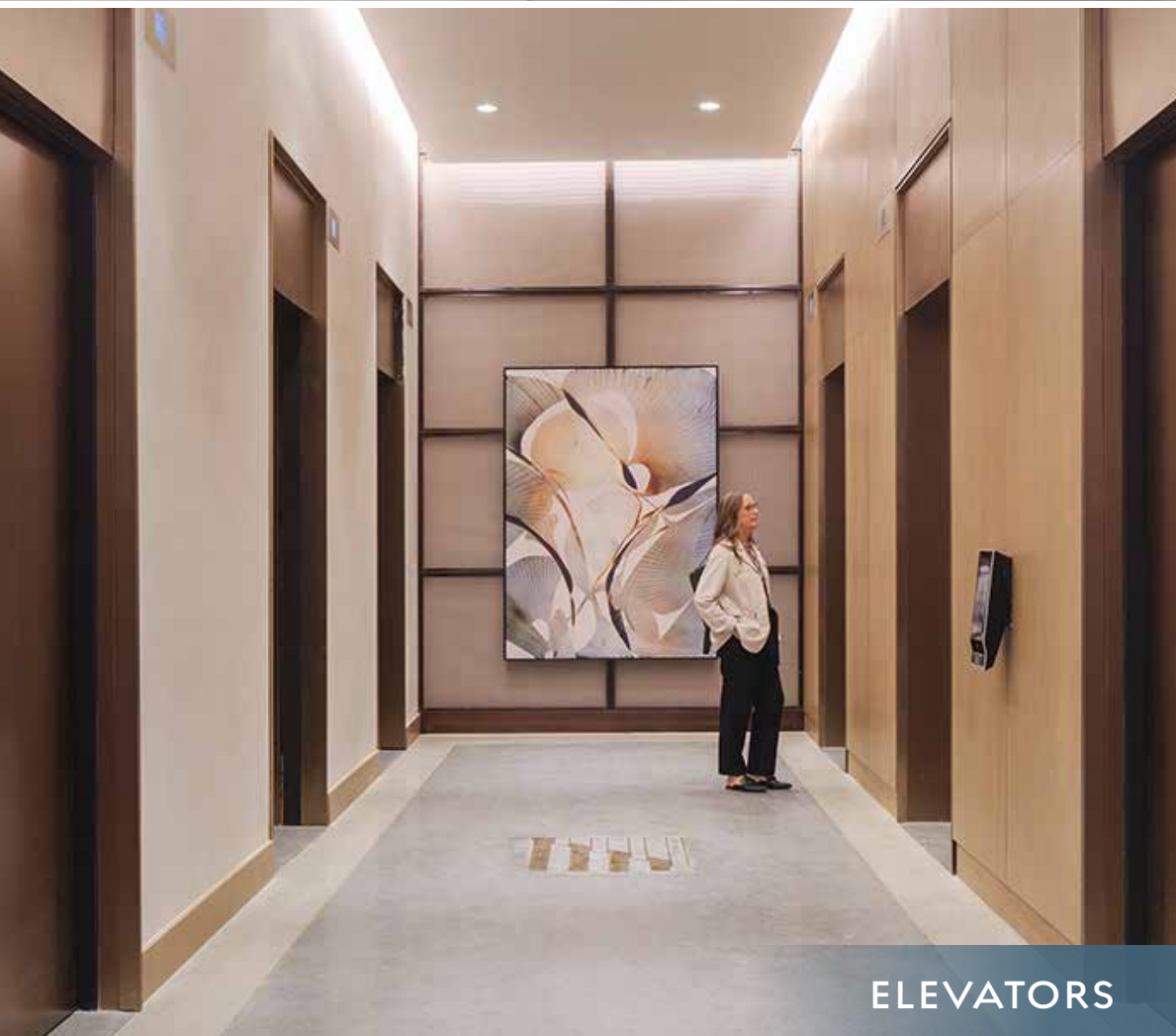
## AMENITIES

- 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

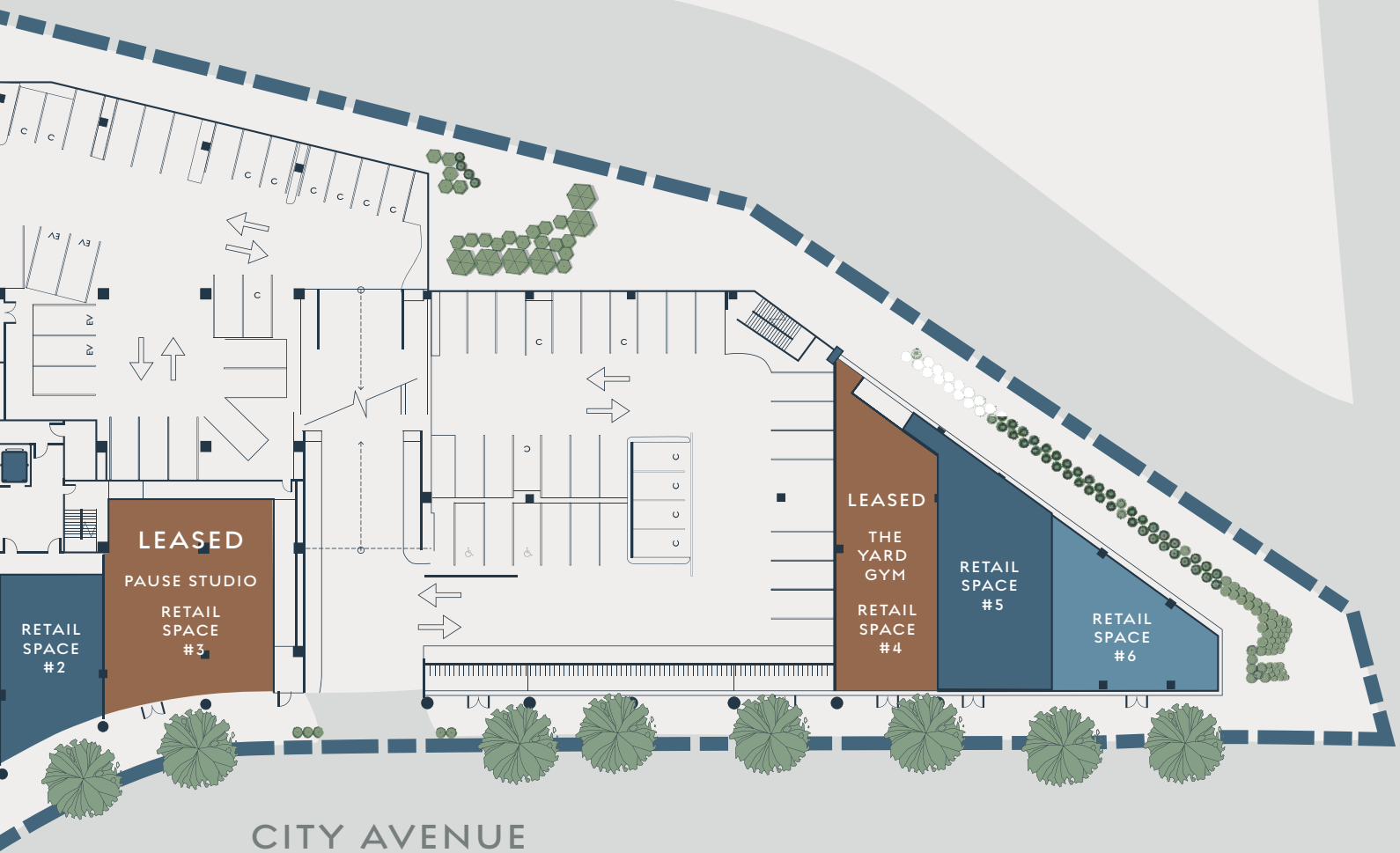
RETAIL SPACE #5 1,588 RSF

RETAIL SPACE #6 2,930 RSF

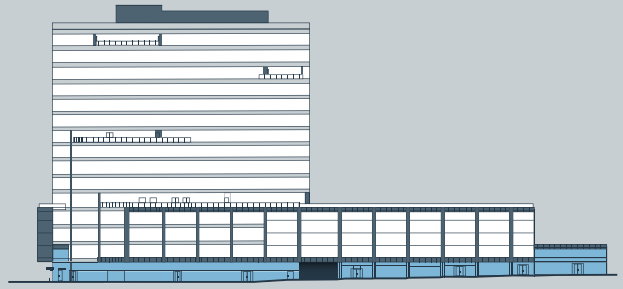




CHARLOTTE AVE



CITY AVENUE





L5





# AMENITY FLOOR

9,000 RSF Amenity  
3,600 RSF Terrace



1 MANAGEMENT OFFICE

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2 STUDY LOUNGE

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3 CONFERENCE CENTER

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4 TERRACE LOUNGE

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5 ARRIVAL LOUNGE

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6 CONFERENCE ROOM

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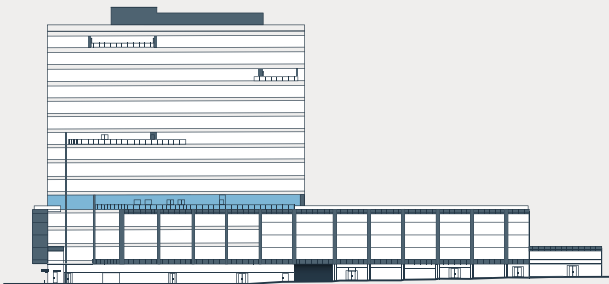
7 GRAB & GO CAFE

