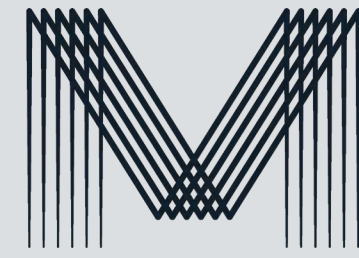


A large, stylized white graphic of the letter 'M' composed of multiple parallel lines, positioned above the text "MOORE BLDG". The text "MOORE" is in a large, white, bold, sans-serif font, and "BLDG" is in a smaller, white, bold, sans-serif font below it. The background is a dark, blue-tinted photograph of a modern glass skyscraper at dusk, with interior lights visible through the windows.



MOORE
BLDG




PORTMAN

CBRE

 **CREED**
INVESTMENT COMPANY

19TH AVENUE S. & CHET ATKINS
NASHVILLE, TN



In a nod to pioneering guitarist and frequent Elvis Presley collaborator, Scotty Moore, the Moore Building stands on the site of the famed musician's former Music City Recorders/Studio 19 recording facility.

The Class-AA building sits in the heart of Nashville's most walkable neighborhood, just one block from the electric atmosphere of Division Street. Music Row, Vanderbilt University, and the Vanderbilt Medical Center all lie within a short stroll of the Moore Building.

The new development additionally enjoys seamless access to surrounding neighborhoods and destinations at its location just minutes from Downtown Nashville, The Gulch, Belmont University, 8th Avenue/12 South, Edge Hill, Green Hills, and West End.

NEIGHBORHOOD AMENITIES

5
INTERSTATE ACCESS
POINTS

**ONE
BLOCK**
AWAY FROM NASHVILLE'S
MOST WALKABLE
NEIGHBORHOOD

20+
RESTAURANTS WITH-
IN SEVERAL BLOCKS

900+
RESIDENTIAL UNITS
WITHIN 2 BLOCKS

3,184
HOTEL ROOMS
WITHIN 1 MILE

5
MINUTES FROM
DOWNTOWN

Population	53,529
Average Monthly Rent	\$1,396
Median Age	28
Median Household Income	\$34,384



RESIDENTIAL
 FOOD / BEVERAGE
 HOTEL
 PARK SPACE
 OFFICE

PROXIMITY

— WALKING TIMES

Kimpton Aertson Hotel	4 min
Music Row	5 min
Vanderbilt University	9 min
Loews Vanderbilt Hotel	11 min
TriStar Medical Center	20 min
Frist Art Museum	20 min
Belmont University	22 min
The Pantheon	30 min

— DRIVING TIMES

Music Row	2 min
Vanderbilt University	2 min
Downtown Nashville	3 min
Belmont University	4 min
The Gulch	5 min
Tennessee State University	11 min
Germantown	12 min





BUILDING DETAILS

6,000 SF Multi-Purpose Outdoor Terrace on the 8th Floor with Seating, Bar Setup, Fire Pits & Green Space

3,800 SF 15th Floor Outdoor Terrace with Panoramic view of Vanderbilt and HCA's campus

