

office

neuhoff

# Neuhoff

Located on the West Bank of the Cumberland River in Germantown, the Neuhoff property features several historic structures that were built throughout the early 1900's, including a 260,000 SF meat-packing facility that opened in 1911. The meat packing operation shuttered in 1977, and the property has since served as a home to several cultural outfits, including the Nashville Jazz Workshop, Nashville Cultural Arts Project, multiple recording and photography groups, and a personal studio for John Prine.



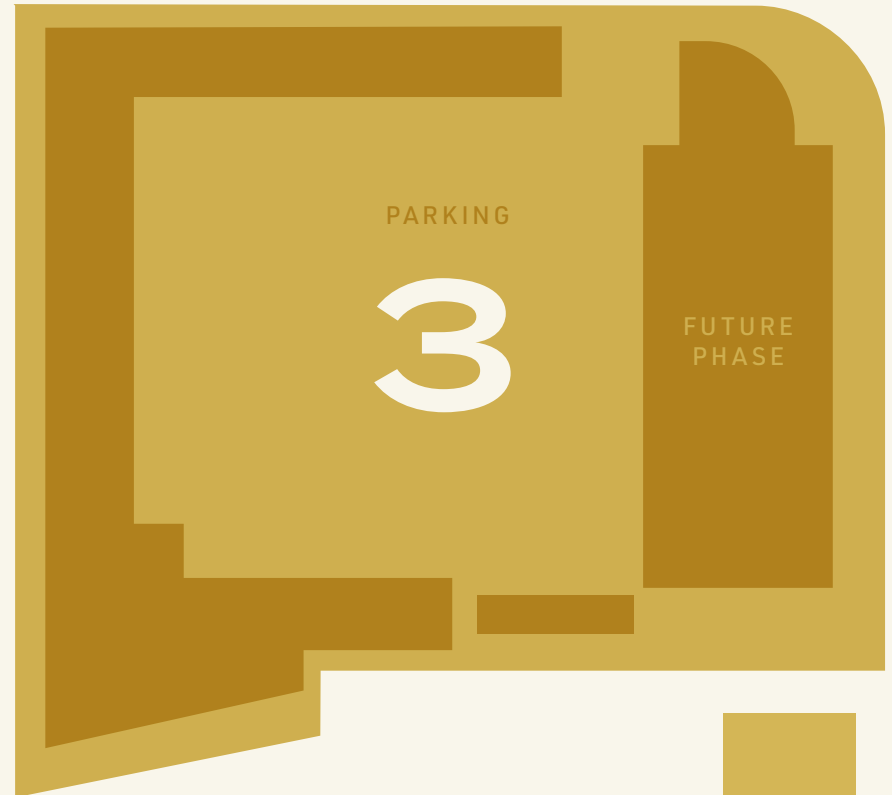


**a mixed-use project totaling 912,818 square feet in the vibrant Germantown neighborhood of Nashville, TN.**

The Neuhoff Redevelopment is strategically positioned on 9 acres between the Cumberland River and Nashville's Greenway, an ambitious city-wide rails-to-trails project akin to Atlanta's BeltLine. The Project will consist of two multifamily towers totaling 541 units, a 14-story office tower featuring 280K SF of office and 10K SF of retail, and the restoration of the historic slaughterhouse into 49K square feet of retail below 108K square feet of office space. Additionally, the Project will include a 2,000-space structured parking deck located underneath the multifamily towers that will be shared by all uses. With immediate access to I-24 / I-65 and a location less than one mile from Downtown, residents and tenants can easily access the Project from anywhere in the city. Once complete, this spectacular redevelopment will become a one-of-a-kind regional destination, akin to Coal Drops Yard (London, UK), Fondazione Prada (Milan, IT), Kanaal (Antwerp, BE), and New City's Ponce City Market (Atlanta, GA).

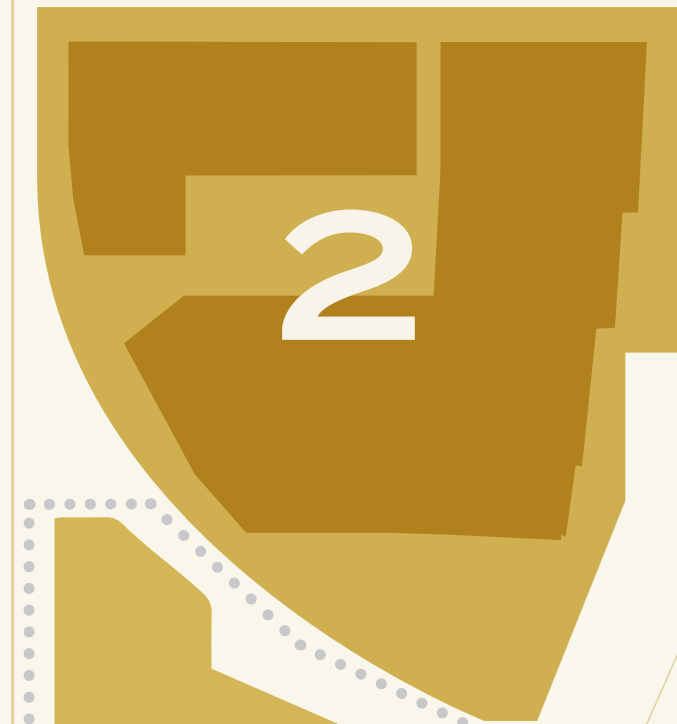
TAYLOR STREET

CUMBERLAND RIVER GREENWAY



MONROE STREET

ADAMS STREET



CUMBERLAND RIVER

## Block 1

280K square feet of Class-A office space above 11K square feet of ground floor retail seamlessly connected with the retail contained in the adjacent buildings.

## Block 2

108K square feet of rehabilitated Class-A loft office space on stories 2-5. 49K square feet of retail and amenity space on the ground-floor and basement levels. These stories will include leased fitness space, a multi-stall food hall space, a barge amenity program on the river, and dynamic destination retail offerings.

## Block 3

194 units of multifamily over 10 stories. This block will also contain a future phase office tower that will connect with the Block One office tower via a future sky-bridge.

## Block 4

347 units of multifamily over eleven stories.

## Parking

2,000 contiguous spaces over six levels will be constructed beneath Blocks Three and Four.

