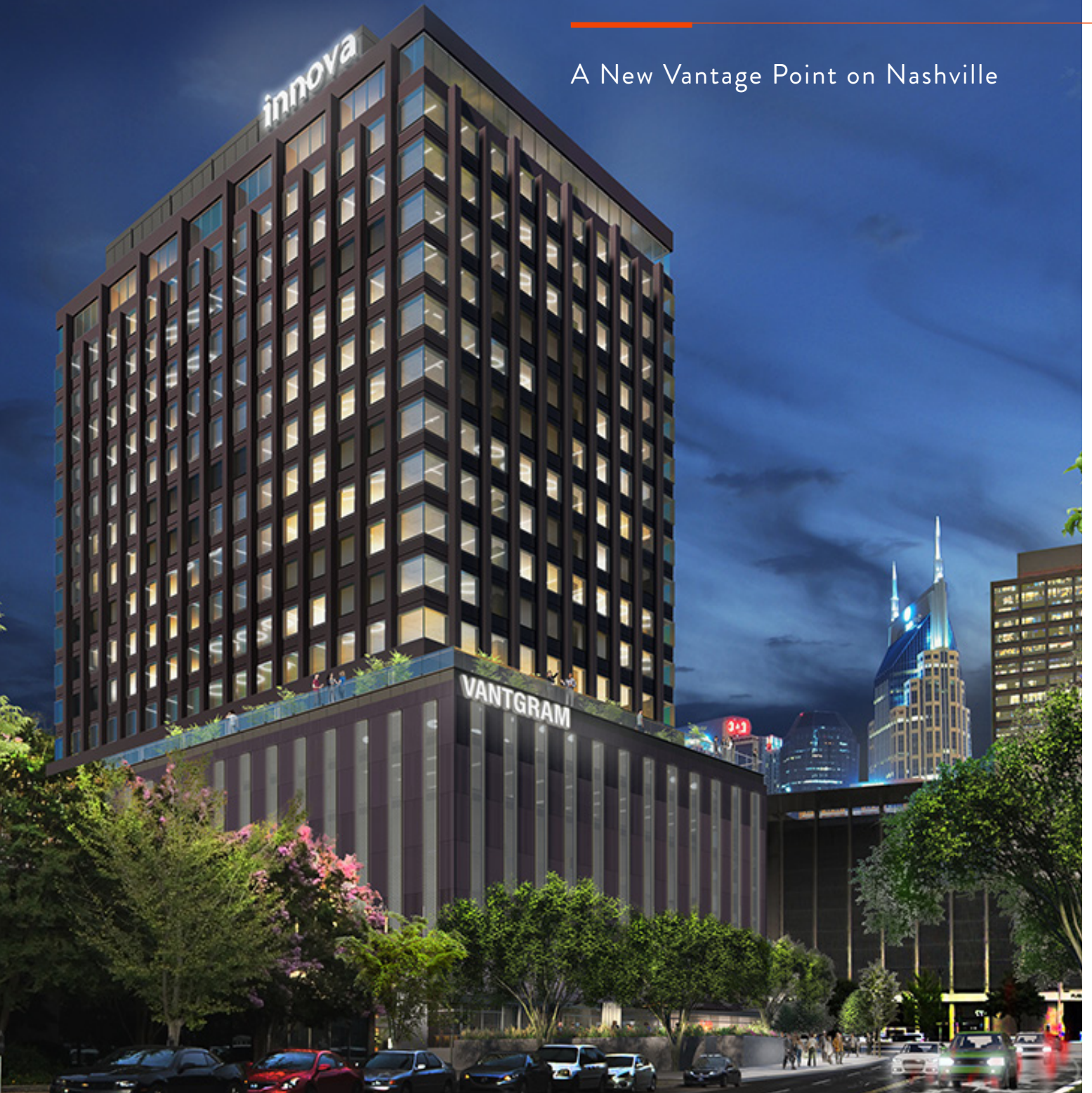




NORTHCAP CENTER

A New Vantage Point on Nashville



NASHVILLE AS YOU'VE NEVER SEEN IT BEFORE.

In the city that thrives at the intersection of its creative culture and diverse economy, opportunity rises. A home for businesses ready to define their outlook in a whole new way. In a fully renovated tower in the heart of Nashville's emerging North Capitol district, a highly-amenitized, Class-A creative office space arrives.