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8 OUTDOOR TERRACE

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9 FITNESS CENTER

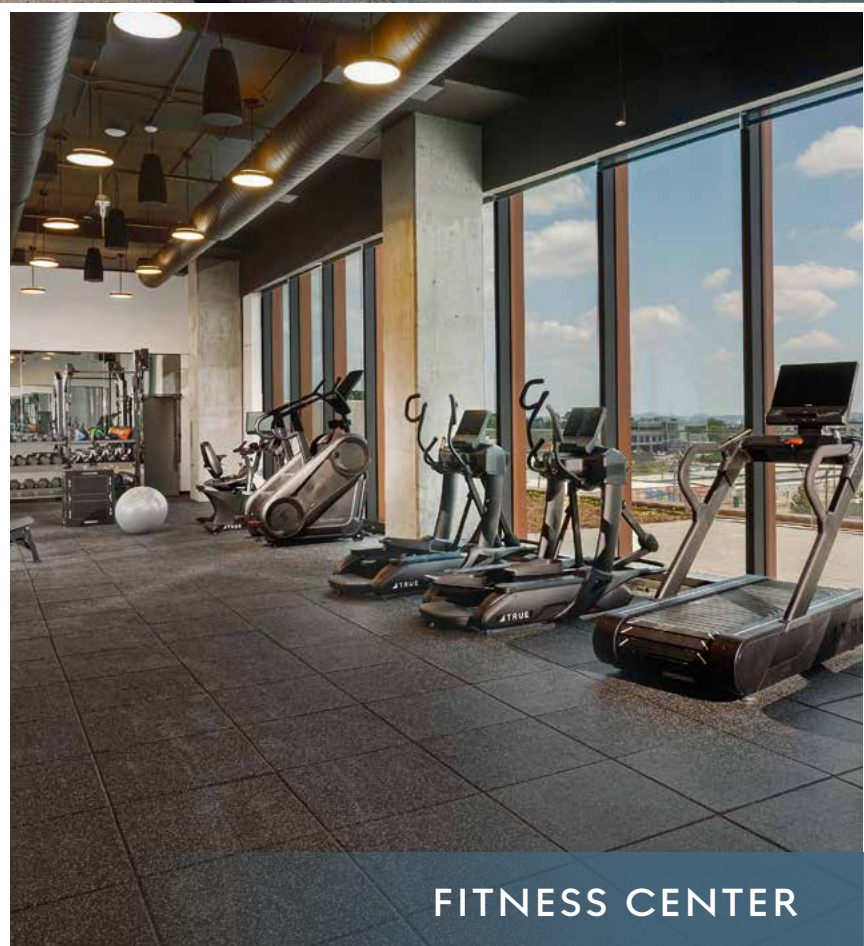




5TH FLOOR ARRIVAL LOUNGE



GRAB & GO CAFE



FITNESS CENTER





OUTDOOR TERRACE



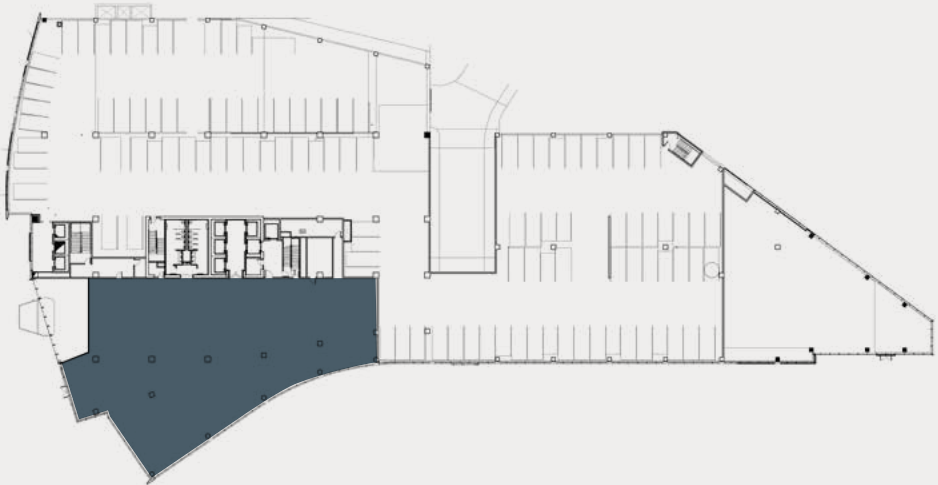
STUDY LOUNGE



CONFERENCE CENTER

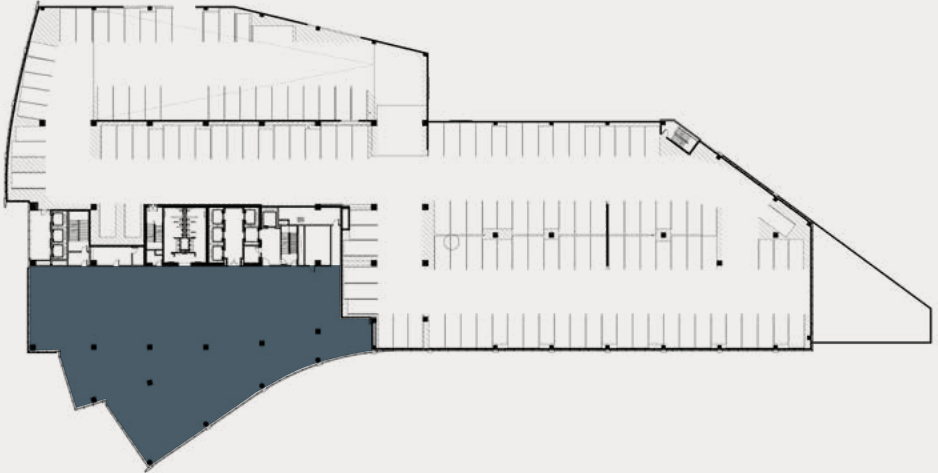
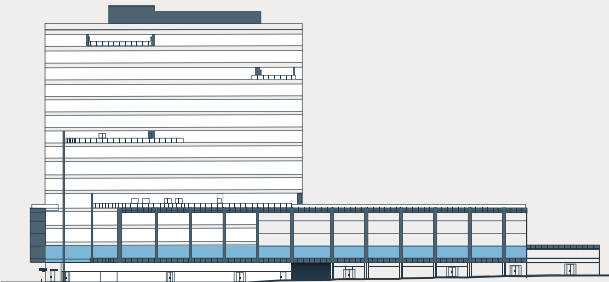
# CREATIVE OFFICE FLOOR PLATES

## LEVELS 2-4



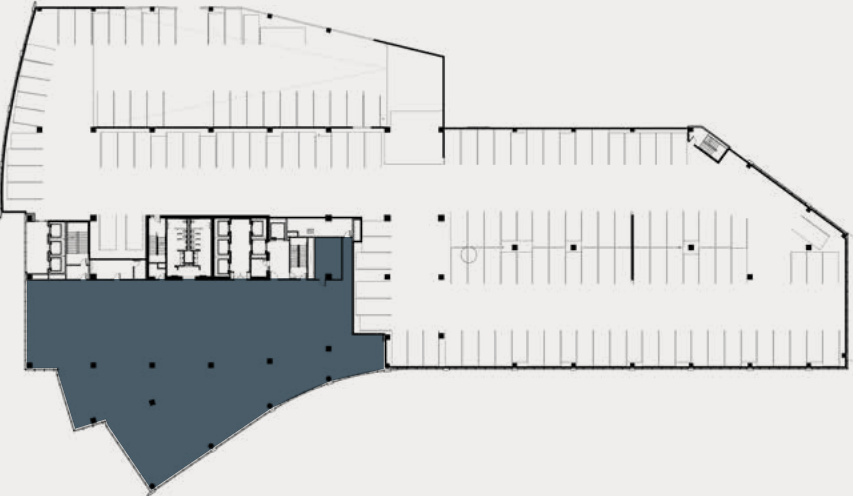
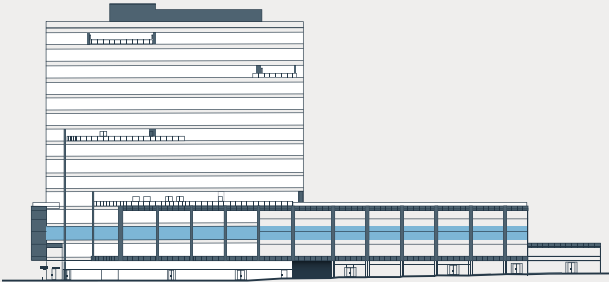
L2

