

Parkview Towers

Prime Retail For Lease

Parkview Towers

- Prime West End retail location
- 7,825 SF, sub dividable to 4,000 SF
- Centennial Park views
- Abundant parking
- Excellent visibility
- Strong demographics
- High traffic count
- Delivered in shell condition
- 4.2 MSF Office submarket
- Heart of medical community
- First floor retail in 125,000 SF office tower



Parkview Towers - Trade Area

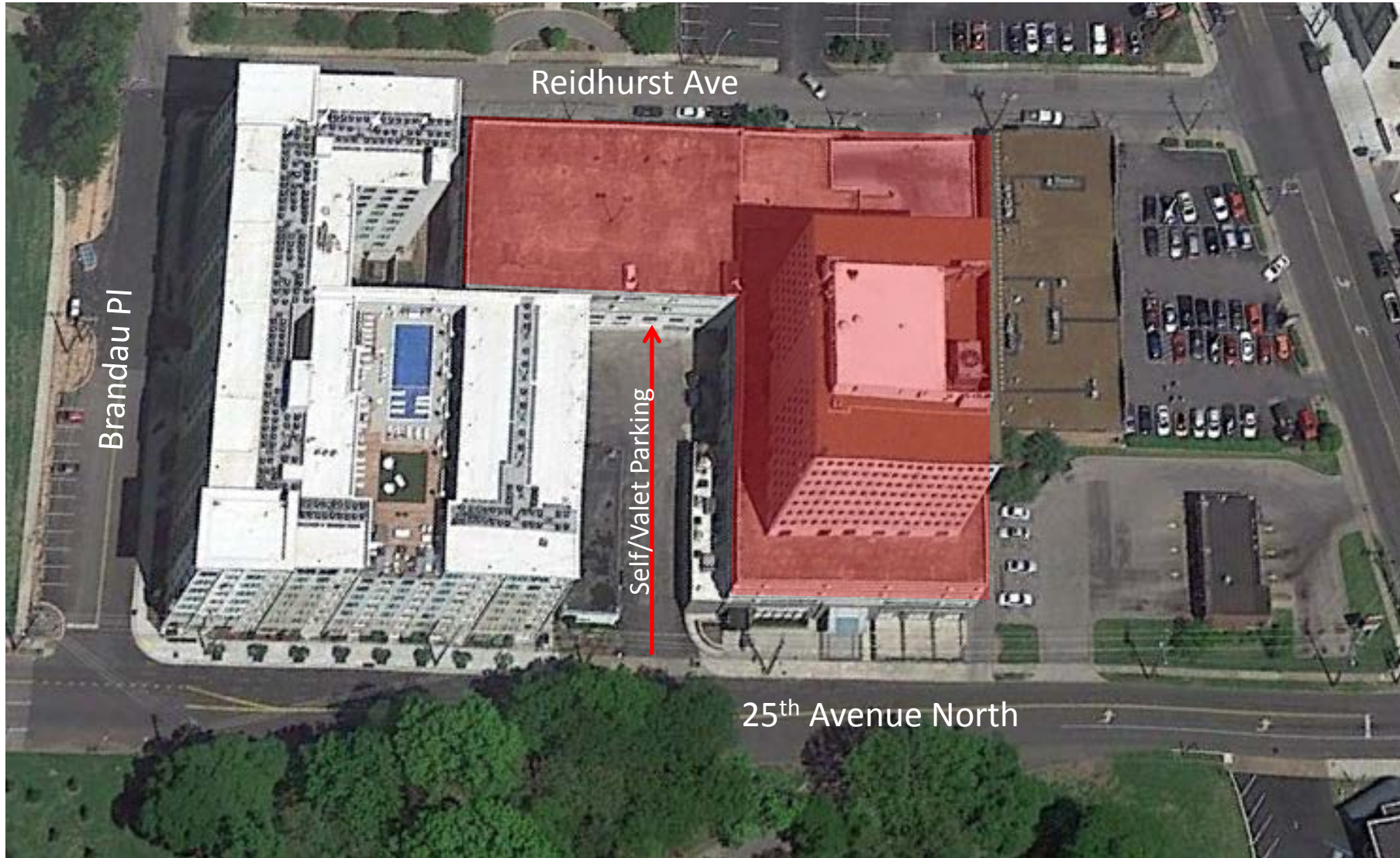
DEMOGRAPHICS (2014)

	1 mile	3 mile	5 mile
Population	14,463	102,604	193,044
Avg Family Income	\$50,863	\$61,151	\$65,334
# Housholds	5,629	44,139	80,721