Offering unparalleled panoramic views, and the height of flexibility to define your Nashville presence, your way. Welcome to an enterprising idea, built for a new economy.

**THIS IS
NORTHCAP CENTER.**

 **NORTHCAP
CENTER**

NORTHCAP CENTER

KEY STRENGTHS

BUILDING SIGNAGE

Incredibly Rare
Opportunity To Brand A
Piece Of Nashville Skyline

EXTENSIVE OUTDOOR & FRESH-AIR AMENITIES

Including Roof-deck and
Street Level Plaza

ABOVE MARKET ON- SITE GARAGE PARKING

with Direct Covered Elevator
Access to Tenant Suites
2/1,000

EASY COMMUTE

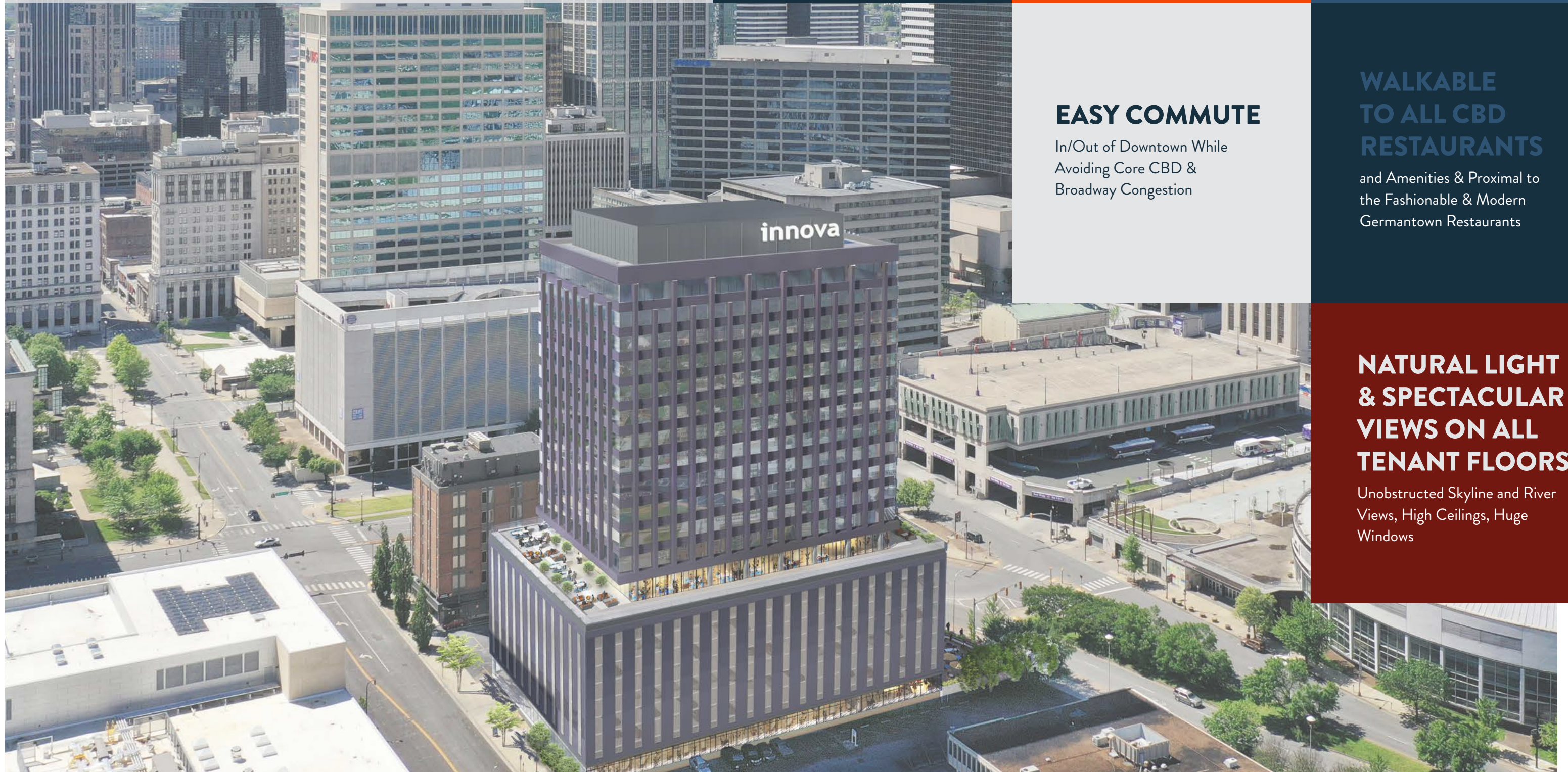
In/Out of Downtown While
Avoiding Core CBD &
Broadway Congestion

