







#### OVERVIEW

The most advanced office building in Nashville and the flagship of the city's new MidCity District

- MARKET-LEADING, TECH-ENABLED OFFICE SPACE
- TOP CLASS EXPERIENCE AND SERVICE-LED HOSPITALITY ENABLED BY ONSITE
- PERMANENT INFINITY VIEWS OF NASHVILLE'S COVETED SKYLINE
- BEAUTIFULLY DESIGNED SPACES WITH INTEGRATION OF OUTDOOR GREENSPACE ON EVERY FLOOR
- FORWARD-THINKING WALKABLE NEIGHBORHOOD
- BEST-IN-CLASS SPONSORSHIP AND PROJECT TEAM



#### SPONSORSHIP

An exceptional team, delivering world-class developments

# MONARCH ALTERNATIVE CAPITAL, LP

Monarch Alternative Capital is an opportunistic investment manager with offices in New York and London that owns with its affiliates, 18 M SF across the US and Western Europe. Working across corporate, real estate, structured credit, government debt and special situations.

#### GBT REALTY

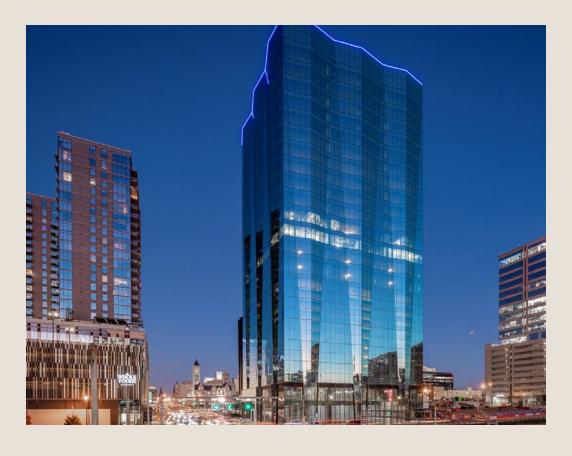
GBT has a proven track record of taking decisive action and adapting to market conditions, creating a diversified real estate company and retail portfolio that is largely recession-resistant and well-positioned for future growth.

# TOURMALINE CAPITAL PARTNERS, LLC

Tourmaline focuses on opportunistic office investments throughout the continental United States. Tourmaline was founded in 2021 and has over 3 B closed transactions with 4.5 M SF managed and 1.2 M SF in the development pipeline.



THE ESPLANADE PHOENIX



ONE 22 ONE NASHVILLE



801 BRICKELL MIAMI







#### PROJECT TEAM

The highest caliber of experts coming together with a shared vision

#### FX COLLABORATIVE

New York based FXCollaborative leverage's broad expertise in architecture, interiors and planning to enrich our world with responsible, intelligent and beautiful design.

#### A + I

Is a strategy-led, integrated design agency offering design services from inception to completion. Their ethos of using information and creativity together to better the world we live in underpins their New York based global practice.

#### GENSLER

Founded in 1965, the firm works globally with more than 4,000 clients across more than 29 practice areas spanning the work, lifestyle, community and health sectors.

# **fx**collaborative



# Gensler

#### GGN LANDSCAPING

GGN is a landscape architecture firm based in Seattle. Our firm's 45 employees have backgrounds in landscape design, architecture, art, engineering and ecology.

#### CBRE

With more than 115,000 professionals in over 100 countries, CBRE is the global leader in commercial real estate services and investment and research and consulting in capital markets.

# GGN



#### OPTIMALLY CENTRAL LOCATION

#### RESTAURANTS

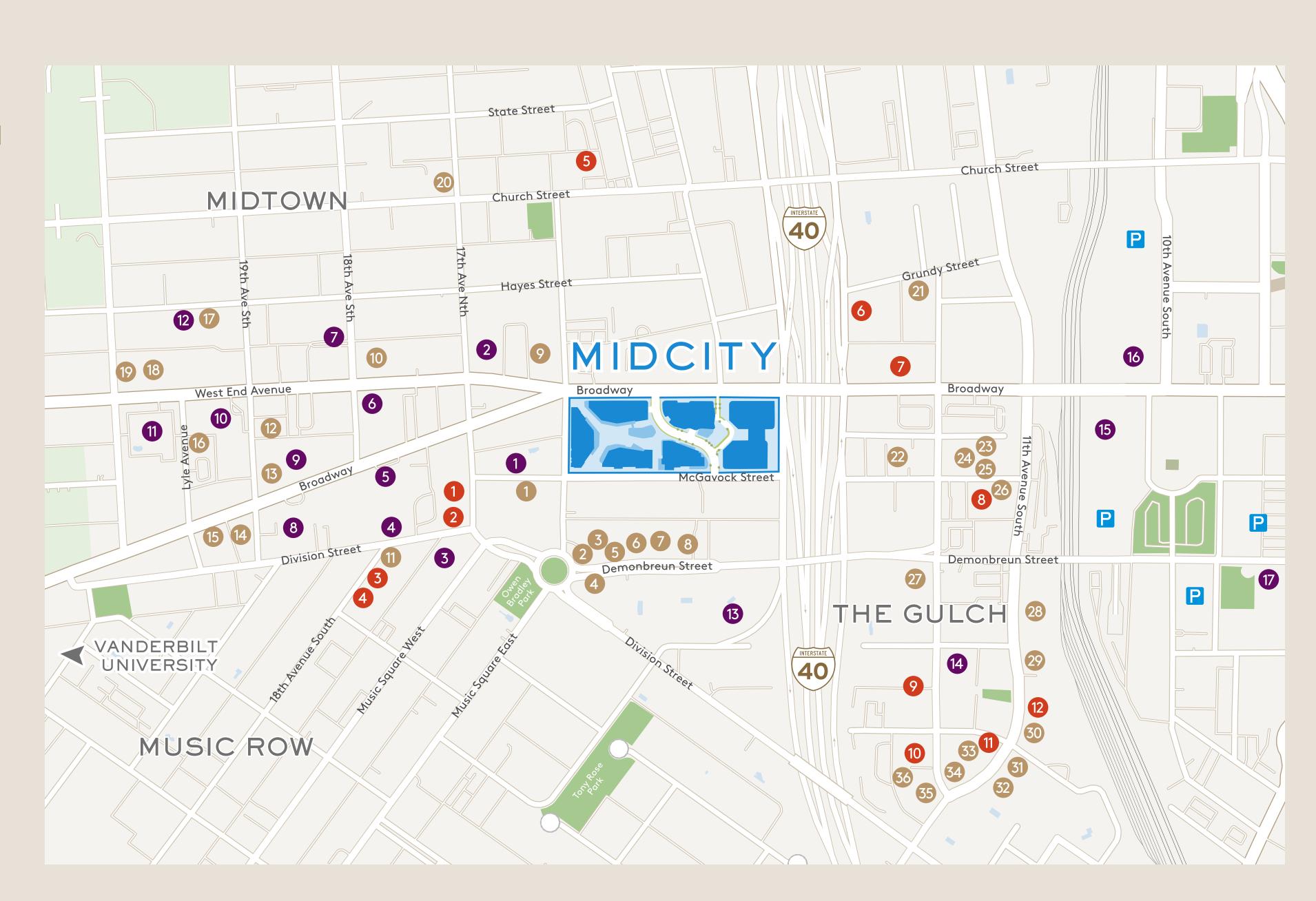
- 1 DeSano Pizza Bakery
- 2 TailGate Brewery
- 3 Live Oak
- 4 Thai Esane
- 5 Just Love Coffee Cafe
- 6 Vibes Bar & Lounge
- 7 DawgHouse Saloon
- 8 Tin Roof
- 9 Halls Chophouse
- 10 Parlor Doughnuts
- 11 The Patterson House
- 12 Midtown Cafe
- 13 Hattie B's Hot Chicken
- 14 Chuy's
- 15 Urban Cookhouse
- 16 The Row Kitchen & Pub
- 17 Las Palmas Mexican
- 18 Jasper's
- 19 Amerigo Italian
- 20 HiFi Clyde's Nashville
- 21 Chauhan Ale and Masala House
- 22 Adele's Nashville
- 23 Virago
- 24 Moto
- 25 Saint Añejo
- 26 Kayne Prime Steakhouse
- 27 Del Frisco's Grille
- 28 Potbelly
- 29 Taziki's Mediterranean
- 30 Bar Louie
- 31 The Pub
- 32 Burger Republic
- 33 L.A. Jackson
- 34 Marsh House
- 35 Sambuca
- The 404 Kitchen

#### RETAILERS

- 1 Carlos Bonola Couture Llc
- 2 Orangetheory Fitness
- 3 Blue Dream Salon
- 4 Lacquer Lounge
- 5 Corkdorks Wine Spirits Beer Midtown
- 6 QNTM Fit Life
- 7 Whole Foods Market
- 8 Google Fiber
- 9 12th & Pine wine & spirits & cigars
- 10 Urban Outfitters
- 11 Parish
- 12 e.Allen Boutique

