



EST. **THE RAGLAND BUILDING** 1928

NASHVILLE



PROPERTY HIGHLIGHTS

- UNOBSTRUCTED RIVERFRONT VIEWS
- OPEN FLOORPLATES
- GLASS, NATURAL LIGHT
- EXPOSED BRICK

LOBBY RENOVATION NOW COMPLETE

NEW FITNESS CENTER

NEW OFFICE ENTRANCE AT 2ND AND MOLLOY

RETAIL ALONG MOLLOY TO ACTIVATE THE STREETScape BETWEEN 1ST AND 2ND AVENUE



2ND FLOOR 26,495 RSF

5TH FLOOR	LEASED
4TH FLOOR	LEASED
3RD FLOOR	LEASED

2ND FLOOR AVAILABLE | 26,495 RSF

1ST FLOOR LEASED

GROUND RETAIL

ENTRANCE

ENTRANCE



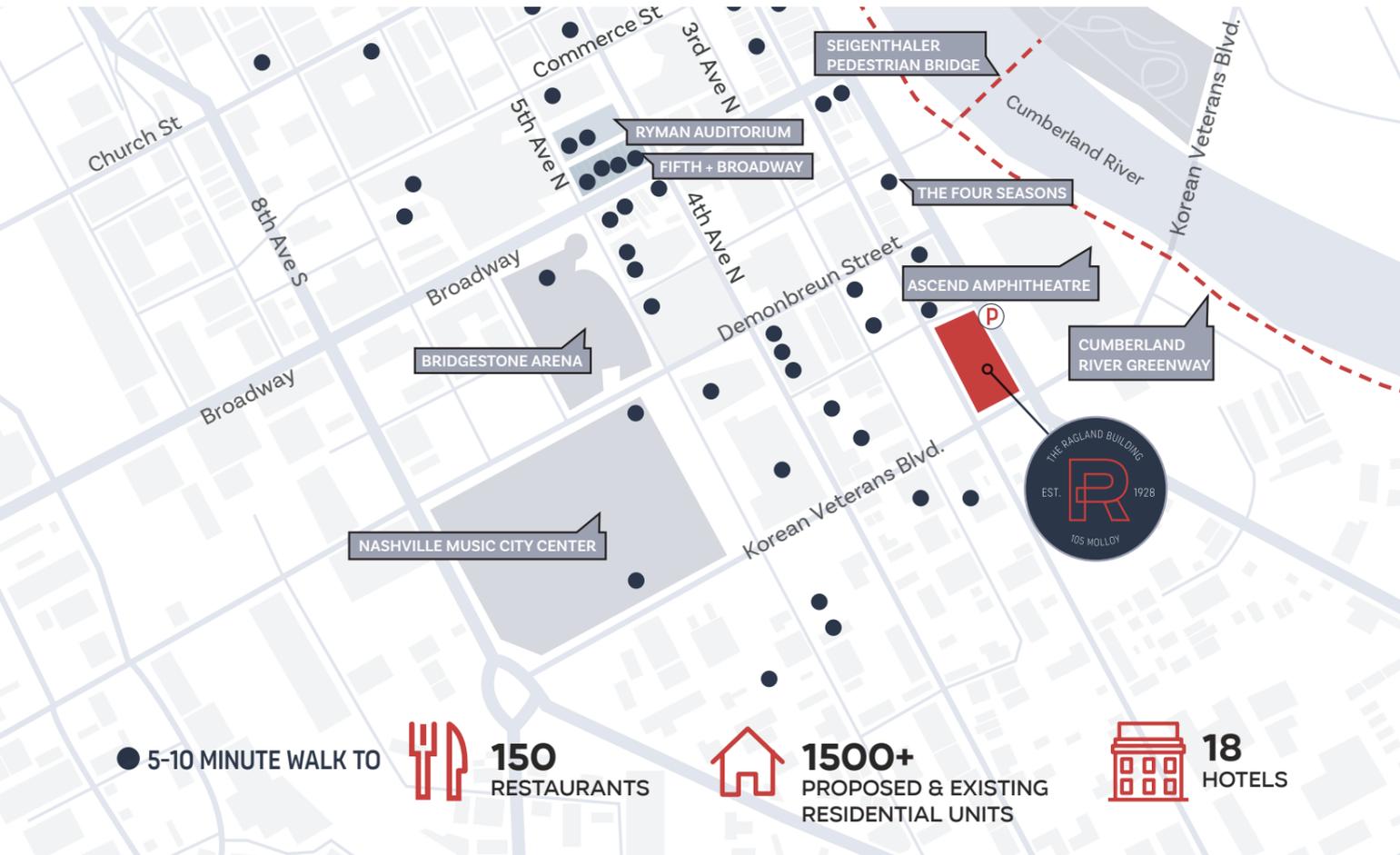
BUILDING LOCATION/ NEIGHBORHOOD

LOCATED IN THE HEART OF SOBRO, three blocks from Broadway, one block from Ascend Amphitheater with direct Access to the Interstate via 2nd Ave S and Korean Veterans Blvd.

The SoBro Neighborhood has excellent access and has been in the path of downtown Nashville's growth for the last 10 years.

