

18TH
&
CHET

AVAILABLE

9,200 SF MARQUEE RETAIL
BELOW 126,000 SF CLASS A OFFICE
820 18TH AVENUE SOUTH, NASHVILLE, TN 37203



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OVERVIEW:

Nashville-based Spectrum | Emery and partner Hall Capital are developing “18th & Chet”, a 10-story Class-A office building located in the heart of Midtown Nashville. The project includes approximately 126,000 SF of premier office space with outdoor terraces on each level along with approximately 400 parking stalls (3/1000 SF ratio) in the project’s access-controlled parking structure. Each of the project’s efficient 30,000 SF floor plates features incredible panoramic views of Music Row, Vanderbilt and Nashville’s downtown skyline.

RETAIL AT 18TH & CHET:

The 18th & Chet project also features 9,198 SF of signature street-level retail. This retail space is comprised of 1,991 SF facing 18th (targeting café/amenity-type use) and a 7,198 SF marquee restaurant space on the corner of Chet Atkins Place and 18th Avenue South. Developer is targeting polished dining concepts to anchor this 7,198 SF space, which may be subdivided if this enhances the tenant mix. Each retail tenant and its guests will have access to the project’s parking deck on terms to-be-negotiated.

LOCATION:

18th & Chet is ideally located in the Midtown area of Nashville just two blocks from the Vanderbilt University campus, and proximate to the Division Street entertainment district, one of Nashville’s most vibrant nightlife destinations. Major traffic and population drivers in Midtown include: Vanderbilt University and Vanderbilt Medical Center, St. Thomas Midtown Hospital, Music Row (music industry offices), hotels, restaurants, retail and an abundance of new multifamily developments. This area of Midtown represents one of the densest areas in Nashville for commercial development. SkyHouse (352 apartments) was completed March 2017 just 3 blocks away and The Morris (300 apartments) is scheduled for delivery December 2017 and located just ½ block away.

COMPLETION DATE:

Developer anticipates delivering the 18th & Chet project late-Summer 2018. As early as possible advance of this date, Developer intends to provide retail tenants with access to their premises to begin construction.

PARKING FOR RETAIL:

The project’s approximately 400 parking stalls are designed for use by office tenants with a portion reserved for use by retail tenants and their guests. Parking arrangements for retail will be negotiated in the lease and may include validation options, limited free parking, potential for valet services, etc. Free off-site street parking is also available in the area. The parking structure is 1 level below grade, 5 levels above grade. Above the structured parking are 4 levels of office.