FUTURE PHASE /  
INTERIM ACTIVATION

TAYLOR STREET

PROPOSED  
CONNECTION  
TO RIVER NORTH

NEW TRAFFIC SIGNALS  
AND TRANSPORTATION  
IMPROVEMENTS

FUTURE PHASE /  
INTERIM ACTIVATION

CUMBERLAND RIVER GREENWAY

PARKING

3

FUTURE  
PHASE

1

2

MONDAY NIGHT  
BREWING

PHASE I MARKETING CENTER  
AND RETAIL ACTIVATION

FUTURE HOSPITALITY  
CONVERSION

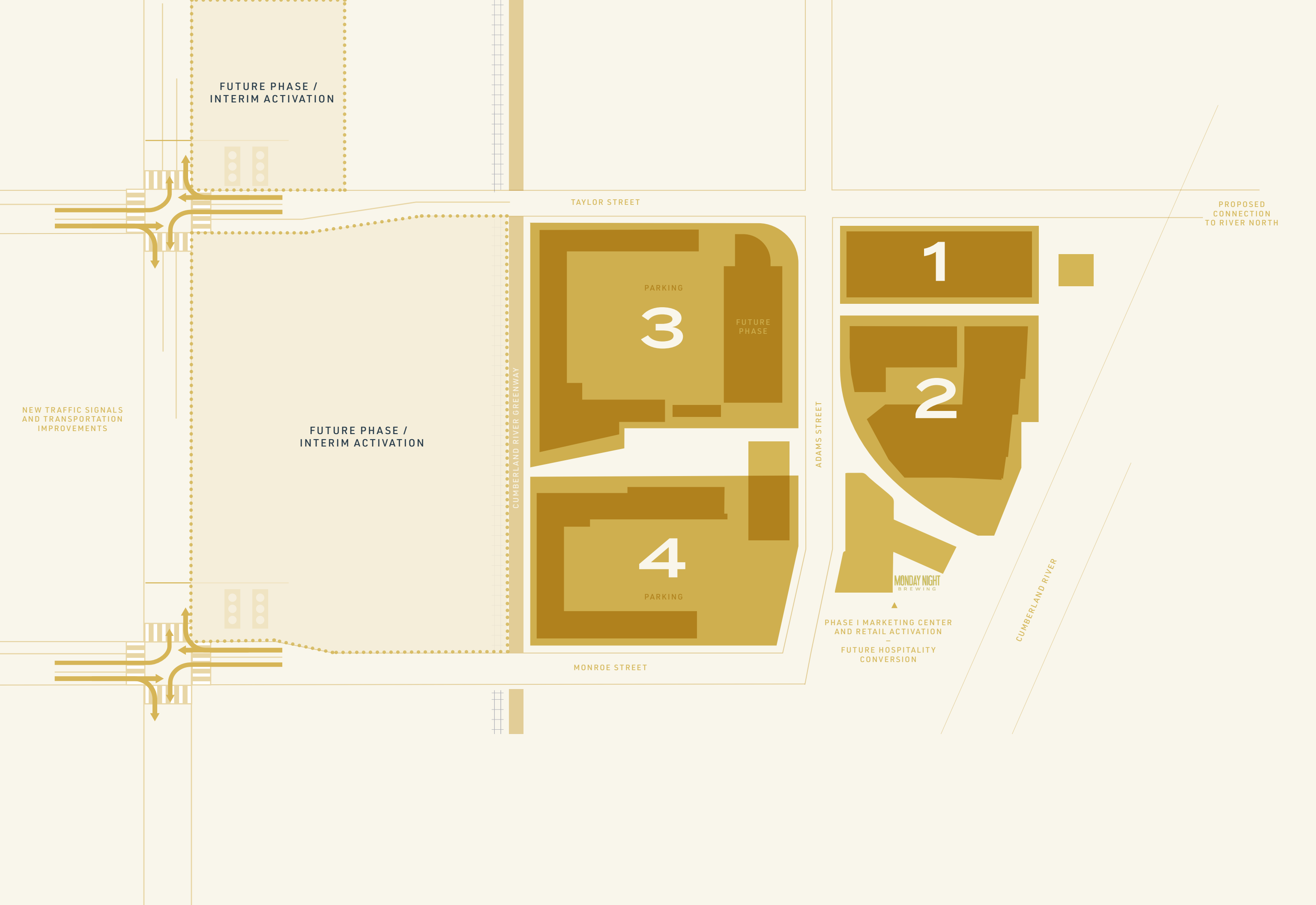
CUMBERLAND RIVER

4

PARKING

MONROE STREET

ADAMS STREET





## Office

---

### AMENITIES

- SWEEPING VIEWS OF DOWNTOWN
- CONCIERGE
- OUTDOOR TERRACES
- CONFERENCE AND CLUB LOUNGE
- CONTROLLED ACCESS
- ONSITE PARKING
- GROUND LEVEL RETAIL AND RESTAURANT
- GYM
- BIKE STORAGE
- DIRECT ACCESS TO GREENWAY AND RIVER

### BLOCK ONE

- NEW CONCRETE CONSTRUCTION
- 30 - 45' COLUMN SPANS
- UP TO 11'1" WINDOW HEIGHTS
- UP TO 13'1" CEILINGS HEIGHTS (14' PENTHOUSE)

### BLOCK TWO

- EARLY TWENTIETH CENTURY INDUSTRIAL CONSTRUCTION
- BRICK AND CONCRETE WALLS AND FLOORS
- SKYLIGHTS
- UP TO 23'9' CEILING HEIGHTS



BLOCK 1. OFFICE ENTRANCE



BLOCK 2. OFFICE COURTYARD AND ENTRY

BLOCK 1. OFFICE LOBBY







BLOCK 2. OFFICE CLUB LOUNGE

BLOCK 2. OFFICE CLUB TERRACE





BLOCK 2. AMPHITHEATER



EAST  
NASHVILLE

AIRPORT

RIVER NORTH

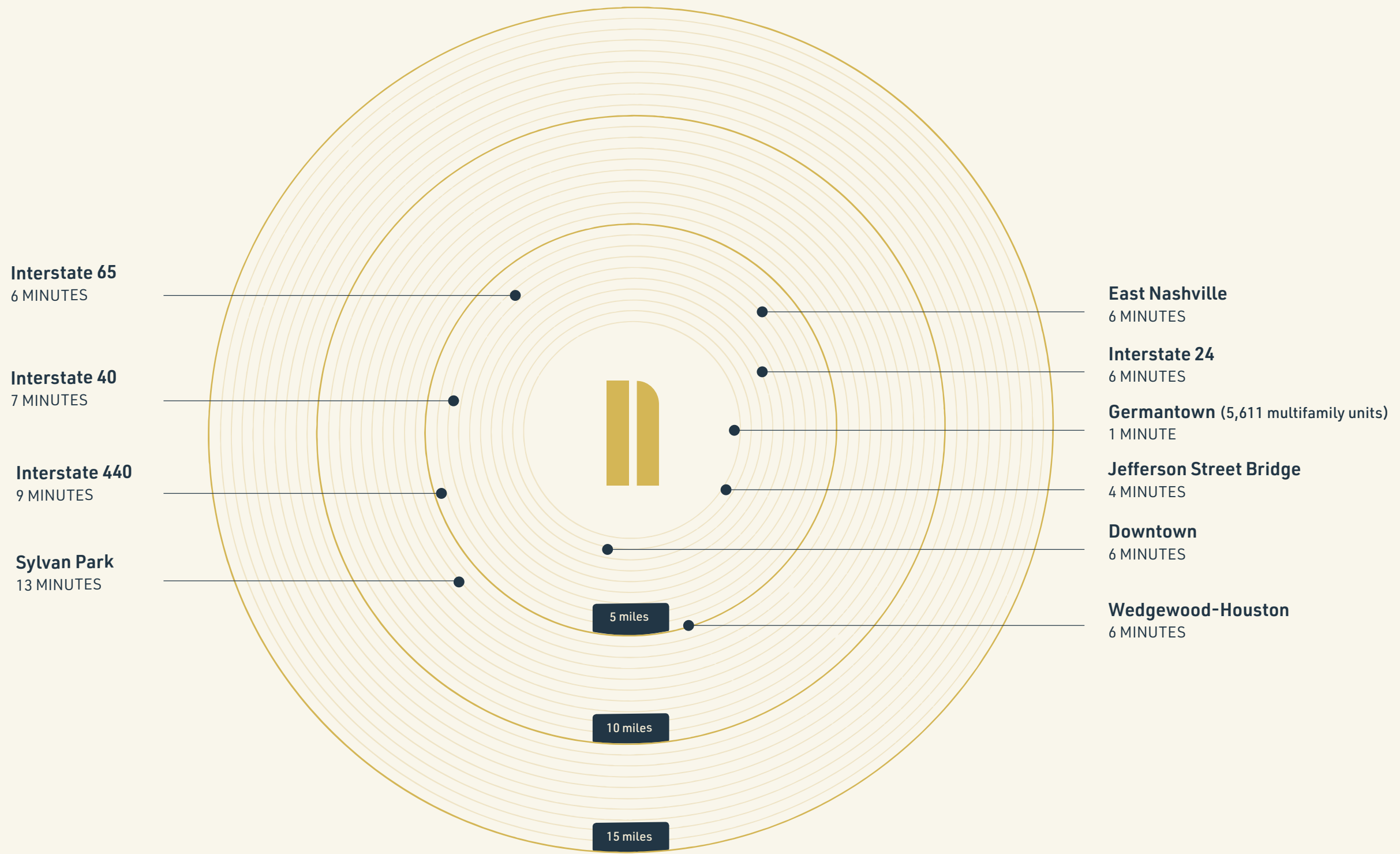
DOWNTOWN

JEFFERSON  
STREET  
BRIDGE

WEDGEWOOD HOUSTON

GERMANTOWN

neuhoff



## Drive Times

# Germantown

Lauded as the most walkable residential neighborhood in Nashville, the Germantown Historic District is truly in the heart of it all. Founded in the 1850s as Nashville's first true suburb, Germantown is the hottest corner of Nashville's burgeoning, urban residential market, and continues to outperform its peers locally, regionally and nationally. Until a decade ago, this historical area was mostly 19th century gingerbread houses, small factories, warehouses and corner stores. Germantown's resurgence has epitomized the renaissance underway in Music City, and this vibrant neighborhood continues to attract the creative class, millennials, urban pioneers and now - young professionals and families. What began as a small, industrialized enclave of German immigrants has burst onto the scene as a destination neighborhood with single-family home prices routinely commanding \$700,000 to \$1 million+. Germantown offers a plethora of walkable amenities including boutiques, grocery stores, salons, barber shops, gyms, and several highly-rated restaurants. Four of the six 2020 James Beard semi-finalists in Nashville have a presence in Germantown, notably including Ford Fry's "Germantown Trifecta" of the Optimist, Le Loup, and Star Rover Sound right nextdoor to the Neuhoff site on Adams St.