WALKABLE TO ALL CBD RESTAURANTS

and Amenities & Proximal to
the Fashionable & Modern
Germantown Restaurants

NATURAL LIGHT & SPECTACULAR VIEWS ON ALL TENANT FLOORS

Unobstructed Skyline and River
Views, High Ceilings, Huge
Windows





AN OFFICE FOR THOSE WHO SEEK NOT JUST SPACE, BUT PLACE.

We believe that vision and possibility can happily coexist. That the community of business is integral to the work at hand. That an office environment should fluidly support needs and wants, and better still a view that reminds folks why they came to Nashville in the first place. We believe talent flourishes where they have connection to purpose, to vibrancy, to their city, and to the future. And that seeding a workforce starts in a place that allows a healthy concept of contemporary work-life to grow. NorthCap Center is that place.



NORTHCAPCENTER.COM



POSSIBILITY ABOUNDS

EPICENTER

Sited where James Robertson Parkway meets 4th Avenue North, NorthCap Center is the next evolution of Nashville's urban growth. Located on the edge of the CBD with proximity to the capital, and just a few minutes from Germantown NorthCap Center sits central to everything Nashville is today and all it will become. Enjoy a wide selection of local food and entertainment amenities within minutes of the property.

ACCESSIBLE

Mixing an easy commute with unparalleled access to Nashville's sports, culture and green-spaces, NorthCap Center fosters an enjoyable – and enviable – work life balance. Bike on the Cumberland River Greenway and connect to a network bike trails throughout the city, or travel on one of three interstates extending in all directions.

EXPANSIVE

With over 220,000+ RSF across 12 floors, atop 8 parking levels, NorthCap Center offers sweeping views and one of the most expansive opportunities in the booming Nashville market.

ORIGINAL

With flexible plans, towering possibilities, and opportunities for exclusive floorplates including branded elevator landings on full floors, NorthCap Center provides the rare air to create an office that speaks volumes about you.

RISE ABOVE

Harness the striking silhouette of NorthCap Center to make your company's presence known. Capture a one-of-a-kind opportunity for marquee signage, for a distinctive position on the Nashville skyline.