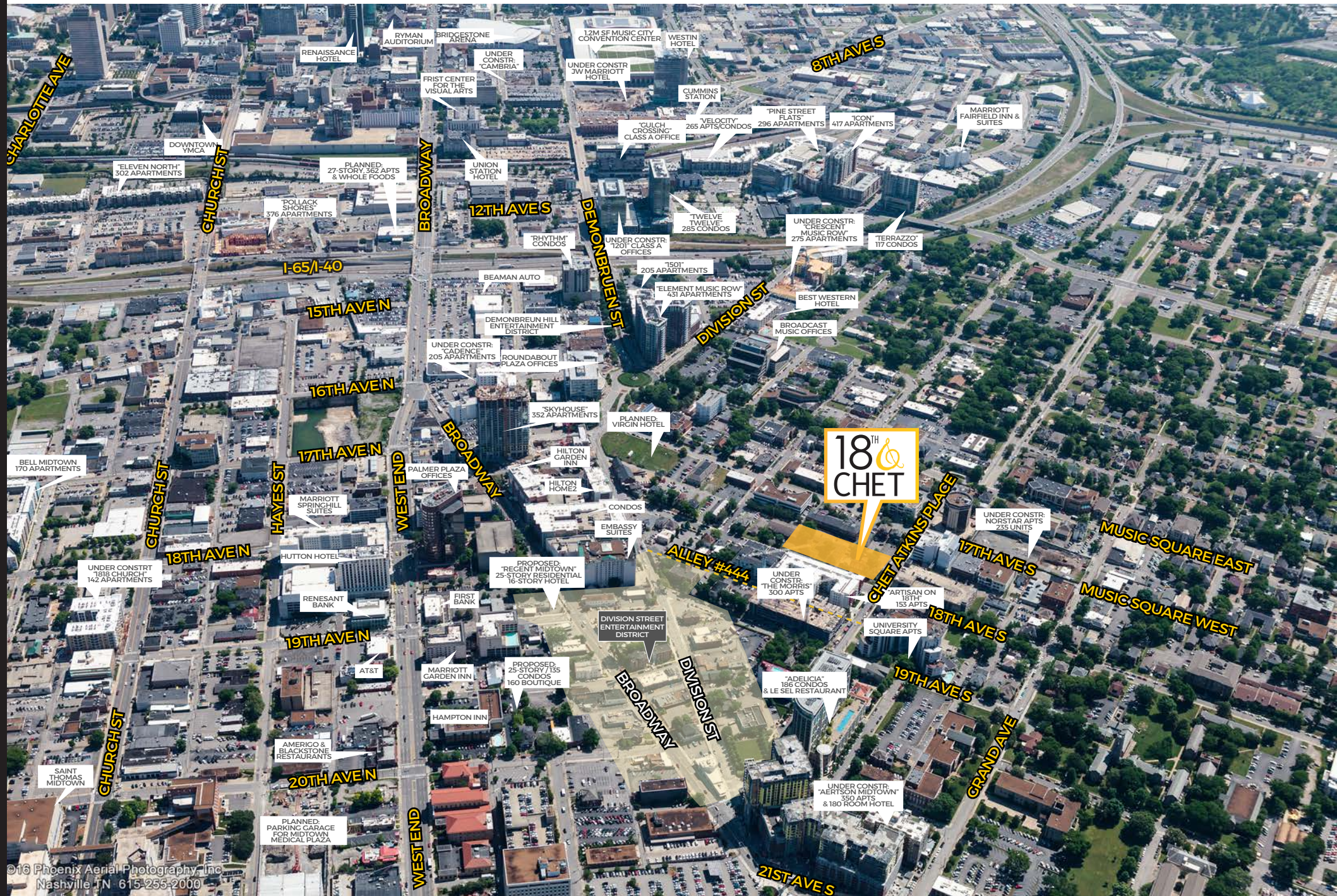


RETAIL SUMMARY

| | |
|---------------------------------|---|
| PROJECT ADDRESS: | 820 18th Avenue South, Nashville, TN 37203 (NE corner of 18th Avenue South & Chet Atkins Place) |
| PROJECT COMPLETION DATE: | Planned completion date is late-Summer 2018. Retail spaces will be delivered to tenants as soon as possible prior to the final completion date |
| AVAILABLE RETAIL SPACES: | <ul style="list-style-type: none">• 7,198 SF marquee retail at corner of 18th & Chet. Space is divisible. Developer is targeting polished full-service restaurant use and other tenants who compliment Class A office• 1,991 SF located along 18th Ave South. Developer is targeting amenity-type uses (fitness, coffee shop, juice bar, postal, etc.) |
| RETAIL PARKING: | Project includes a 393-stall parking deck (1 level below grade; 5 levels above). A portion of this parking is reserved for use by retail tenants and patrons. Parking arrangements will be negotiated in the lease and may include validation options, limited free parking, potential for valet service, etc. Free off-site street parking is also available in the area |
| RETAIL CEILING HEIGHTS: | Approximately 20' |
| TRASH DISPOSAL: | Dumpster/compactor is located directly behind the 7,198 SF space and accessible through the service corridor |
| LOADING/DELIVERIES: | Loading dock is located on east face of building and accessible through the service corridor |
| DELIVERY CONDITIONS: | <ul style="list-style-type: none">• Floor: Poured concrete floor• Grease Trap: Developer will deliver a grease trap with drain line stubbed to the premises, as necessary• Sprinkler: Developer will deliver close double space fire protection with upturned sprinkler heads• Electric: Developer will include an electrical panel within each premises. 400 amp 120/208V-3PH-4W will be available• Gas: 2" natural gas service will be delivered as necessary to the premises• Water: 2" domestic water supplied to each premises• Sewer: 4" sanitary line stubbed to each premises |



