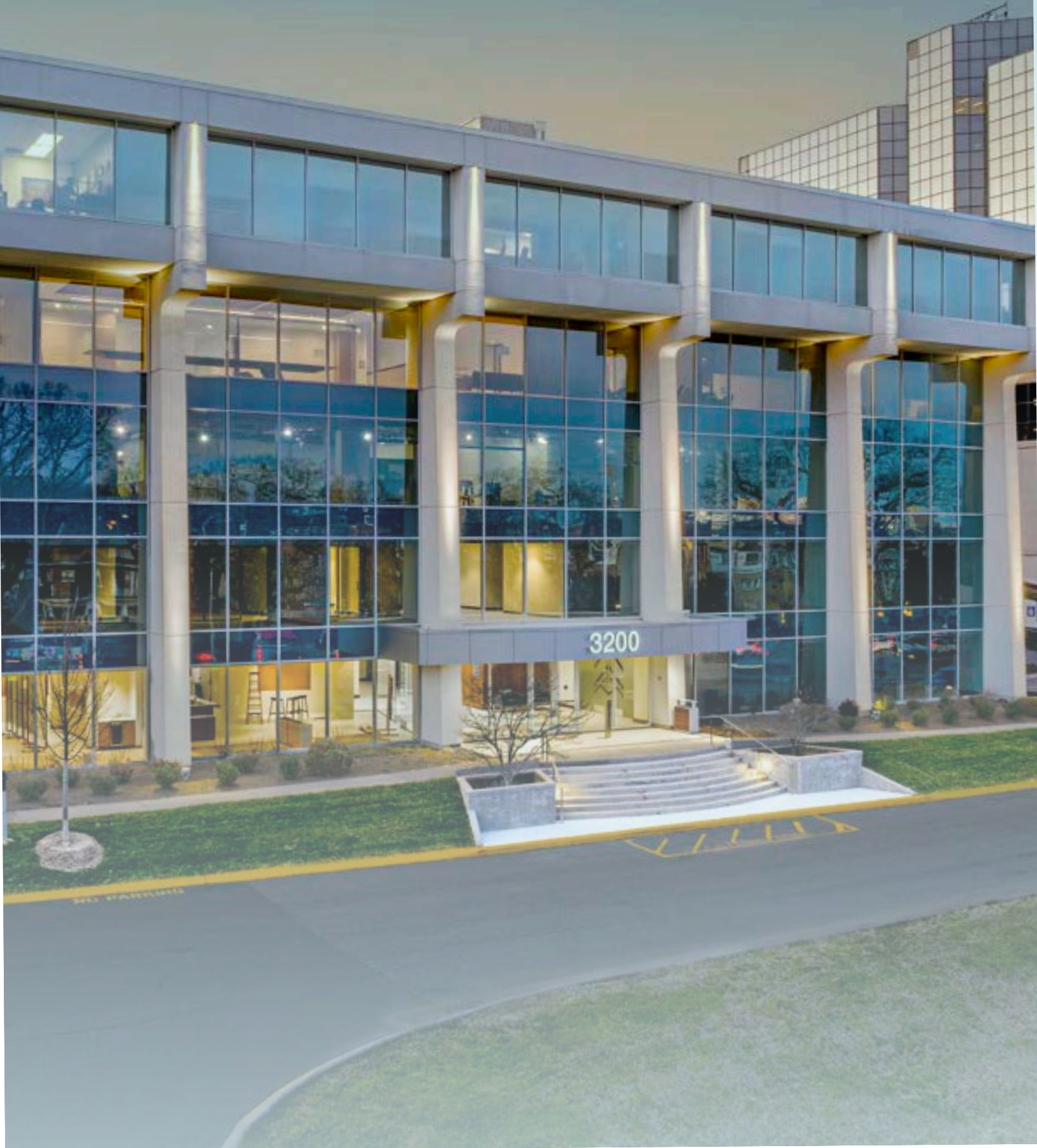


3|2|0|0

WEST END

 CUSHMAN &
WAKEFIELD





77,219 RSF

Property Highlights

BUILDING SPECS:

- Renovations completed in 2023, including all building Common Areas, Landscaping and Building Entry, Exterior Lighting, & HVAC
- Parking: 3.6/1,000 ratio (283 spaces - including parking garage)
- Typical Floor Size: +/- 14,000 sf
- Number of Floors: 6

BUILDING HIGHLIGHTS:

- Three points of ingress/egress into parking deck
- Floors 1, 2 & 3 offer direct access to the parking garage
- Visible monument signage opportunity along West End
- Located adjacent to Acklen Park, offering protected views and green space as a Tenant Amenity
- Walkable to many nearby retailers
- On-site fitness provider, A|Train Fitness Coaching