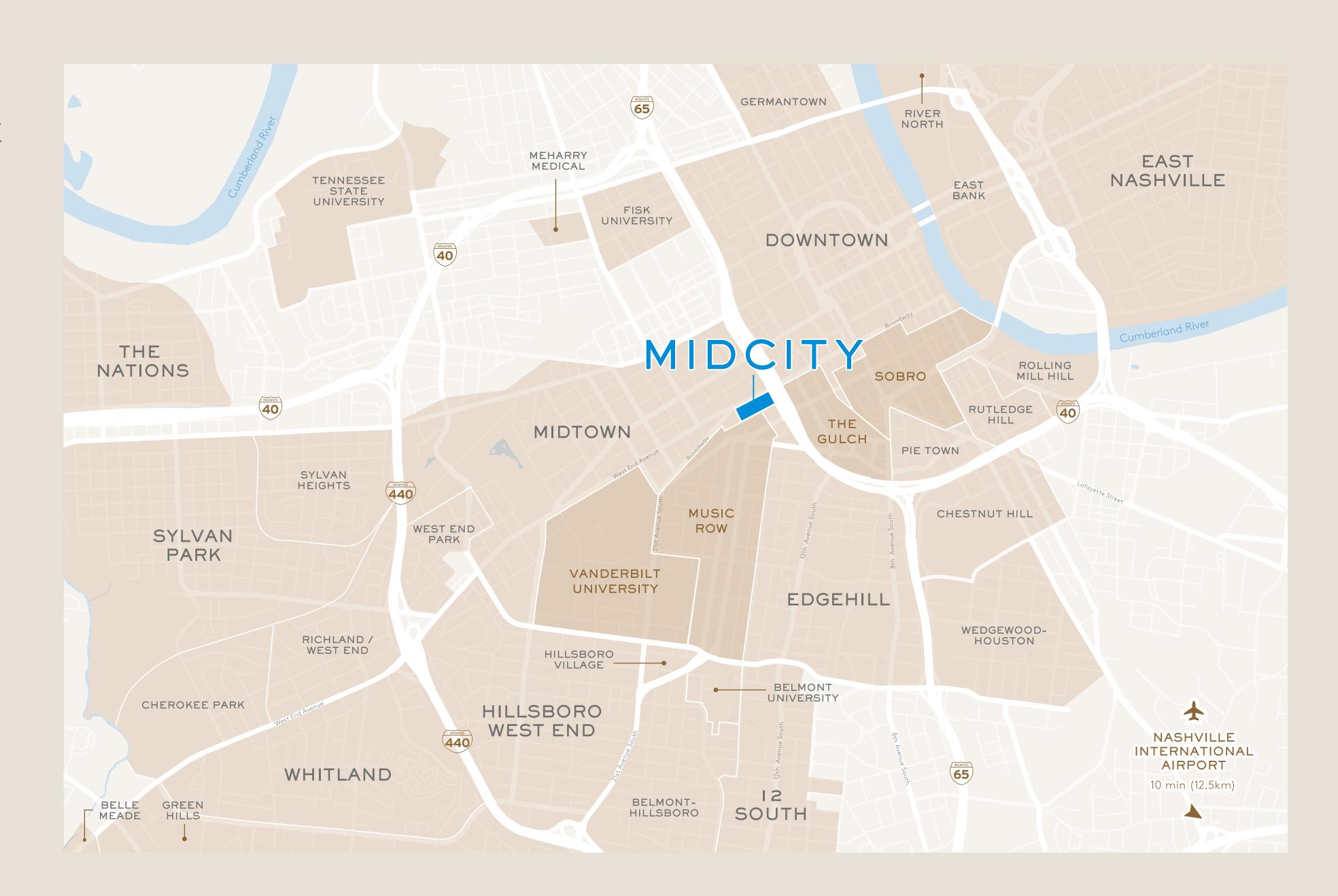
#### HOTELS

- 1 Placemakr Music Row, Nashville
- 2 Conrad Nashville
- 3 Virgin Hotels Nashville
- 4 Home2 Suites by Hilton Nashville Vanderbilt, TN
- 5 Hilton Garden Inn Nashville Vanderbilt
- 6 Aloft Nashville West End
- 7 Residence Inn by Marriott Nashville
- 8 Embassy Suites
- 9 Hotel Fraye
- 10 Courtyard by Marriott Nashville Vanderbilt/ West End
- 11 Hampton Inn Nashville /Vanderbilt
- 12 The Hayes Street Hotel
- Comfort Inn
  Downtown Nashville
- 14 W Nashville
- 15 Union Station
- 16 Grand Hyatt Nashville
- 17 JW Marriott Nashville



# MIDCITY IS THE MOST ACCESSIBLE LOCATION IN NASHVILLE

- Walkable into Downtown and the Gulch
- Direct access on and off I-40
- 10 minute drive to Nashville International Airport (BNA)
- 10 minute drive (via side streets or highway) to executive neighborhoods of Belle Meade and Green Hills
- Proximate to I-65 which connects workforce neighborhoods down to Franklin, TN
- Linked with Music Row,
   Vanderbilt University and
   Belmont University

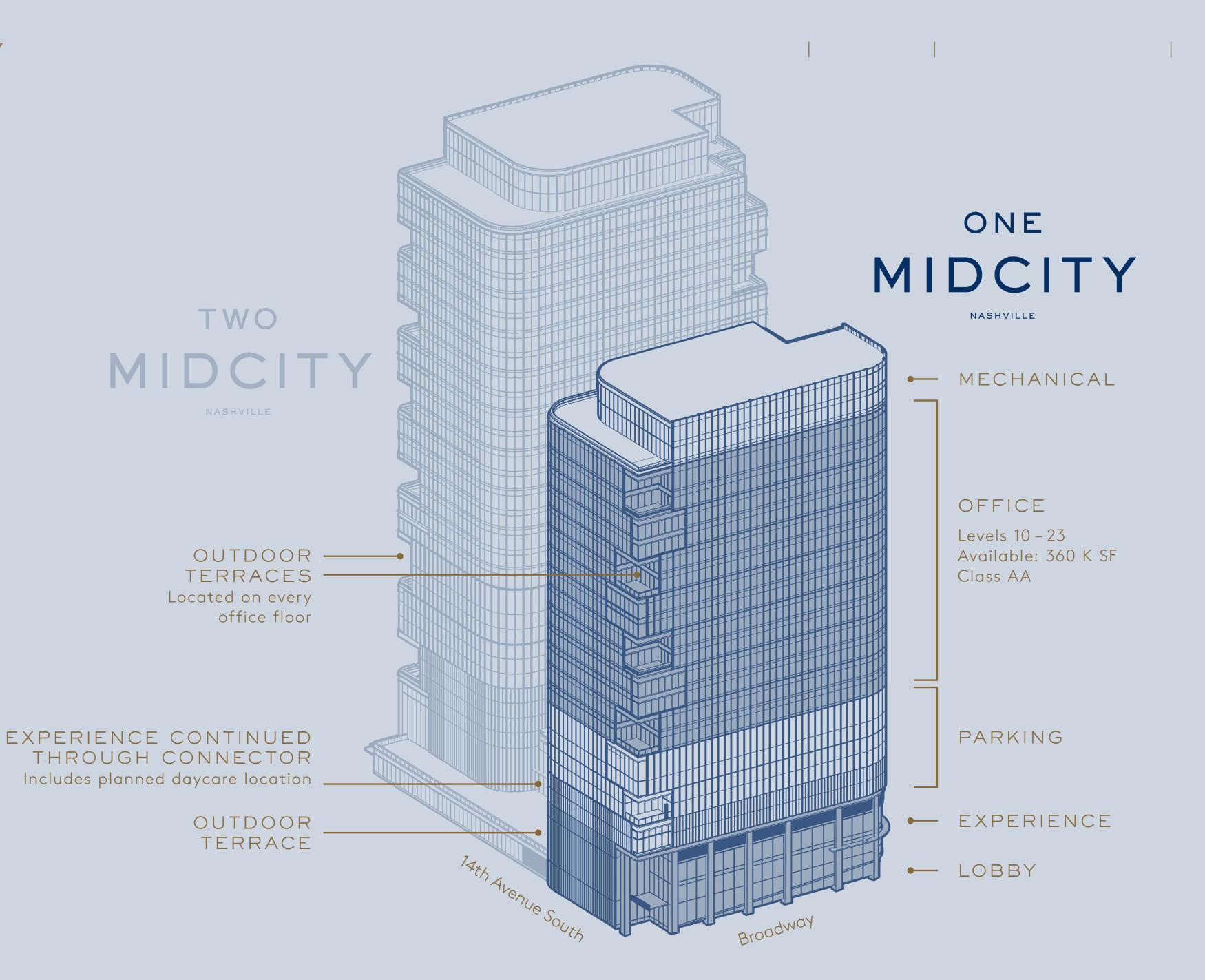




STACKING PLAN

One MidCity
360 K SF

Two MidCity
Up to 450 K SF



#### OFFICE OVERVIEW

# One MidCity will deliver 360,000 SF of market-leading, tech-enabled office space

- Two stories of experiential amenities including lobby and lounge seamlessly interconnected, gym, conference facilities and break-out and relaxation spaces
- Floorplates are light-filled and efficient at 26,400 SF
- Over 1,800 subterranean parking spaces for office tenants at a ratio of 3/1,000 @ 600k SF (Phase 2)
- 400 SF private greenspace on every office level

- Onsite, an unparalleled tenant experience platform enabling management of all experience services, from catering, room booking and handling amenities
- The Onsite tech-enabled conferencing facilities are industry-leading, offering exceptional flexibility and a range of configurations to suit all meeting scenarios





ONSITE SERVICES

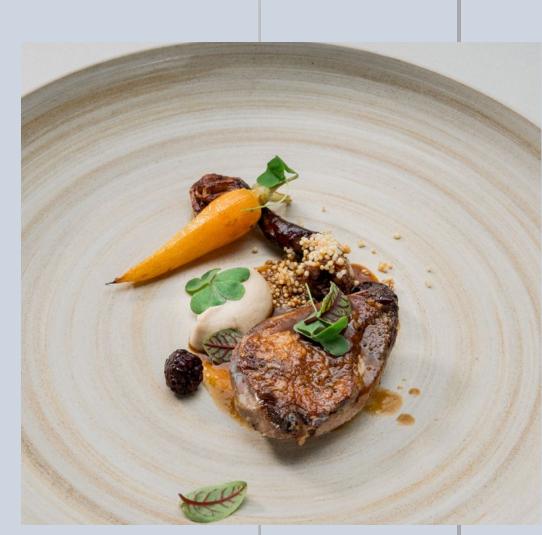
# Nashville's first hospitality-forward tenant experience

One MidCity offers tenants an unparalleled workplace experience with Onsite, a proprietary building experience platform that connects tenants to One MidCity through the seamless delivery of everything from welcoming guests, catering, room booking and amenity activation.

