

WOODMONT CENTRE I & II

102 & 104 Woodmont Blvd.



NASHVILLE, TN

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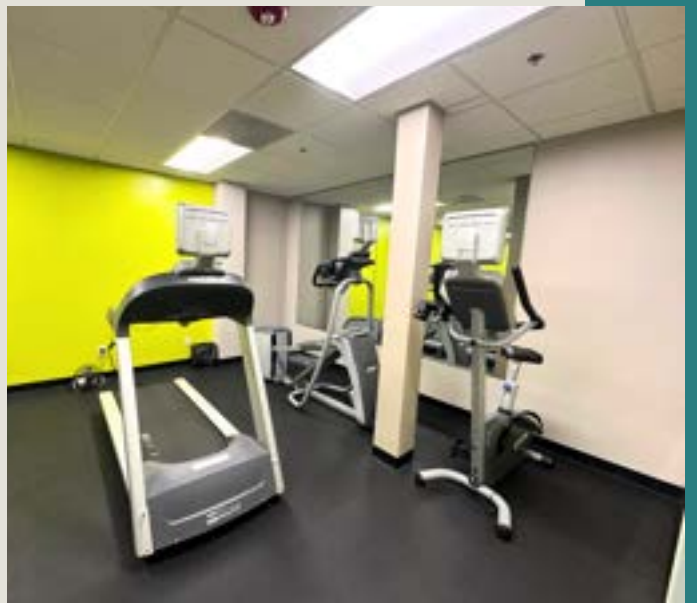
INTERIOR PHOTOS - LOBBY