16,198 RSF



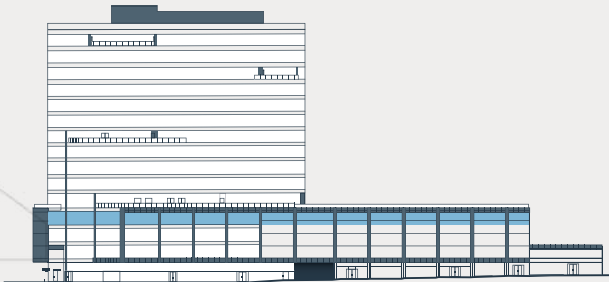
L3

17,255 RSF



L4

17,198 RSF



# OFFICE FLOOR PLATES

## LEVEL 7-8

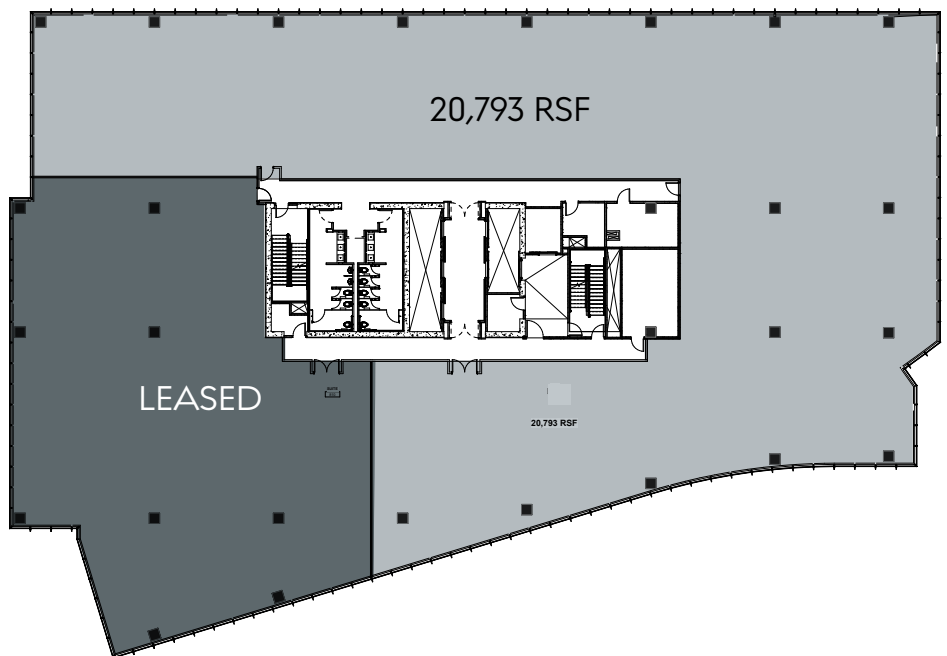
### LEVEL 7

AVAILABLE  
14,635 RSF



### LEVEL 8

AVAILABLE  
20,793 RSF

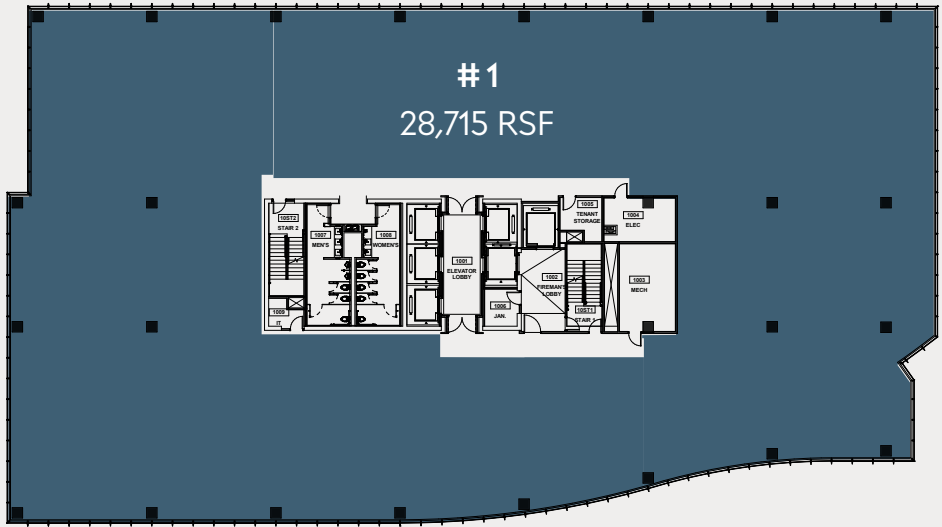


# OFFICE FLOOR PLATES

LEVELS 10-12

Sample  
1-Tenant Layout

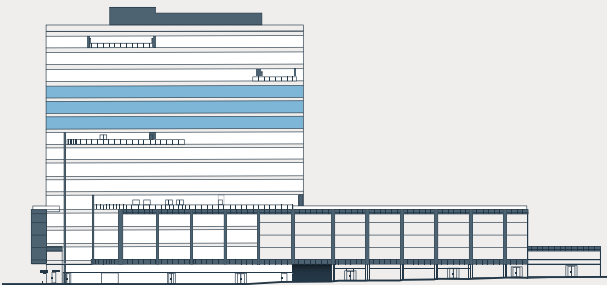
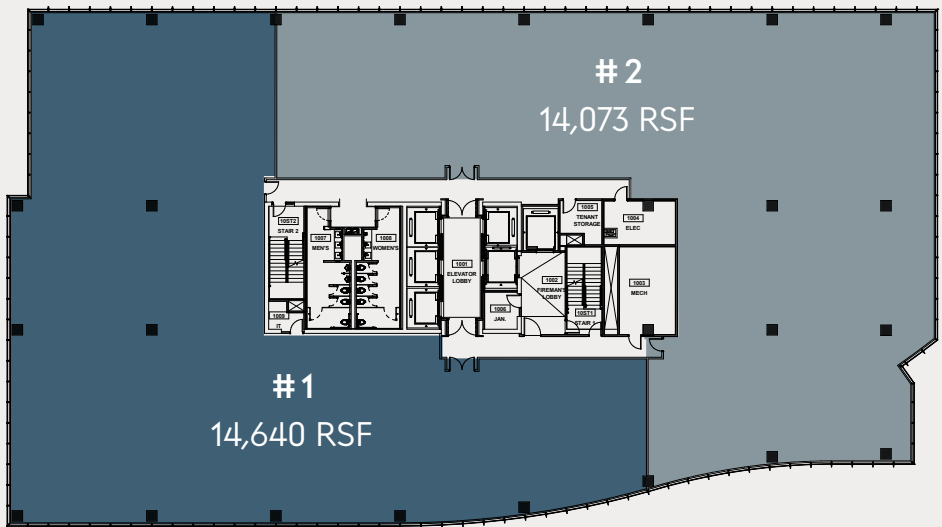
#1 SAMPLE OFFICE  
28,715 RSF



