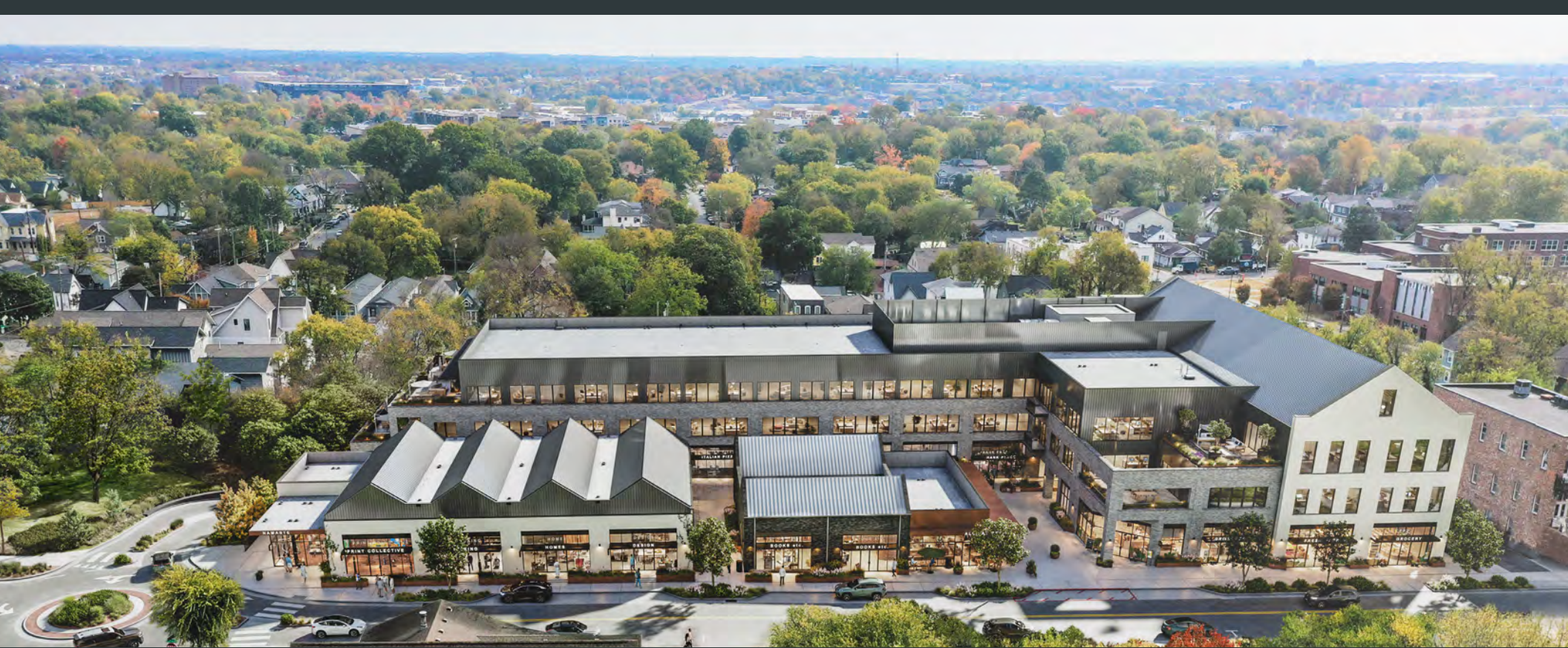


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# ASHWOOD

12 SOUTH

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# ASHWOOD

12 SOUTH

## THE GATEWAY TO 12 SOUTH

**DELIVERING IN  
Q4 2024**

ASHWOOD WILL BE THE NEWEST DESIGN-CENTRIC,  
MIXED-USE OFFICE AND RETAIL CONCEPT ON  
12TH AVENUE SOUTH, NASHVILLE'S PREEMINENT  
SHOPPING, DINING AND ENTERTAINMENT CORRIDOR.



# PROJECT OVERVIEW



**72,000**  
SF OF OFFICE SPACE



**44,500**  
SF OF RETAIL AND F&B /  
RESTAURANT SPACE



**+/- 1.92**  
ACRE SITE



**190**  
PARKING SPACES



**2.5/1,000**  
SF OFFICE PARKING RATIO





# STRATEGIC LOCATION

8

MINUTE DRIVE  
TO DOWNTOWN

4

MINUTE DRIVE  
TO I-65

5

MINUTE DRIVE  
TO I-440

6

MINUTE DRIVE  
TO I-24



VANDERBILT  
UNIVERSITY

WEST END

HILLSBORO  
VILLAGE

21ST AVE S

MIDTOWN

MUSIC ROW

16TH AVE S

BELMONT  
UNIVERSITY

BELMONT BLVD.

