



COMING SOON

Nashville Yards

750,000 RSF

Parcel 04

1000 Church Street

225,000 RSF

Parcel 03B

1001 Church Street

470,000 RSF

Parcel 03A

200 10th Avenue North

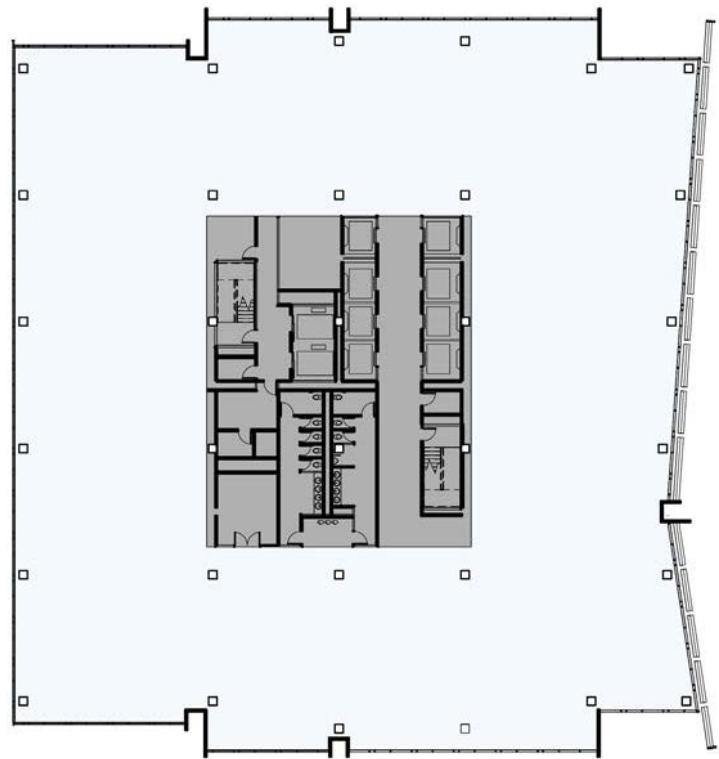
Colliers International

615 3rd Avenue South | Suite 500

Nashville, TN 37210

P: +1 615 850 2700





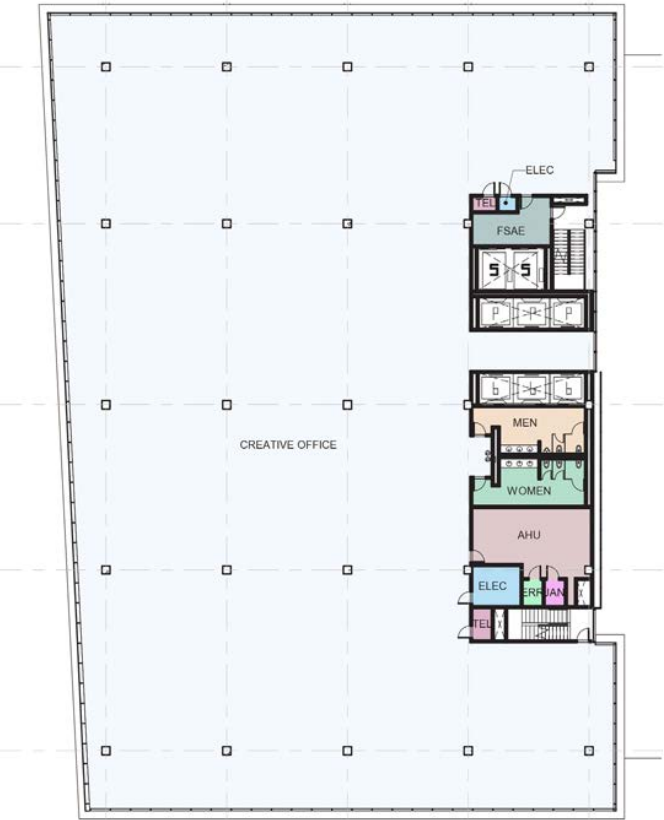
BUILDING SPECIFICATIONS

Rentable SF	750,000 RSF
Stories	32
RSF Avg. Plate Size	
Levels 2-3	24,281 RSF
Lebles 4-32	25,200 RSF
GSF Exterior Amenity	19,000 GSF
Dedicated Parking Spaces	1,800
GSF Ground Floor Retail	17,000 GSF

1000 CHURCH STREET

Currently a surface parking lot, the site is planned to showcase a class AA office tower over parking and dynamic ground floor retail. The tower will have uncompromised visibility upon arrival into the city and a prestigious location along Church Street.