# onsite



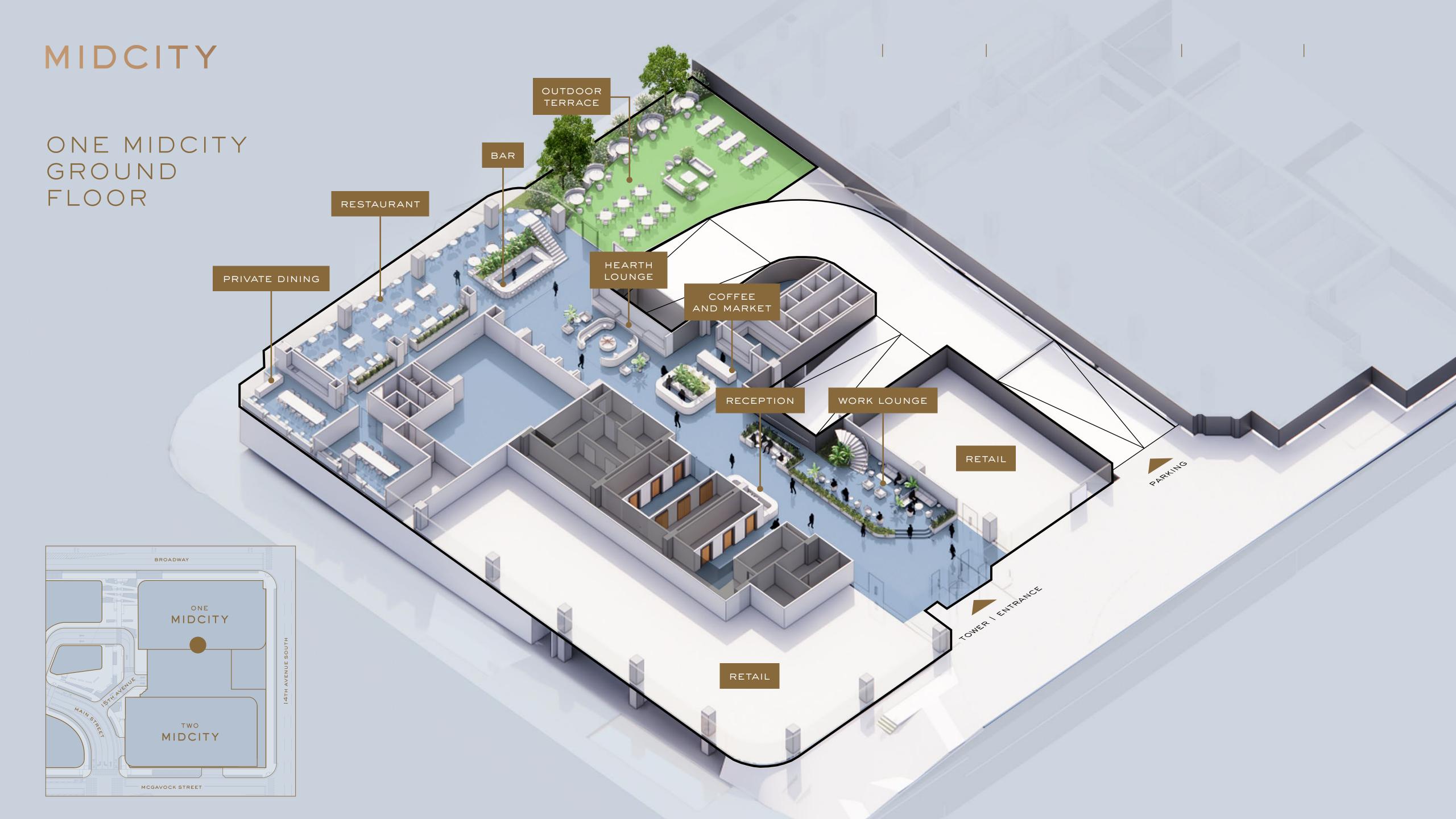




Combining the comfort and convenience of home with the community and culture of the workplace

Onsite delivers across four pillars

- space, people, technology and
experience - each working in
harmony with the other to help
members and guests interface
with the building in a smooth,
easy and convenient way.

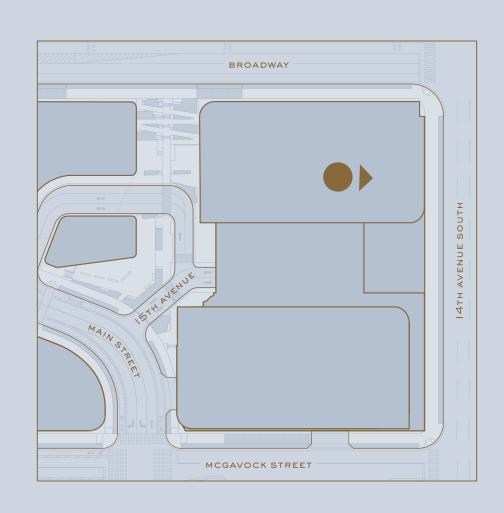






#### ARRIVAL EXPERIENCE

Arrival at One MidCity is seamless and efficient, with visitor management enabled by Onsite and welcoming staff trained to deliver a hospitality-led experience.

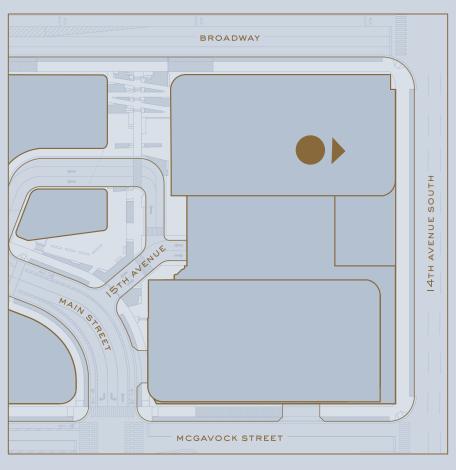






## THE HEARTH

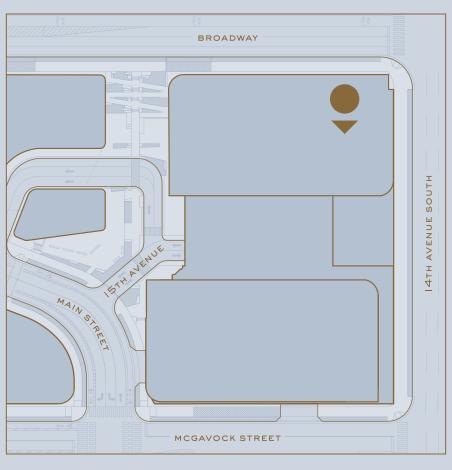
The Hearth area within
One MidCity is designed to
encourage conversation,
collaboration and relaxation.





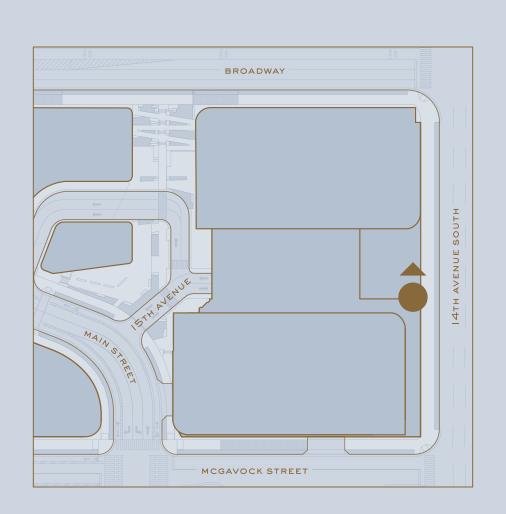
## ONSITE RESTAURANT

Upscale restaurant with highly trained staff.
Reservations can be made through the building's exclusive Onsite app.



### OUTDOOR TERRACE

Outdoor dining terrace with city views, providing the ideal spot to dine with colleagues, take guests to lunch, or enjoy an after work cocktail.