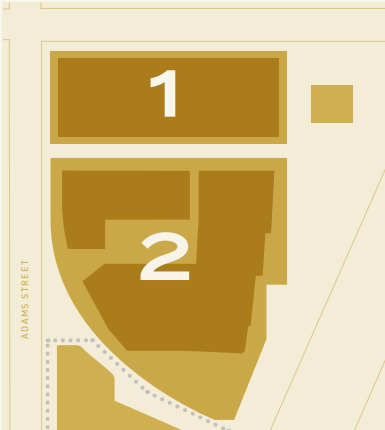
**office**

STACKING AND FLOOR PLANS

neuhoff

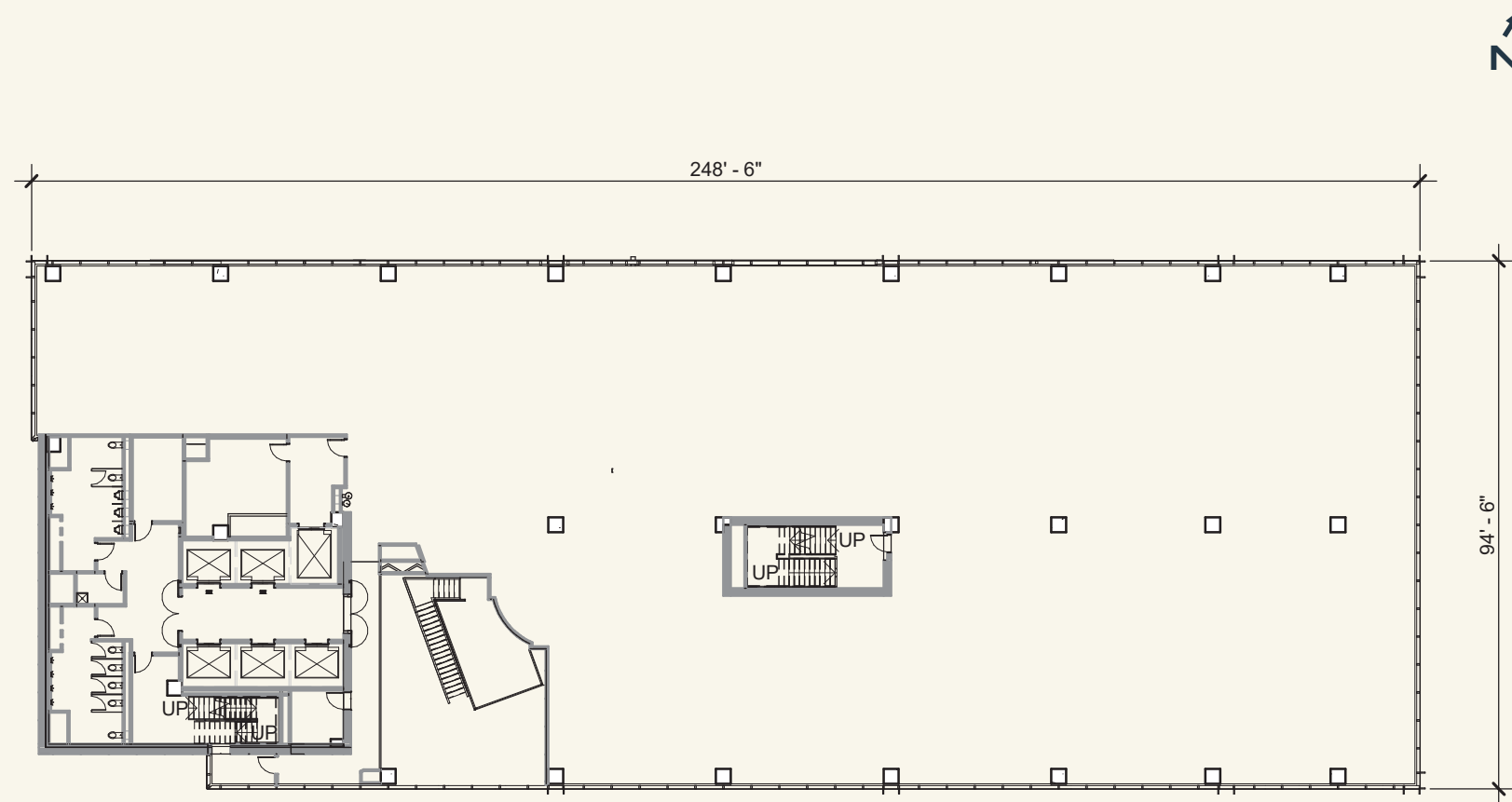
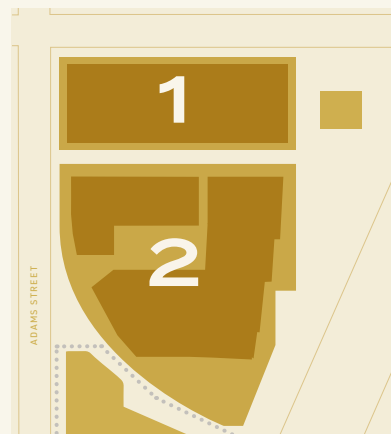
# Block 1 - New Office

280K square feet of Class-A office space above 11K square feet of ground floor retail seamlessly connected with the retail contained in the adjacent buildings.



# Block 1 - Floor 2

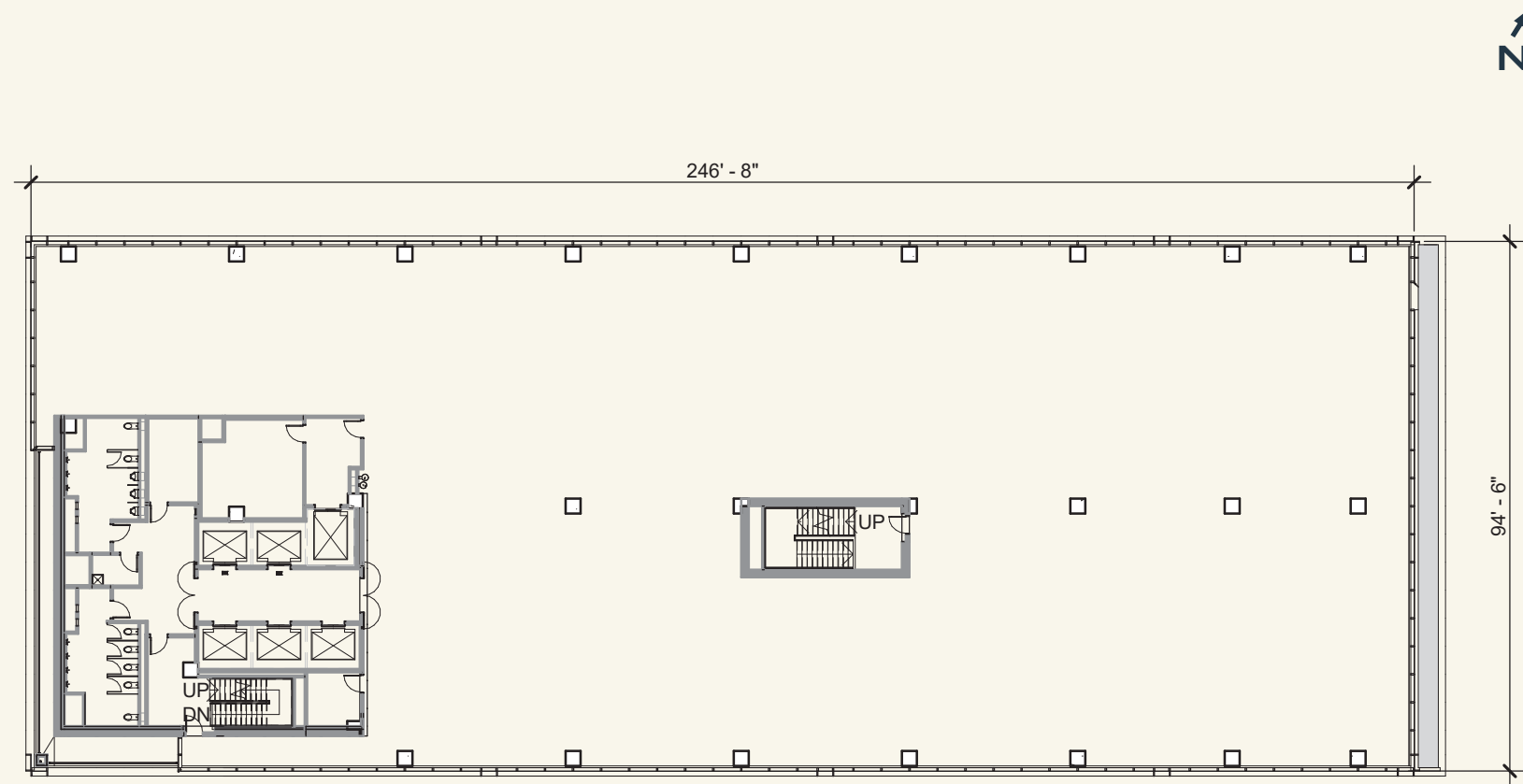
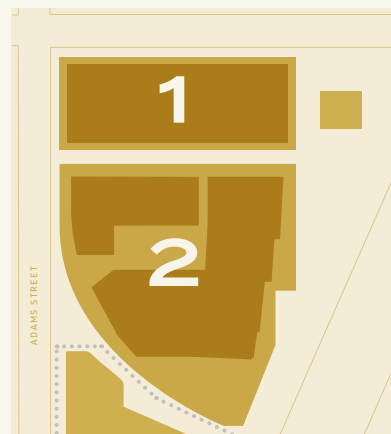
+/- 22,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"





