

# ink

NASHVILLE CREATIVE OFFICE





# PROPERTY OVERVIEW

Jones Lang LaSalle Americas, Inc ("JLL") is pleased to present the opportunity to acquire The Ink Building a 21,337 SF creative office property strategically located in the SoBro neighborhood of Nashville, TN. Built in 1954, The Ink was redeveloped in 2015 into a boutique creative office property with open spaces and stunning views of the Downtown skyline. Currently 88% leased to a 5 tenants, The Ink Building offers an investor the opportunity to acquire a well-established asset in one of Nashville's fastest growing market segments - creative office.

- HIGH-END CREATIVE LOFT OFFICE FINISHES
- DOWNTOWN NASHVILLE VIEW CORRIDOR
- WALKABLE & EXTERIOR ACCESS TO ALL SUITES
- 88% LEASED / 4.8 YEARS OF WALT
- AMENITY DECK FACING DOWNTOWN NASHVILLE
- COVID FRIENDLY LAYOUT & ACCESS POINTS
- ADDITIONAL RENTABLE SQUARE FOOTAGE



# RARE CREATIVE OFFICE OPPORTUNITY

The INK Building offers a rare opportunity to acquire creative office product in Downtown Nashville. There is currently only 800,000 SF of product in Downtown Nashville, half of which is Cummins Station. Additionally, few vacant spaces exist at these assets creating a competitive leasing advantage for INK.

**3.2%**  
OF TOTAL NASHVILLE STOCK IS CREATIVE OFFICE

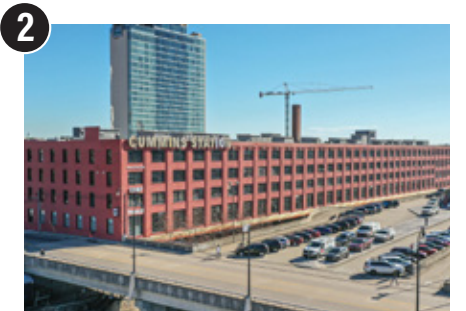
**6.9%**  
OF TOTAL CBD NASHVILLE STOCK IS CREATIVE OFFICE

**67.1%**  
NASHVILLE CREATIVE OFFICE RENT GROWTH (SINCE 2012)

**88.5%**  
CREATIVE OFFICE OCCUPANCY (EXISTING BUILDINGS)



**1**  
WERTHAN BUILDING  
115,000 SF  
\$35.00 PSF (FSG)



**2**  
CUMMINS STATION  
400,000 SF  
\$50.00 PSF (FSG)



**3**  
CANNERY ROW  
136,000 SF  
\$25.00 PSF (FSG)



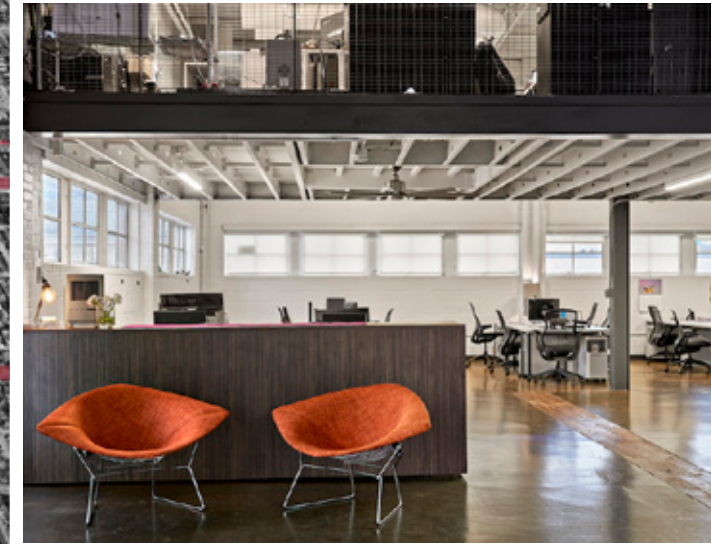
**4**  
VOORHEES BUILDING  
115,000 SF  
\$35.00 PSF (FSG)