INTERIOR PHOTOS - LOWER LEVEL

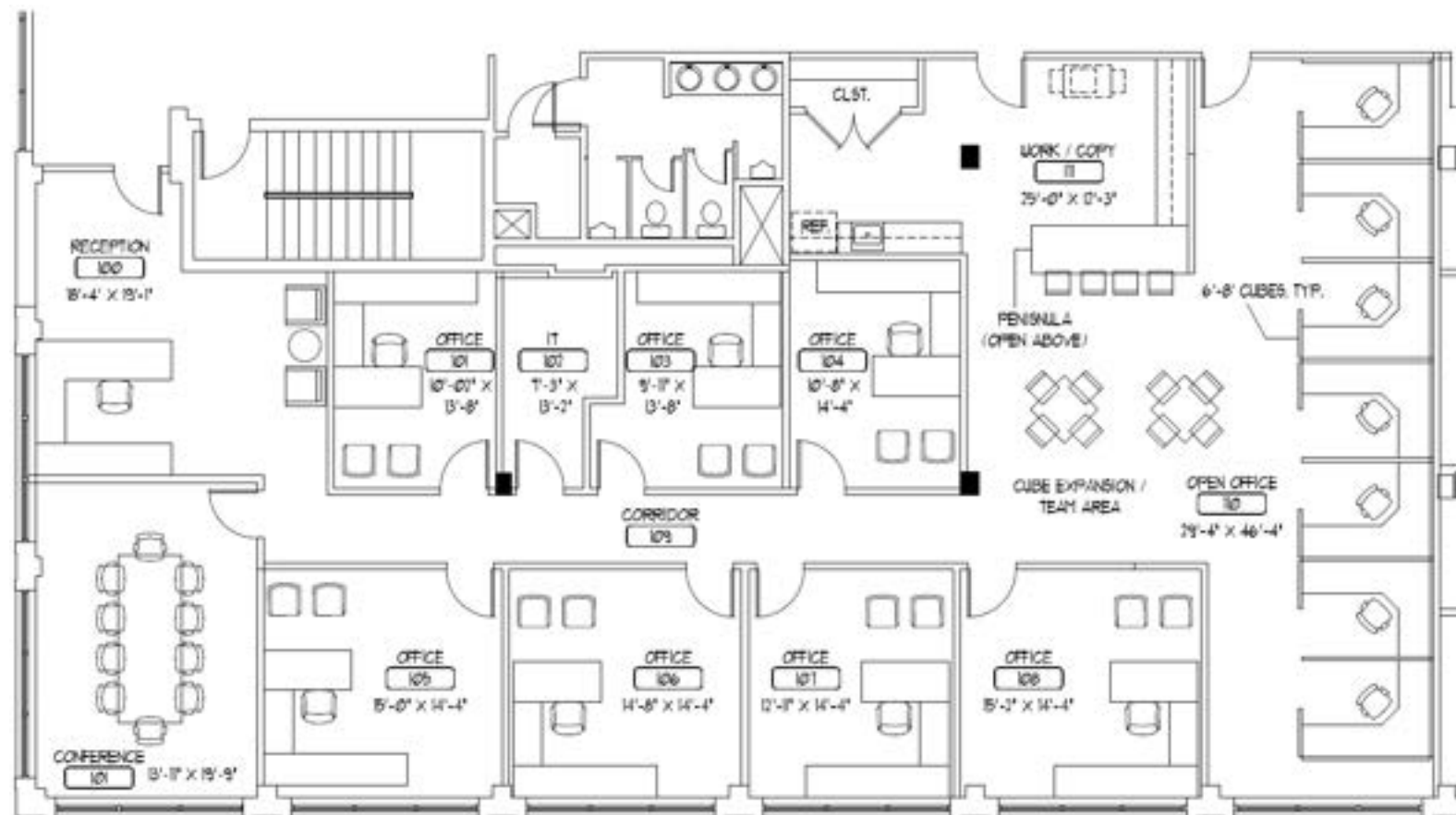


INTERIOR PHOTOS - LOWER LEVEL



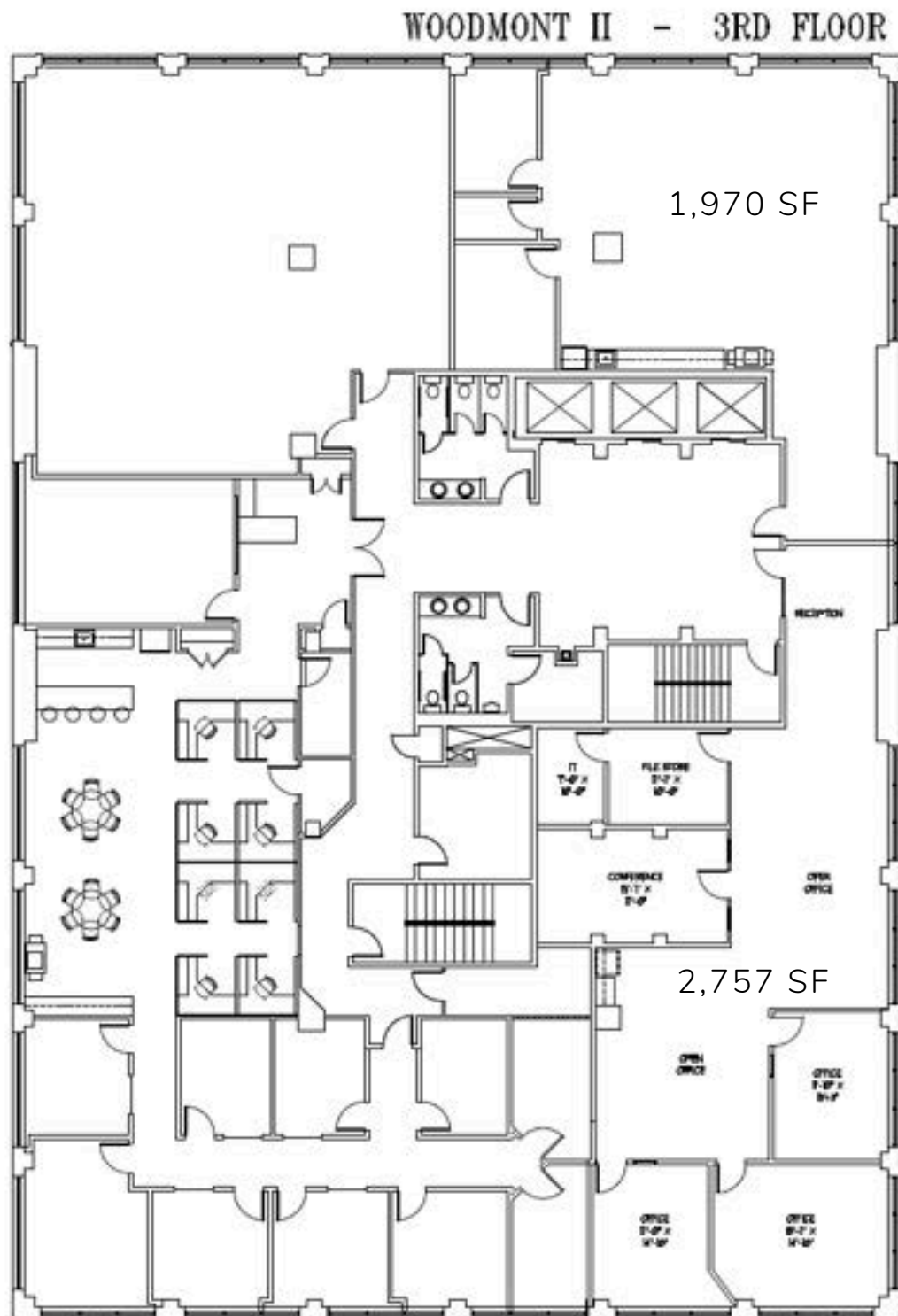
FLOOR PLANS

Woodmont Centre I
4th Floor
4,244 SF



FLOOR PLANS

Woodmont Centre II
3rd Floor
1,970 to 4,727 SF



FACT SHEET

**Address:**

102 and 104 Woodmont Boulevard
Nashville, TN 37205

Landlord:

West End Properties, LLC, owner of 410,000 SF of office space in Nashville and Atlanta, Georgia.

Building/Property:

Woodmont Centre is located at the intersection of Harding Road and Woodmont Blvd. in the Belle Meade area of Nashville, 1.25 miles west I-440 and 5 miles west of downtown Nashville. The two-phased project contains 160,000 square feet of class A office space with a 500 car parking structure. The property has ingress and egress on Woodmont Blvd. and Kenner Avenue.

Rental Rate:

The base rental rate is quoted on a full service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.

Lease Term:

Negotiable

CAM:

Pass-through for increases in operating expenses over base year.

Premises:

Woodmont Centre I
4th Floor - 4,244 SF
Woodmont Centre II
3rd Floor - 1,970 to 4,727 SF

HVAC:

Woodmont Centre has Variable Air Volume (VAV) electronically controlled HVAC system with boiler provided heat. Each floor has 15 VAV controls. 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.

Lobby Renovation:

The 1st floor lobby and atrium underwent a \$700K renovation to upgrade all finishes, lighting and technology to modern Class A office building standards. The recently completed \$350K lower level lobby project renovated the common area restrooms/showers and added a new fitness center. The renovation upgraded all finishes, lighting and technology to complement the 1st floor lobby.

FACT SHEET