BUILDING SPECIFICATIONS

Rentable SF	225,000 RSF
Stories	10
RSF Avg. Plate Size	25,000 RSF
GSF Exterior Amenity	6,000 GSF
Dedicated Parking Spaces	675
GSF Ground Floor Retail	16,000 GSF

1001 CHURCH STREET

The site is located on the south side of Church Street between the railyard and 10th Avenue North. The building includes class A creative office space over parking and two levels of retail and entertainment. With an abundance of exterior amenity at each level, the connectivity of the office to the surrounding context set this building apart from other urban locations.





BUILDING SPECIFICATIONS

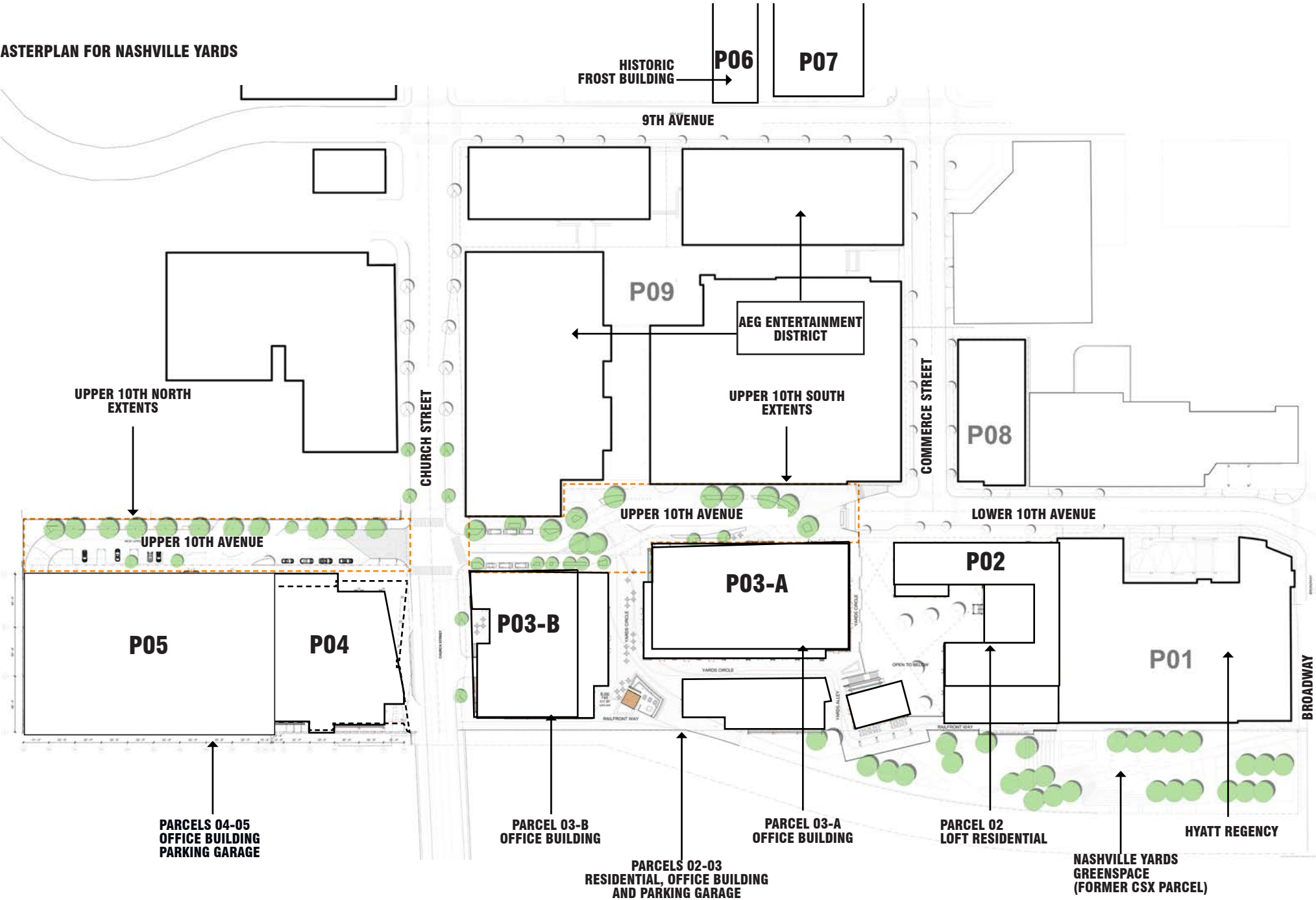
Rentable SF	470,000 RSF
Stories	15
RSF Avg. Plate Size	35,000 RSF
GSF Exterior Amenity	20,000 GSF
Dedicated Parking Spaces	1,400
GSF Ground Floor Retail	23,500 GSF

200 10TH AVENUE NORTH

The site is located on the south side of Church Street between the railyard and 10th Avenue North. The build-to-suit building includes class A creative office space over parking and two levels of retail and entertainment. With larger floorplates and an abundance of exterior amenities at each level, the connectivity of the office to the surrounding context sets this building apart from other urban locations.