NASHVILLE'S

NEWEST CENTER OF GRAVITY



TENNESSEE STATE CAPITOL



NASHVILLE FARMERS MARKET



NISSAN STADIUM



FIRST HORIZON PARK



BROADWAY HISTORIC DISTRICT



FRIST ART MUSEUM



BICENTENNIAL CAPITOL MALL STATE PARK



CUMBERLAND RIVER GREENWAY



ASSEMBLY FOOD HALL



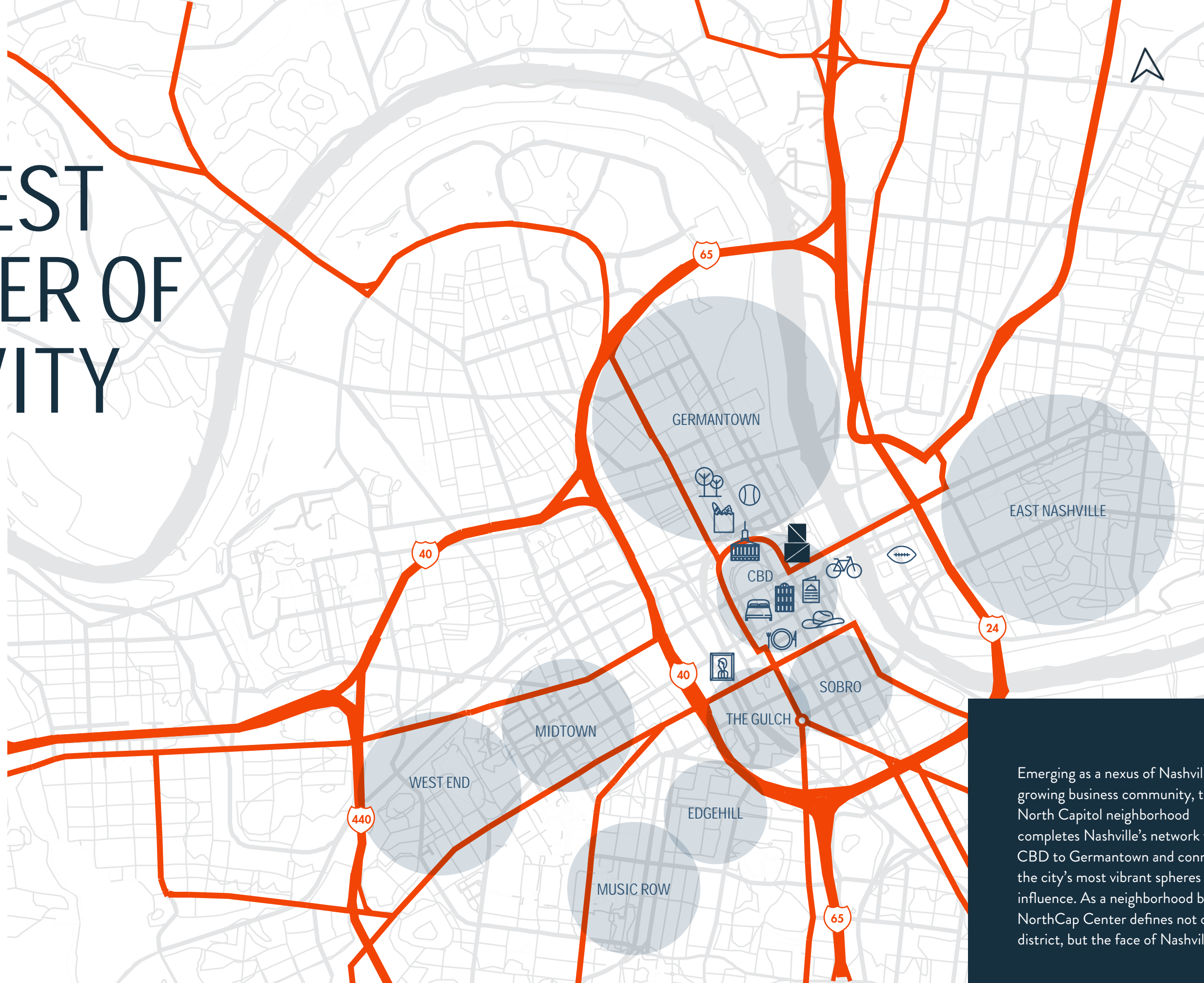
DREAM HOTEL



HOTEL INDIGO



FAIRLANE HOTEL



Emerging as a nexus of Nashville's growing business community, the North Capitol neighborhood completes Nashville's network from CBD to Germantown and connects the city's most vibrant spheres of influence. As a neighborhood beacon, NorthCap Center defines not only its district, but the face of Nashville next.

A LITTLE LEGACY

AND A WHOLE LOT OF NOW

Joining an elite group of just 20 towers that define the Nashville skyline, NorthCap Center enjoys a 52-year history as one of the first. Iconic from the start, with a powerful presence topping off at 23 stories, NorthCap Center punctuates Nashville's prominence as a world-class business center as it reverts the soul of this Southern cultural gem.

In parallel, the refit of this distinctive city tower combines an authentic nod to Nashville's character with the transformational "wow" and workability of a contemporary inner core. The result? An inspiring original icon returns anew to the skyline – and meets the street as a remarkable host-site for creative companies with iconic stories all their own.





EASY ACCESS TO MAKE LIFE WORK. AND WORK ITS MOST PROMISING.

NorthCap Center's unique location means you can get here from there – easily. Minutes from main commuter arteries including I-65, I-40, I-24 and I-440, and proximate to commonly used arterial roads, abating Nashville's circulation issues comes standard at this address. And once you arrive, you'll enjoy ample onsite garage parking with direct elevator access on

every floor. With popular near-to-Nashville neighborhoods like Germantown and The Gulch and desirable downtown residential districts within walking distance, NorthCap Center is well-connected to Nashville's talent pool so everyone can work, and live, without impedances. And with an eye to the best of sustainable urban development.

WORK ON

ANOTHER LEVEL

LIFE AT NORTHCAP CENTER TAKES WORK TO A WHOLE NEW LEVEL.

It all comes together with a bright, welcoming entry plaza and lobby, best in class amenities, and customized offices to inspire your company's mission. Get going with freshly poured coffee, settle into a project in the buzzy amenity space, and find motivation in your company's smartly designed offices before wrapping up the day with breathtaking views from the rooftop.