Sample  
2-Tenant Layout

#1 SAMPLE OFFICE  
14,640 RSF

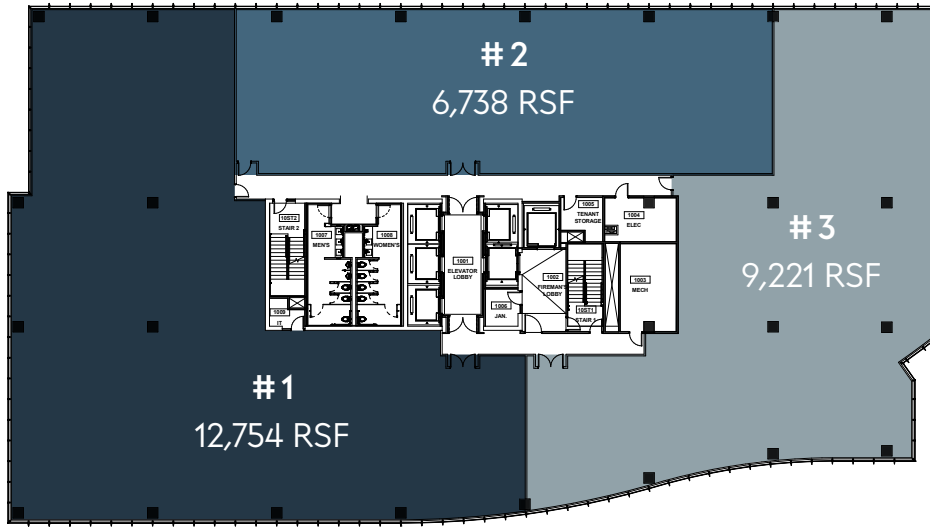
#2 SAMPLE OFFICE  
14,073 RSF



L10-12

28,715 RSF



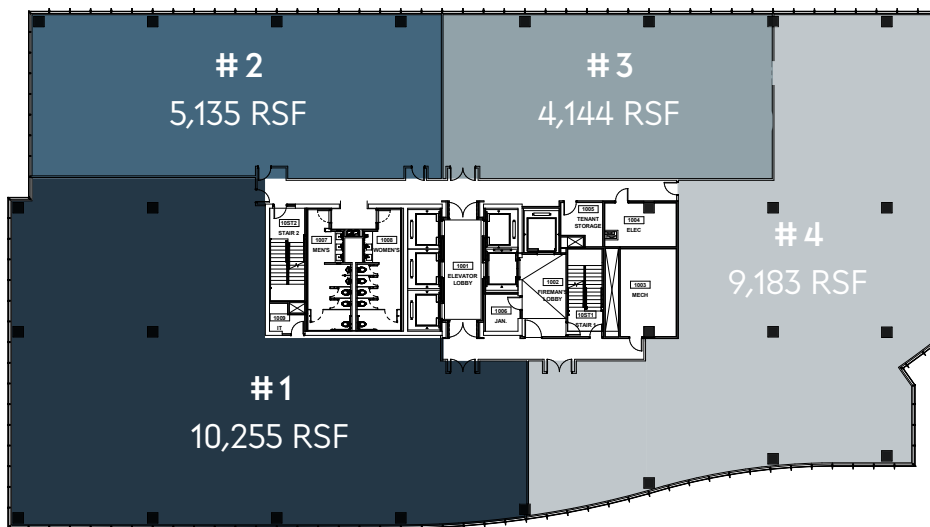


### Sample 3-Tenant Layout

#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

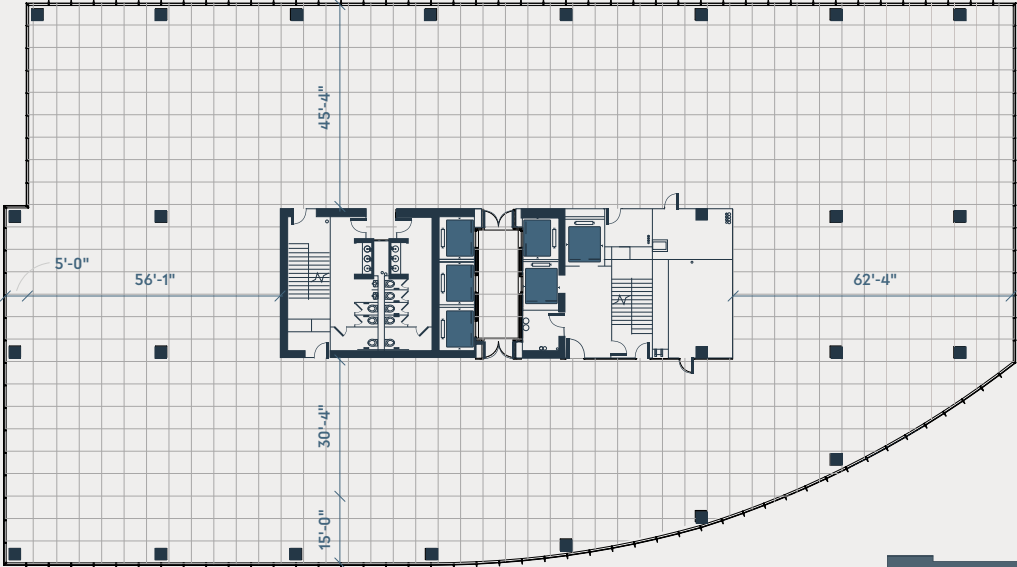
#2 SAMPLE OFFICE  
5,135 RSF

#3 SAMPLE OFFICE  
4,144 RSF

#4 SAMPLE OFFICE  
9,183 RSF

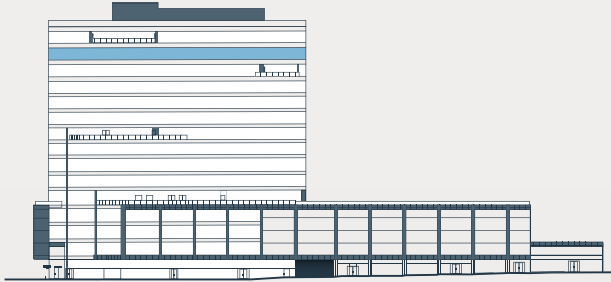