**Storage:**

Storage space for tenants is available in the lower level.

Security/Life Safety:

Woodmont Centre has proximity security cards for access to the building and respective floors during after hours. The deposit for each card is \$20. The building contracts with Securitas Security to provide daily guard service. A uniformed guard is on-site from 10:00 am to 6:00 pm Monday-Friday. The parking garage has two (2), 24 hour video taped surveillance cameras. The building fire detection systems are monitored 24 hours a day. A generator operates life safety equipment in times of power failure.

Amenities:

The building is close to many banks, restaurants and shopping. The Publix/Hill Center and Starbucks are within walking distance. The building has vending machines on the lower level. Micro Market

<http://companykitchen.com/welcome/micro-market/provides> vending options.

Newly renovated shower facilities and lockers are located on the lower level.

'Green' Initiatives Sustainability:

Woodmont Centre has an active light retrofitting program to energy efficient LED or compact LED's. On tenant improvement projects, the owner recycles most demolition byproducts.

Parking:

The parking ratio is 3.8 spaces per 1,000 square foot of space. Unreserved spaces are available @ \$40 per space and reserved @ \$75 per space. Handicap spaces are located in the front of the building and in the parking garage.

Telecommunications:

The building has fiber-optic loops available from AT&T, XO and Telcove Communications. Comcast Cable provides cable TV service to the building.

Property Management:

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for agent for eleven (11) buildings comprising 760,000 square feet of office and retail space.



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