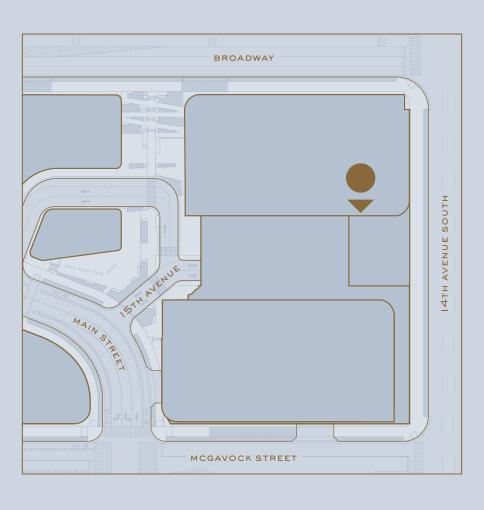






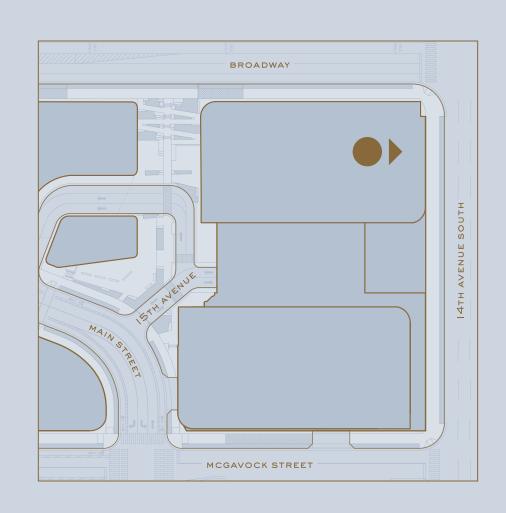
### MARKET CAFE

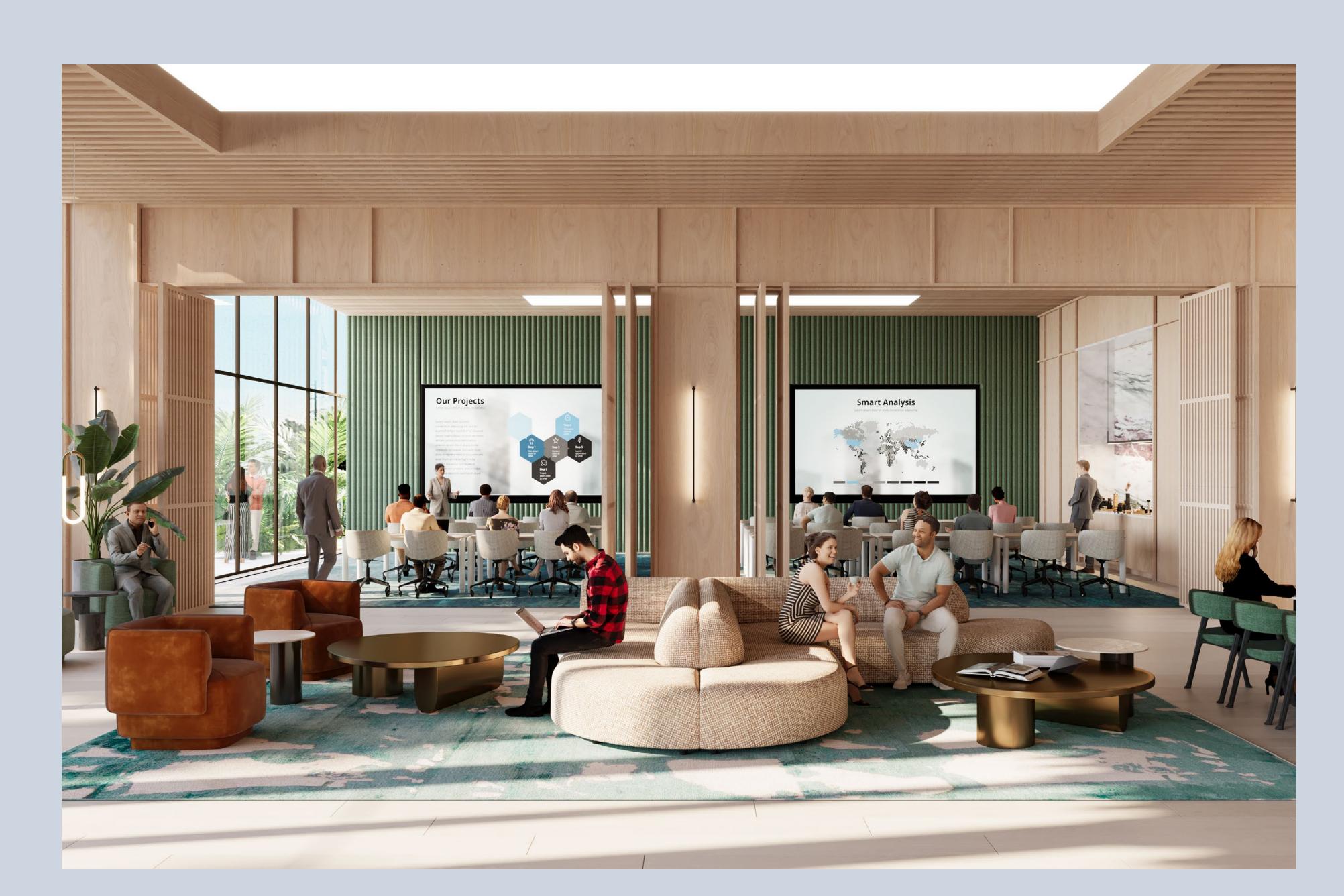
Fresh marketplace providing coffee and baked goods for a quick and convenient food service experience.



## MANAGED CONFERENCING

Extensive conferencing facilities with flexible team configurations, to provide space for town halls, workshops, conferences and other meetings.

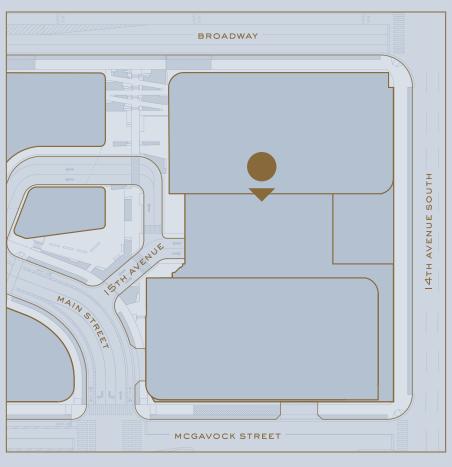






## WELLNESS AND FITNESS

MidCity has a top-specification gym with a combination of cardio, weights and yoga / pilates equipment. The gym is full-service with resort-caliber lockers and changing facilities.





# DEDICATED OUTDOOR SPACE

The office towers incorporate biophilic design and offer numerous outside terraces to capitalize on Nashville's favorably warm climate. Each floor of One MidCity has its own private 400 SF outside green space.

ADDITIONAL OPPORTUNITIES

One MidCity has the opportunity to add corporate identity to the building's facade

- PREMIER SIGNAGE LOCATIONS ARE AVAILABLE, INCLUDING TOP-OF-FACADE AND MAIN LOBBY
- OFFER INPUT ON LOBBY DESIGN AND CORE, AND PROVIDE FEEDBACK ON CERTAIN ASPECTS OF BUILDING DESIGN AND OPERATIONS TO SPECIFIC USERS
- BENEFIT FROM DESIGN AND TIMELINE EFFICIENCIES
- ACCESS AND OTHER TYPES OF SINGLE-TENANT STYLED FEATURES





#### TYPICAL PLAN ONE - LAW OFFICE

	Office	65
$\bigcirc$	Conference Room	7
	Executive Admin	12
	Lounge	1
	Records	2
	Print	2
	Wellness	1
	Support	6
	Storage	4

Focused Seats: 77
Collaboration Seats: 50



#### TYPICAL PLAN TWO - LAW CONFERENCE OFFICE

Office	31
Conference Room	17
Multipurpose	2
Executive Admin	4
Lounge	1
Reception	1
Catering	1
Print	2
Wellness	1
Support	6
Storage	1

Focused Seats: 35
Collaboration Seats: 160



#### TYPICAL PLAN THREE - PROFESSIONAL SERVICES

Office	10
Conference Room	13
Huddle Room	3
Focus Room	4
Cafe	1
Reception	2
Print	2
Wellness	1
Storage	2

