



BROADWEST

REDEFINING THE WORKDAY



FOR LEASE



Jones Lang LaSalle Brokerage, Inc. License ID #01856260

This is Broadwest

Your work.
Your city.
Your life.

Unparalleled
Location

Iconic
Design

Unmatched
Ingress &
Egress

Stunning
Views

Exceptional
Visibility &
Signage

Efficiency



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Enhanced Work Life & Synergy

A Transformative Vision for Workplace

Located at the epicenter of Nashville's Midtown neighborhood, Broadwest office towers are designed to enhance work and life synergy, incorporating an office tower, creative office space, a CONRAD hotel, condos and high-end retailers and restaurants. Extensive on site options for living, fitness, dining, and relaxation gives employees the ability to design a lifestyle conducive to health and maximum productivity.



21-story Class A+ office tower



Over **57,000 square feet** of outdoor and open space



7 levels of integrated, subterranean parking spanning the entire **3.9-acre site**



Access on all 4 sides offers superior ingress and egress for drivers avoiding the CBD gridlock



On-site retail and walking distance to **60+ dining options** within a **5-minute walk**



Brand new design and lively professional setting is reflective of today's user requirements



Designed to accommodate **24-hour work and life synergy**




Where Work Comes to Life


Designed to Activate Productivity


Broadwest's iconic design by Cooper Carry features a dramatic 2-story atrium lobby, inviting tenants and guests in with a professional first impression.


Designed for tomorrow's tenant from the inside out, the architectural team minimizes the Building core while optimizing floor sizes and planning depths. This combination maximizes natural light, while the project location optimizes view corridors. There is an opportunity for every tenant to maximize natural light, comfort and flexibility without compromising the design integrity or spatial use for individual tenant improvements.





 Over **520,000 square feet** of Class A+ office space in office tower


 Open, public space and exclusive sky deck promote **heightened user experience**


 11 high-speed destination dispatch **passenger elevators** and one dedicated freight elevator

 3.2/1,000 **office parking** ratio with **direct, covered access** to office tower and **dedicated office valet parking**

 Numerous food and beverage options **onsite**, including **Starbucks, Halls Chophouse, Halls Catch, and Blue Aster at The Conrad**


 Stunning **2-story open-air lobby** provides high-impact identity and elegant curb appeal


 Over **100,000 square feet** of creative office in 3-story building

 Efficient open floor plans which offer **expansive city views in every direction**


 Secured **Bike Storage**


 **26,000 square foot** average floor plate in office tower


 24/7 on-site **security**


 **Excellent visibility and signage** opportunities


 **21 stories of cutting edge design**

 10-foot vision glass provides **maximum daylight** and **optimized view corridors**

 **Charging stations** for electric vehicles

 7 levels of parking with 3 points of **ingress/egress** for office tenants

 Club quality **fitness center** with locker rooms, showers and towel service

 Highly efficient design with **minimized building core** and **optimal floor sizes**

Stacking Plan

AVAILABILITIES

OFFICE

- 16 26,133 RSF
- 09 10,622 RSF
- 07 5,000 - 25,755 RSF
- 06 5,000 - 25,755 RSF
- 05 5,000 - 25,755 RSF
- 04 4,565 RSF
- 03 7,974 RSF (Spec Suite)