From NorthCap Center enjoy access to an abundance of outdoor and greenspace within arm's reach, including the Cumberland River Greenway, Bicentennial Park, Nashville Public Square Park, Riverfront Park and the Ascend Amphitheater.

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SITE PLAN

BUILDING FEATURES:

- Landmark central NorthCap location
- Inviting entry plaza and lobby welcome
- Contemporary shared tenant conference amenity space
- Onsite wellness studio with lockers
- Stellar amenity space on top of garage

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OFFICE HIGHLIGHTS:

- Sweeping views from every floor
- Flexible, efficient floor plates at 15,000 SF
- Modern exposed concrete ceilings with heights up to 12'
- Potential for internal stairway connection across multiple floors
- Marquee building signage opportunities
- Ample onsite covered parking and bike storage
- Secure office tower with onsite security personnel

FLOOR PLANS

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BUILDING FACTS

- Typical floorplate: 15,000 SF
- Suites ranging from 2,500 SF – 75,000 SF
- Parking Ratio of 2/1,000 SF on site

FLOORS 10 – 21:

- Smaller floorplate providing flexible leasing options
- Potential for internal stairway between floors
- Preeminent top of the tower option to occupy multiple floors with a signature skyline signage opportunity
- Ideally suited for customization, with the opportunity to enhance your space in a signature, one-of-a-kind way
- High-performing thermal and solar windows