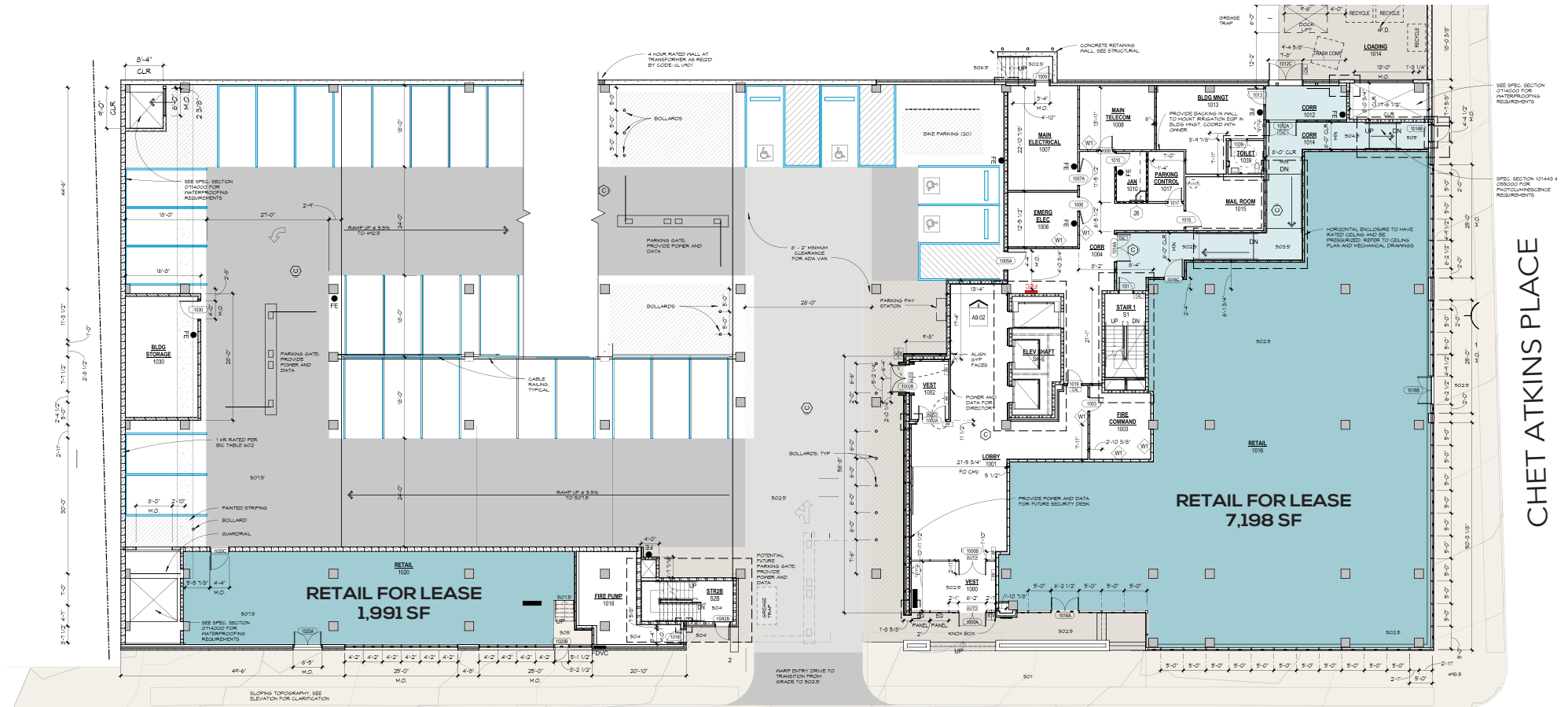
MIDTOWN MARKET AERIAL



MIDTOWN MARKET MAP