CREATIVE

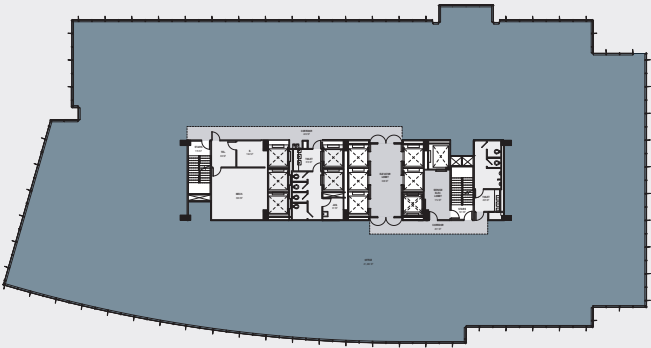
- 01 19,228 RSF



Floor Plans

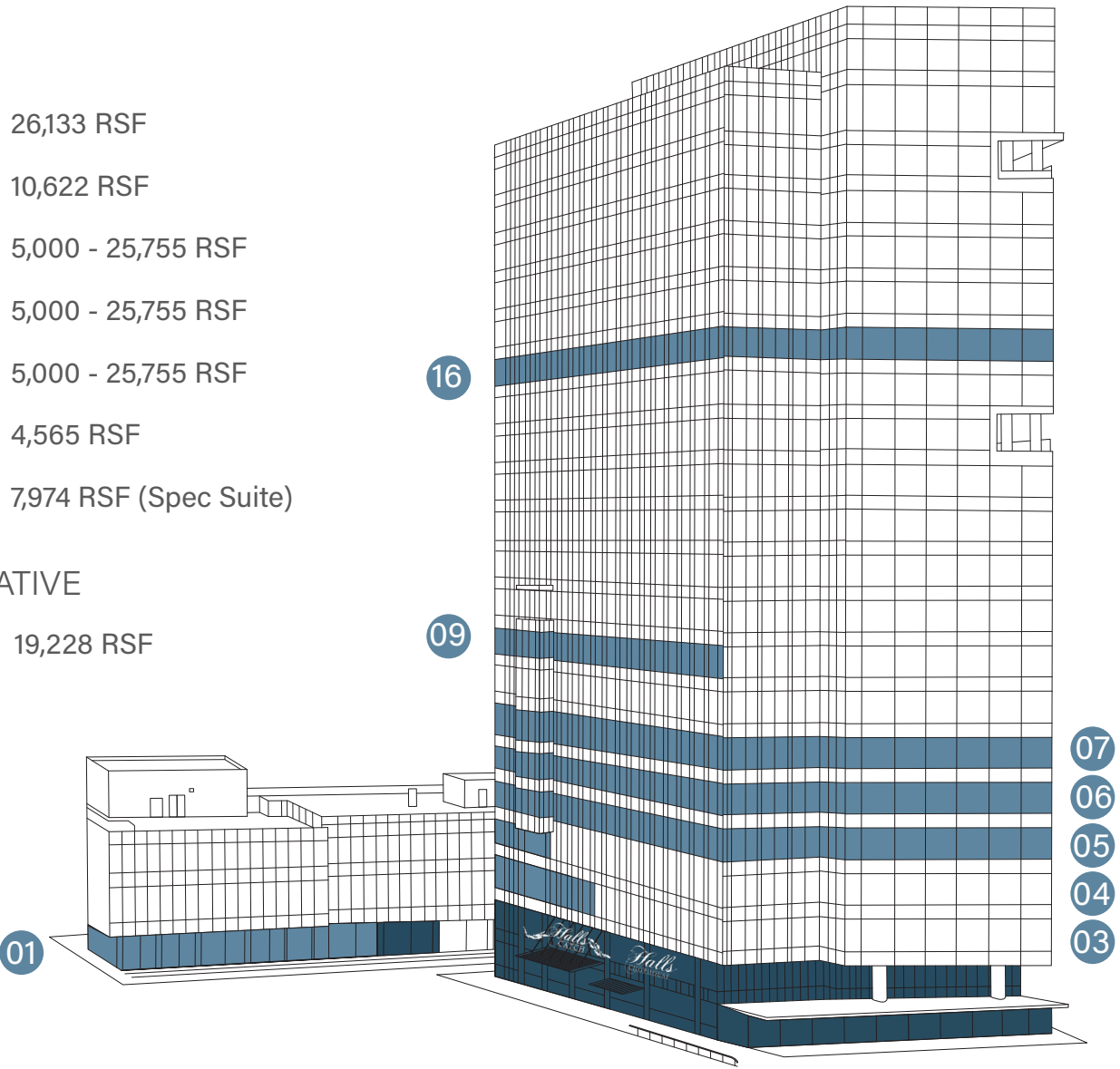
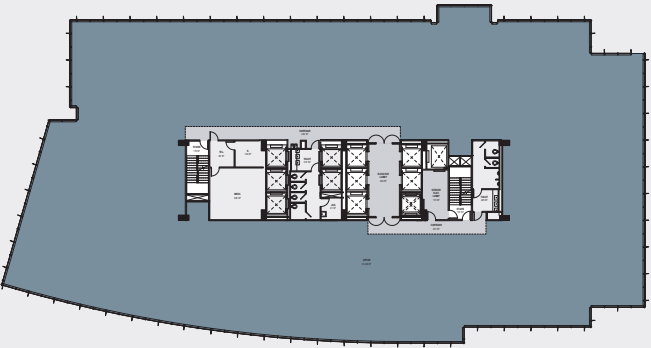
TYPICAL OFFICE (LOWER LEVEL)