# OFFICE FLOOR PLATES

## LEVEL 14



L14

28,073 SF

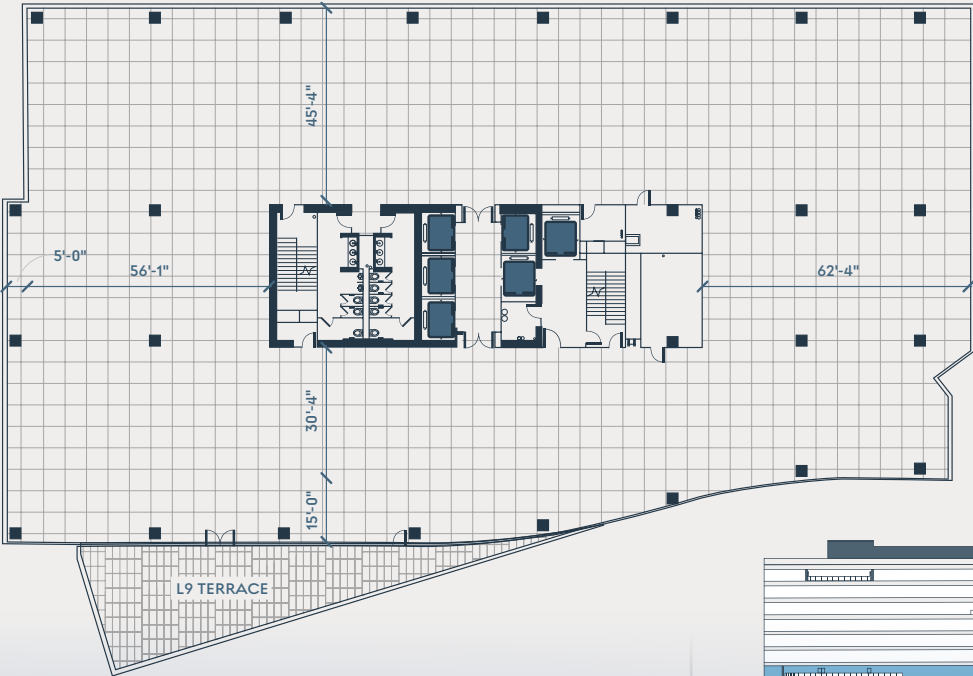




TERRACE LOUNGE

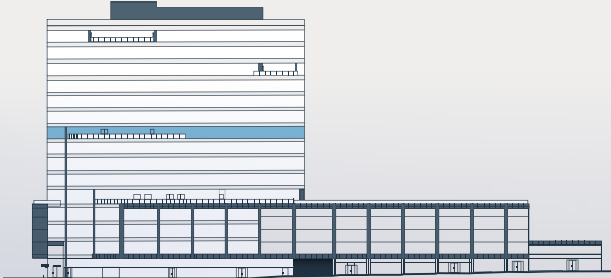
# OFFICE FLOOR PLATES WITH TERRACES

LEVELS 9, 13, 15

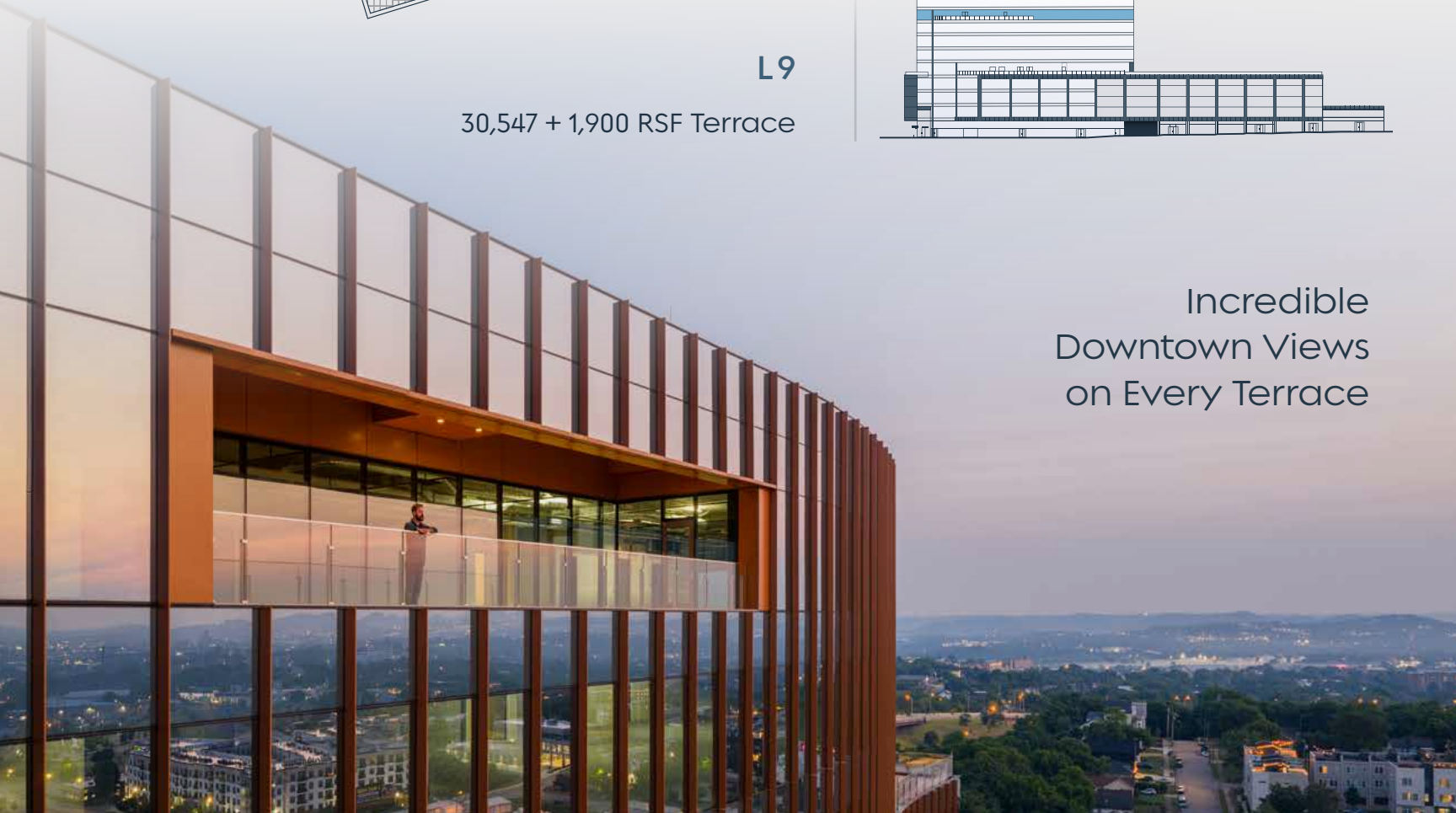


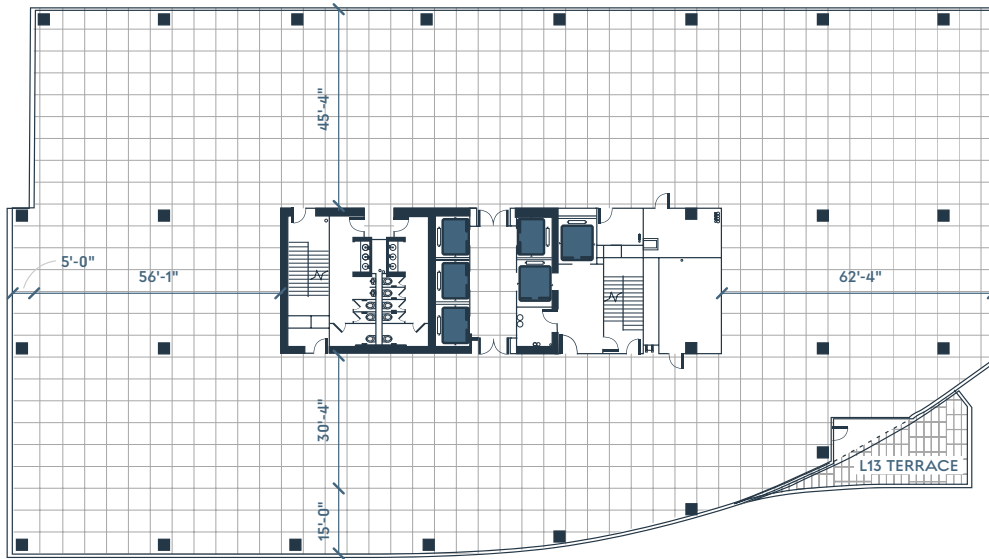
L9

30,547 + 1,900 RSF Terrace



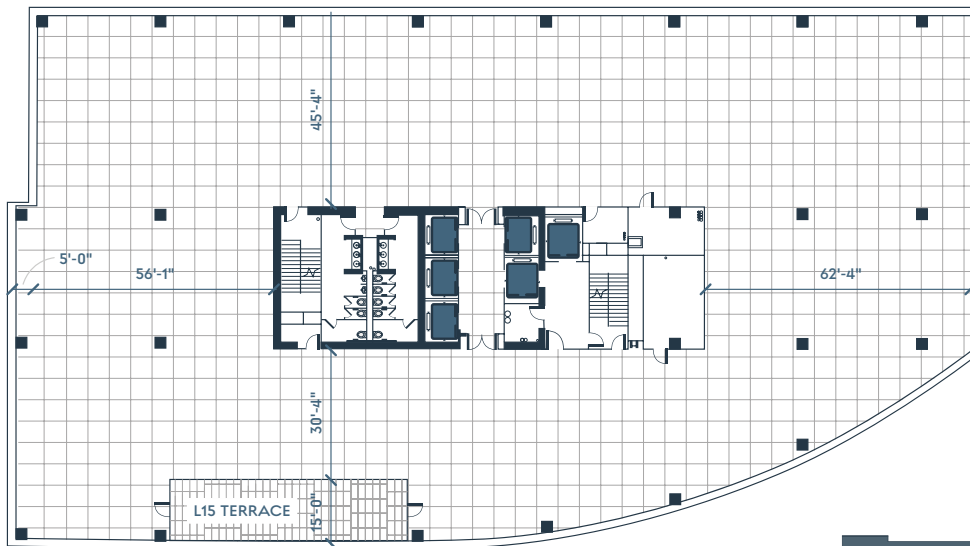
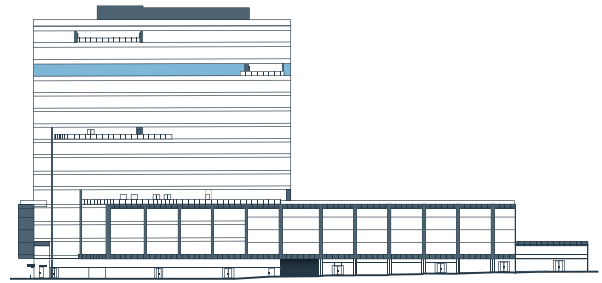
Incredible  
Downtown Views  
on Every Terrace





