

WOODMONT CENTRE I & II

102 & 104 Woodmont Blvd.



NASHVILLE, TN

Table of Contents

WOODMONT CENTRE I & II

01	Interior Photos - Lobby
02	Interior Photos - Lower Level
03	Interior Photos - Lower Level
04-06	Floor Plans
07	Fact Sheet
08	Fact Sheet
09	Information

INTERIOR PHOTOS - LOBBY



INTERIOR PHOTOS - LOWER LEVEL

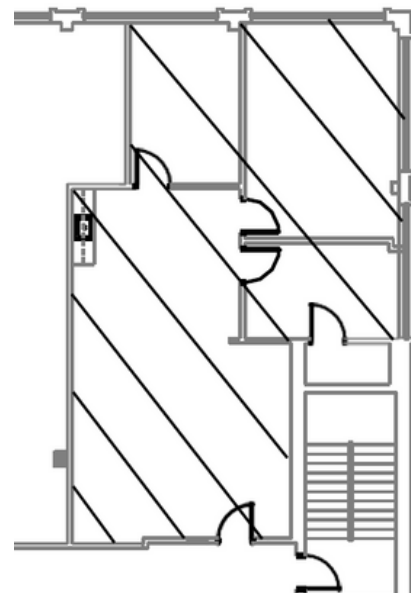
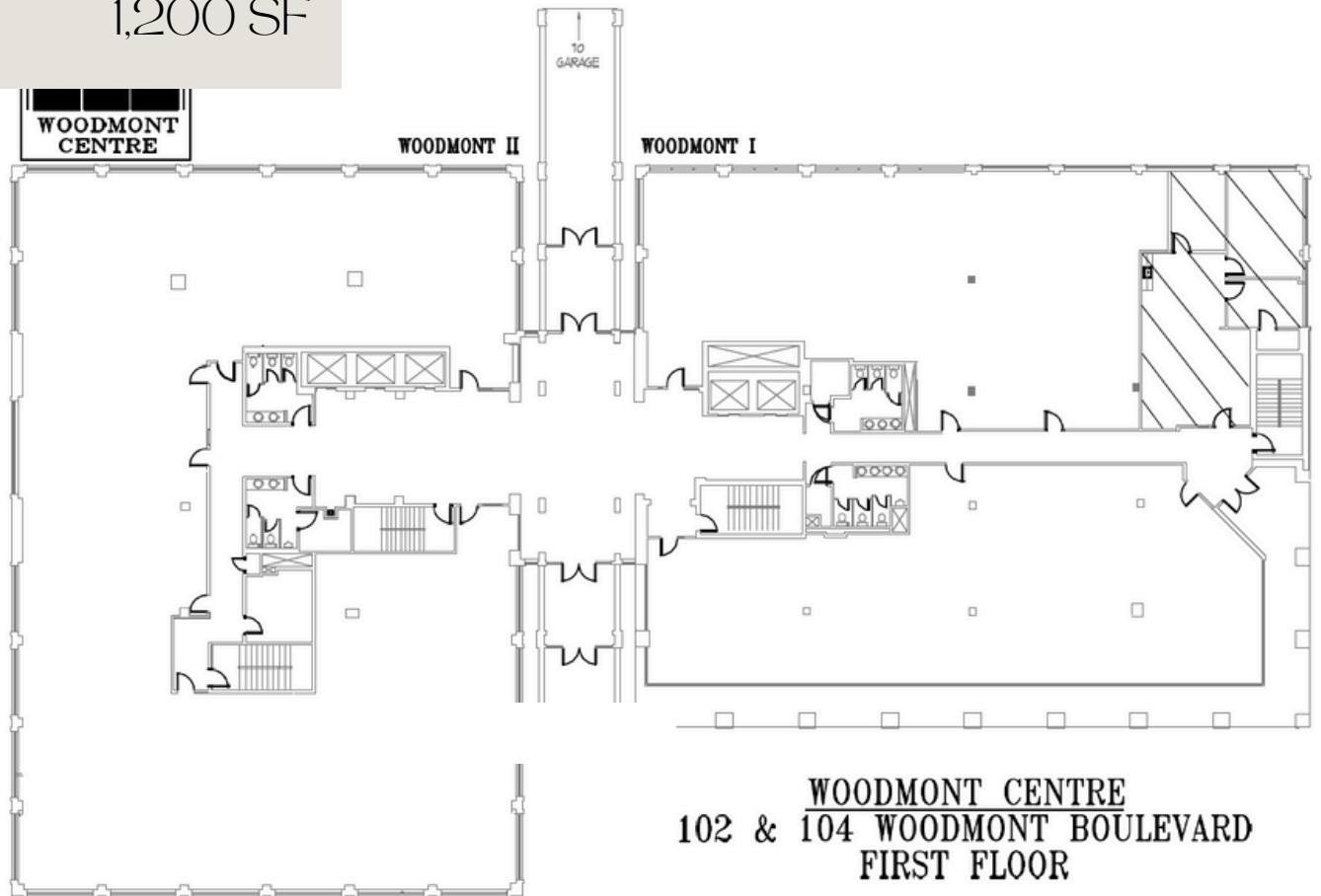