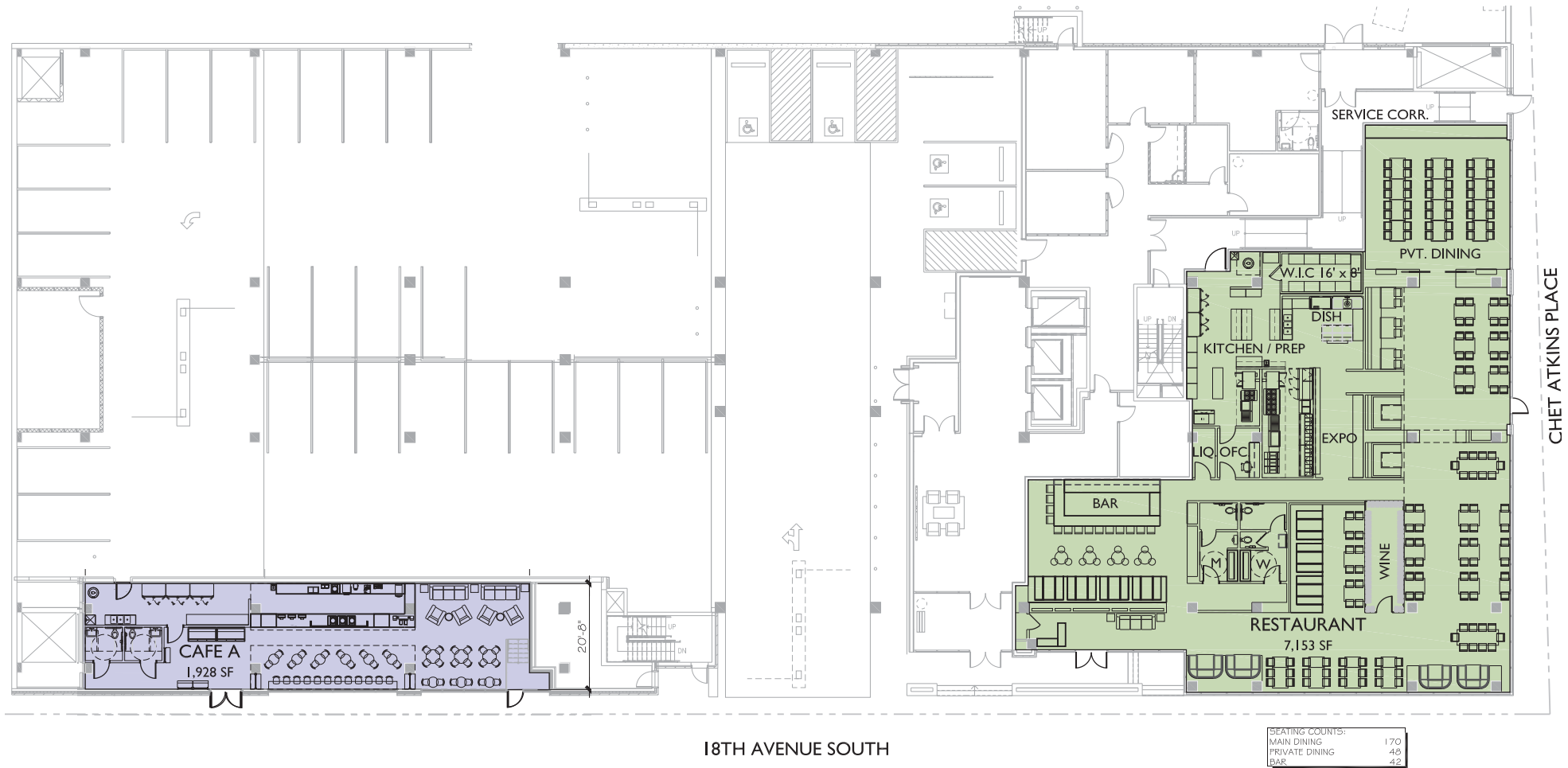


18TH & CHET STREET-LEVEL RETAIL PLAN