25,740 SF



TYPICAL OFFICE (UPPER LEVEL)

26,133 SF



LOBBY LEVEL

30,330 SF

Effortless Access & Connectivity

More than just an office,
a competitive advantage



Multiple ingress/egress options
decreasing employee commute in
all directions



Easy access to downtown without
the congestion



Over sixty restaurants within a 5-minute walk



Full city block offers multiple options to and from the site



Immediate vehicular access to I-40
via Broadway, Charlotte, Church
Street and Demonbreun



Immediate access to two light signals

Ingress/Egress

Direct Interstate Access

Amenities Map

HOTELS

- | | | | |
|---|------------------------|----|------------------------|
| 1 | Conrad | 10 | Loews Vanderbilt Hotel |
| 2 | Aloft | 11 | Hampton Inn & Suites |
| 3 | Residence Inn | 12 | Kimpton Aertson Hotel |
| 4 | Hutton Hotel | 13 | Best Western Plus |
| 5 | Hilton Garden Inn | 14 | Home2 Suites |
| 6 | Comfort Inn | 15 | Courtyard |
| 7 | The Hayes Street | 16 | SpringHill Suites |
| 8 | Embassy Suites | 17 | The Thompson |
| 9 | Fairfield Inn & Suites | | |

FOOD / BEVERAGE / RETAIL

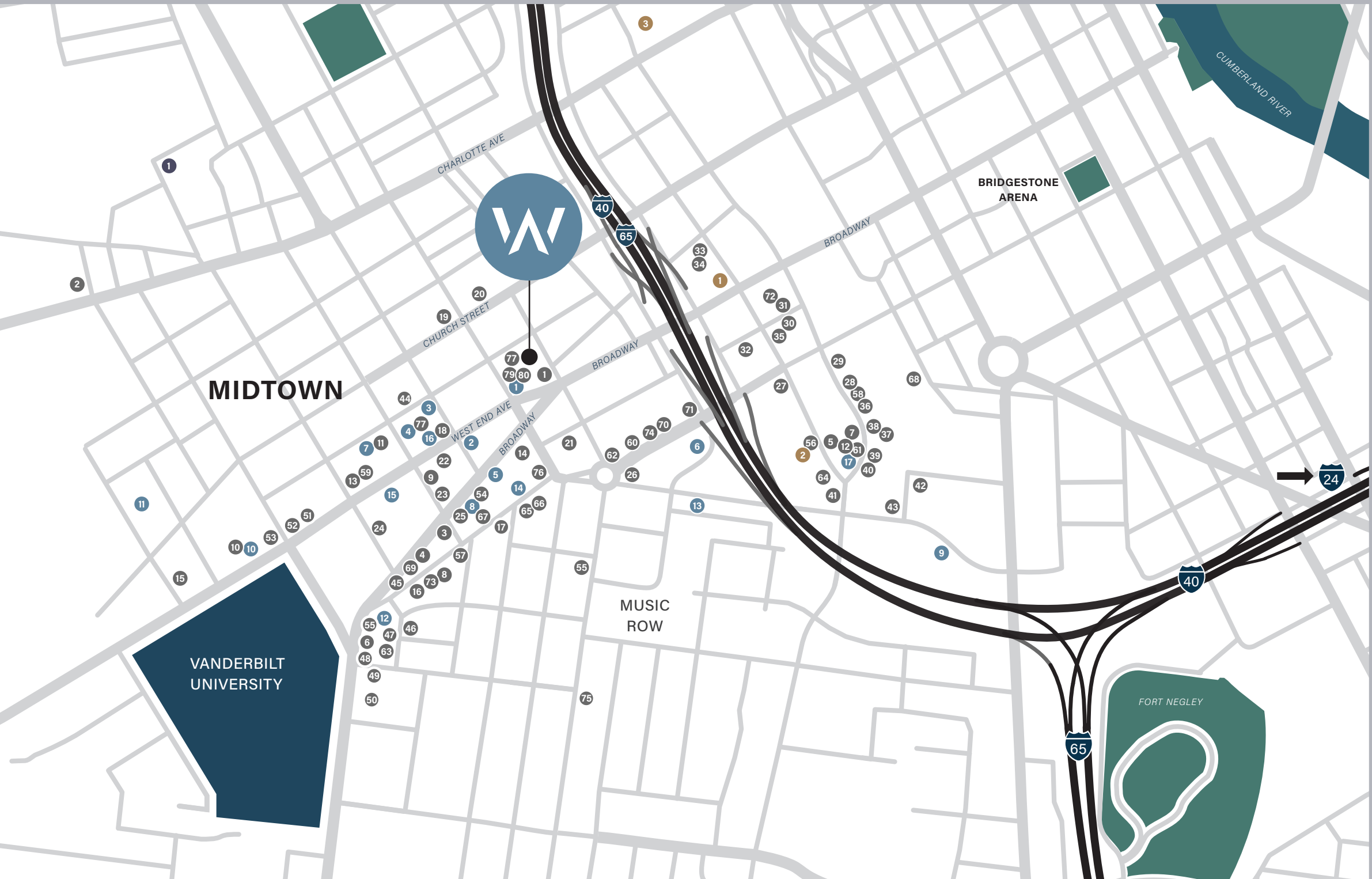
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|----|-------------------------------|----|---------------------------------|
| 1 | Halls Chophouse | 39 | Burger Republic |
| 2 | Starbucks | 40 | Sunda |
| 3 | Urban Cookhouse | 41 | Sambuca |
| 4 | Donatos Pizza | 42 | Barista Parlor Golden Sound |
| 5 | Emmy Squared Pizza | 43 | Otaku Ramen |
| 6 | Nada | 44 | Valentino's Ristorante |
