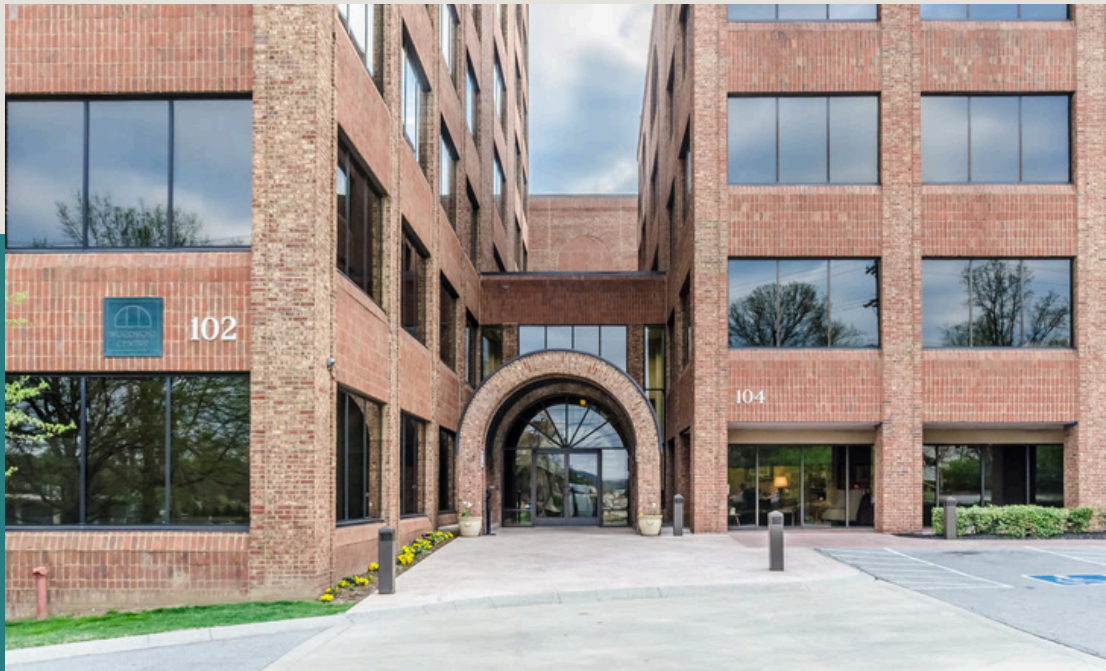


# WOODMONT CENTRE I & II

102 & 104 Woodmont Blvd.