P ABOVE MARKET PARKING AVAILABILITY AT **3.6/1000** RESERVED AND DESIGNATED FOR THE BUILDING

LOCATED **1.5 BLOCKS** FROM PEDESTRIAN BRIDGE AND DIRECTLY ACROSS THE RIVER FROM ADDITIONAL PARKING



RARE BRANDING OPPORTUNITY AND CREATIVE OFFICE IN THE CBD

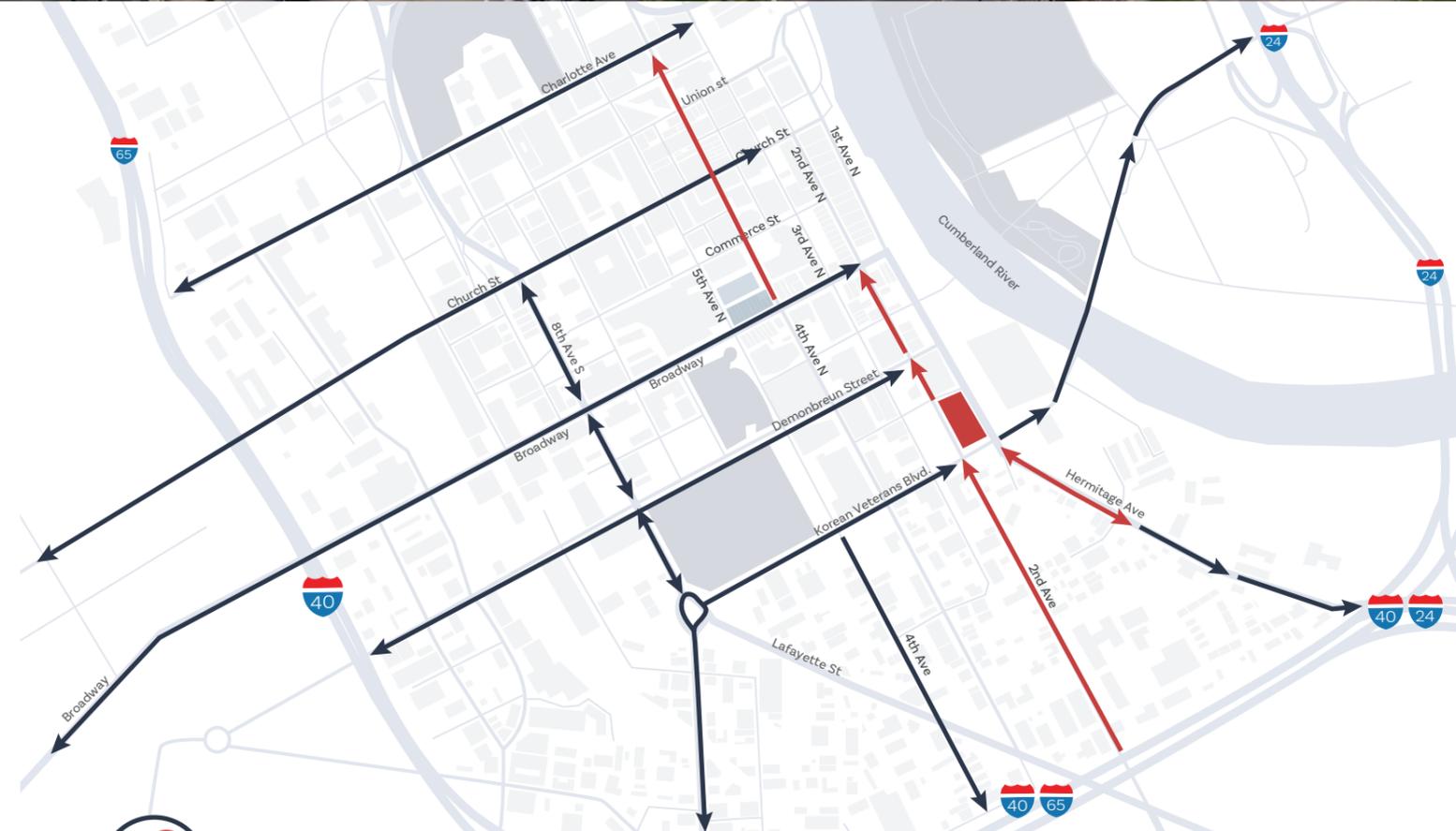


BUILDING HISTORY

Formerly Asurion corporate headquarters, this registered LEED Gold core and shell 86,000 square foot redevelopment returns the building to an updated version of its original 1930's appearance and features high efficiency HVAC, day lighting, operable windows, increased fresh air provisions and environmentally friendly materials and finishes. Level E was an addition during the 2010 building renovations which include operable windows with 360-degree city views and 14-foot ceilings offering unparalleled space in Sobro.



BUILDING ACCESS



DISTANCE TO:

EAST NASHVILLE:
6 MINUTES

GERMANTOWN:
10 MINUTES

MIDTOWN:
8 MINUTES

THE GULCH:
5 MINUTES

WHAT BRINGS EMPLOYEES BACK TO THE OFFICE?

EASY ACCESS CONNECTIVITY ENERGY CHARACTER





FOR MORE INFORMATION, PLEASE CONTACT:



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