| 7 | Marsh House | 45 | Two Boots Nashville |
| 8 | Losers Bar & Grill | 46 | The Chef and I |
| 9 | Midtown Cafe | 47 | Giovanni Ristorante |
| 10 | Mason's Cafe | 48 | Mellow Mushroom |
| 11 | Las Palmas Mexican Restaurant | 49 | Chipotle Mexican Grill |
| 12 | L.A. Jackson | 50 | Panera Bread |
| 13 | Amerigo Italian Restaurant | 51 | Five Guys |
| 14 | H & S Bagels | 52 | Jason's Deli |
| 15 | Jimmy John's | 53 | Ruth's Chris Steak House |
| 16 | Kung Fu Saloon | 54 | Five Odd Fellows Food & Drink |
| 17 | The Baked Bear | 55 | Henley |
| 18 | Inchin's Bamboo Garden | 56 | Hops & Crafts |
| 19 | HiFi Clyde's | 57 | Hopsmith |
| 20 | Chick-fil-A | 58 | Juice Bar |
| 21 | DeSano Pizza Bakery | 59 | Jasper's |
| 22 | Cook Out | 60 | Just Love Coffee Cafe |
| 23 | Hattie B's Hot Chicken | 61 | Killebrew Coffee |
| 24 | The Row Kitchen & Pub | 62 | TailGate Brewery |
| 25 | Chuy's | 63 | Love Language |
| 26 | Thai Esane | 64 | The 404 Kitchen |
| 27 | Del Frisco's Grille | 65 | The Catbird Street |
| 28 | Potbelly | 66 | The Patterson House |
| 29 | Milk & Honey | 67 | The Red Door Saloon |
| 30 | Kayne Prime Steakhouse | 68 | Cinco de Mayo Restaurant |
| 31 | Saint Anejo | 69 | The Stillery |
| 32 | Chauhan Ale & Masala House | 70 | DawgHouse Saloon |
| 33 | Moto | 71 | Tin Roof |
| 34 | Adele's | 72 | Virago |
| 35 | Taziki's Mediterranean Cafe | 73 | Winners Bar & Grill |
| 36 | Biscuit Love | 74 | Little Chicago Pizzeria & Grill |
| 37 | Bar Louie | 75 | The Well Coffeehouse |
| 38 | The Pub | 76 | Orangetheory Fitness |