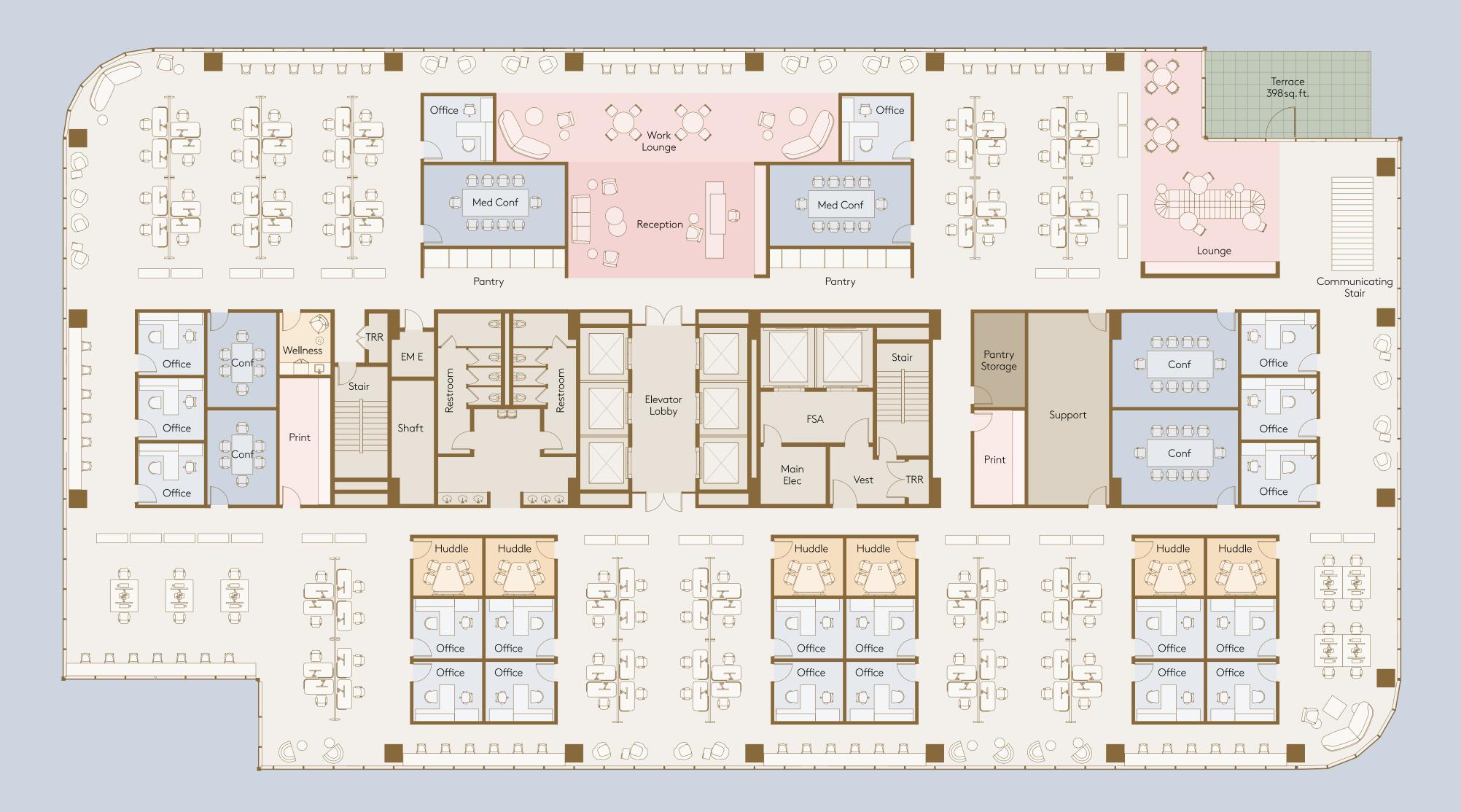
Focused Seats: 111 Collaboration Seats: 130



#### TYPICAL PLAN FOUR - TECH

	Office	20
$\bigcirc$	Conference Room	6
	Huddle Room	6
	Lounge	2
	Reception	1
	Print	2
	Wellness	1
	Support	1
	Storage	1

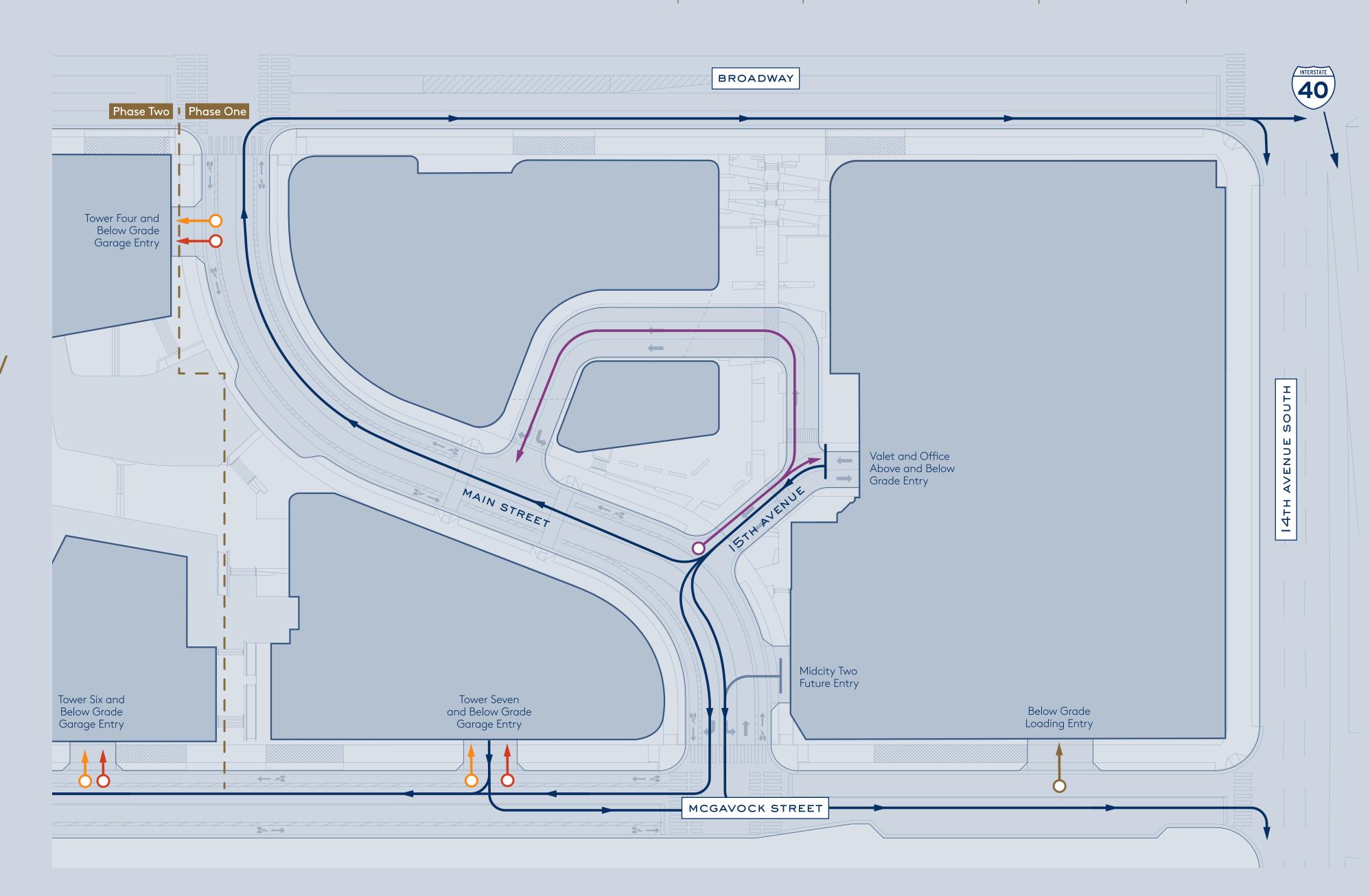
Focused Seats: 156
Collab Seats: 76



## PARKING ACCESS

3 office garage entry points with interconnectivity of above and below grade parking to promote ease of ingress and egress.