NASHVILLE, TN

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# INTERIOR PHOTOS - LOBBY





# INTERIOR PHOTOS - LOWER LEVEL



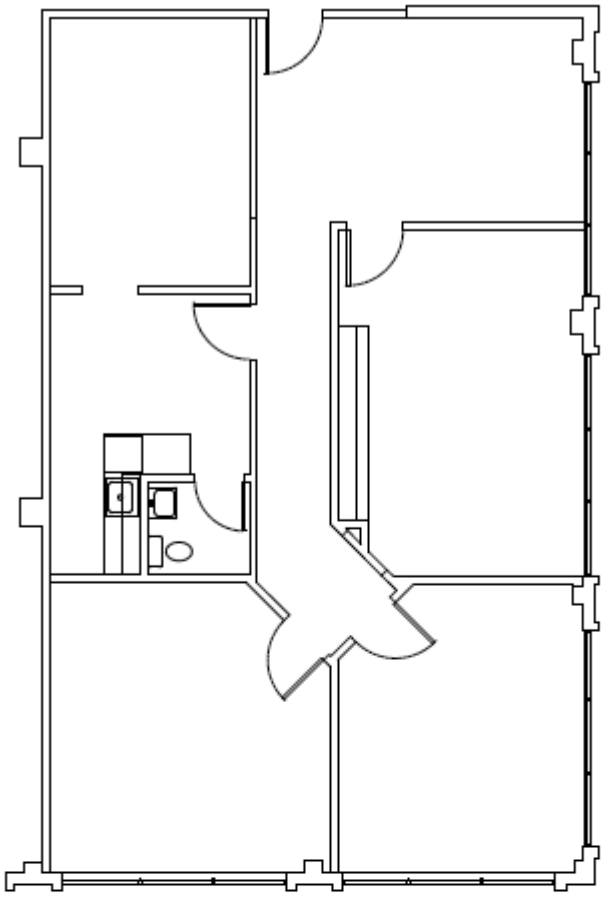


# INTERIOR PHOTOS - LOWER LEVEL

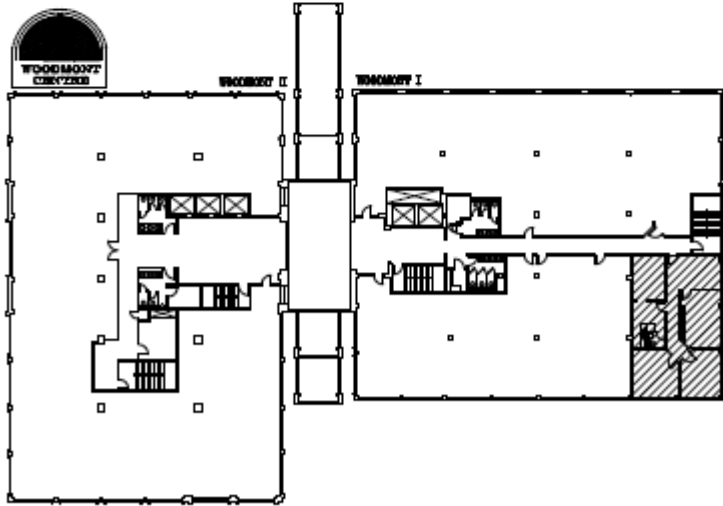


# FLOOR PLANS

Woodmont Centre I  
Suite 219  
1,538 SF



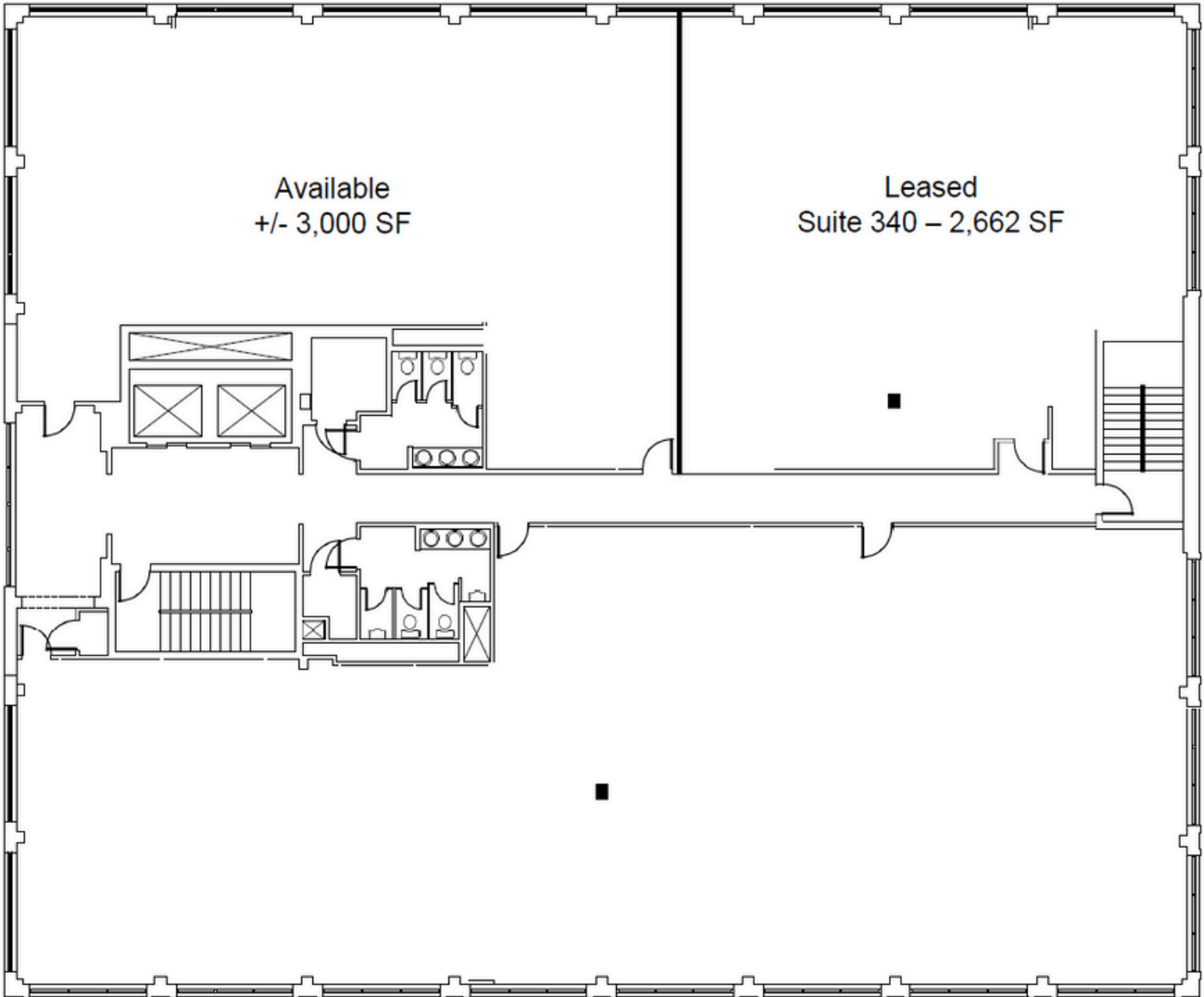