TYPICAL FULL FLOOR - CLOSED OFFICE PLAN | 15,516 RSF

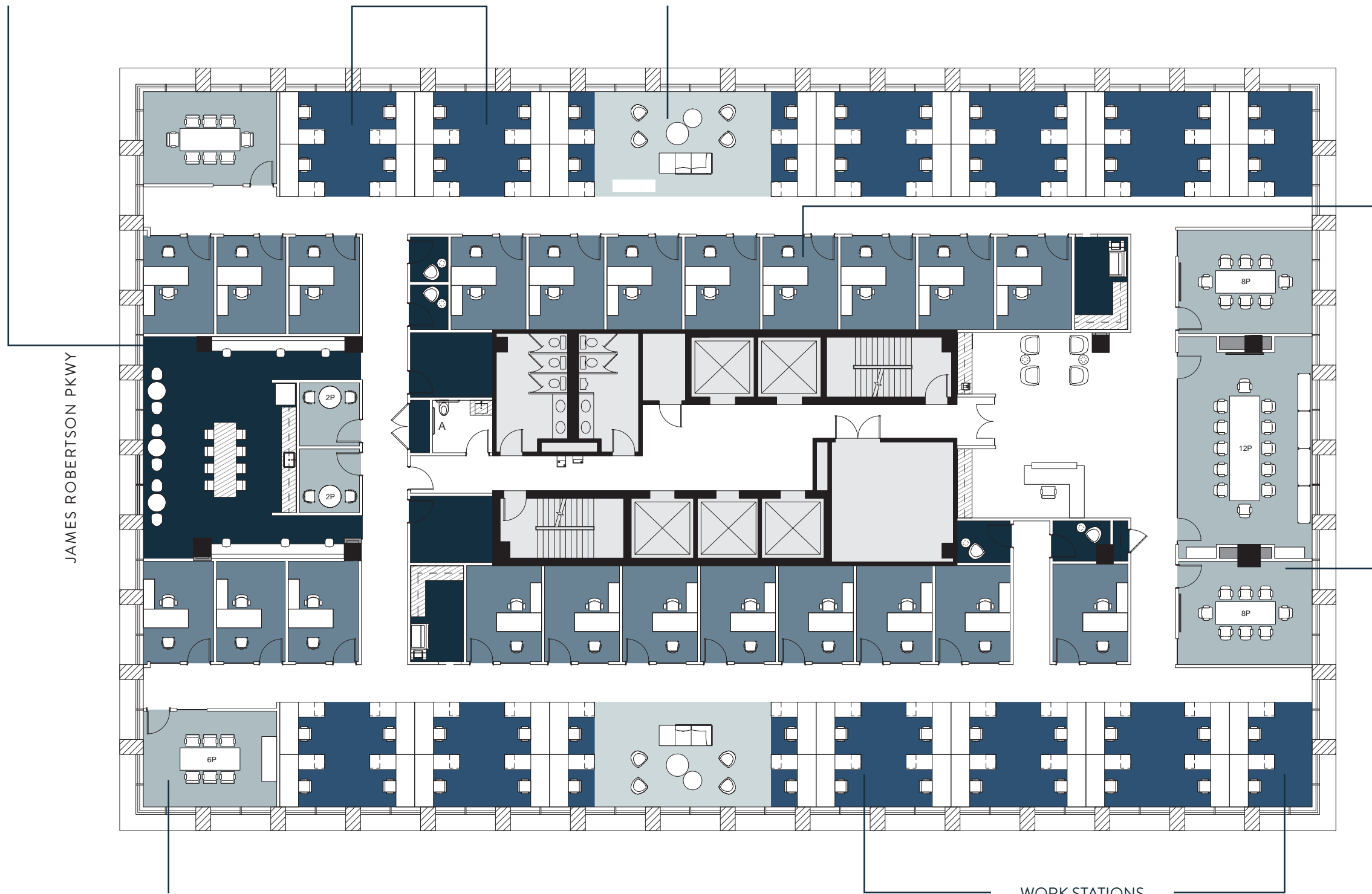
OPTION 1

SUPPORT

WORK STATIONS

LOUNGE

OFFICE



SUPPORT
 WORK STATIONS
 OFFICE
 CONFERENCE
 LOUNGE

JAMES ROBERTSON PKWY

3RD AVENUE N



FINISH PALETTE

CONFERENCE

WORK STATIONS

CONFERENCE

TYPICAL FULL FLOOR - OPEN OFFICE PLAN | 15,516 RSF

OPTION 2

5,207 RSF

SUITE A

JAMES ROBERTSON PKWY

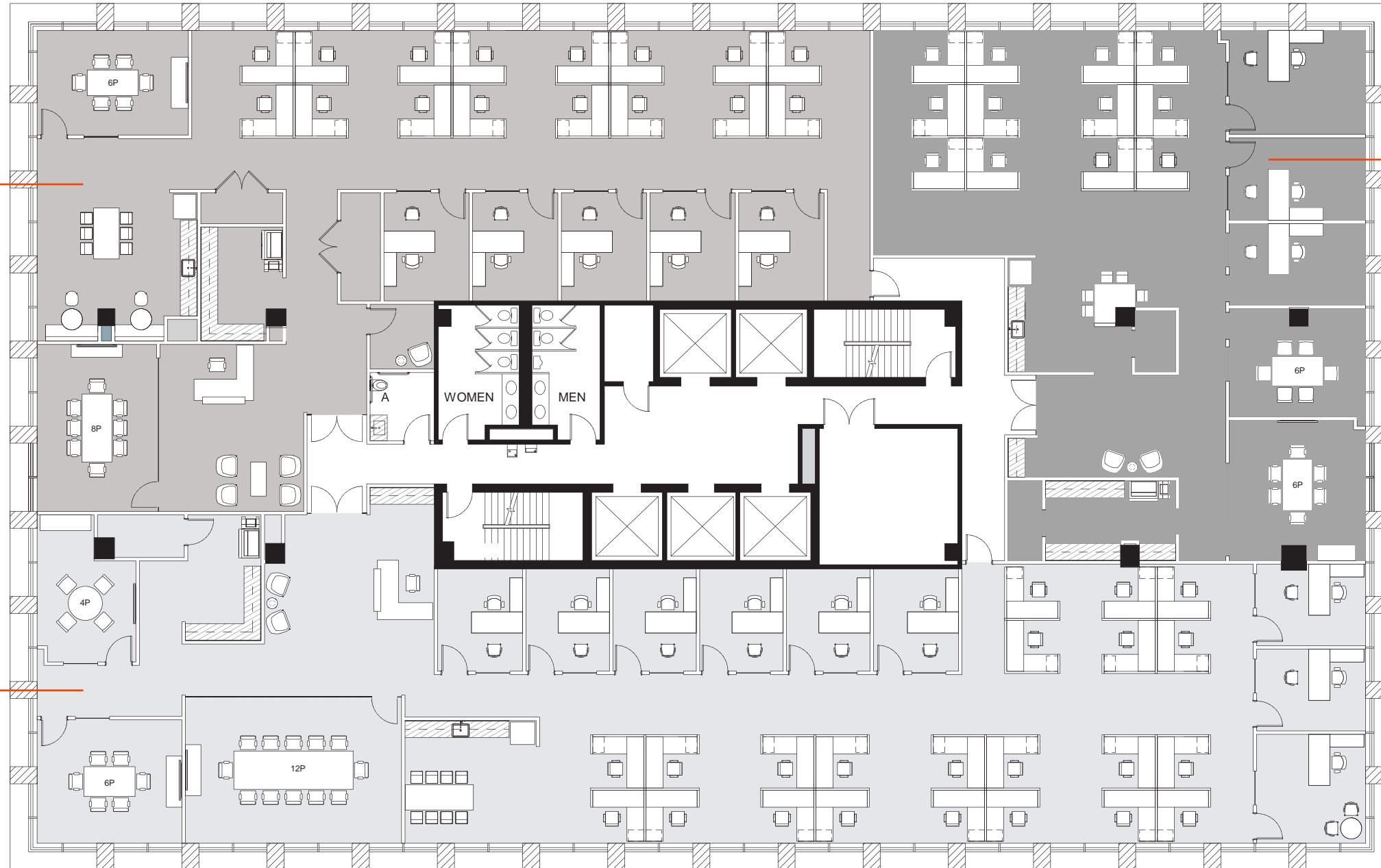
6,902 RSF

SUITE C

3RD AVENUE N

6,902 RSF

SUITE B



FINISH PALETTE

MULTI-TENANT

OPTION 3

FUTURE AMENITIES

OPEN AIR PLAZA

NorthCap Center has been reinvented with eyes on the future. The new office tower introduces today's high-performance features, supporting companies looking to thrive on every level. From best in class materials, to wellness amenities and easy commuter access NorthCap Center is built for the future of Nashville. And those who will define it.

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FLEXIBLE OUTDOOR SEATING

URBANSCLAPING

EASY IN & OUT ACCESS TO THE CITY