- → OFFICE ROUTE
- → RETAIL ROUTE
- → VALET ROUTE
- → SERVICE ROUTE
- → RESIDENTIAL ROUTE



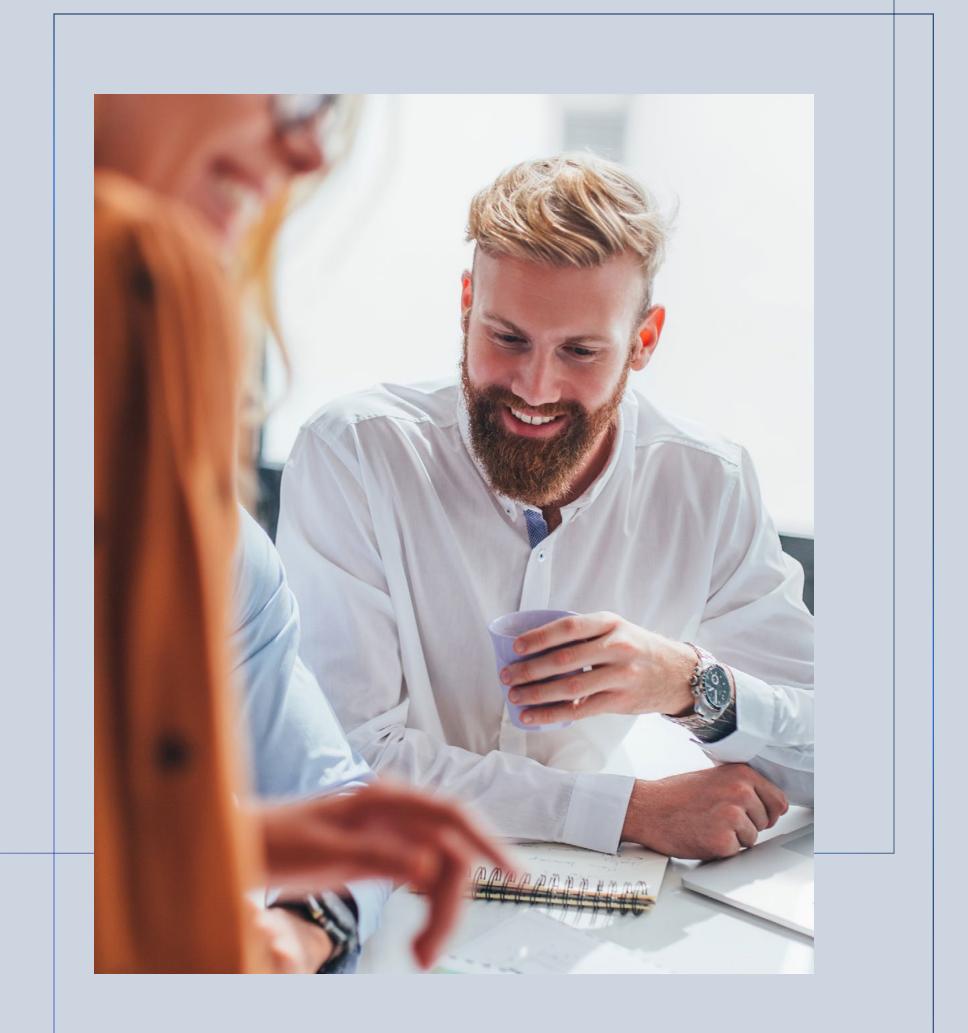
#### BUILDING SPECIFICATIONS

# Bringing culture and community back to the workplace through an unrivaled and seamless tenant experience

- 360,000 SF rentable
- 26,400 SF floor plates
- 400 SF occupiable terrace at each floor
- Podium Parking (above and below grade) with gateless entry and state-of-the art access technology
- Targeting LEED Gold and Fitwel

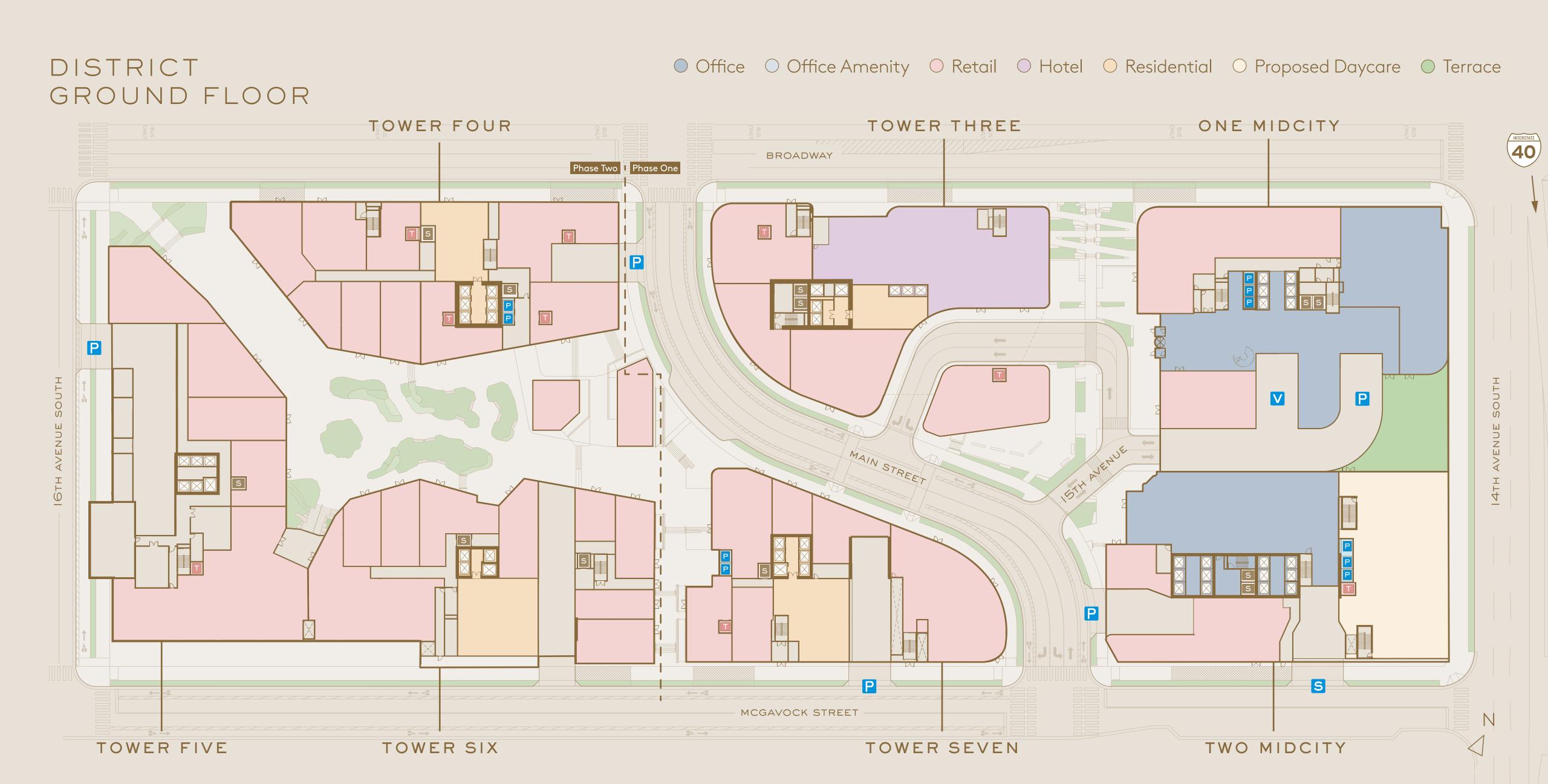


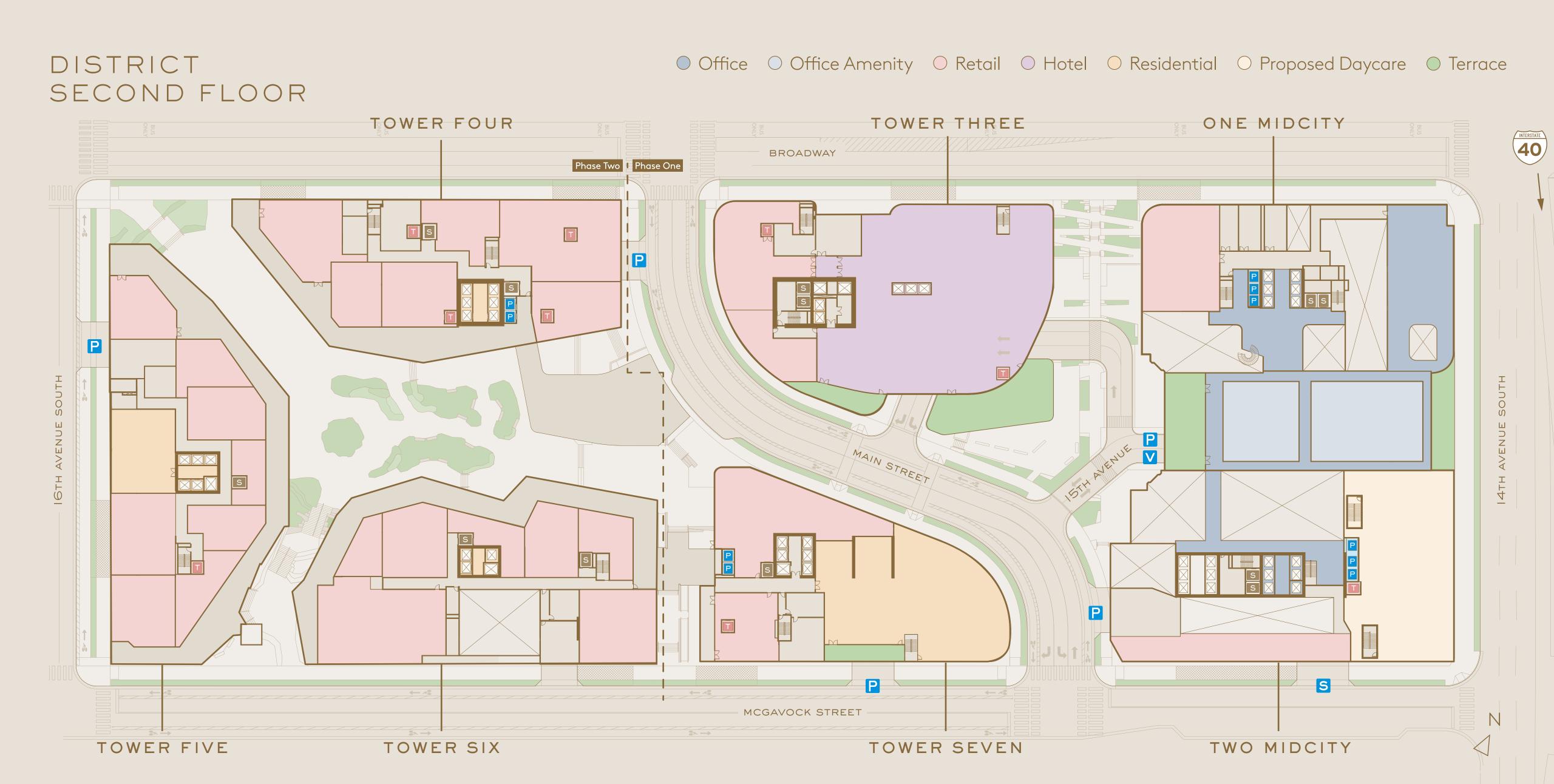
- HVAC Cooling towers with tenant provided FCUs
- MERV-14 TBC
- Lightning protection
- DAS system
- Public Wi-Fi with enhanced cyber security
- Amenities and lobby an aggregate of spaces that are beautifully designed and programmed with full-service personnel and technology enabled



						DISTRICT					

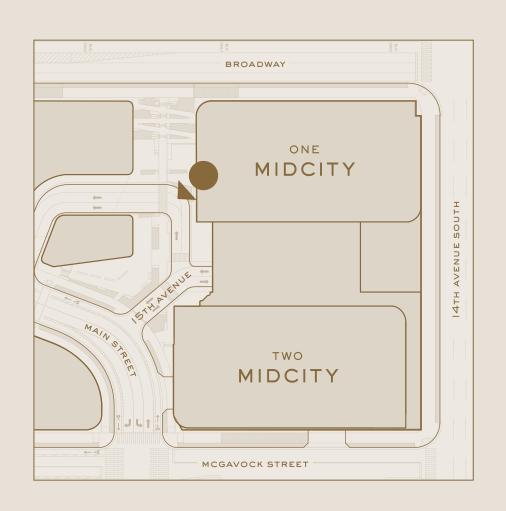






## HOSPITALITY OFFERING

Hospitality provided by a world-class global hotel offering luxury accommodation for visitors and tenant guests as well as fine dining, bars and entertainment, all on the doorstep of One MidCity.