# EXCEPTIONAL ACCESS

MULTIPLE POINTS OF INGRESS / EGRESS PROVIDING ACCESS TO GREATER NASHVILLE

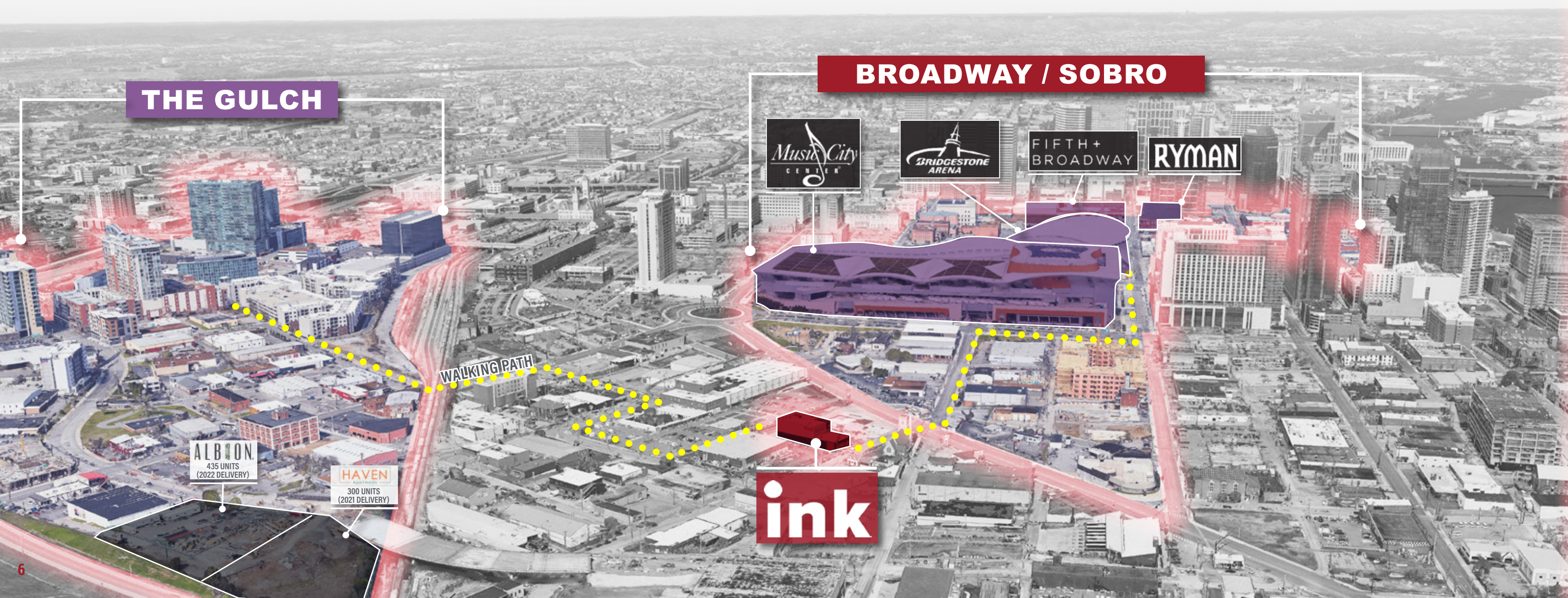
- 2 mins. ● THE GULCH
- 8 mins. ● EAST NASHVILLE
- 6 mins. ● GERMANTOWN
- 12 mins. ● SOUTH NASHVILLE
- 5 mins. ● WEST END
- 14 mins. ● SYLVAN PARK
- 15 mins. ● THE NATIONS
- 16 mins. ● GREEN HILLS
- 18 mins. ● BELLE MEADE





# HIGHLY AMENITIZED LOCATION

In addition to all of the amenities in the SOBRO neighborhood that are walkable to the Property, The INK Building is located between two of Nashville's main amenity hubs - The Gulch and Broadway which offer tenants a multitude of dining, hospitality, retail and entertainment options while maintaining the Property's excellent access to the greater Nashville MSA.



## BROADWAY / SOBRO

904

EXISTING MULTI-HOUSING UNITS

1.4M

SF OF EXISTING OR UNDER CONSTRUCTION RETAIL

120+

RESTAURANTS & BARS



MUSIC VENUE / CONFERENCE CENTER / AMENITY HUB / SPORTS COMPLEX



## THE GULCH

904

EXISTING MULTI-HOUSING UNITS

715

UNDER CONSTRUCTION MULTI-HOUSING UNITS

275k

SF OF EXISTING RETAIL

40+

RESTAURANTS & BARS





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The logo for 'ink' is displayed in a white, lowercase, sans-serif font. The background of the entire page is a dark, grayscale photograph of a modern multi-story building with many windows, partially obscured by the dark silhouettes of trees in the foreground.