12 SOUTH

12TH AVE S

ASHWOOD  
12 SOUTH

GERMANTOWN

EDGEHILL

THE GULCH

DOWNTOWN

WEDGEWOOD AVE

S. DOUGLAS AVE

EAST NASHVILLE

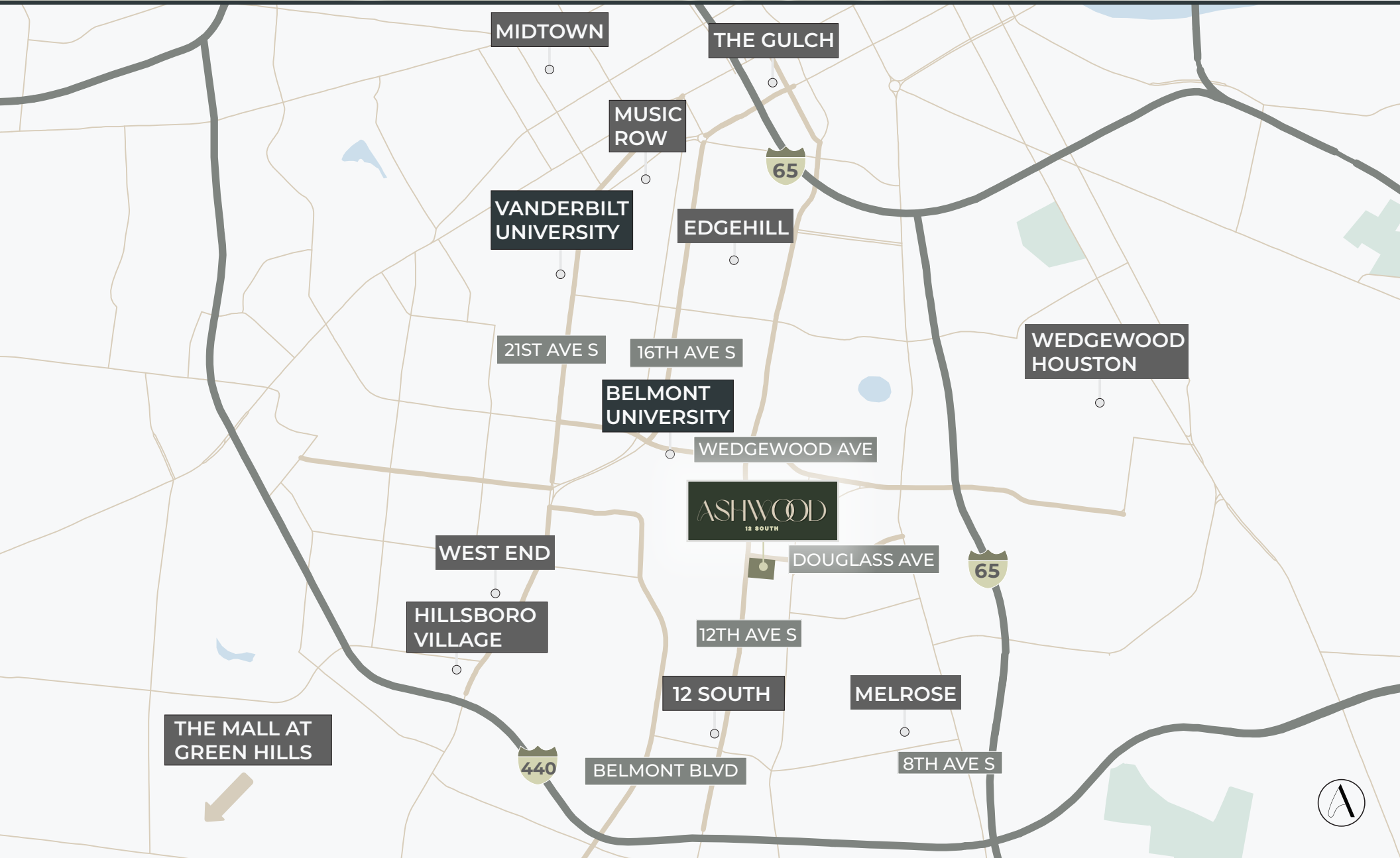
SOBRO

WEDGEWOOD  
HOUSTON

8TH AVE S

MELROSE

# EXCEPTIONAL ACCESS



# MEET OUR NEIGHBORS

12 SOUTH IS ONE OF THE MOST VISITED NEIGHBORHOODS IN NASHVILLE, FILLED WITH SHOPS, TOURIST ATTRACTIONS, TOP RESTAURANTS AND RETAIL.

## ASHWOOD

SUNLIFE  
 TWO HANDS  
 Reformation  
**BIRKENSTOCK**  
 BURDLIFE  
 SUSHI-SAN 寿司さん  
 ROARK  
 GRACE LOVES LACE  
 SAVANT VINTAGE  
**12 SOUTH** APARTMENTS  
 EMERSON GRACE  
 jenis  
**MARCUS** SAMUELSSON  
 MAFIZAS  
 EMBERS at LODGE  
 FIVE DAUGHTERS BAKERY  
 Emory WOOD FIBER

## URBANGRUB

DRAPER JAMES  
 SUMMER CLASSICS  
 BELIEVE IN NASHVILLE  
 EDLEY'S BAR-B-QUE  
 KING BABY  
 BUCK MASON  
 UAL UNITED APPAREL LOGOARTISTS  
 EPICE  
 KREWE  
 WHITES MERCHANTS

## CLAYTON & CRUME

gorjana  
 LOVESHACKFANCY  
 JUDITH BRIGHT  
 Outdoor Voices  
 AWAY  
 STAG PROVISIONS FOR MEN USA CA  
 THE SALTY  
 POSTINO  
 FAHERTY  
 BUTTER MILK RANCH  
 FWD CLOTHING CO.  
 Bottle Cap

## Seasonal Market

imogena + willie  
 MODA BOUTIQUE  
 FROTHY MONKEY ROASTING CO.  
 vuori  
 HEARTS  
 marine layer  
**STONE CLOVER LN**  
 Madewell

Alice and Olivia  
 BURGER UP  
 crue Consider the Wildflowers  
 FAHRENHEIT YOGA  
 the Happy Hour  
**LAVIE PAIGE**  
 rag & bone  
 MEJURI  
 jenni kayne  
 LELE SADOUGHI  
 OLIVER PEOPLES  
**THE HENRY** THE GREATEST NEIGHBORHOOD RESTAURANT