Featuring an unrivaled amenities package, NorthCap Center offers best in class experiences to meet the needs of today's modern creative workforce and keep them inspired every day.

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FITNESS + WELLNESS
CENTER



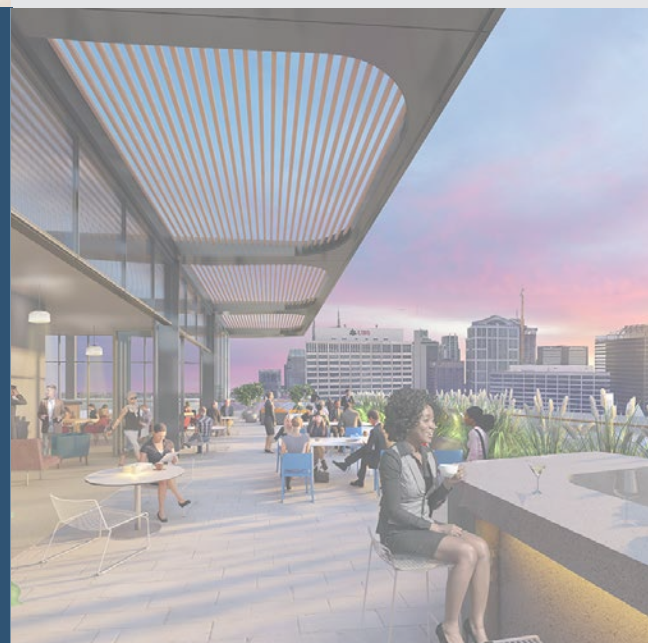
CONCIERGE



FUTURE AMENITIES



COFFEE BAR



BIKE STORAGE

UPCOMING RENOVATIONS

- Façade Upgrade and Re-skin
- First floor Lobby Renovations
- Conference Center for the building
- Tenant Lounge
- Common Area finishes upgrades

GROUND FLOOR AMENITIES PLAN

- 4,560 SF Lobby Space, 11,345 SF Amenity Space
- Fast Casual Restaurant with Flexible Outdoor Seating
- Tenant Conferencing Amenity Space
- Lobby Work Lounge
- Concierge
- Outdoor Plaza
- Mail Room / Loading
- Bike Storage

LOWER FLOOR PLAN

- 4,765 SF Lobby Space, 7,478 SF Wellness Studio, 2,228 SF Game Lounge
- Fitness Center with Coffee Bar, Wellness Center, Private Studio
- Multi-purpose lounge
- Lockers and Shower
- Tenant Game Space