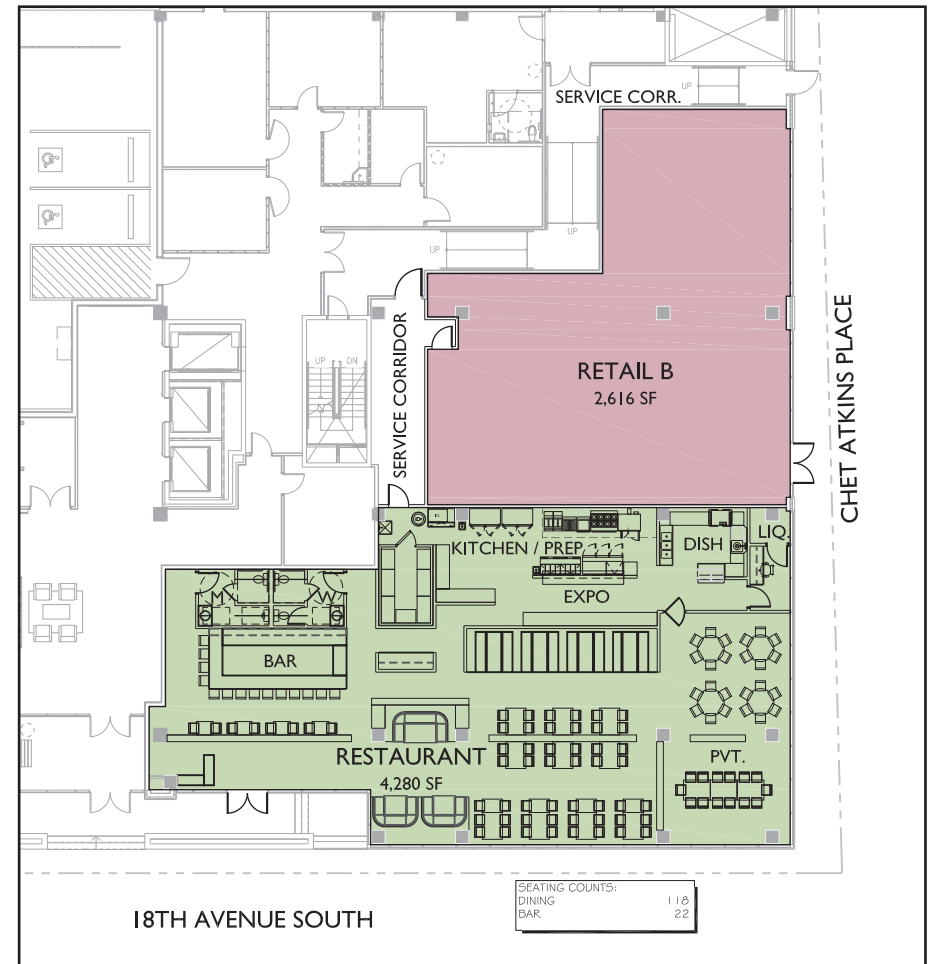
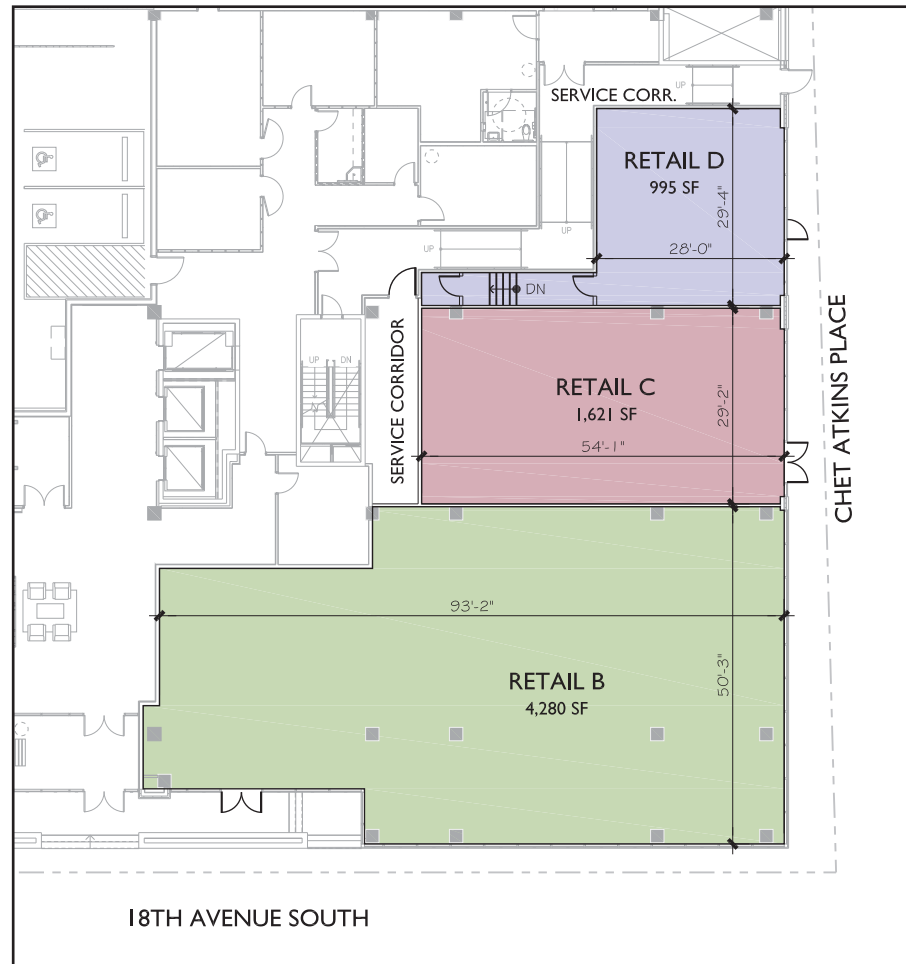