# RETAIL OVERVIEW

**44,500**  
TOTAL SF



## DESIGN ATTRIBUTES

LEED CERTIFIED



**27,800**

SF OF LUXURY  
RETAIL SPACE



**16,700**

SF OF F&B /  
RESTAURANT SPACE



## WALKABILITY SCORE

**88** WALKING SCORE

**63** BIKE SCORE



## DEVELOPMENT AMENITIES

ELECTRIC CAR CHARGING STATIONS

PUBLIC PLAZA

PRIVATE COVERED PARKING

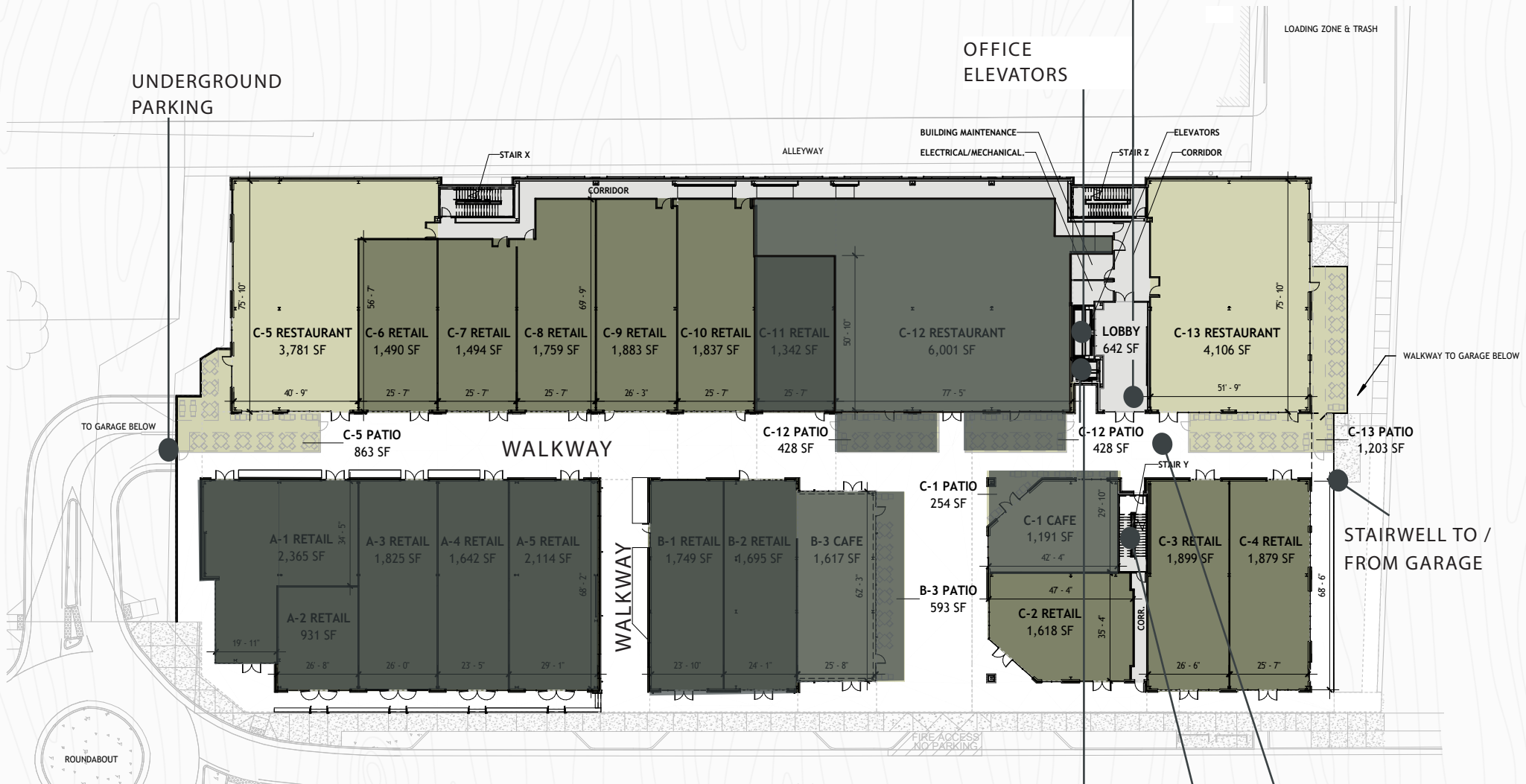
DESIGNATED B-CYCLE STATION





# GROUND FLOOR | RETAIL

44,500 RSF



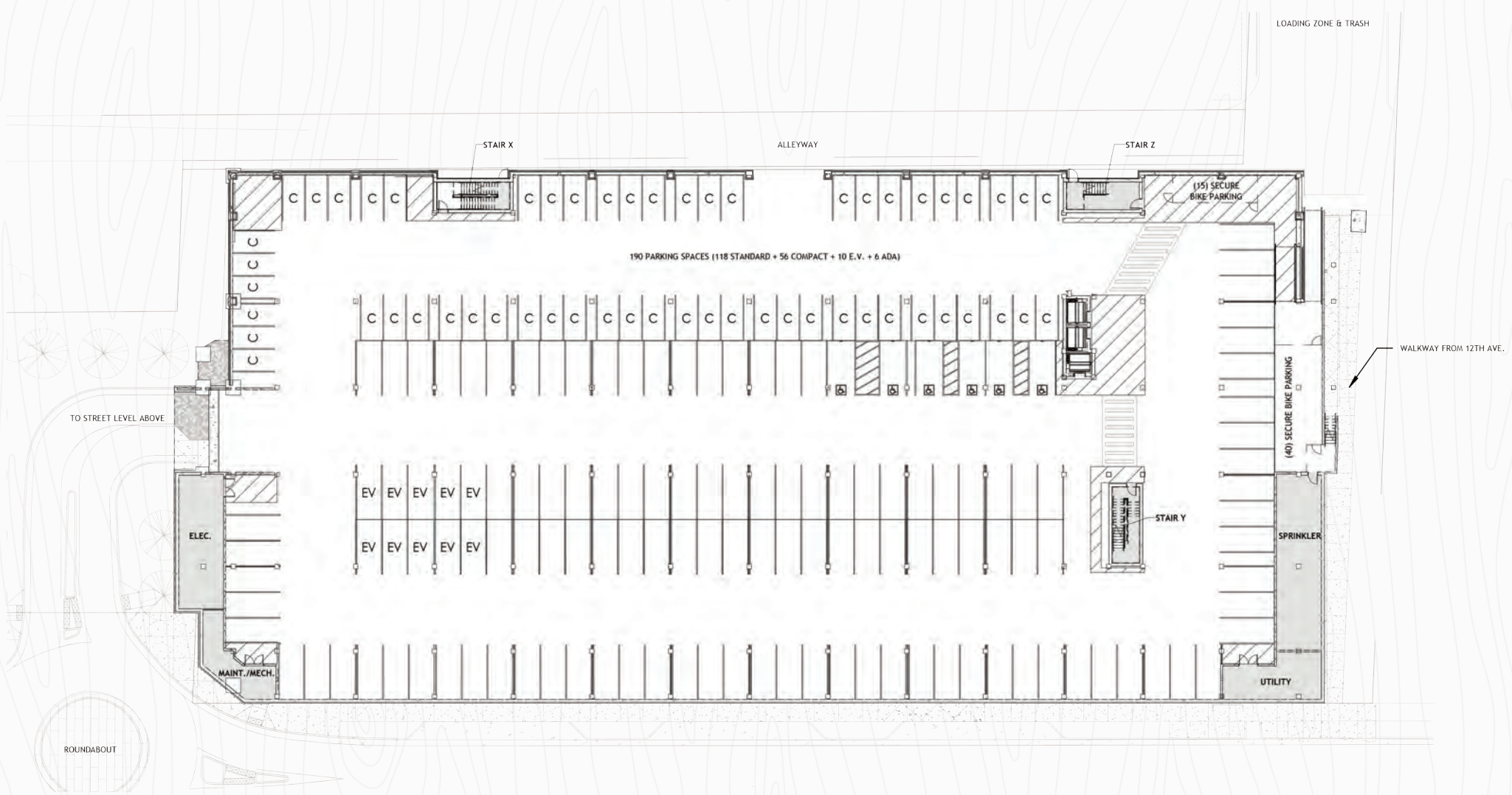
- RETAIL SUITES
- F&B / RESTAURANT USES
- COMMITTED

PEDESTRIAN ELEVATOR /  
ACCESS TO GARAGE

STAIRWELL FROM GARAGE /  
EGRESS TO PROJECT



# GARAGE LEVEL



190 PARKING SPACES (118 STANDARD + 56 COMPACT + 10 E.V. + 6 ADA)

LOADING ZONE & TRASH

STAIR X

ALLEYWAY

STAIR Z

STAIR Y

(15) SECURE BIKE PARKING

(40) SECURE BIKE PARKING

SPRINKLER

UTILITY

ELEC.