INTERIOR PHOTOS - LOWER LEVEL



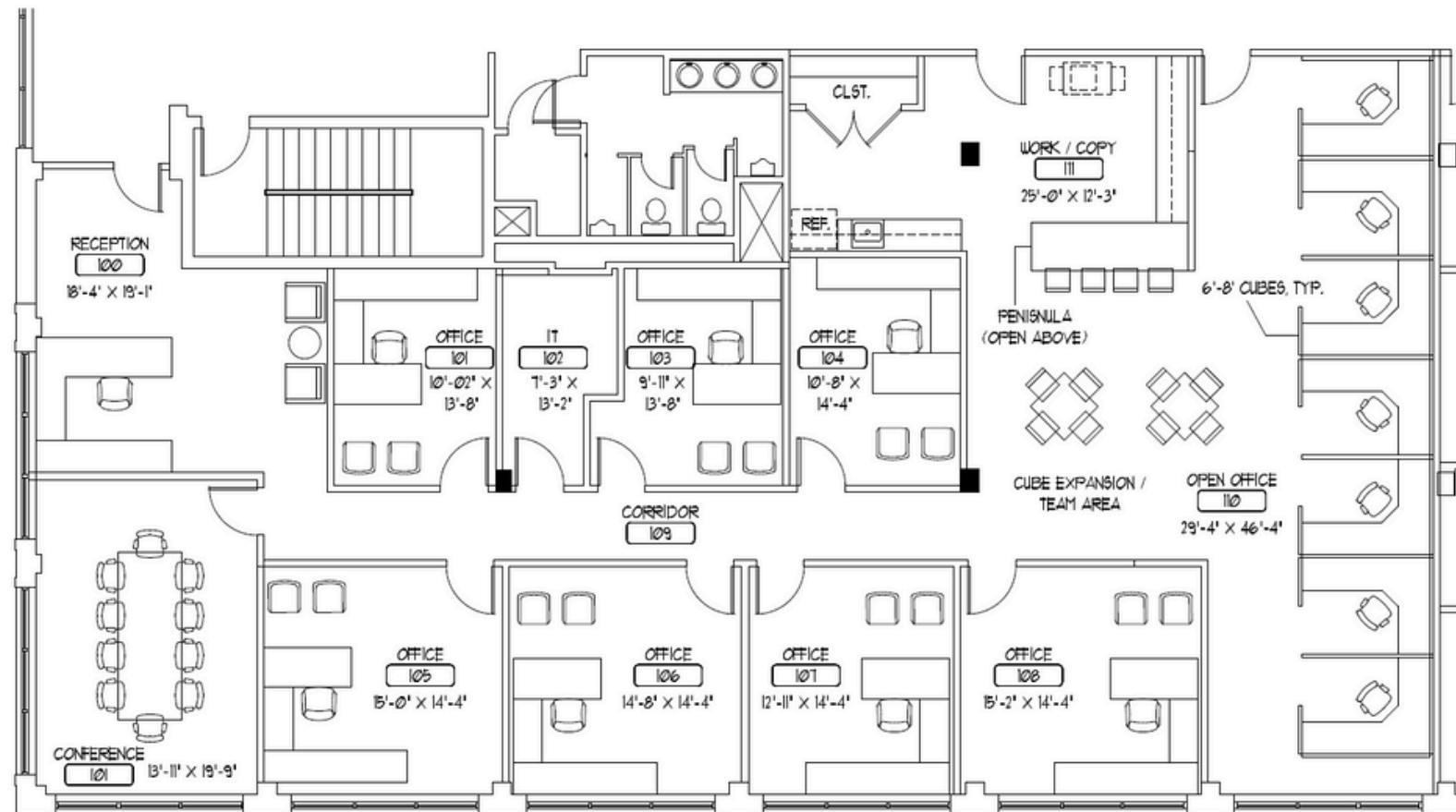
FLOOR PLANS

Woodmont Centre I
1st Floor
1,200 SF



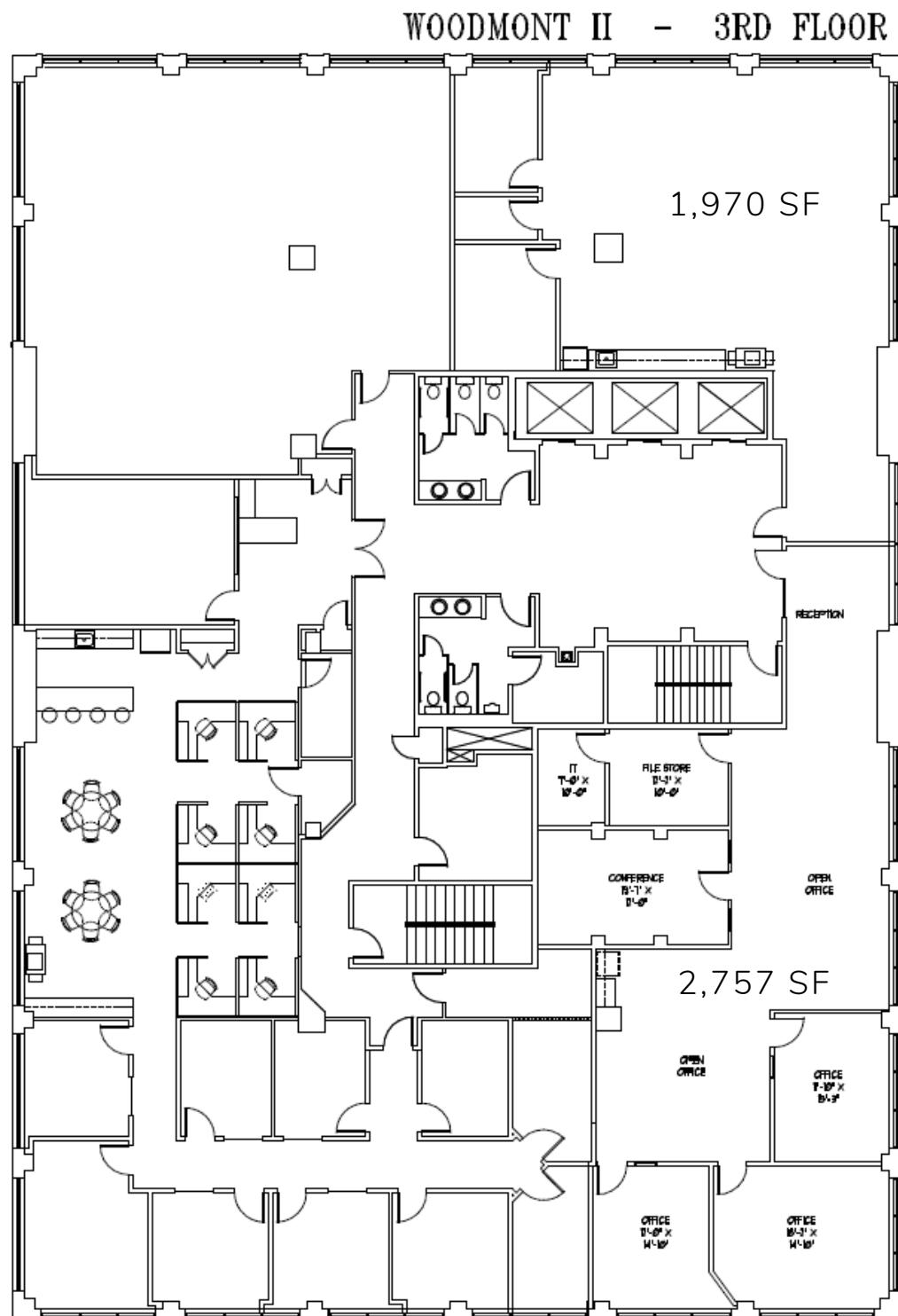
FLOOR PLANS

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
1st Floor - 1,200 SF
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.



FOR MORE INFORMATION CONTACT:

Chris G. Smith
csmith@fidelityreg.com
Direct: 615.727.0114
Cell: 615.351.8803
Fax: 615.297.7427

WWW.FIDELITYREG.COM

102 Woodmont Blvd. Suite LL 110
Nashville, Tennessee 3720