18TH AVENUE SOUTH

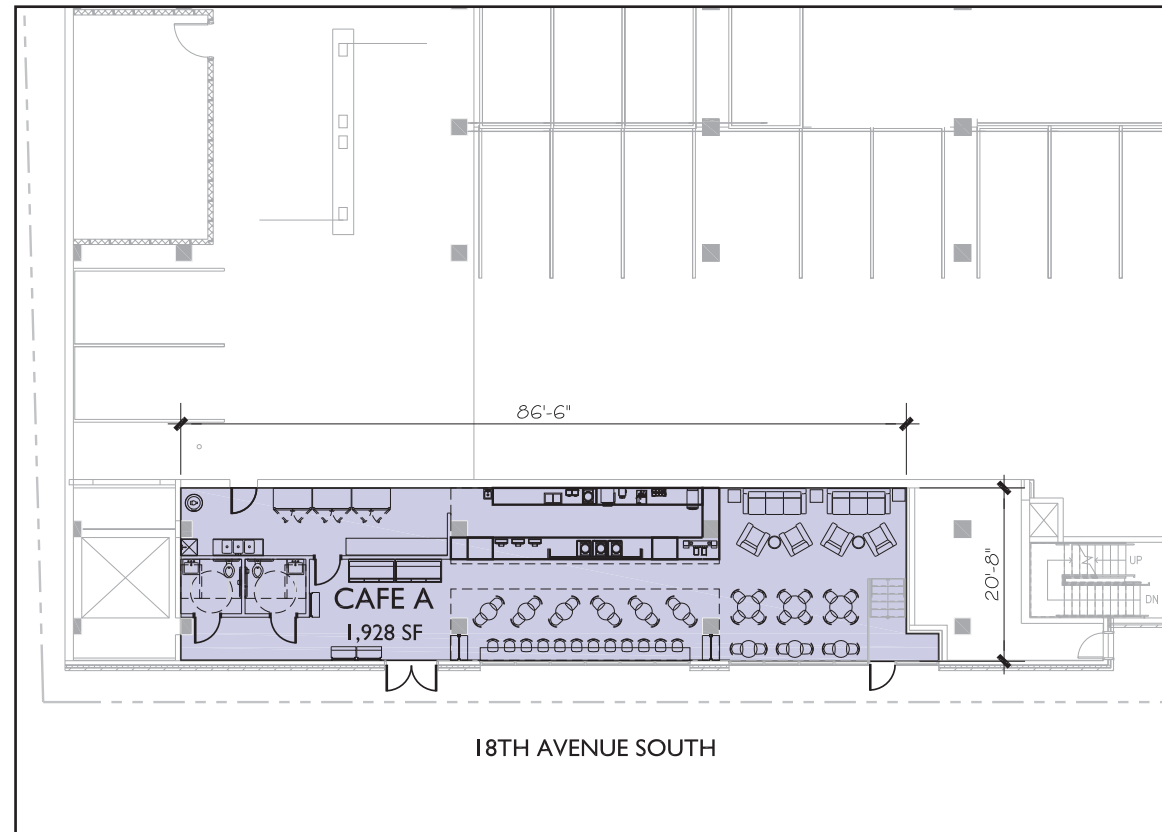
18TH & CHET EXAMPLE RETAIL SCHEMES



EXAMPLE RETAIL SCHEMES: 7,198 SF MARQUEE RETAIL



EXAMPLE RETAIL SCHEME: 1,991 SF (AMENITY RETAIL: CAFÉ, FITNESS, POSTAL, ETC.)



EXTERIOR & RETAIL RENDERING



EXTERIOR & RETAIL RENDERING

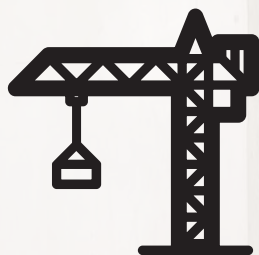


EXTERIOR & RETAIL RENDERING





**\$3.7B IN BUILDING PERMITS
APPROVED BY METRO NASHVILLE**



22

**TOWER CRANES
IN NASHVILLE'S
URBAN CORE**



3.1%

**OFFICE VACANCY
IN MIDTOWN
NASHVILLE**

MIDTOWN
NASHVILLE STATISTICS

18TH & CHET



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