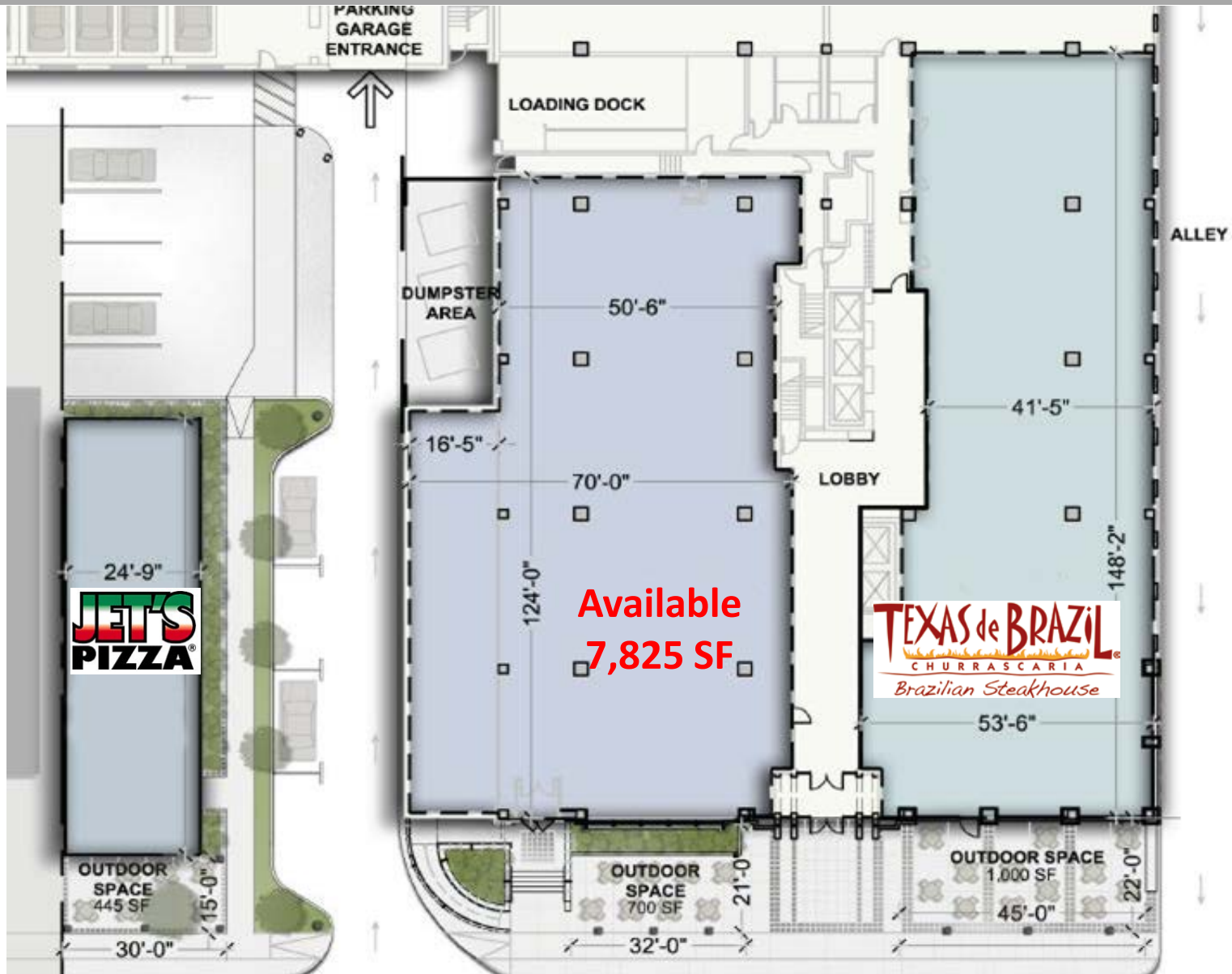
Traffic Count (West End/Elliston Place) 49,469 cars/day



Parkview Towers – Building Aerial



Parkview Towers – Leasing Plan



Parkview Towers – Parking Plan



Parkview Towers – Retail Frontage



Parkview Towers – Leasing Information

Address: 210 25th Avenue North- in the heart of the “West End Business District”

Landlord: West End Properties, LLC (West End), owner of 700,000 sf of office space in Nashville and Atlanta, Georgia.

Building: 105,000 sf of office and 14,000 sf of retail

Lease Term: 10 years or longer.

Signage: Tenant specific. Landlord will grant signage approval subject to Metro Nashville Codes.

Delivery Condition: Shell condition with standard retail storefront.

Parking: Valet parking available via adjacent garage. Some surface/street parking is available nearby.

Property Management: Fidelity Real Estate Group, Inc.

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