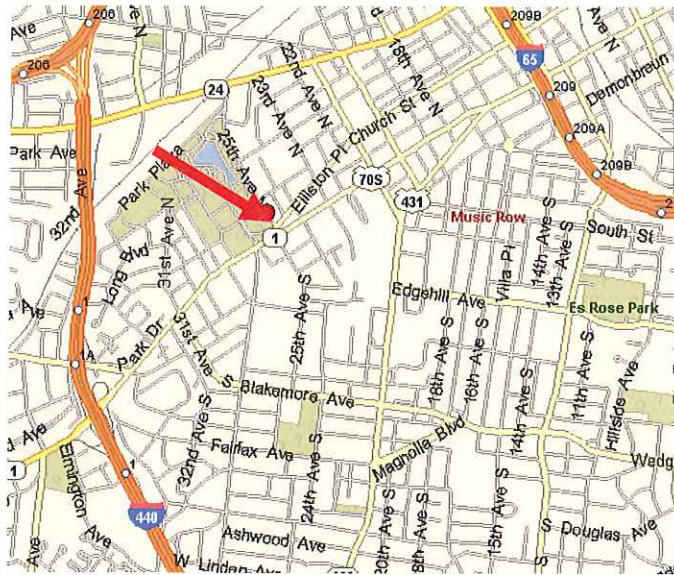


### Parkview Towers 210 25<sup>th</sup> Avenue North



- Covered Parking
- Card Key Access Control
- Accessible Location off West End
- Upscale Common Area Finishes
- Walking Distance to Hotels, Retail and Restaurants
- Texas de Brazil restaurant located on the 1<sup>st</sup> floor.

For More Information Contact:

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## Parkview Towers Building Profile

- Address:** 210 25th Avenue, North  
In the Heart of the "West End Business District"
- Landlord:** West End Properties, LLC, owner of 700,000 SF of office space in Nashville and Atlanta, Georgia.
- Building/Property:** Parkview Towers is located 210 25th Avenue, North. It contains 125,000 square feet of commercial office and restaurant space.
- Base Rental Rate:** \$26.00 PSF for 5<sup>th</sup> floor space, \$28.00 for 10<sup>th</sup> floor space and the 12<sup>th</sup> floor suite. The base rental rate is quoted on a full services basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.
- Lease Term:** Three (3) to five (5) years +, depending on Landlord's contribution to Tenant Improvements.
- Escalations:** Direct pass through for increases in Taxes, Insurance and Utilities over Base Year.
- Premises:** The available suite on the 12<sup>th</sup> (top) floor is 1,872 SF, existing furniture may be available. Available suite on the 10<sup>th</sup> floor is 1,369 SF. The available suites on the 5<sup>th</sup> floor are 515 with 956 SF and 521 with 1,676 SF.
- HVAC:** Parkview Towers has a multi-zone electronically controlled HVAC system with gas heat. Each zone controls 2,000 SF. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays. The after-hours charge is \$35 per hour, subject to change based on NES.
- Storage:** Storage space is available for rent on the first floor.
- Security/Life Safety:** Parkview Towers has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$25.
- The building contracts with Allied Barton to provide daily guard service, which time is split between Parkview Towers and 3310 West End. A uniformed guard is on-site randomly from 10:00 am to 6:00 pm Monday-Friday. The site has four (4), 24/7 CD taped surveillance cameras covering the 1<sup>st</sup> floor lobby entrance, loading dock, garage entrance and 1<sup>st</sup> floor interior loading corridor. The building fire detection systems are monitored 24 hours a day. A generator operates life safety equipment in times of power failure.

**'Green' Initiatives  
Sustainability:**

A 'single stream' waste recycle program that has been active for three years recycles 65% of building waste. Parkview has an active light retrofitting program to energy efficient LED or compact florescent bulbs. It also takes advantage of TVA rebates on large projects. On tenant improvement projects, the owner recycles most demolition byproducts.

**Restaurant:**

Texas de Brazil and Kobe Steak are located on the 1<sup>st</sup> floor of Parkview Towers and are open for diner 7 days a week. Jets Pizza is located on the property at 214 25<sup>th</sup> Avenue.

**Amenities:**

Many banks, restaurants and hotels are within close walking distance. Vanderbilt University is located directly across West End Avenue.

**Parking:**

The parking ratio is 3 spaces per 1,000 square foot of space. Unreserved spaces are available @ \$25 per space and a limited number of reserved spaces are available @ \$50 per space. Handicap spaces are located in the parking garage.

**Telecommunications:**

The building has fiber-optic loops available from XO, TW/Level 3 and NetDiverse. Comcast Cable provides cable TV service to the building.

**Lease Document:**

Available Upon Request

**Property Management:**

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for eight (8) buildings located in Nashville comprising 700,000 square feet of office and retail space.

**Leasing representative:**

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