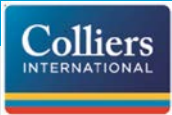


MASTERPLAN FOR NASHVILLE YARDS



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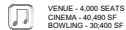




KEYPLAN



ENTERTAINMENT



VENUE - 4,000 SEATS
CINEMA - 40,490 SF
BOWLING - 30,400 SF

HOTEL



HYATT REGENCY HOTEL - 591 KEYS
BOUTIQUE HOTEL - 250 KEYS

OFFICE



03A OFFICE - 470,000 SF
03B OFFICE - 220,000 SF
04 OFFICE - 600,000 SF

RESIDENTIAL

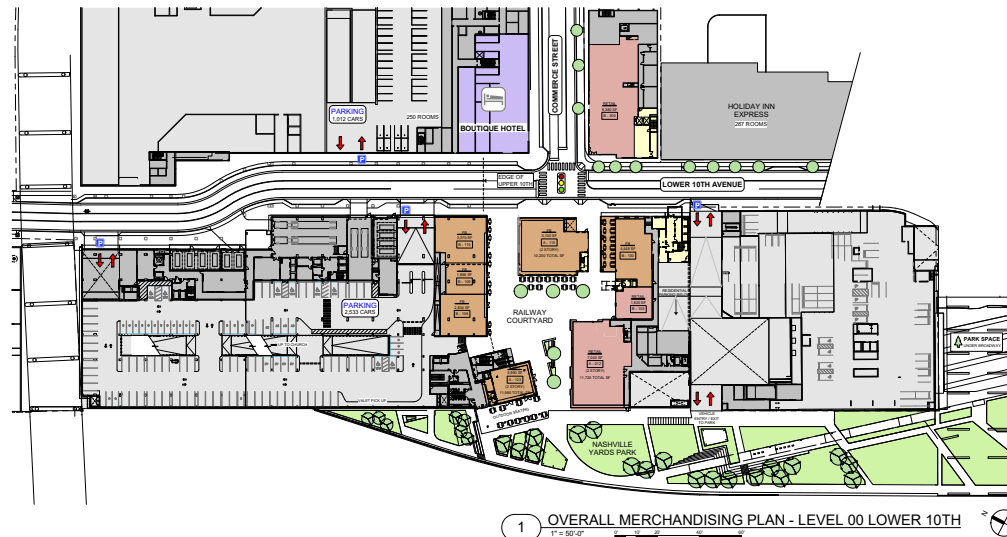


02 RESIDENTIAL TOWER - 379 UNITS
03 RESIDENTIAL MIDRISE - 100 UNITS

MASTER MERCHANDISING

MAY 15, 2018

	PARCEL 01	PARCEL 02	PARCEL 03	PARCEL 04	PARCEL 05	PARCEL 06	PARCEL 07	NET TOTAL
RETAIL	1,280	16,735	34,050	4,768	8,380	70,890	136,103	
F + B	12,350	14,648	37,048	2,860	0	58,600	125,506	
TOTAL	13,630	31,383	71,098	7,628	8,380	129,490	261,609	



NASHVILLE YARDS

SP
SOUTHWEST VALUE PARTNERS
1770 El Camino Real
San Diego, CA 92130

LINCOLN
PROPERTY COMPANY
LINCOLN PROPERTY COMPANY
424 Church Street
Nashville, TN

G S & P

MERCHANDISING PLAN FOR NASHVILLE YARDS

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Colliers
INTERNATIONAL

NASHVILLE YARDS

DOWNTOWN PROXIMITY

PROXIMITY LEGEND

- 1: State Capitol
- 2: Union Station Hotel
- 3: New Federal Courthouse
- 4: Music City Center
- 5: Frist Center for the Visual Arts
- 6: Bridgestone Arena
- 7: Nissan Stadium
- 8: Capitol View
- 9: Downtown YMCA
- 10: Government District
- 11: Eleventh Avenue Corridor
- 12: Nashville Public Library
- 13: Ascend Amphitheater
- 14: M Street Restaurant District
- 15: The Gulch
- 16: Vanderbilt
- 17: Music Row
- 18: Whole Foods (Planned)
- 19: Ryman Auditorium
- 20: Germantown
- 21: East Nashville

LEGEND

- Entire Site
- Parcel 03A Site
- Parcel 03B Site
- Parcel 04 Site
- Interstate
- Significant Access Street
- Walkability Radius
- Planned Transit Rail
- Greenway Bike Trail
- Pedestrian Bridge



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