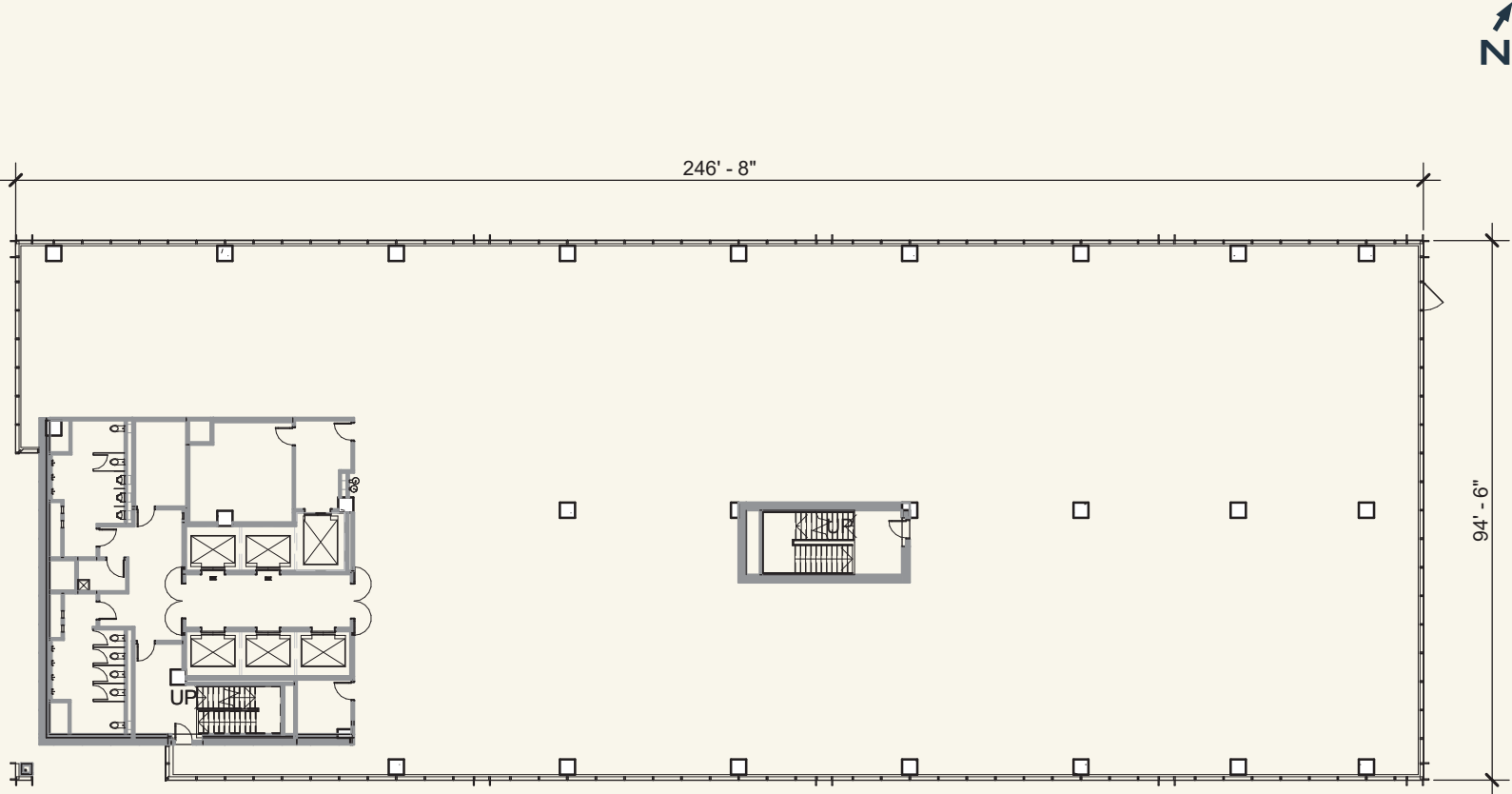
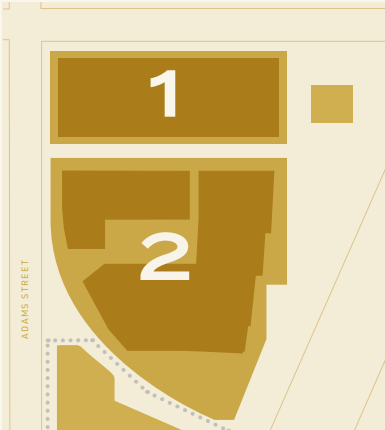
# Block 1 - Floor 3