Modern Class A office building designed by Gresham Smith & Partners

227,000 RSF (9 Stories) of Office Space - Typical Floorplate 26,753 SF

Ground Floor Retail

11,000 SF of Indoor and Outdoor amenity space



BUILDING AMENITIES

Fitness (indoor / outdoor), bike storage, shower and locker room

35 Person Conference Space

Sky Lobby

Casual Tenant lounge

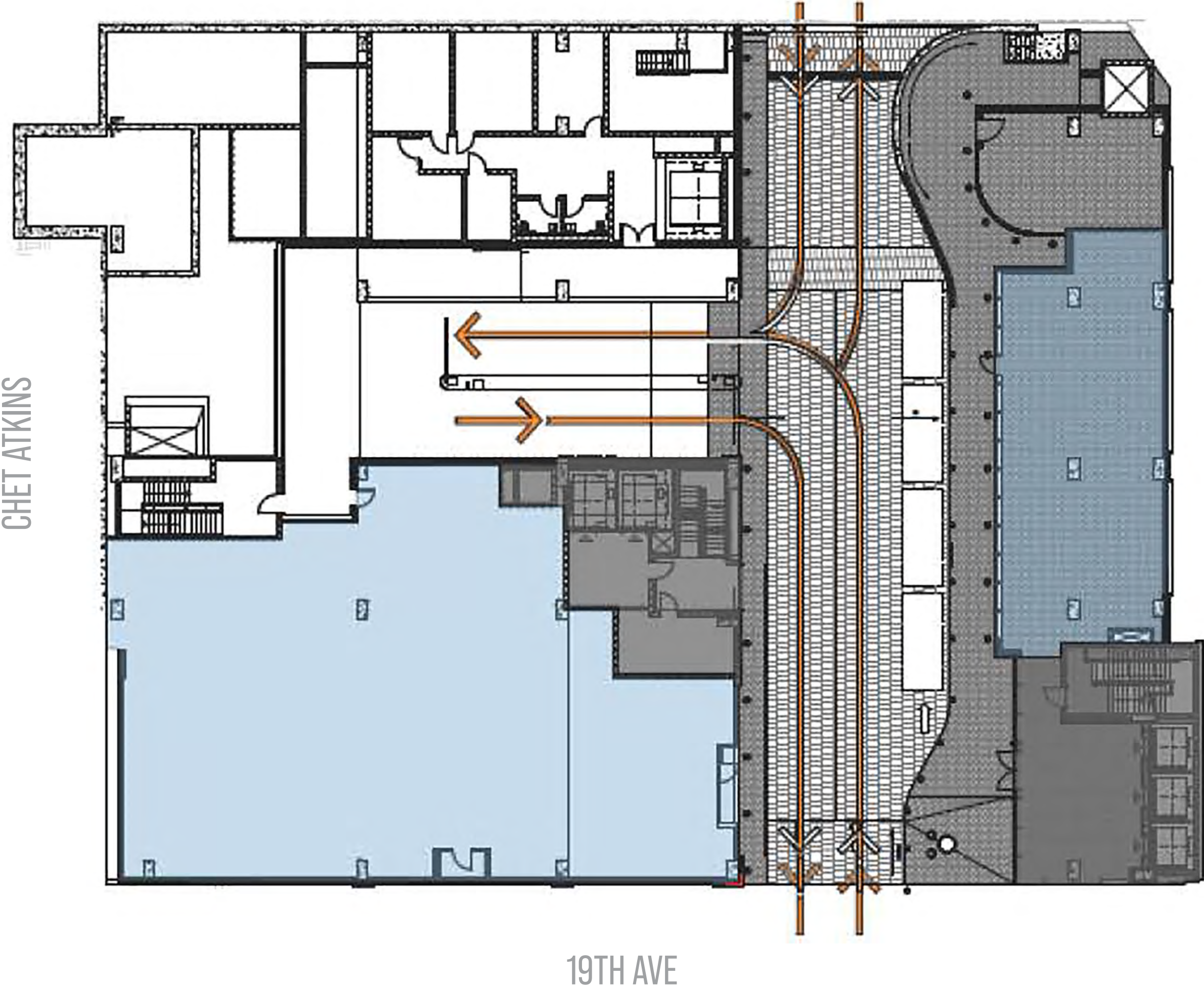
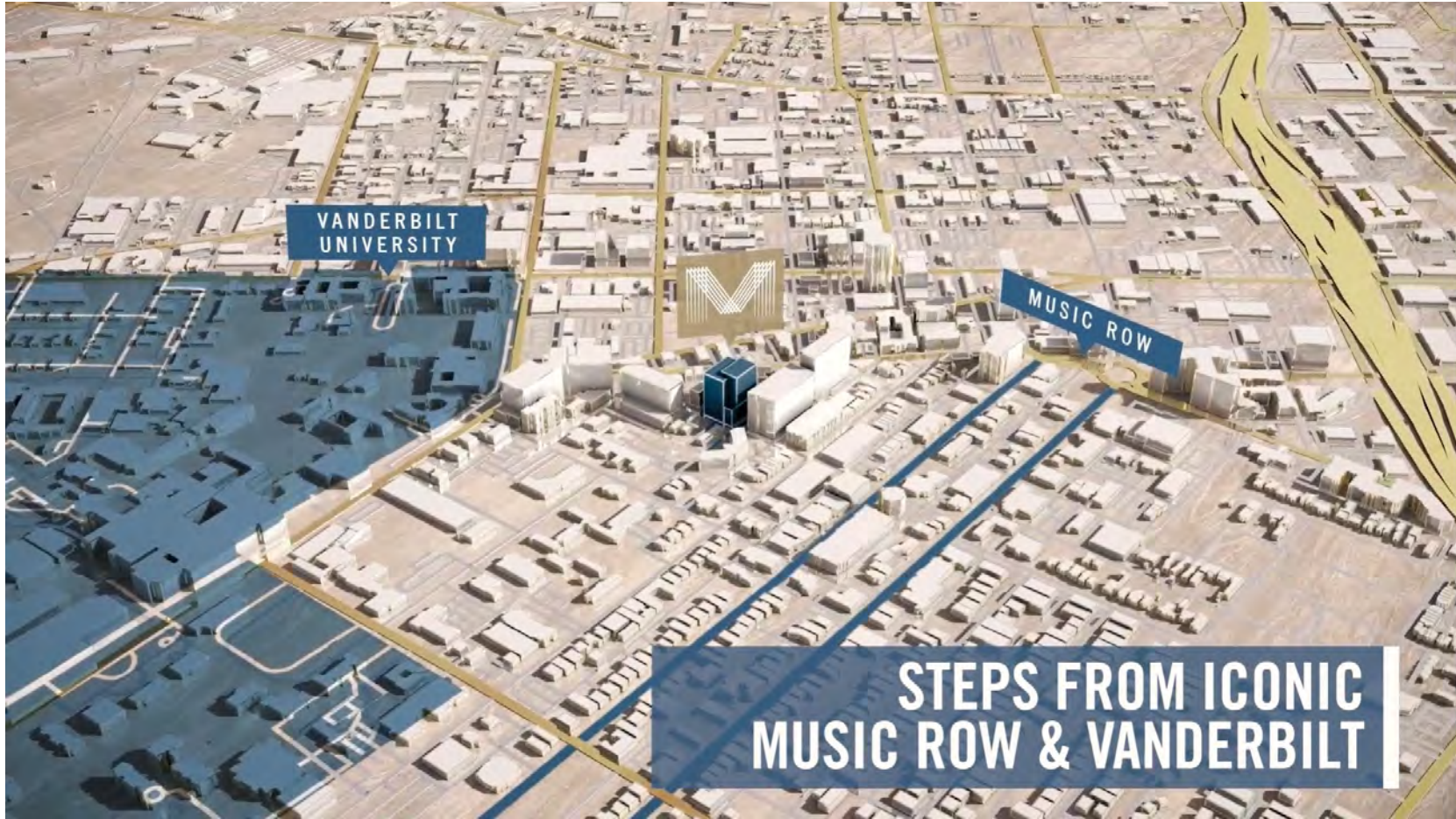
Diverse Food Service Offerings,
Catering kitchen for daily use,
events, and conferences