FUTURE AMENITIES

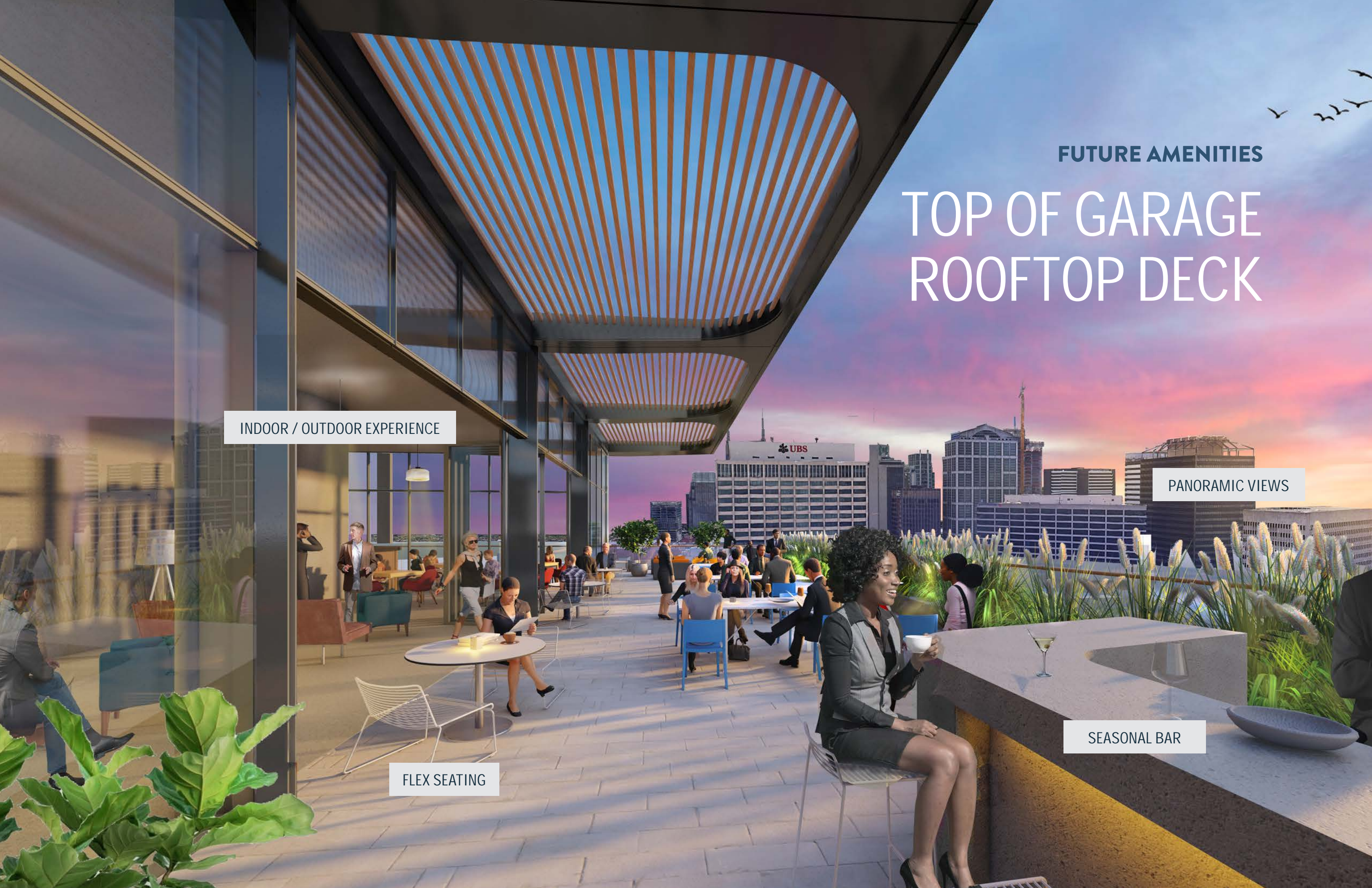
TOP OF GARAGE ROOFTOP DECK

INDOOR / OUTDOOR EXPERIENCE

PANORAMIC VIEWS

SEASONAL BAR

FLEX SEATING



A WARM WELCOME

36

- Inviting entry plaza with green space extending into the building
- Light airy lobby connects to amenities below for a seamless experience
- 15,905 SF of lobby retail/amenity space on ground level
- Easy access to offices via designated elevators
- Refreshing lobby amenities for pre and post-work rituals
- Touchdown spaces for work and life on the go

NORTHCAPCENTER.COM





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