SUITE



WOODMONT CENTRE  
102 & 104 WOODMONT BOULEVARD  
SECOND FLOOR

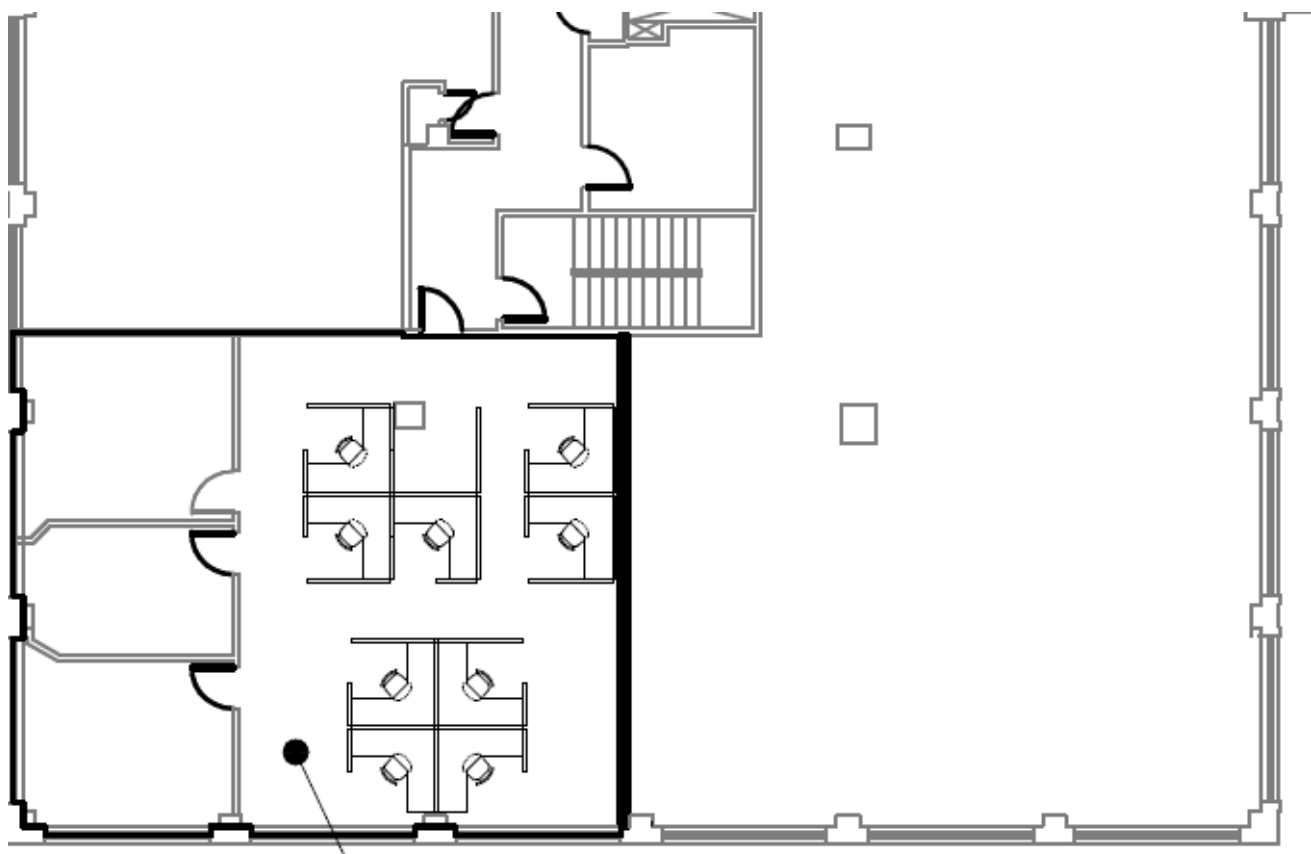
# FLOOR PLANS

Woodmont Centre I  
3rd Floor  
+/- 3,000 SF



# FLOOR PLANS

Woodmont Centre II  
1st Floor  
1,900 SF

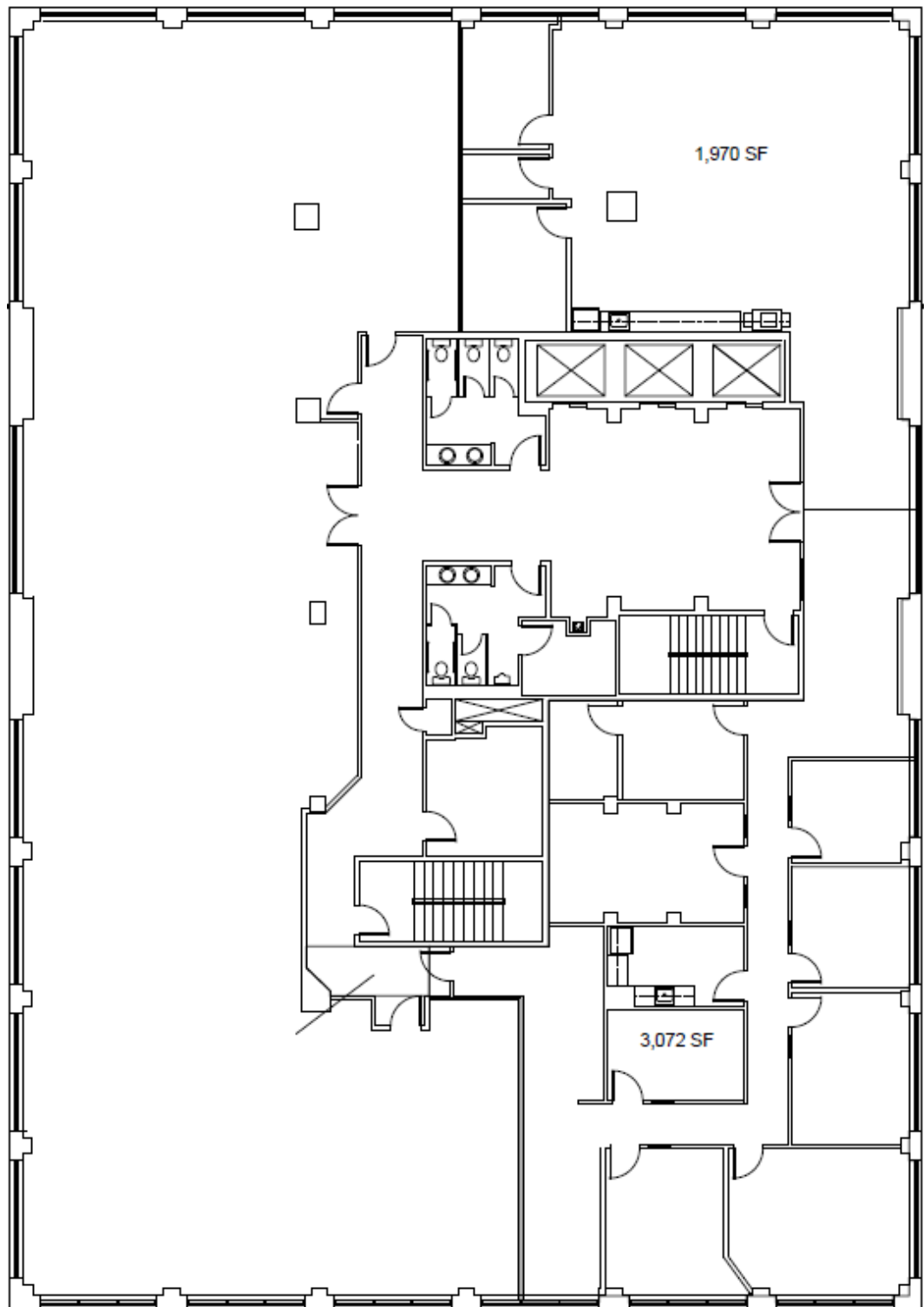


SUITE 135 - 1900 RSF



# FLOOR PLANS

Woodmont Centre II  
3rd Floor  
1,970 to 5,077 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  
Suite 219 - 1,538 SF  
Suite 300 - +/- 3,000 SF

Woodmont Centre II  
Suite 135 - 1,900 SF  
3rd Floor - 1,970 to 5,077 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.





## FOR MORE INFORMATION CONTACT:

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