Work any where in the building,
offering full WiFi and latest
technology for office tenants

Valet Parking for Office Tenants



USER FRIENDLY ACCESS



Luxury pull through motor court and staging lanes for Rideshare pickup/dropoff

2 Points of ingress/egress into the parking garage

8 Levels of above ground and 2 Levels of below ground parking

3/1000 Parking

5 convenient interstate ingress/egress access points

TEST FIT NUMBERS

42

PRIVATE OFFICES

37

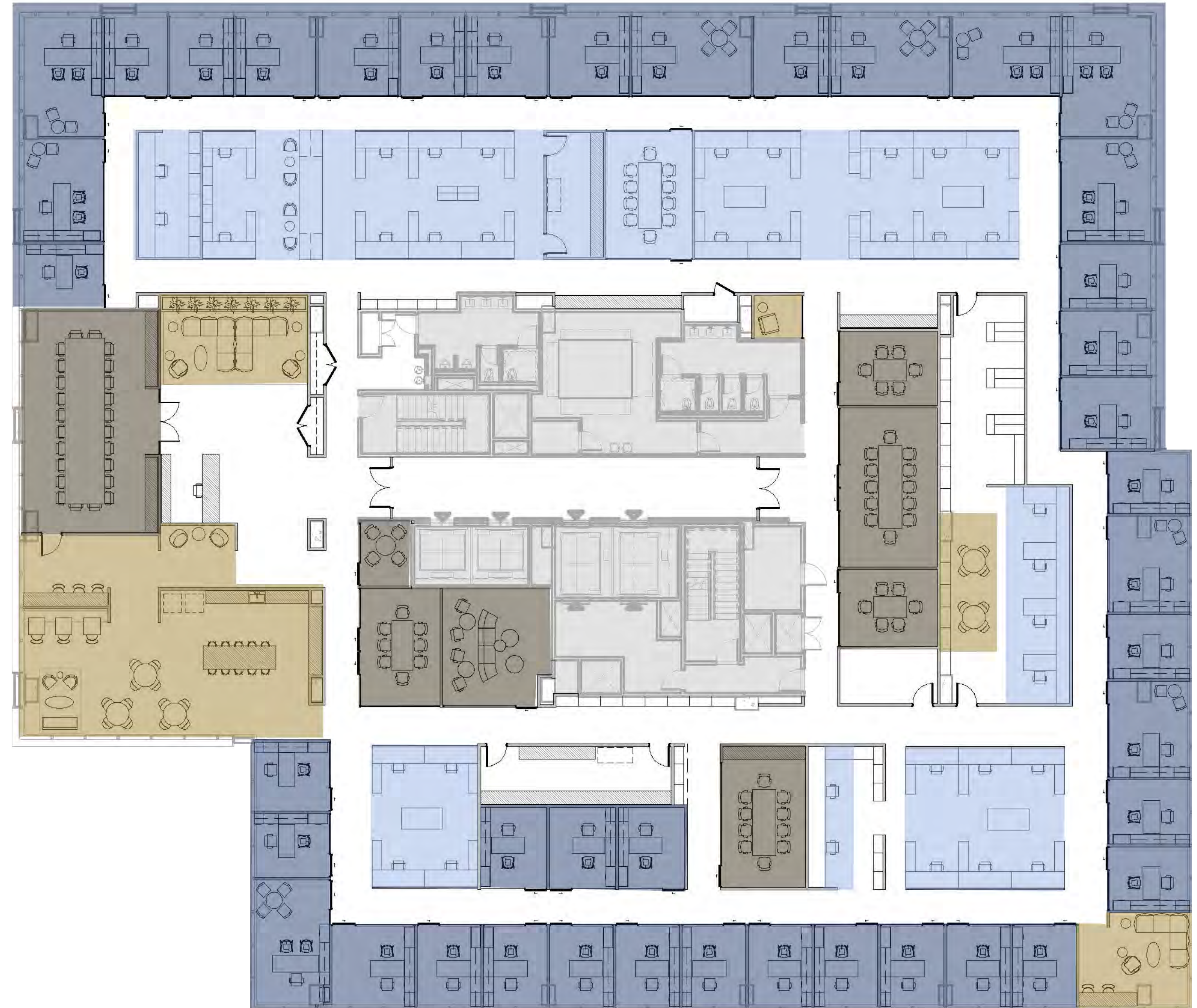
OPEN OFFICES

8

MEETING SPACES

5

LOUNGE/BREAK-ROOM SPACES





PORTMAN

CBRE

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