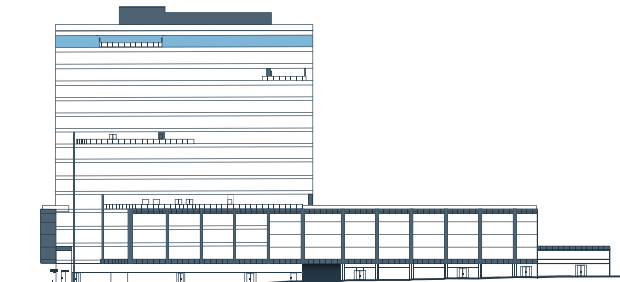
**L13**

28,635 + 700 RSF Terrace



**L15**

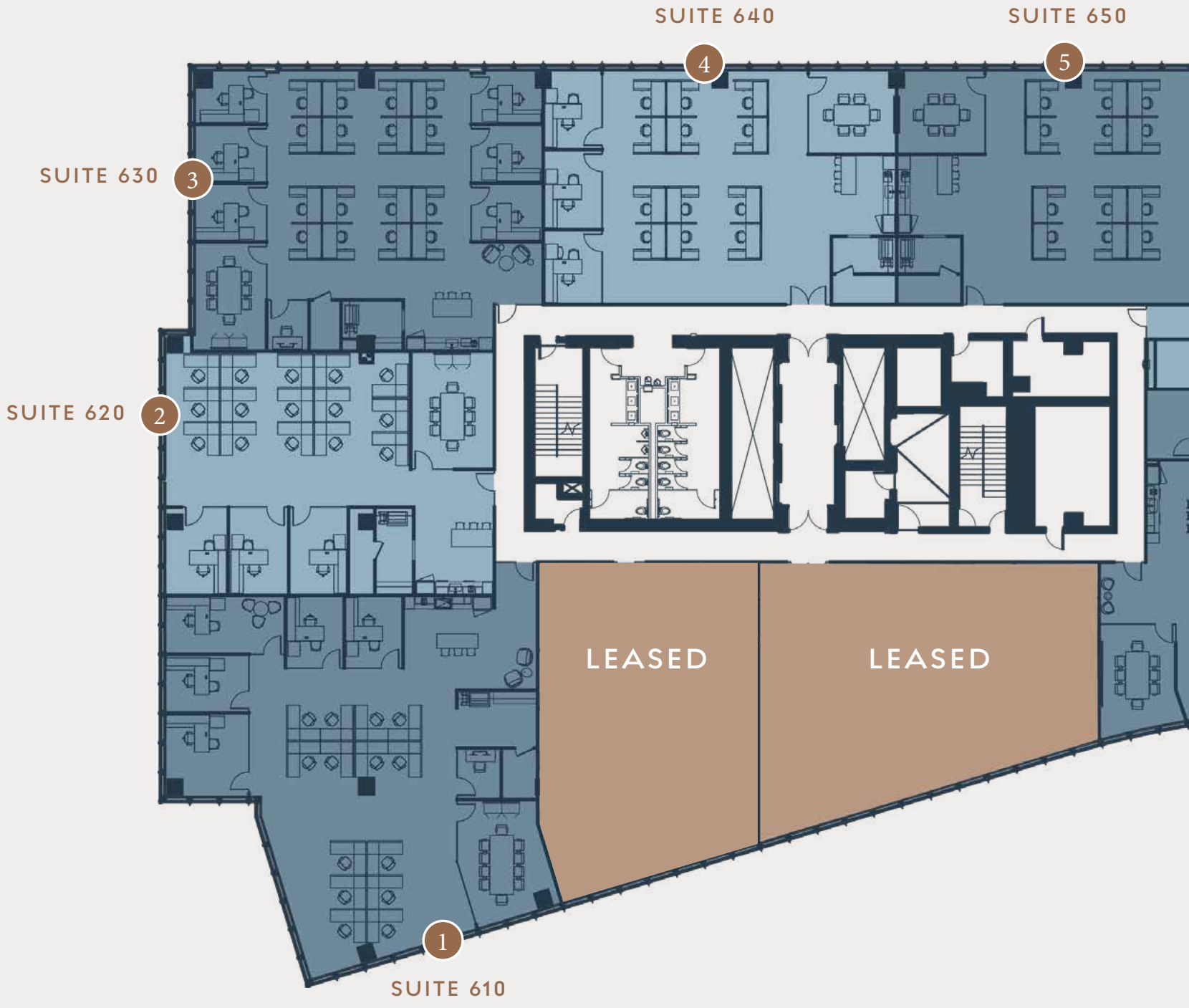
27,724 + 960 RSF Terrace







TERRACE LOUNGE





# SPEC SUITE FLOOR PLAN



SUITE 660

SUITE 670

1 SUITE 610 4,519 RSF

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2 SUITE 620 3,063 RSF

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3 SUITE 630 3,738 RSF

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4 SUITE 640 3,181 RSF

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5 SUITE 650 3,174 RSF

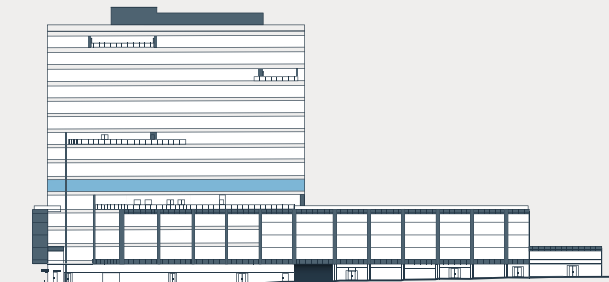
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6 SUITE 660 3,201 RSF

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7 SUITE 670 4,243 RSF

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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