MAINT./MECH.

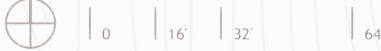
EV EV EV EV EV  
EV EV EV EV EV

WALKWAY FROM 12TH AVE.

TO STREET LEVEL ABOVE

ROUNDBABOUT

12TH AVENUE SOUTH ABOVE





POTENTIAL OFFICE DESIGN

# OFFICE OVERVIEW

## 72,000

SF OF LUXURY OFFICE  
SPACE FOR LEASE



### DESIGN ATTRIBUTES

LEED CERTIFIED



### WALKABILITY SCORE

**88** WALKING SCORE

**63** BIKE SCORE

### OFFICE AMENITIES

PRIVATE OUTDOOR SPACE  
ON EVERY FLOOR

SHOWERS

BIKE STORAGE

OUTDOOR TENANT SPACES



### DEVELOPMENT AMENITIES

ELECTRIC CAR CHARGING STATIONS

PUBLIC PLAZA

PRIVATE COVERED PARKING

DESIGNATED B-CYCLE STATION

27,800 SF OF RETAIL

16,700 SF OF F&B / RESTAURANT





POTENTIAL OFFICE DESIGN



LOBBY



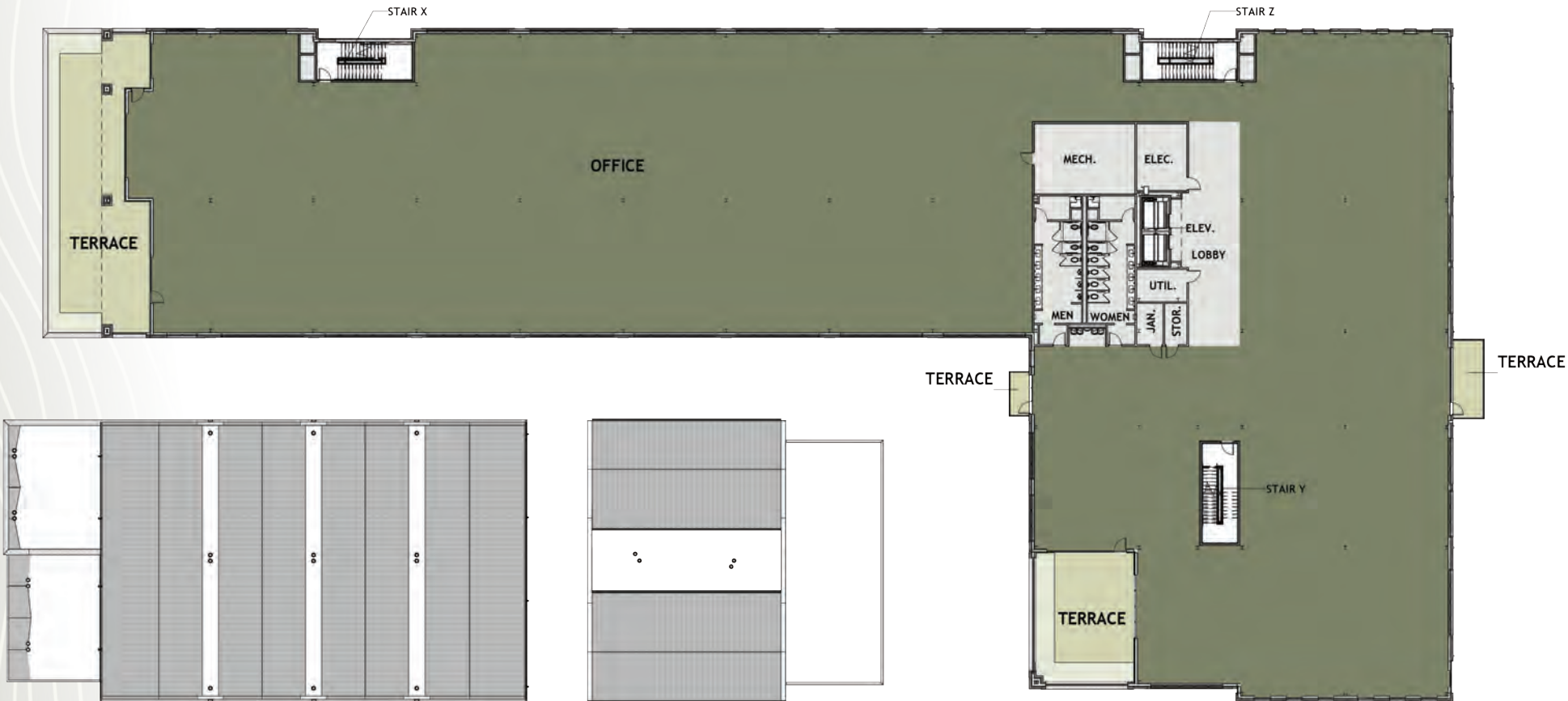


RESTROOM



# SECOND FLOOR | OFFICE

37,000 RSF



2  
ELEVATORS

26'  
COLUMN SPACING

4  
TERRACES  
1,750 SF  
840 SF  
150 SF  
50 SF

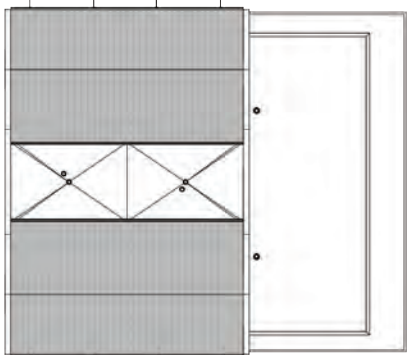
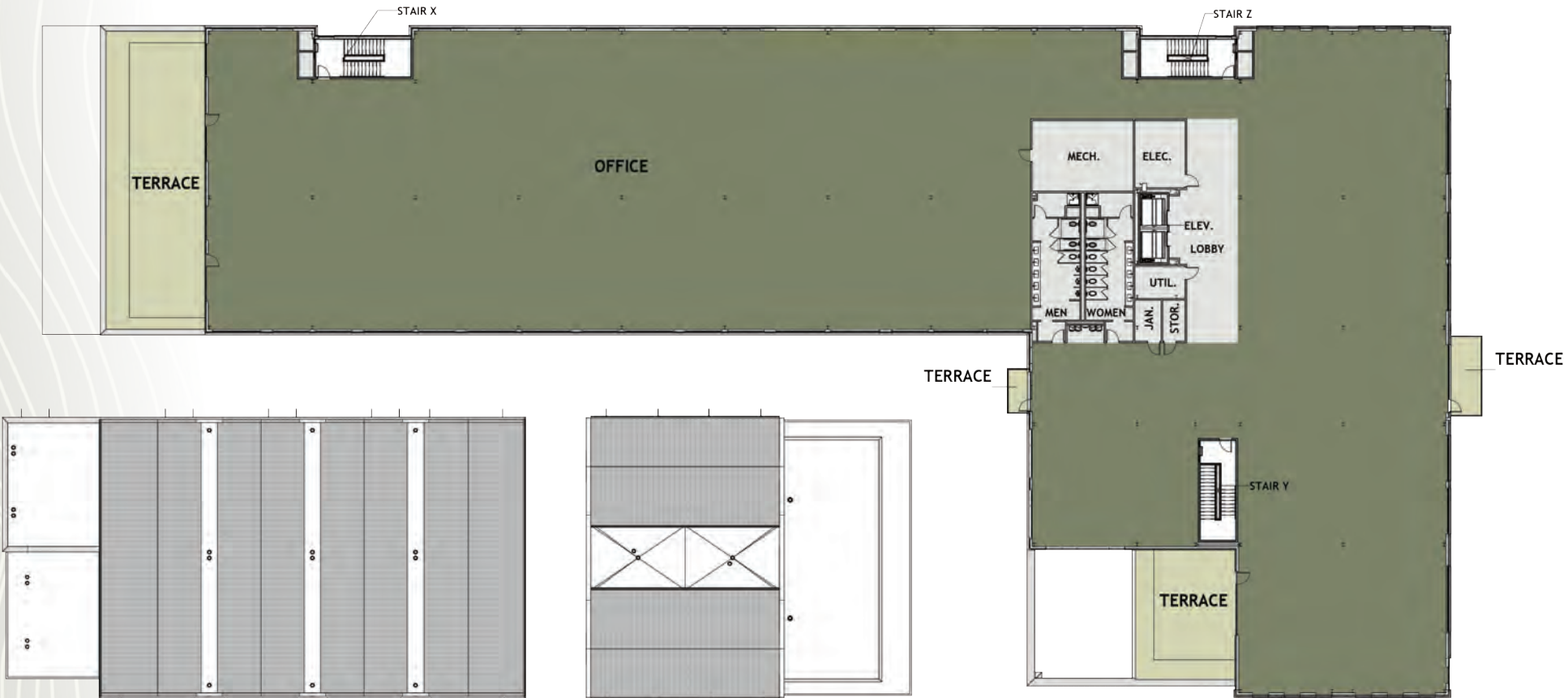
CEILING HEIGHTS  
Level 2: 12' - 6"

BAY DEPTHS  
53' to 70'



# THIRD FLOOR | OFFICE

35,000 RSF



2  
ELEVATORS

26'  
COLUMN SPACING

4  
TERRACES  
1,880 SF  
860 SF  
150 SF  
50 SF

CEILING HEIGHTS  
Level 3: 14' - 6"  
Level 3 to peak of gable: 31'

BAY DEPTHS  
53' to 70'