SPEC SUITES
VACANCY



**1ST FLOOR
2ND GEN**
6,797 RSF

**2ND FLOOR
SPEC SUITE**
6,640 RSF

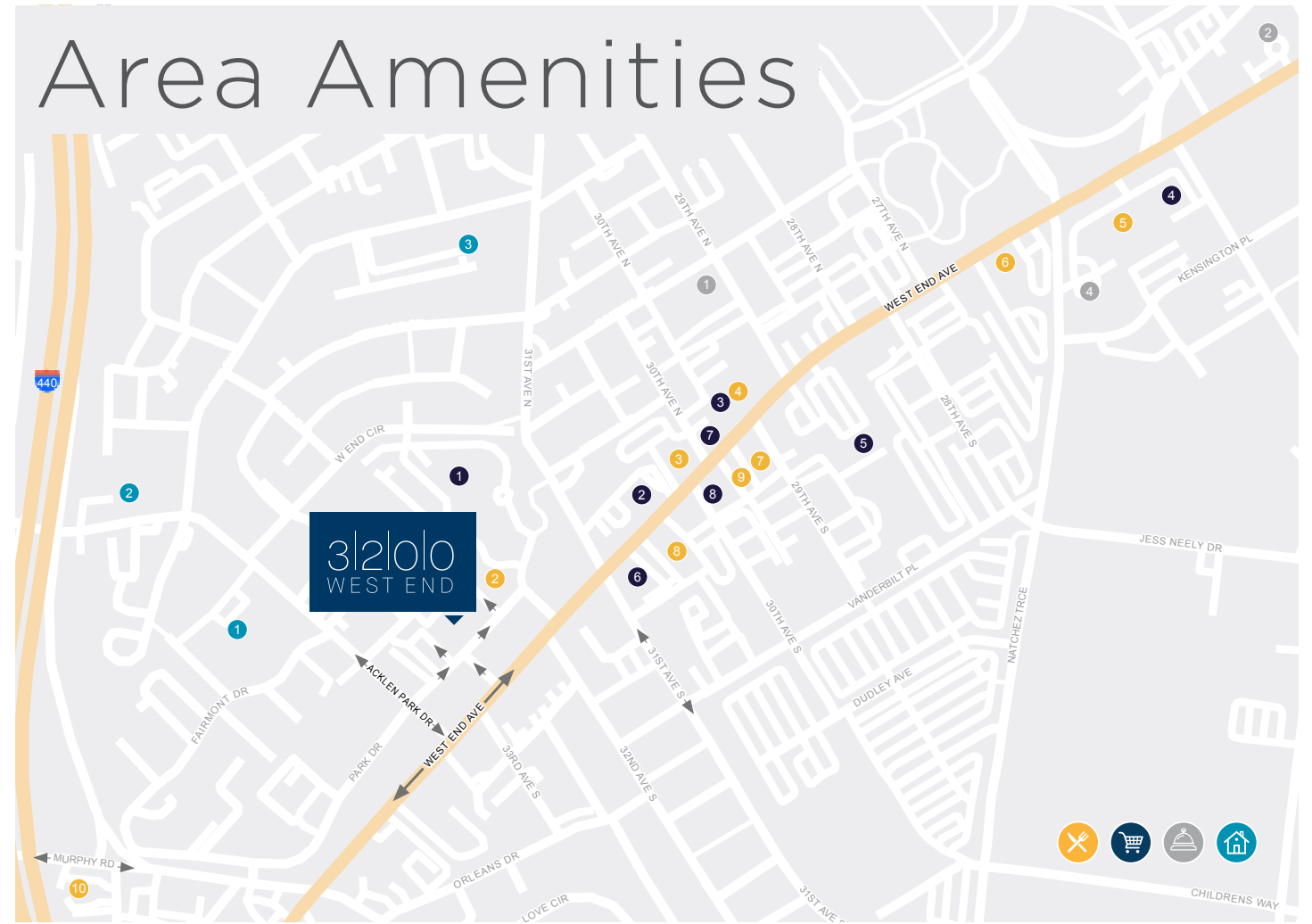
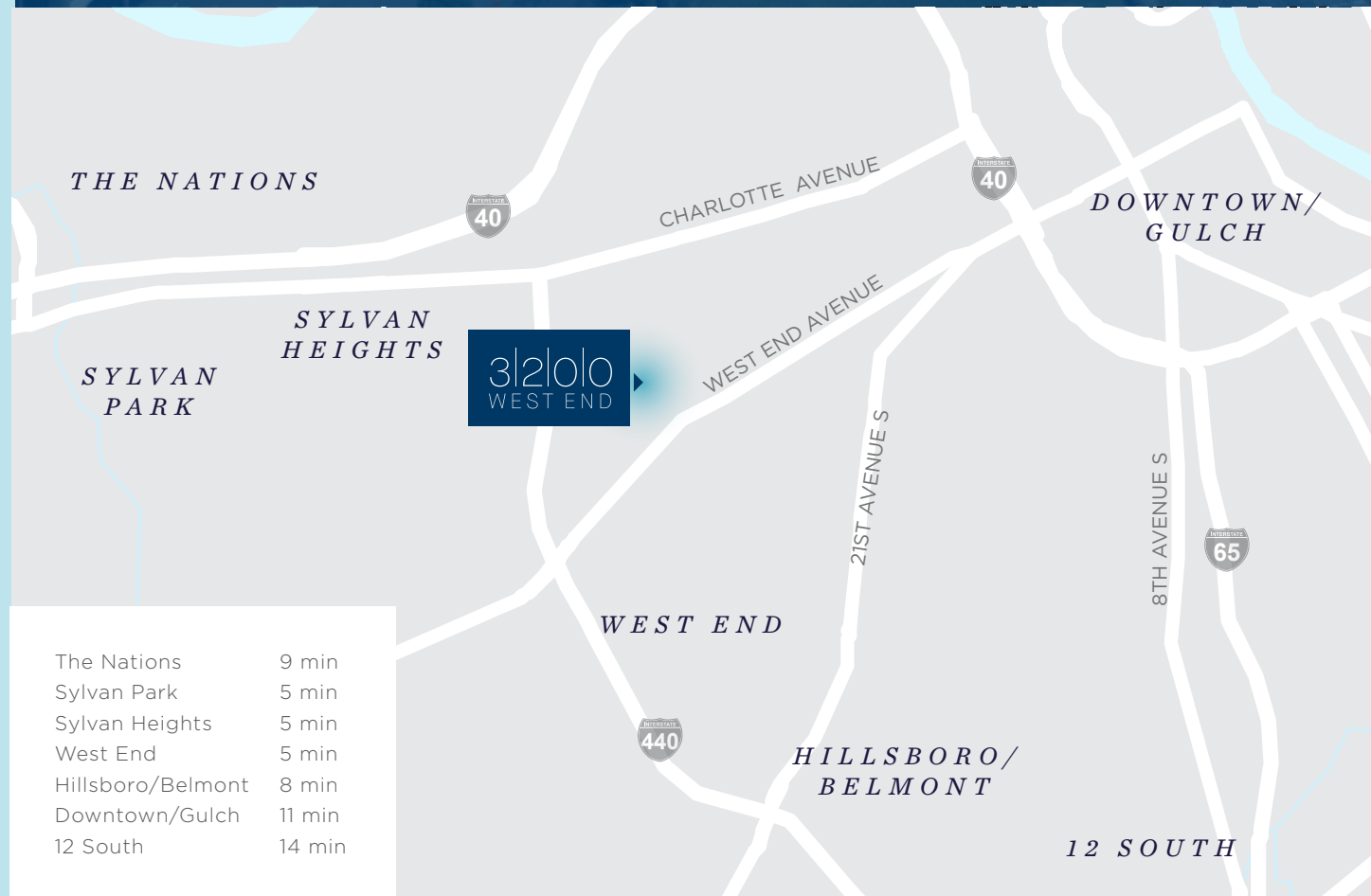
**6TH FLOOR
2ND GEN**
1,379 RSF