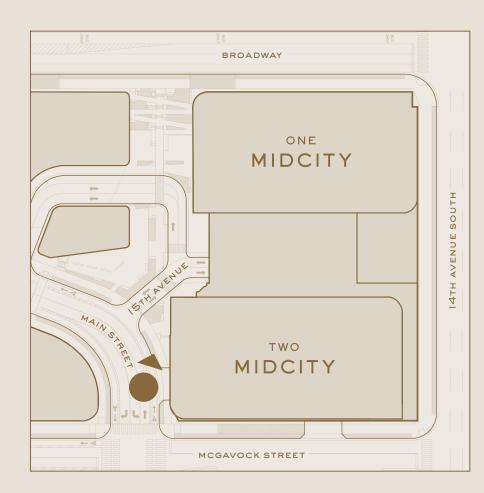






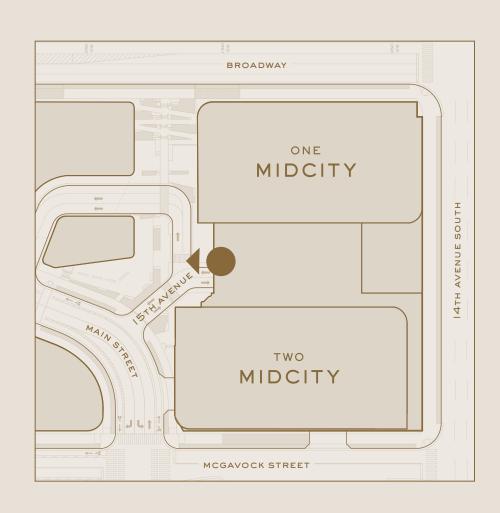
## RETAIL OFFERING

MidCity will have a total of 190,000 SF of retail space, including a flagship grocer alongside bars, restaurants and cafe options.



#### VERDANT LANDSCAPING

The new public realm that MidCity delivers feels organic, human-scale and authentic. The new green spaces follow the city's natural topography, with paths, lush planting and areas of leafy shade.

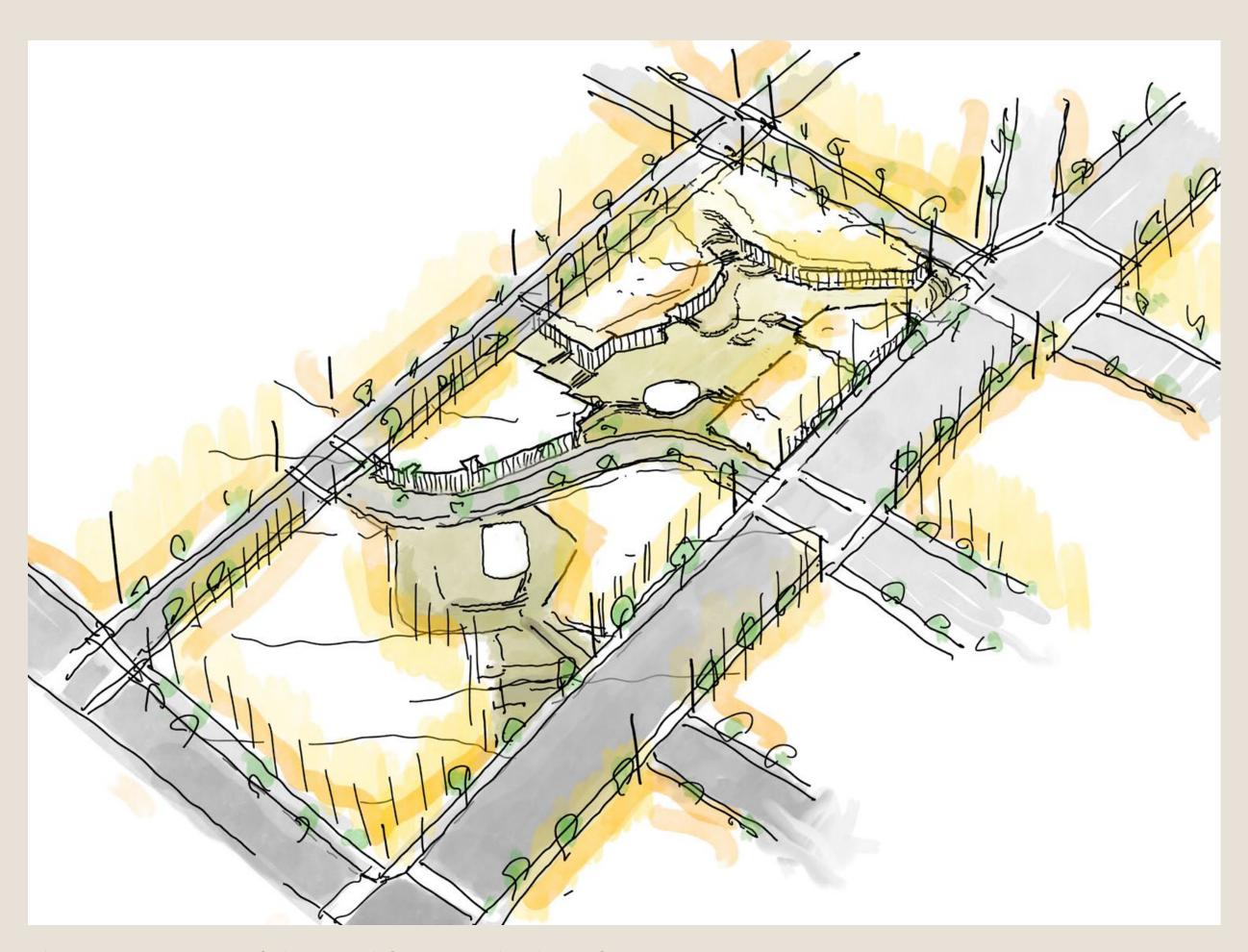




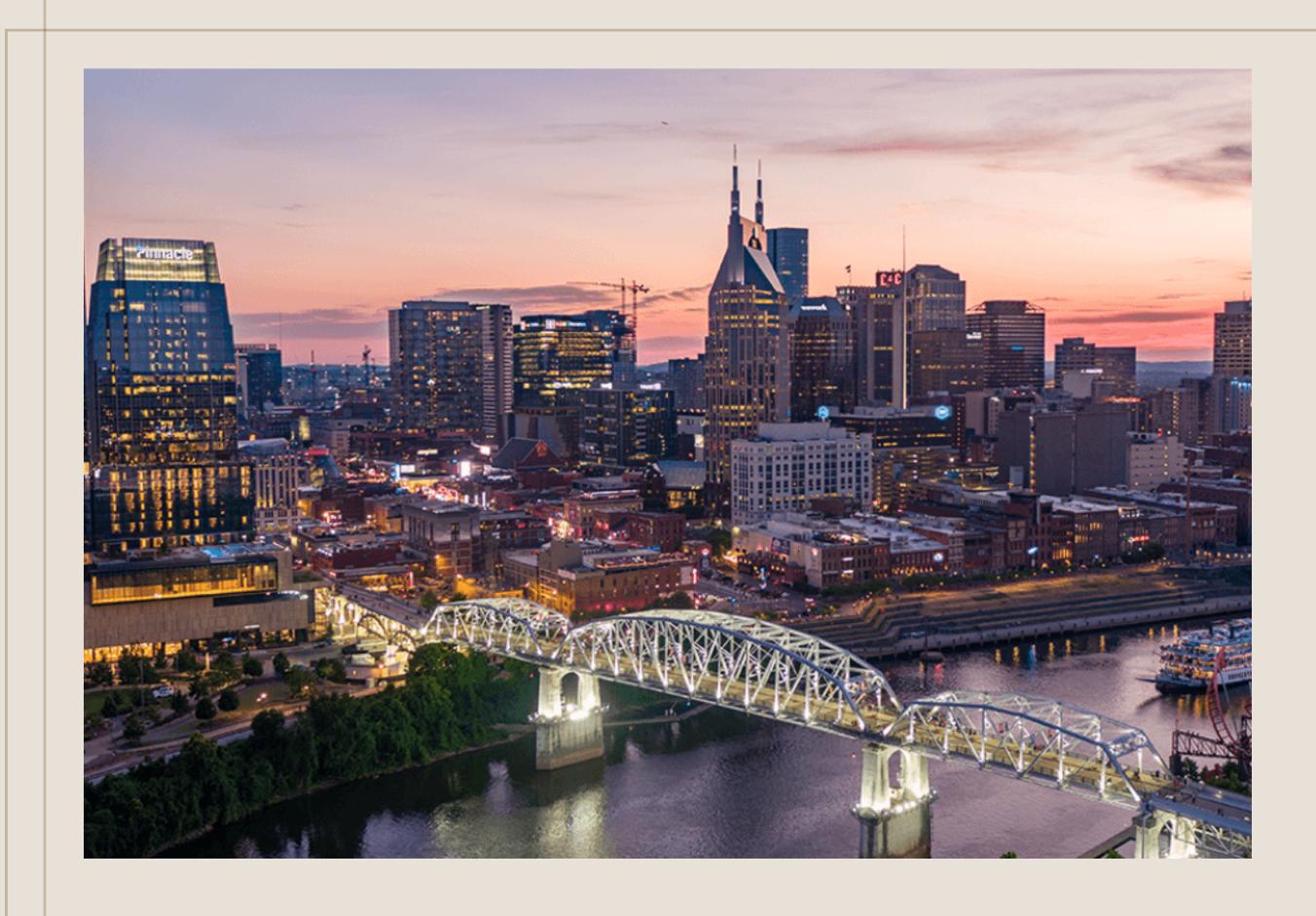
A public realm built for human experience, encouraging exploration.