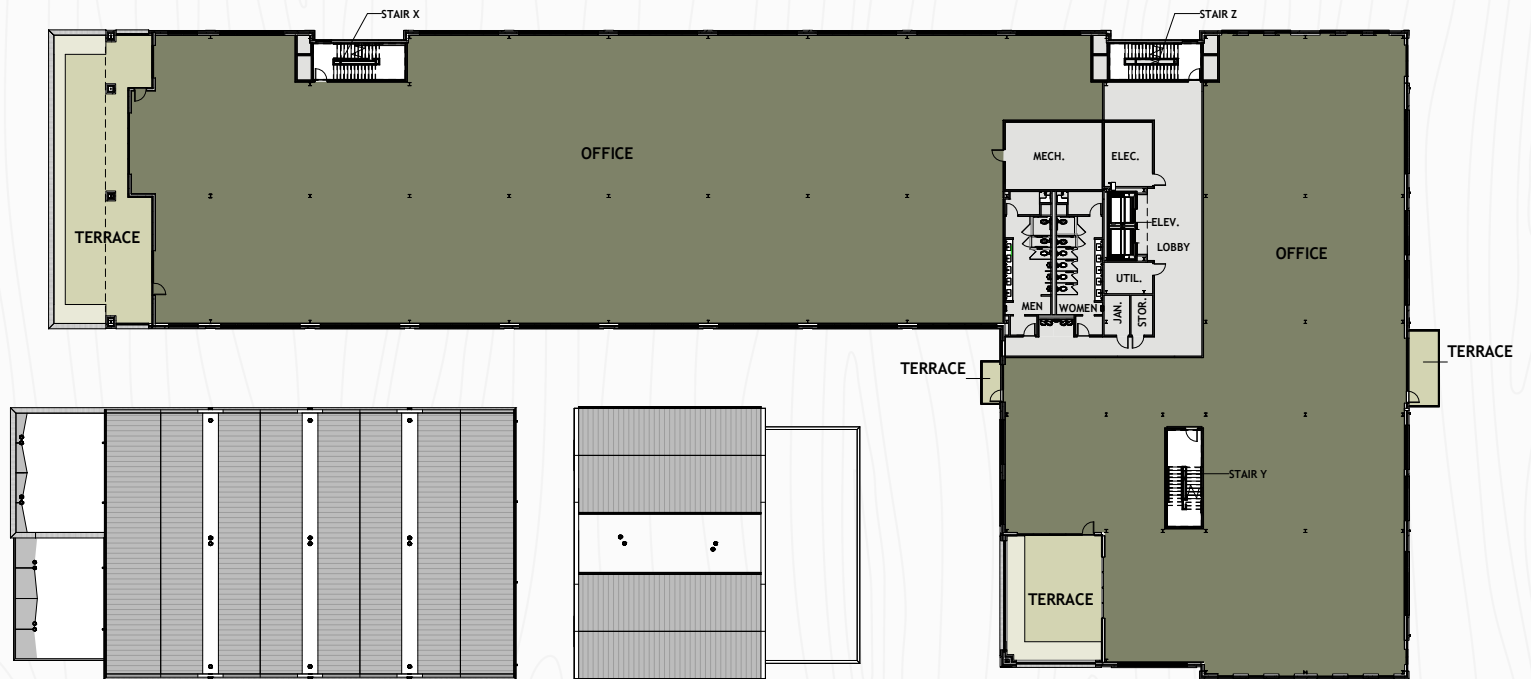






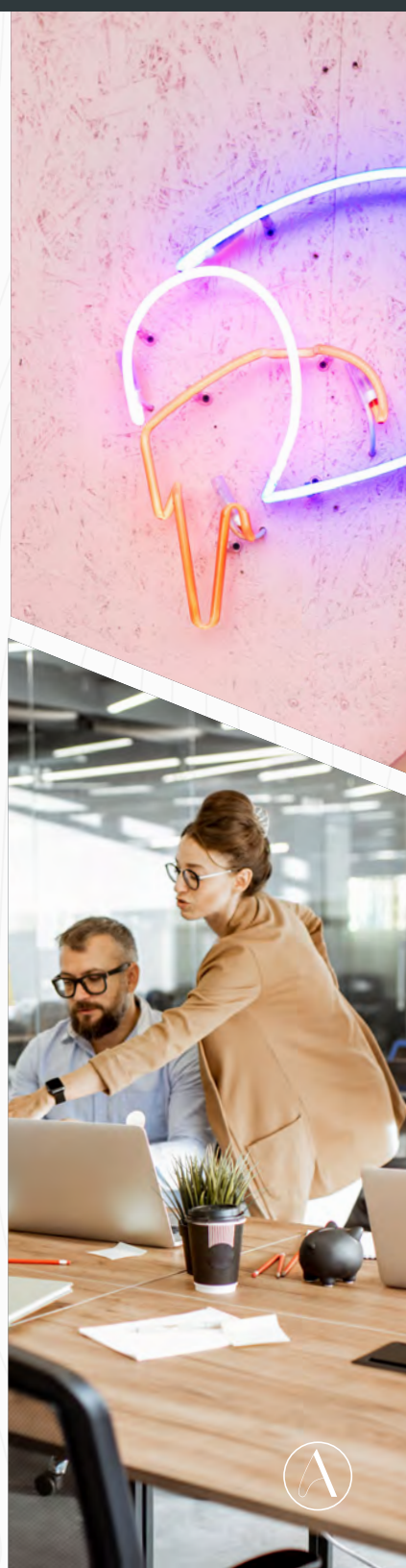
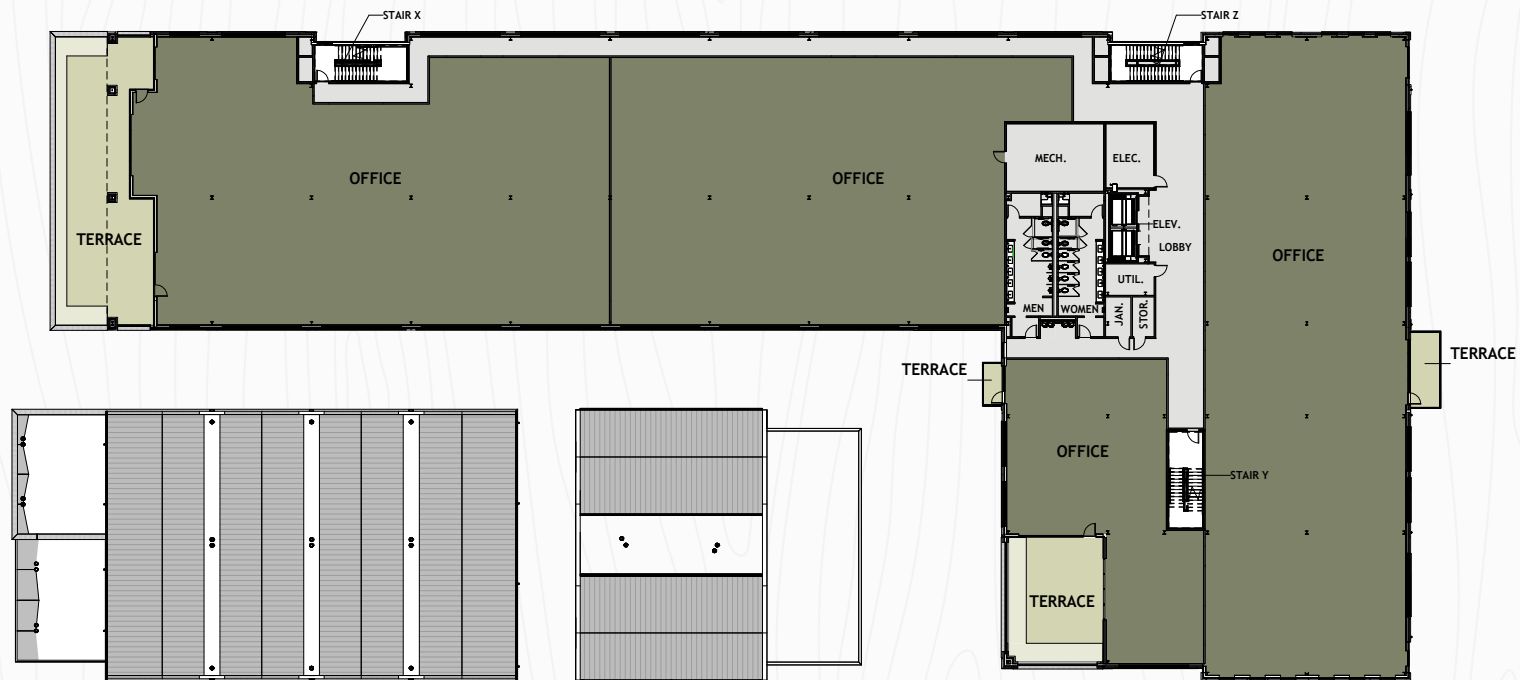
# DEMISING OPPORTUNITIES