3|2|0|0 WEST END

Easy Access

Walkable access to nearby coffee shops, hospitality, medical offices and many fast-casual and fine dining restaurants

WALK
81
SCORE



RESTAURANTS

1. Ted Montana Grill
2. Maggiano's Little Italy
3. BrickTop's
4. Bombay Palace
5. Fleming's Prime Steakhouse
6. J. Alexander's
7. 51st Deli
8. Stoney River Steakhouse
9. Starbucks
10. Dose Coffee

RETAIL OPTIONS

1. Takes 2 Fitness
2. Walgreens
3. United Apparel Liquidators
4. Vanderbilt Bookstore
5. GNC
6. Regions Bank
7. Wilson Bank & Trust
8. Mattress Firm
9. Office Depot
10. FedEx

HOTELS

1. Fairfield Inn & Suites
2. Homewood Suites
3. Hampton Inn & Suites
4. Nashville Marriott at Vanderbilt

MULTI-FAMILY

1. MAA Acklen
2. Novello West End
3. West End Village



3|2|0|0
WEST END



CONTACT INFORMATION

SARAH PETTIGREW

Executive Director

+1 615 208 3694

sarah.pettigrew@cushwake.com

SHAWN STANKAVAGE

Senior Associate

+ 615 301 2927

shawn.stankavage@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.