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



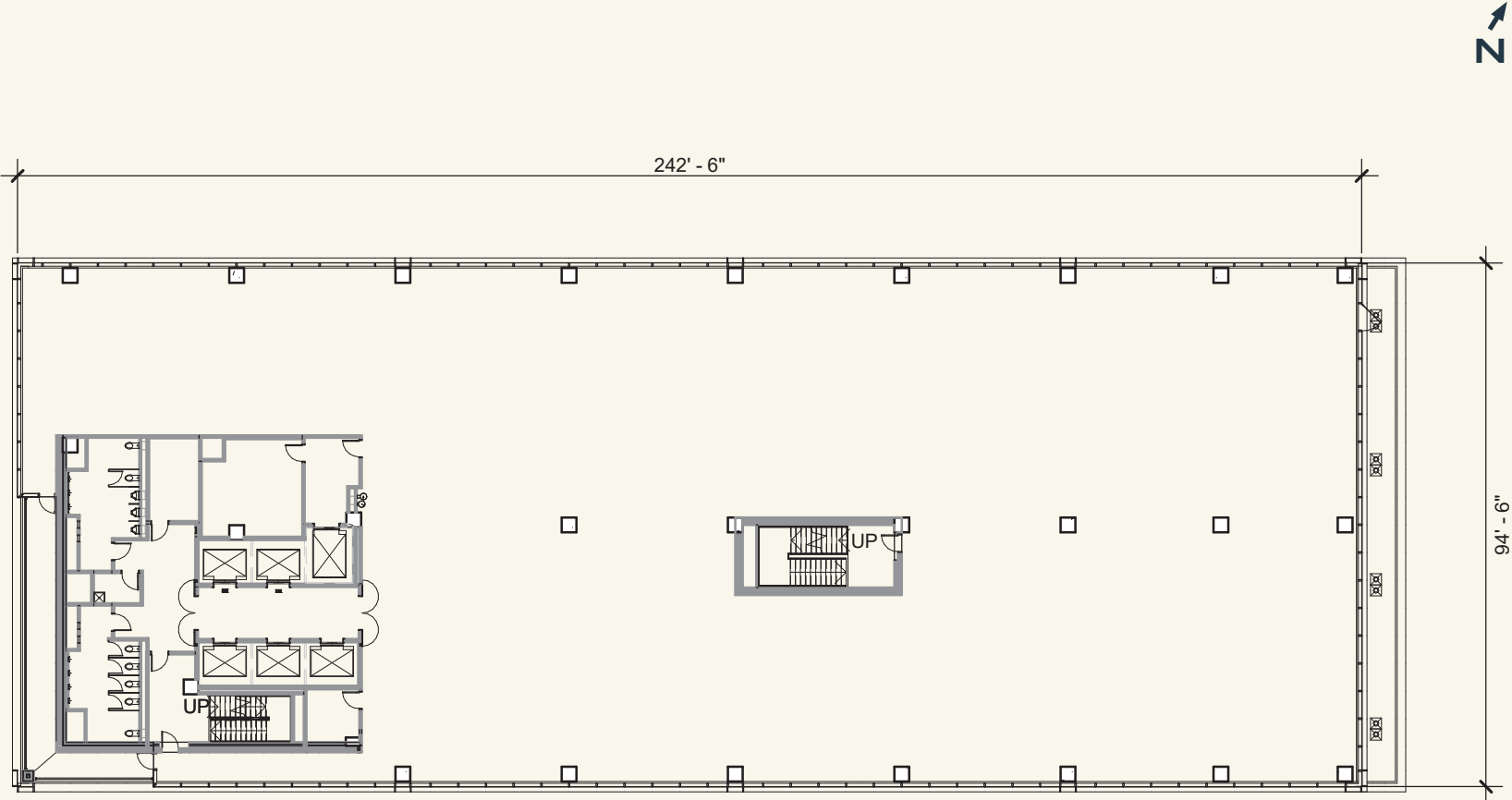
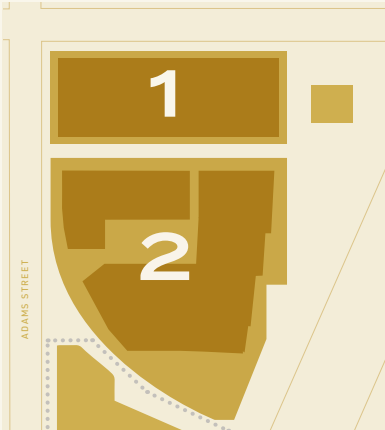
# Block 1 - Floor 4

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



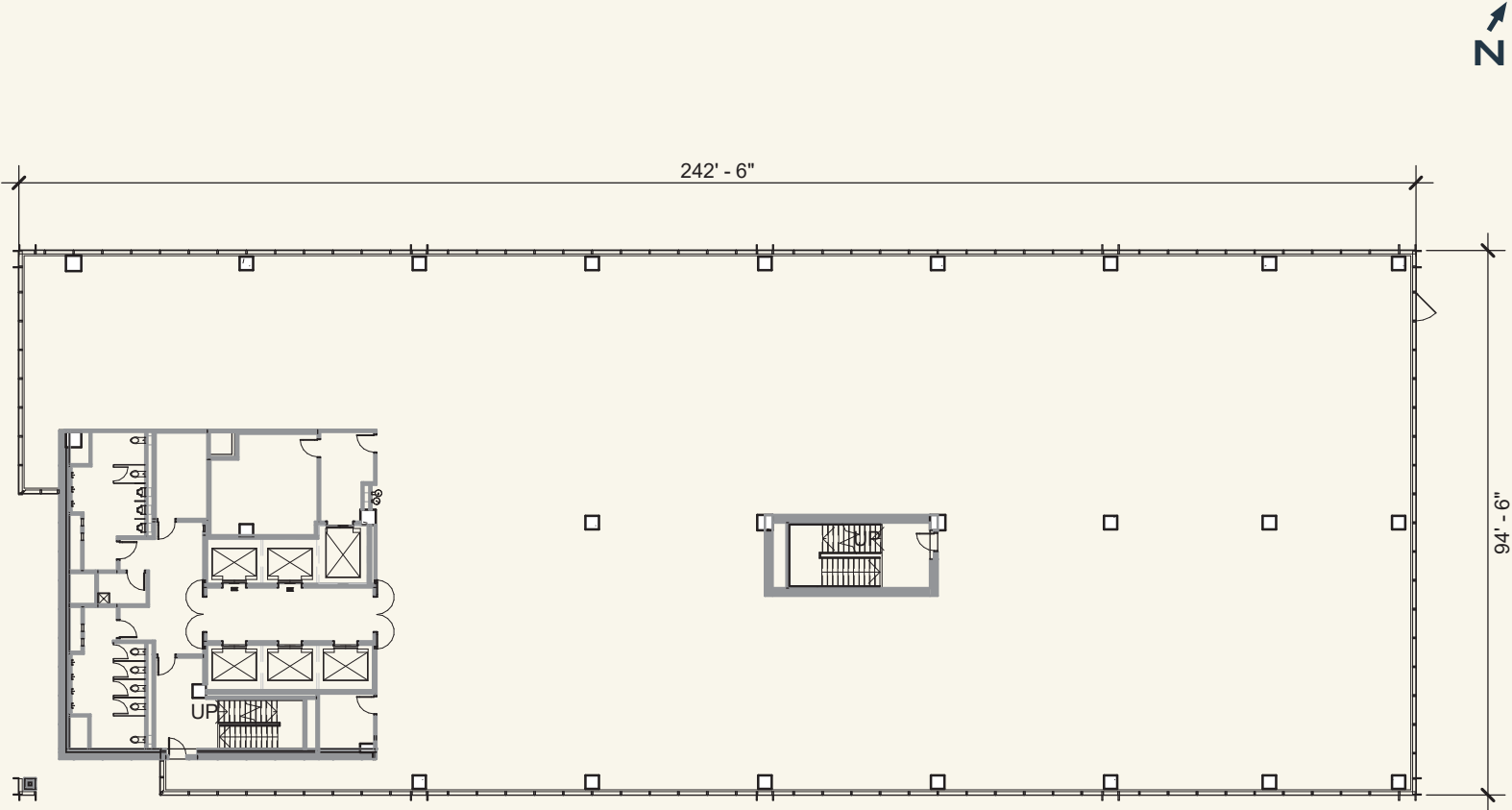
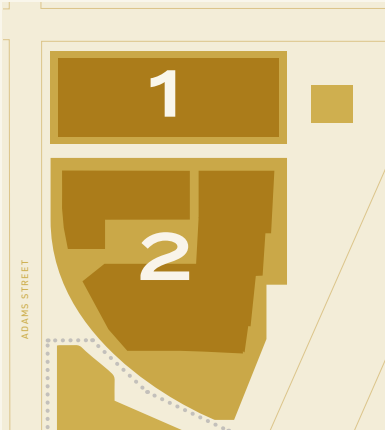
# Block 1 - Floor 5