MidCity will be the catalyst for surrounding projects that will create a lively Midtown Nashville. This legacy contribution looks outward beyond site boundaries while also drawing the city through the site.





The intersection of the land form and urban form generates a rich mixture of experiences.

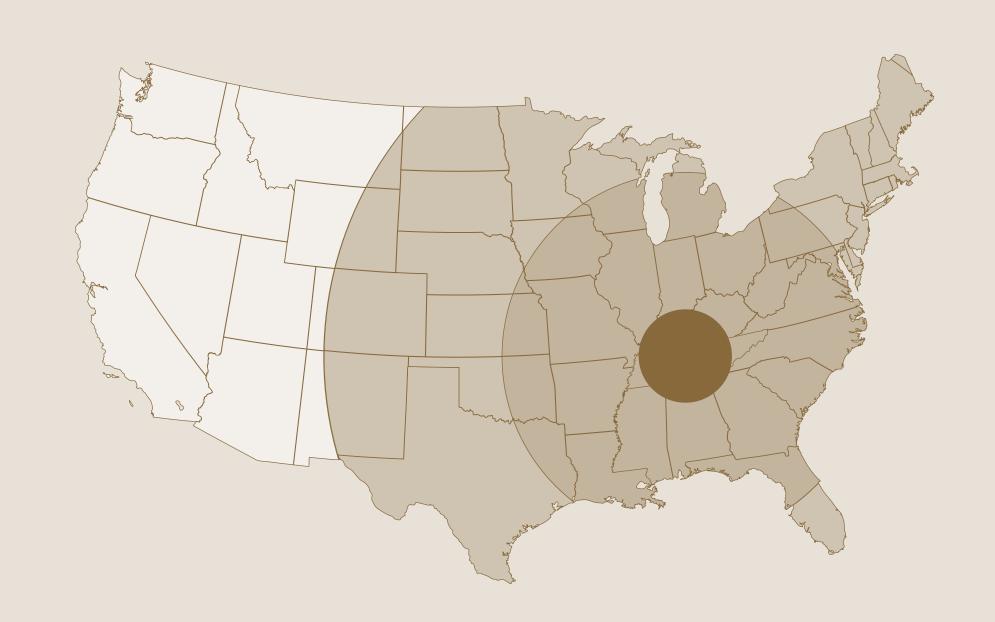


#### MARKET OVERVIEW

- 2.IM POPULATION, WITH 5.7% PROJECTED GROWTH BY 2027
- \$136.7B GDP
- TOP IO MOST POPULAR PLACES TO LIVE (TODAY)
- #I HOTTEST JOB MARKETING
  IN THE UNITED STATES (WSJ)
- #I TOP MARKET TO WATCH (ULI)
- #3 BEST CITY FOR PROFESSIONALS (SMART ASSET)
- #I IN METROPOLITAN ECONOMIC STRENGTH RANKINGS (POLICOM)
- TENNESSEE RANKED #3 STATE TO DO BUSINESS (CNBC)
- 25 COLLEGES INCLUDING VANDERBILT UNIVERSITY

WHY NASHVILLE

12 M people live within a 3-hour drive. 75% of the US market is within a 2-hour flight. Three major interstates converge.



Tennessee ranked #1 in u-haul 2020 migration growth by one-way rentals Tennessee became the first state to outpace Texas & Florida since 2015

Over 2.5 M people predicted to live in the Nashville area by 2040

Top 10 metro population growth for past 7 years with 19.0% population increase since 2010

\$16.8 B in visitor spending (2020)

2.1 M SF Conference Center Music City Center, built in 2013

Fastest hotel demand among 30 top US cities

Pro football & hockey (Titans & Predators)

35,124+ students and 4 universities in close proximity

No state income/estate tax

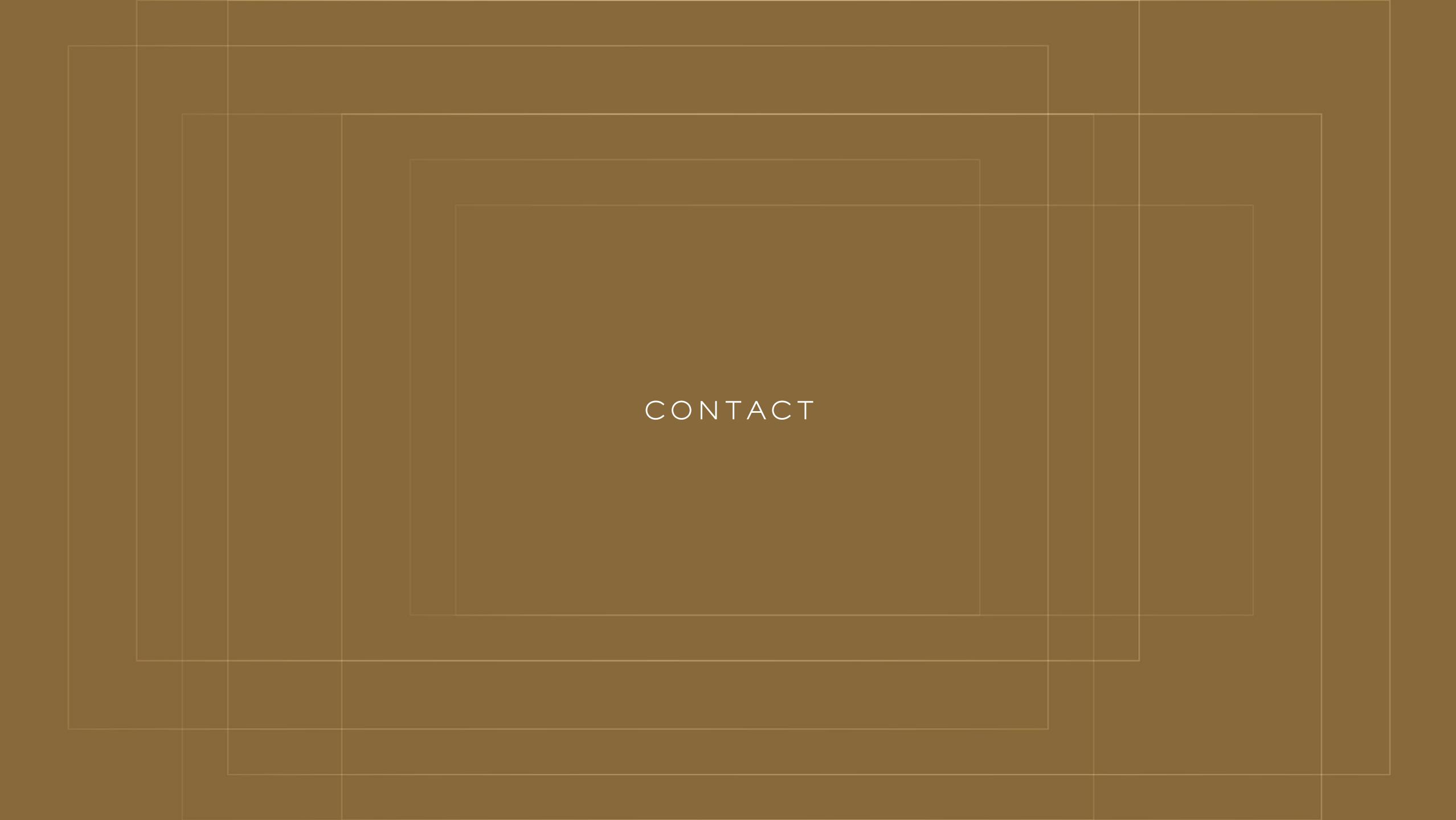
2.6% Unemployment (pre-covid)

Cost of living is 3.3% less than national average

3rd housing market in nation for fastest selling homes - average 21 days (Boise and Omaha)

Home prices up 10.5%

Home inventory down 35%



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