GROCERIES

- 1 Whole Foods Market
- 2 The Turnip Truck
- 3 Publix Super Market

OFFICE

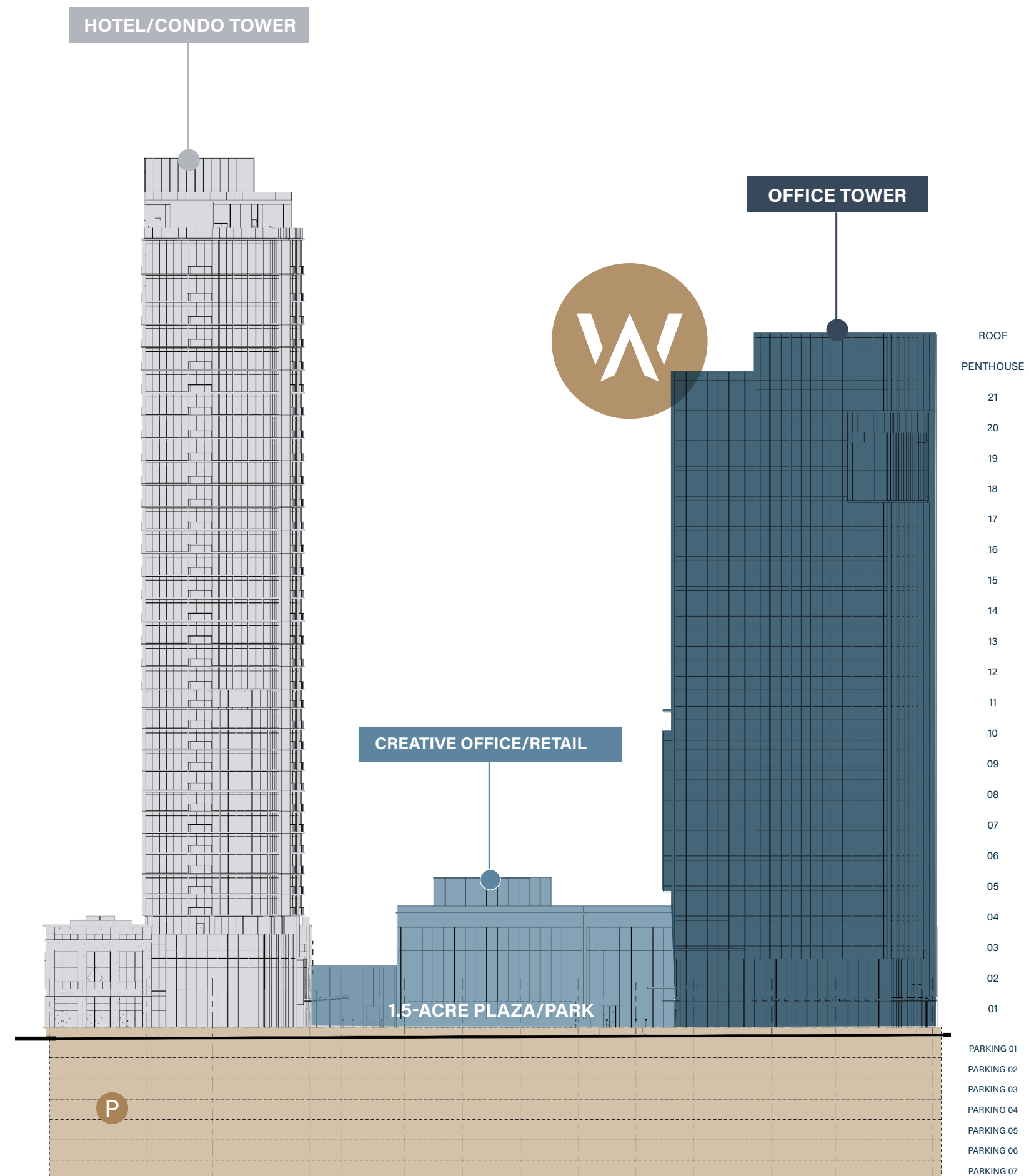
- 1 Broadwest



Ingress / Egress



— INGRESS — EGRESS — CONDO ACCESS





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