+/- 24,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



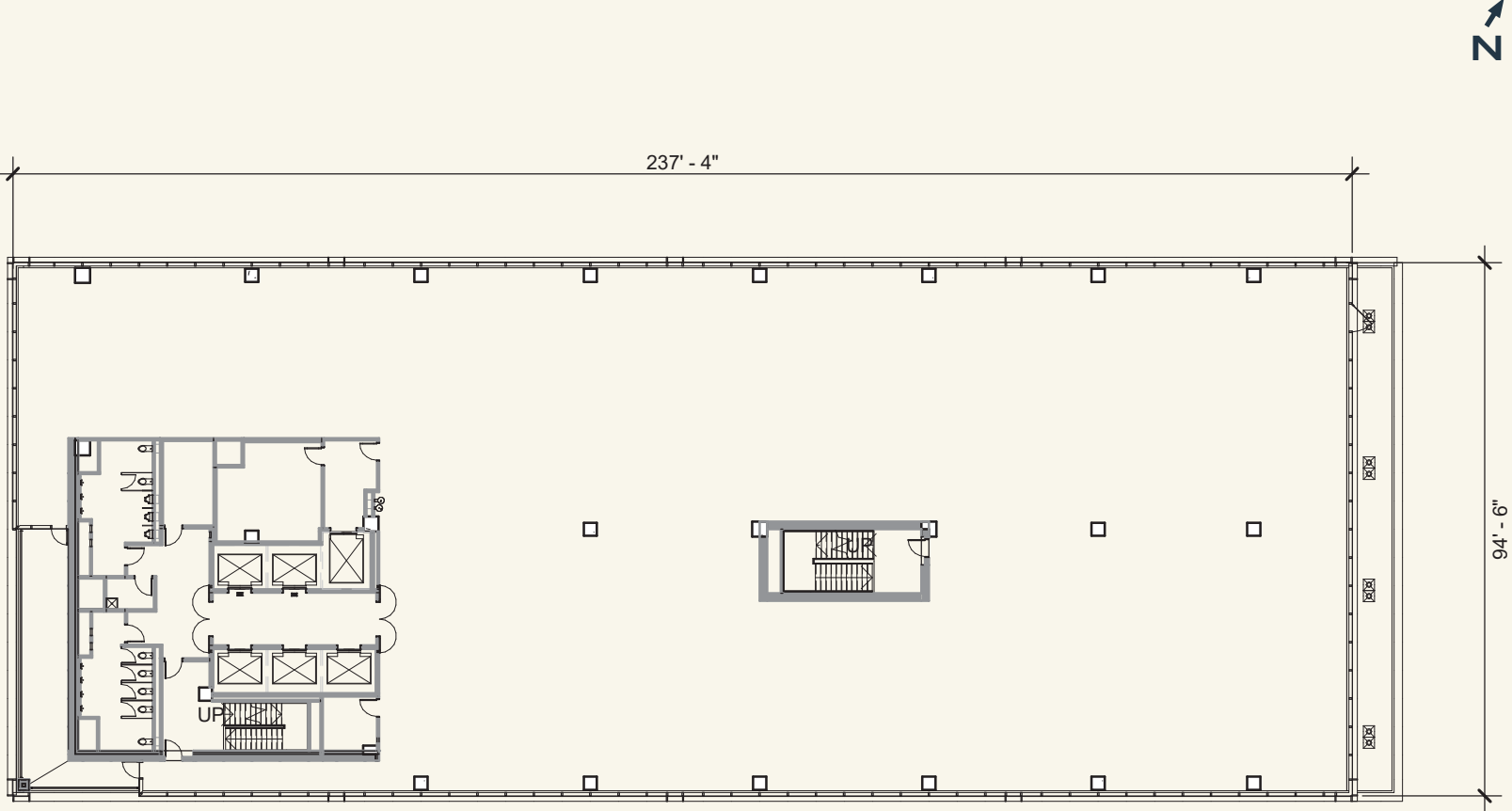
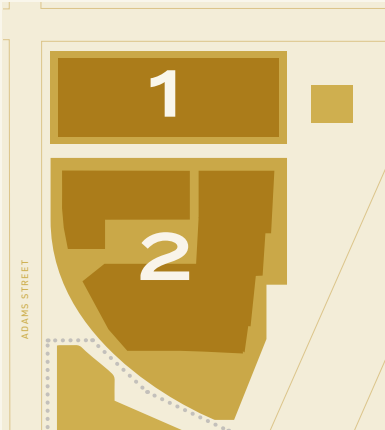
# Block 1 - Floor 6

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



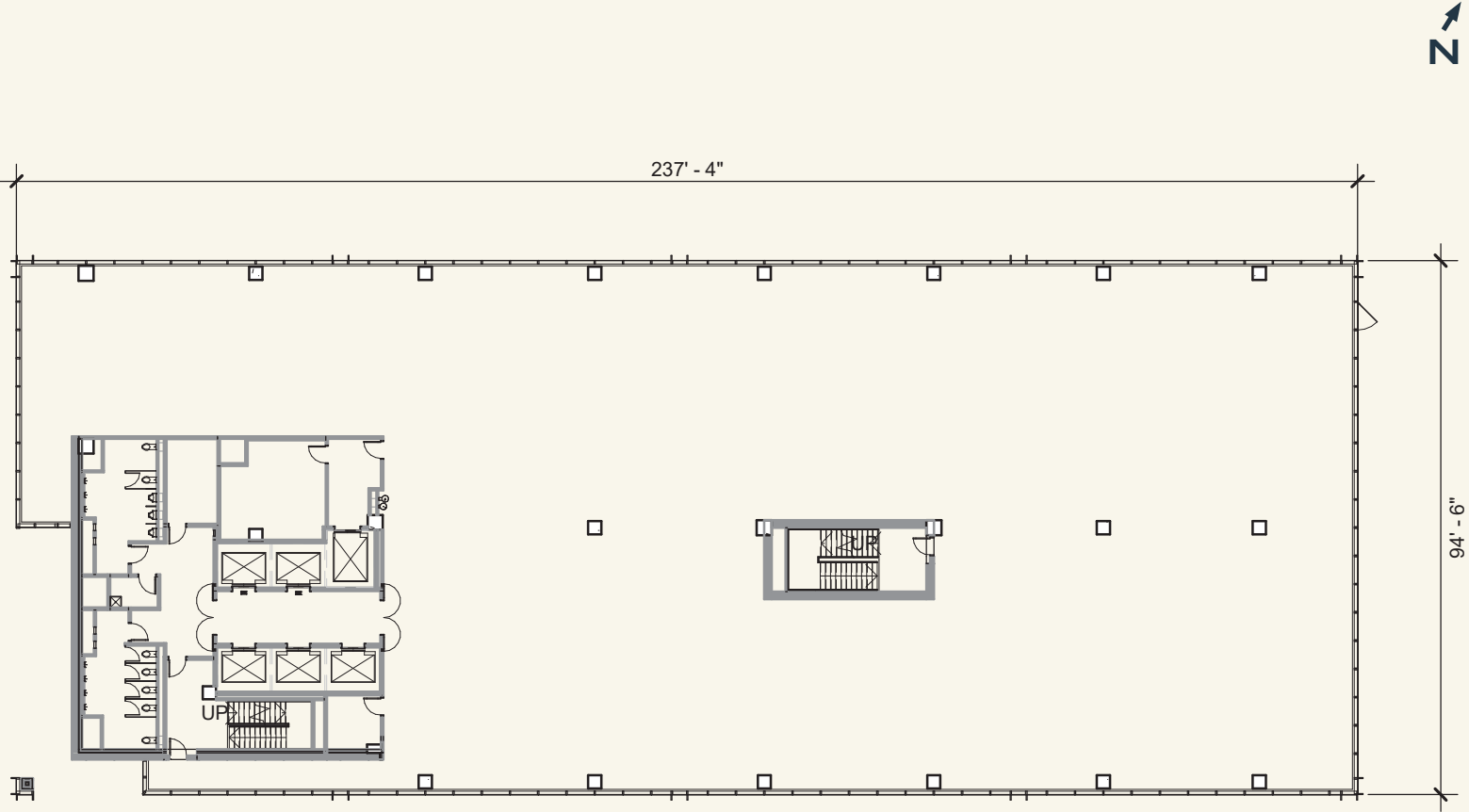
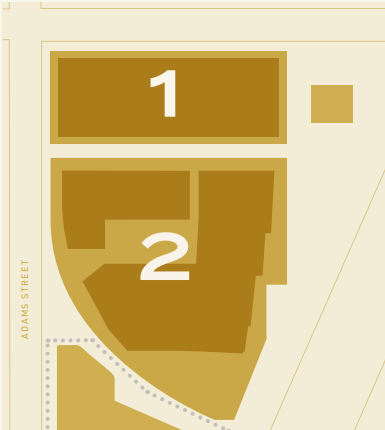
# Block 1 - Floor 7