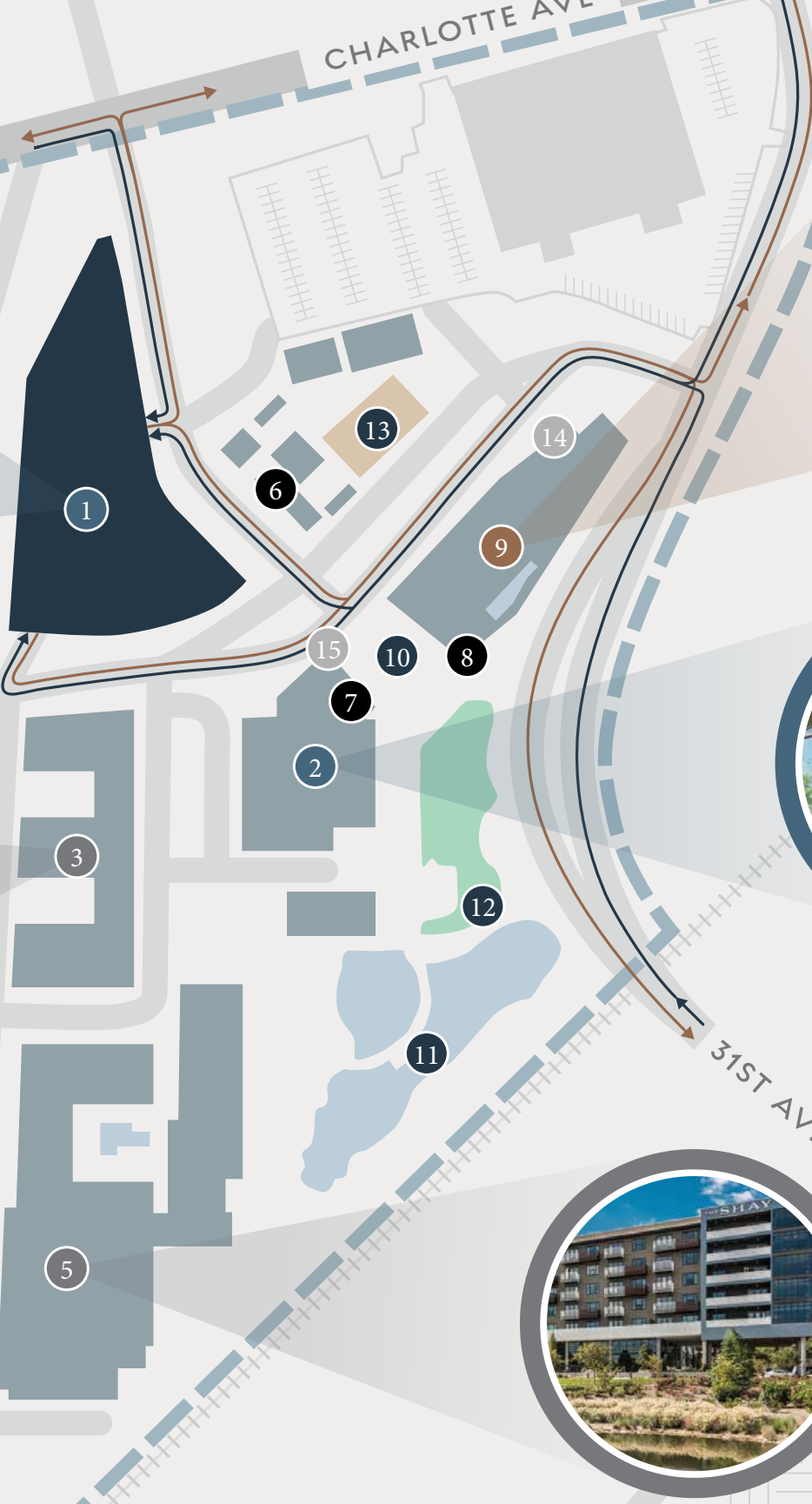
--- onecITY®



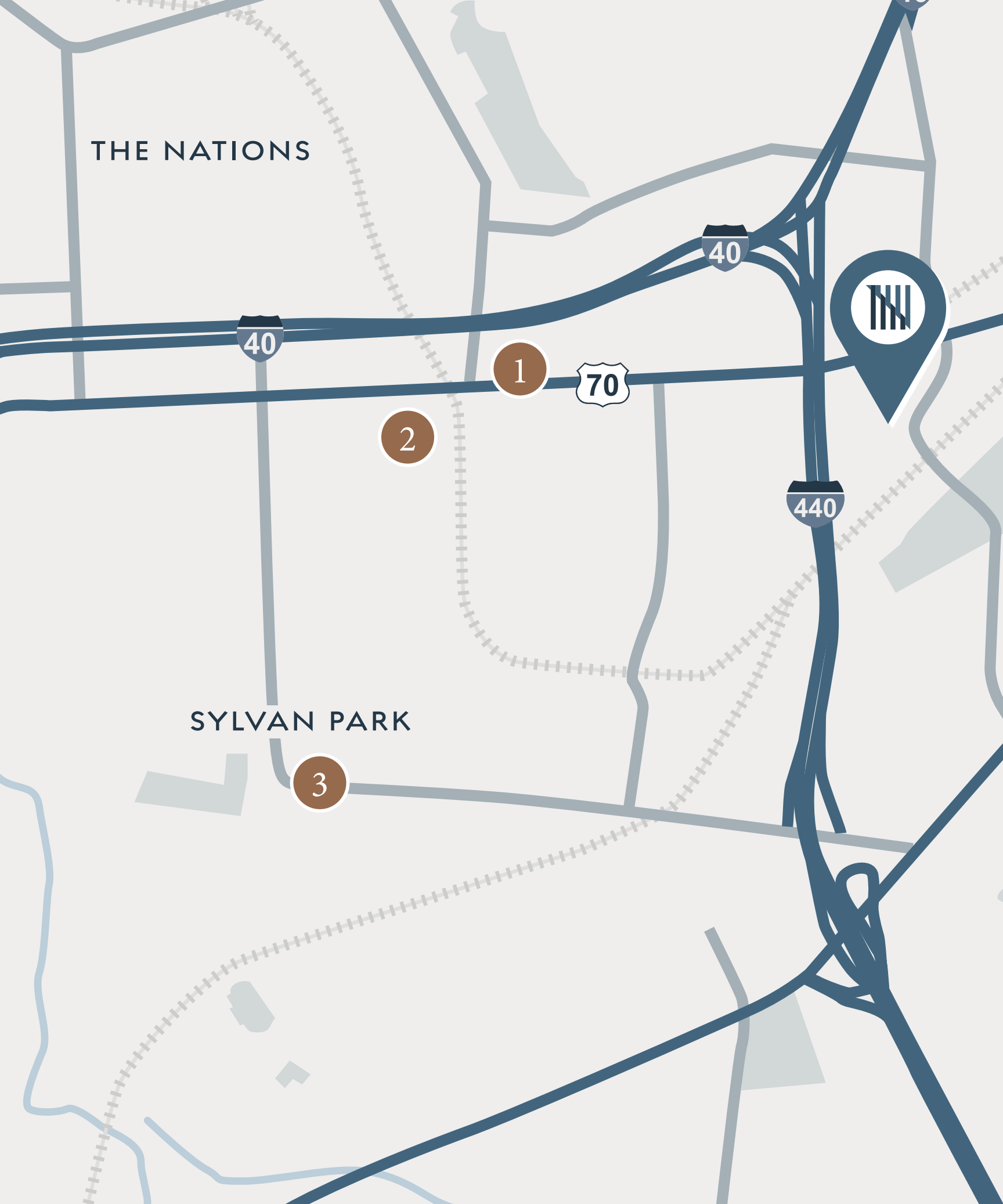


CHARLOTTE AVE

31ST AVE N



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

- 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 |  ACCESS POINTS |
|  31st Ave N     |   |
|  Blakemore Ave  |  MAIN ROADS    |
|  West End Ave   |   |
|  21st Ave S   |   |
|  Broadway St  |   |
|  I-440        |   |

## DRIVE TIMES

### 9 MINUTES

to Vanderbilt Medical Center

### 11 MINUTES

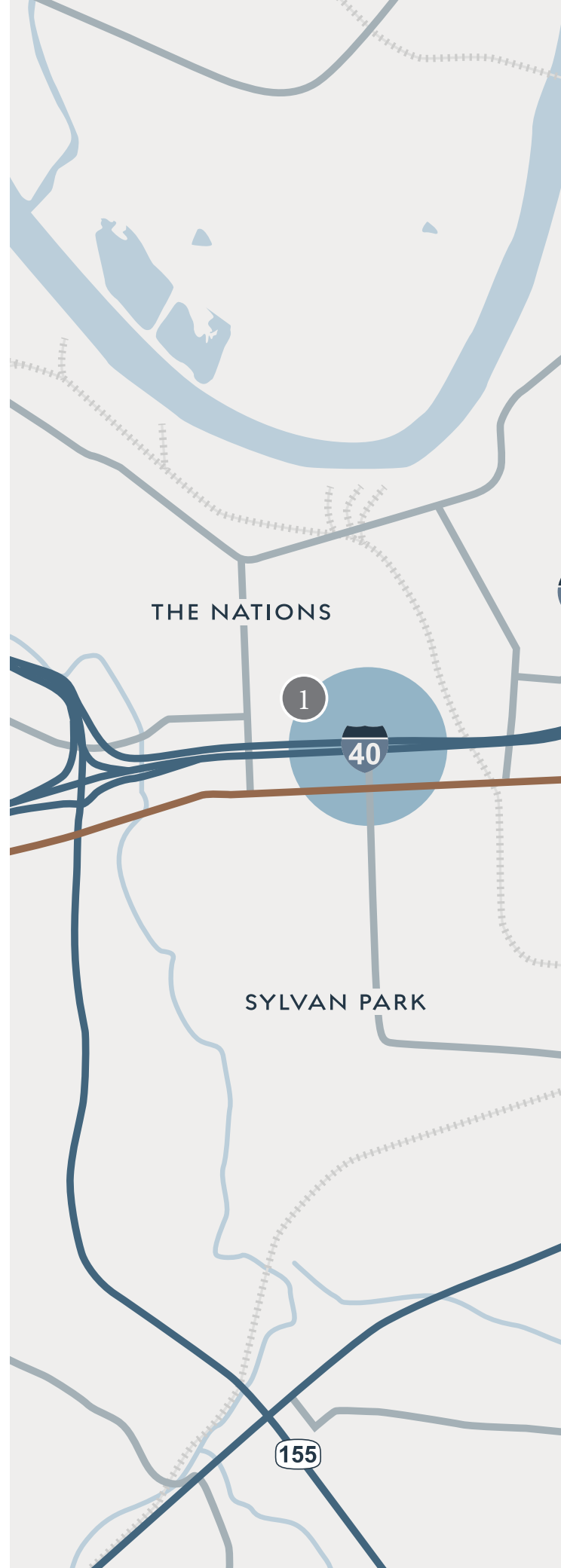
to downtown Nashville

### 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

## CHARLIE GIBSON

MANAGING DIRECTOR & PARTNER

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## STEWART LYMAN

MANAGING DIRECTOR

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615.336.9055

## MADDISON SICKELS

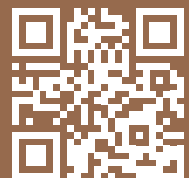
VICE PRESIDENT

maddison.sickels@streamrealty.com  
760.504.1726

[5CITYBLVD.COM](http://5CITYBLVD.COM)

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

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