## TWO TENANT CONCEPT



# DEMISING OPPORTUNITIES

## FOUR TENANT CONCEPT





**FIRST CLASS  
AMENITIES**

**LOCAL  
NEIGHBORHOOD  
FEEL**

**A WORK,  
PLAY, DINE  
DESTINATION**



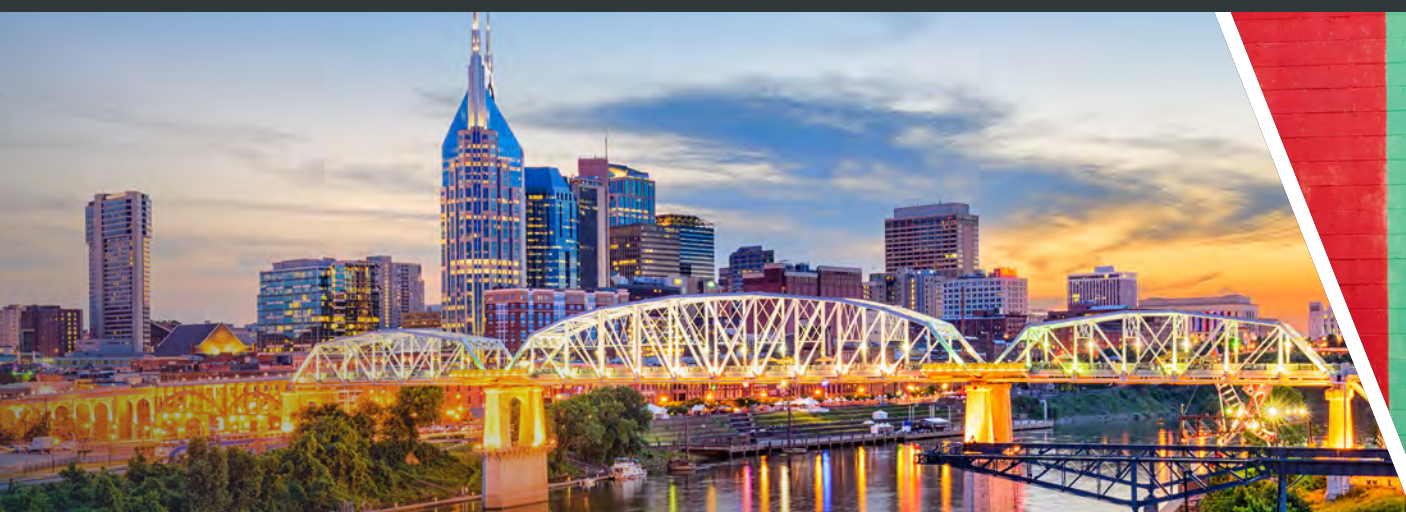


A DESTINATION  
ON 12 SOUTH

EVERYTHING  
YOU NEED IN  
ONE PLACE

BUSTLING MIX  
OF **FIRST**  
**TO-MARKET**  
OFFERINGS





# Nashville

## WHY NASHVILLE?

THERE'S NO BETTER PLACE TO EXPERIENCE MUSIC THAN NASHVILLE – A CITY OF STORYTELLERS, DREAMERS AND CREATIVES.

A PLACE THAT IS FRIENDLY, AUTHENTIC, CREATIVE AND FILLED WITH SPIRIT.



**#1** BEST PLACE FOR REAL ESTATE INVESTMENT & DEVELOPMENT  
ULI & PWC 2023 EMERGING TRENDS IN REAL ESTATE



**#3** BEST CITY FOR YOUNG PROFESSIONALS  
BIZJOURNALS.COM, 2019



**21.6%** POPULATION GROWTH SINCE 2010



**#1** BEST CITY FOR FIRST-TIME HOMEBUYERS  
BIZJOURNALS.COM, 2022



**#4** IN METROPOLITAN ECONOMIC STRENGTH  
POLICOM, 2022



**75%** OF THE U.S. MARKET LOCATED WITHIN A 2-HOUR FLIGHT



**#3** HOTTEST JOB MARKET IN THE NATION  
NASHVILLE BUSINESS JOURNAL, 2022



**21** ACCREDITED FOUR-YEAR AND POST-GRADUATE INSTITUTIONS



**91+** NEW RESIDENTS MOVE TO NASHVILLE EVERY DAY





TOURISTS AND LOCALS ALIKE  
FREQUENT THE NEIGHBORHOOD,  
TO SHOP THE MANY UNIQUE  
BOUTIQUES, SNAPPING SELFIES BY  
THE MANY VIBRANT MURALS.