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



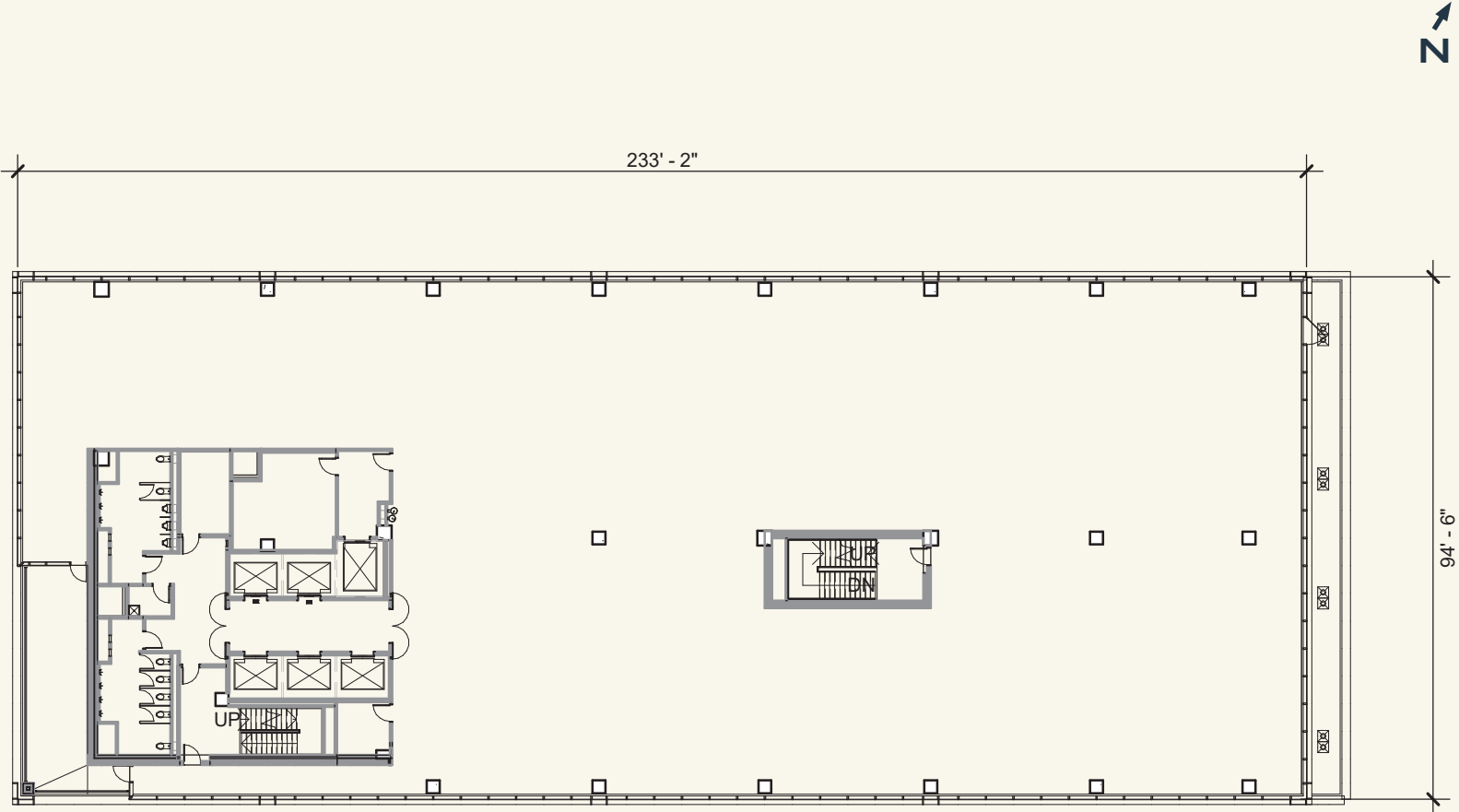
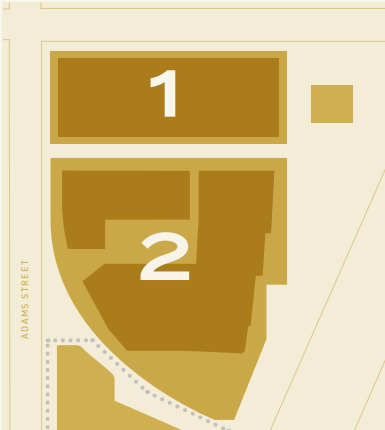
# Block 1 - Floor 8

+/- 22,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



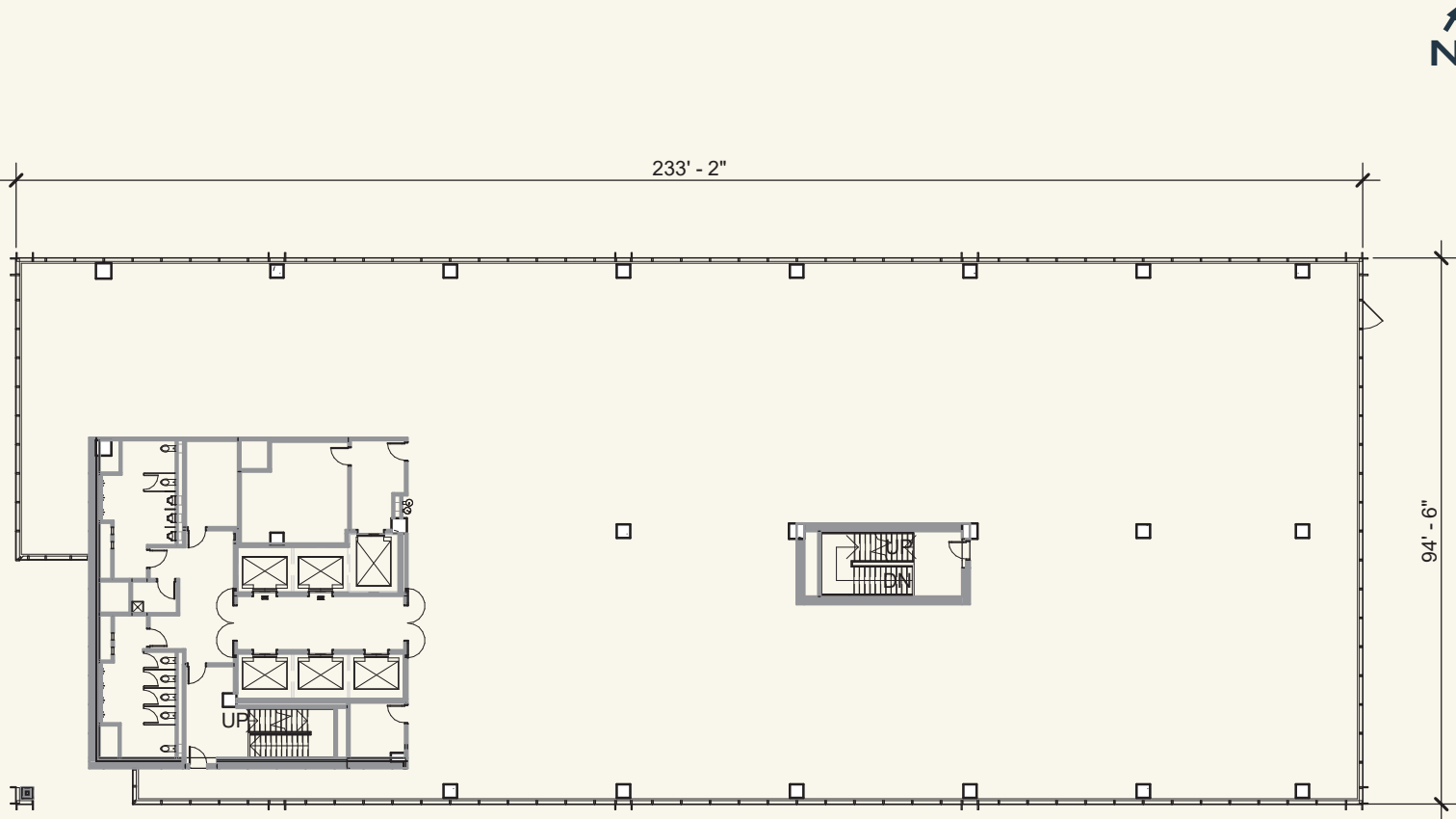
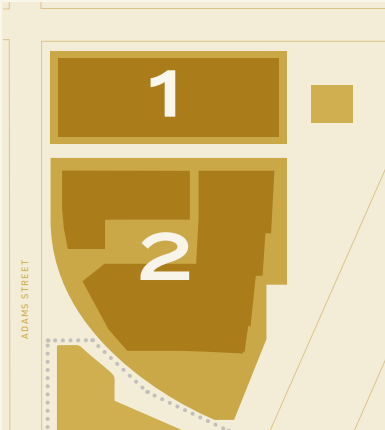
# Block 1 - Floor 9