26  
RESTAURANTS



36  
NATIONAL RETAILERS



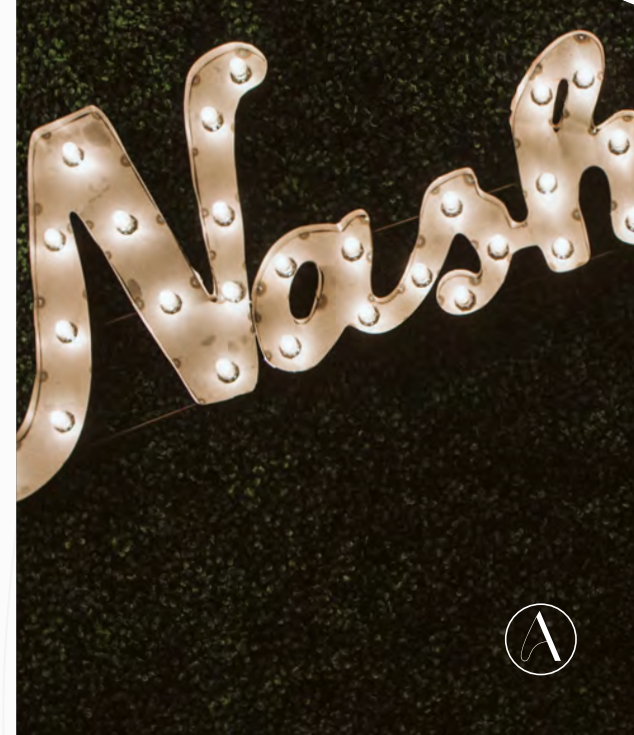
1+  
MILES OF WALKABLE SHOPPING,  
RESTAURANTS, AND CAFES



12  
ORIGINAL  
NASHVILLE BRANDS



22  
MURALS AND  
SIGNATURE PIECES





# WHY 12 SOUTH?

OVER THE PAST DECADE, 12 SOUTH HAS EMERGED AS NASHVILLE'S GO-TO TRENDY NEIGHBORHOOD FOR DINING, SHOPPING AND ENTERTAINMENT. 12TH AVENUE SOUTH IS LINED BY NATIONAL AND BOUTIQUE RETAILERS; VIBRANT RESTAURANTS, BARS, AND LIVE MUSIC VENUES; AND ART GALLERIES AND RECORDING STUDIOS; ALL OCCUPYING A MIX OF ECCENTRIC SINGLE-STORY BUNGALOWS, ADAPTIVE REUSE BUILDINGS, AND AESTHETIC NEW DEVELOPMENTS. 12 SOUTH HAS EVOLVED TO REPRESENT THE CULTURE AND CHARACTER THAT DEFINE NASHVILLE.

TOURISTS AND LOCALS ALIKE FREQUENT THE NEIGHBORHOOD, TO SHOP THE MANY UNIQUE BOUTIQUES, SNAPPING SELFIES BY THE "I BELIEVE IN NASHVILLE" MURAL, WHILE ADORING REESE WITHERSPOON'S STYLISH FAMOUS DRAPER JAMES HEADQUARTERS AND DINING ALONG THE AVENUE'S HOTSPOTS.



# ABOUT THE DEVELOPER



TURNBRIDGE  
EQUITIES

**ASHWOOD WAS INSPIRED BY AND BEARS MANY SIMILARITIES TO TURNBRIDGE'S MUSIC LANE DEVELOPMENT IN AUSTIN, TX.**

DESIGNED BY LOCAL, NATIONALLY RENOWNED ARCHITECTURE FIRM LAKE|FLATO, MUSIC LANE ACCENTUATES THE ESTABLISHED CULTURE OF THE SOUTH CONGRESS RETAIL CORRIDOR, HOSTING A PEDESTRIAN-FOCUSED URBAN PLACE IN A DYNAMIC MIXED-USE ENVIRONMENT.

THE PROJECT IS COMPRISED OF 140,000 SF CREATIVE OFFICE, 75,000 SF HIGH-STREET RETAIL AND RESTAURANTS, 434 MULTIFAMILY UNITS, AND 95,000 SF OF WELLNESS AND HOSPITALITY SPACE.

TURNBRIDGE'S LEASING SUCCESS AT MUSIC LANE PROVED THAT PROJECTS WITH IMMEDIATE ACCESSIBILITY AND INTERCONNECTEDNESS TO A MULTITUDE OF RETAIL SHOPS, CAFES, RESTAURANTS, AND ENTERTAINMENT AMENITIES, AS WELL AS PROXIMITY TO DENSE RESIDENTIAL NEIGHBORHOODS, ARE PROVEN TO ATTRACT MANY OF THE NATION'S TOP EMPLOYERS.





TURNBRIDGE'S PLACEMAKING EXPERTISE AND EXECUTION HELPED ATTRACT A VARIETY OF BEST-IN-CLASS OFFICE, RETAIL AND HOSPITALITY TENANTS INCLUDING SOHO HOUSE, EQUINOX, GENSLER, DELOITTE, MCKINSEY, BREVAN HOWARD, OJO LABS, HERMES, NIKE, ALO YOGA, LULULEMON, ABA (LETTUCE ENTERTAIN YOU), REFORMATION, EVERLANE, SWEETGREEN, TWO HANDS, LE LABO, PARACHUTE, LOVESHACKFANCY AND OTHER EXCITING FIRST-TO-MARKET TENANTS TO MUSIC LANE.

EQUINOX



SOHO HOUSE

Gensler

Deloitte.

McKinsey & Company

BREVAN HOWARD

ojo

HERMÈS  
PARIS



alo



aba

REFORMATION

EVERLANE

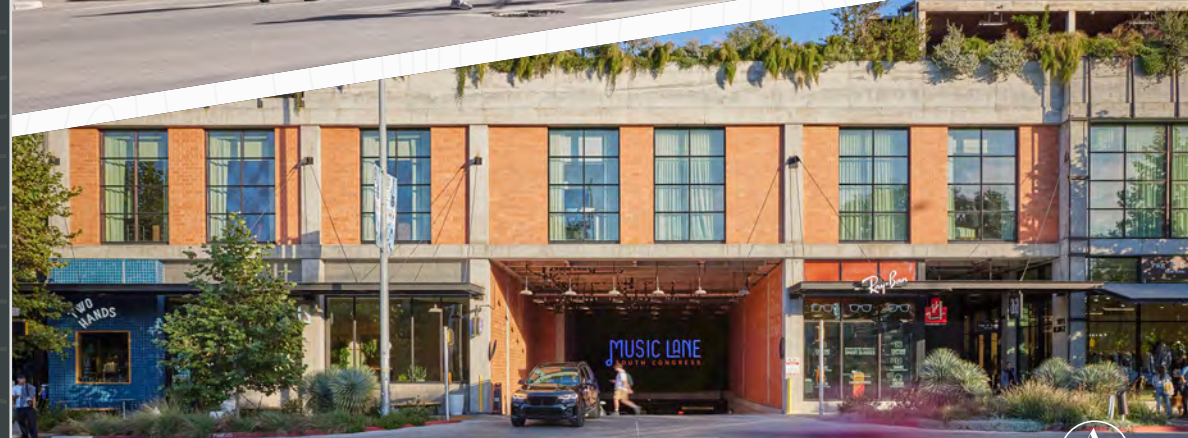
sweetgreen

TWO  
HANDS

LE LABO

PARACHUTE

LOVESHACKFANCY



# ASHWOOD

12 SOUTH



## OFFICE LEASING

FRANK THOMASSON  
SENIOR VICE PRESIDENT  
FRANK.THOMASSON@CBRE.COM

BYRAN FORT  
SENIOR VICE PRESIDENT  
BYRAN.FORT@CBRE.COM

## RETAIL LEASING

JEREMY ZIDELL  
JZ@RUE-RE.COM

ELAM FREEMAN  
ELAM@OJASPARTNERS.COM

RUE

OJAS CBRE

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