+/- 23,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



# Block 1 - Floor 10

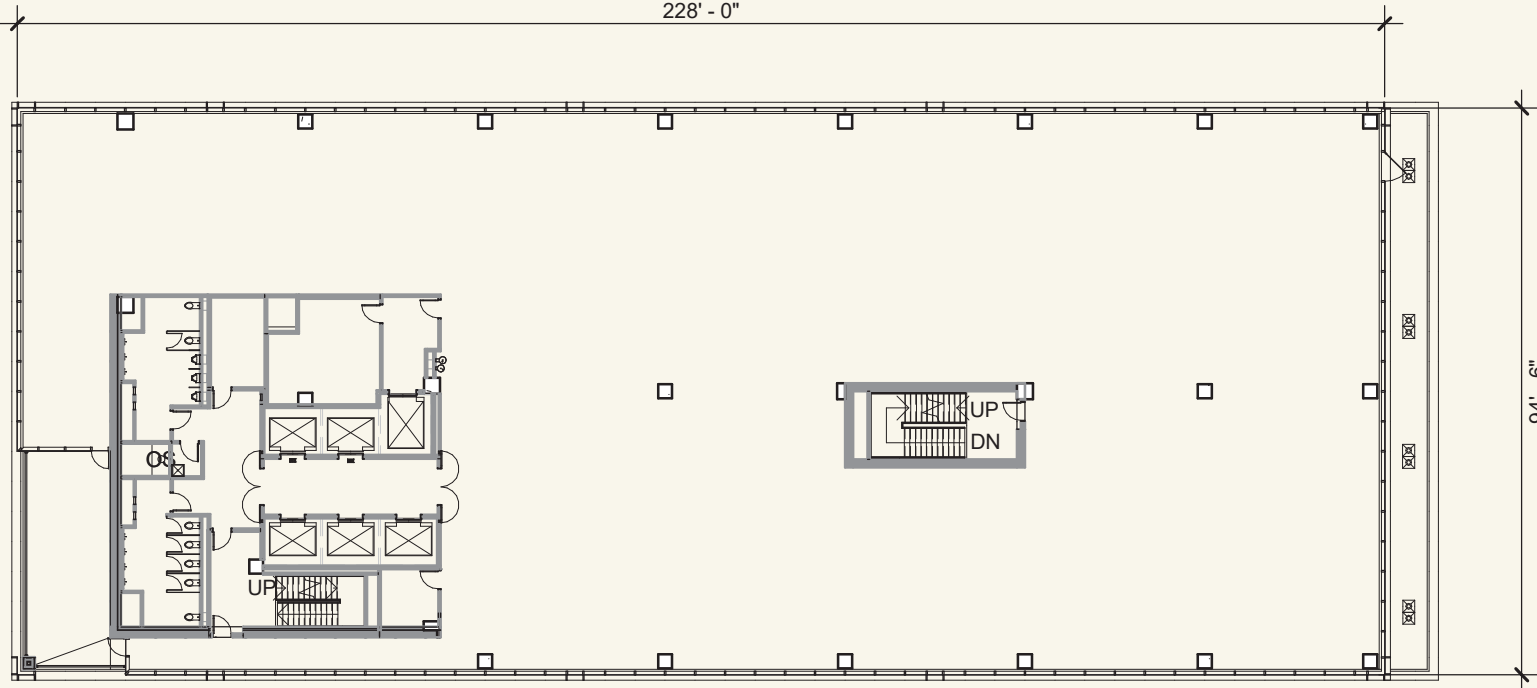
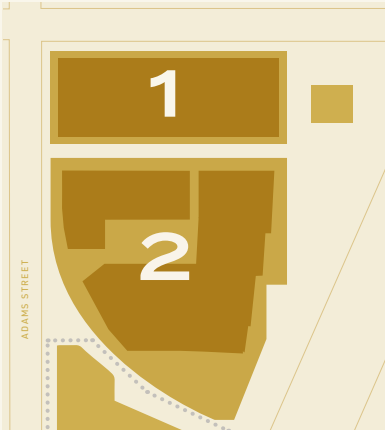
+/- 22,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"





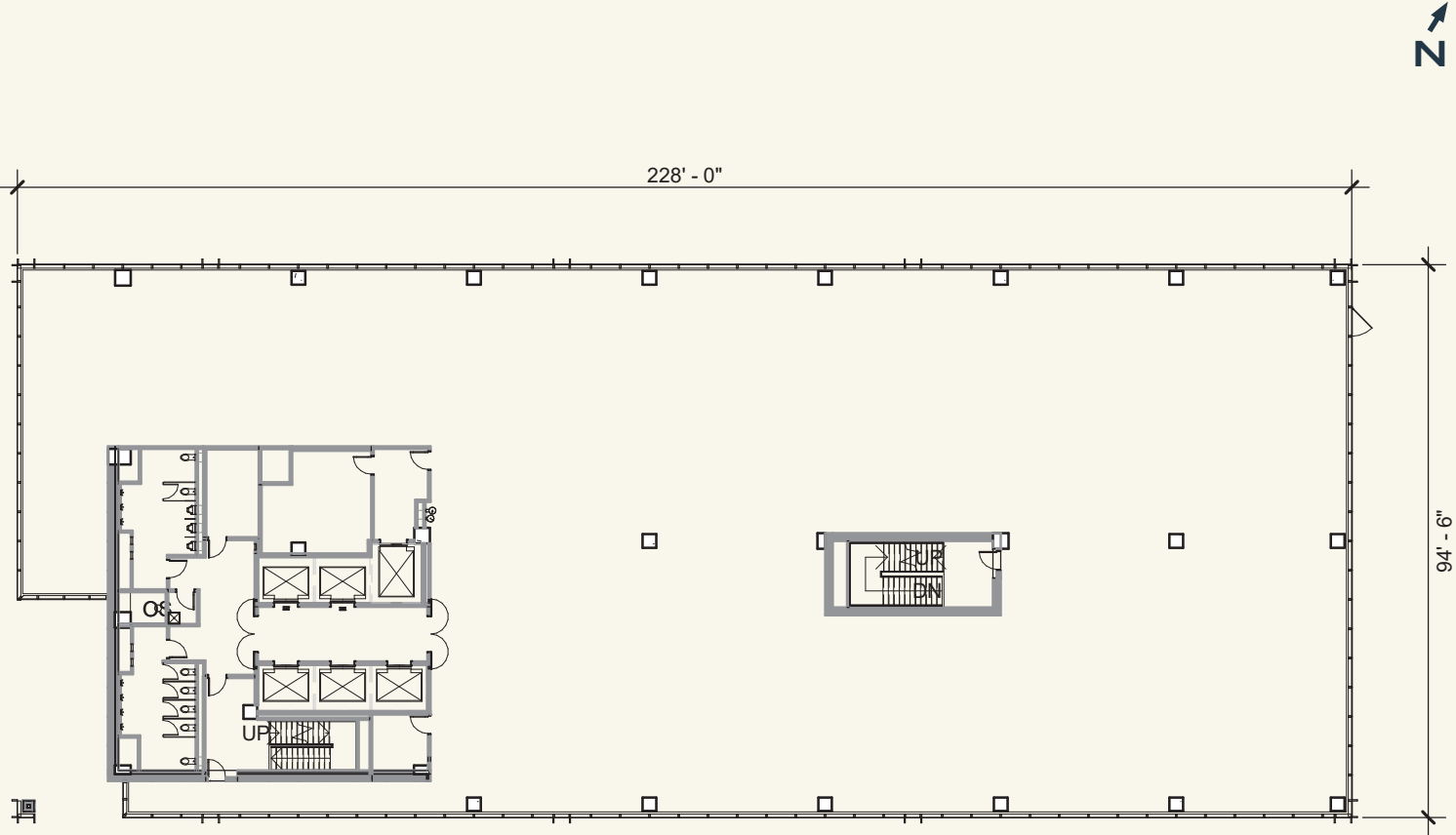
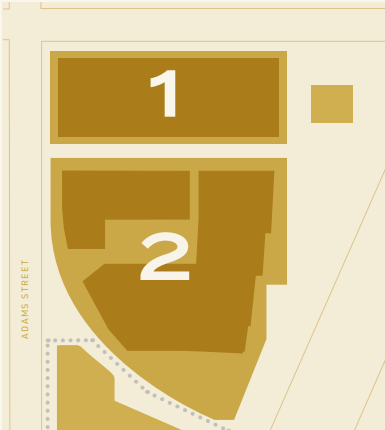
# Block 1 - Floor 11

+/- 22,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



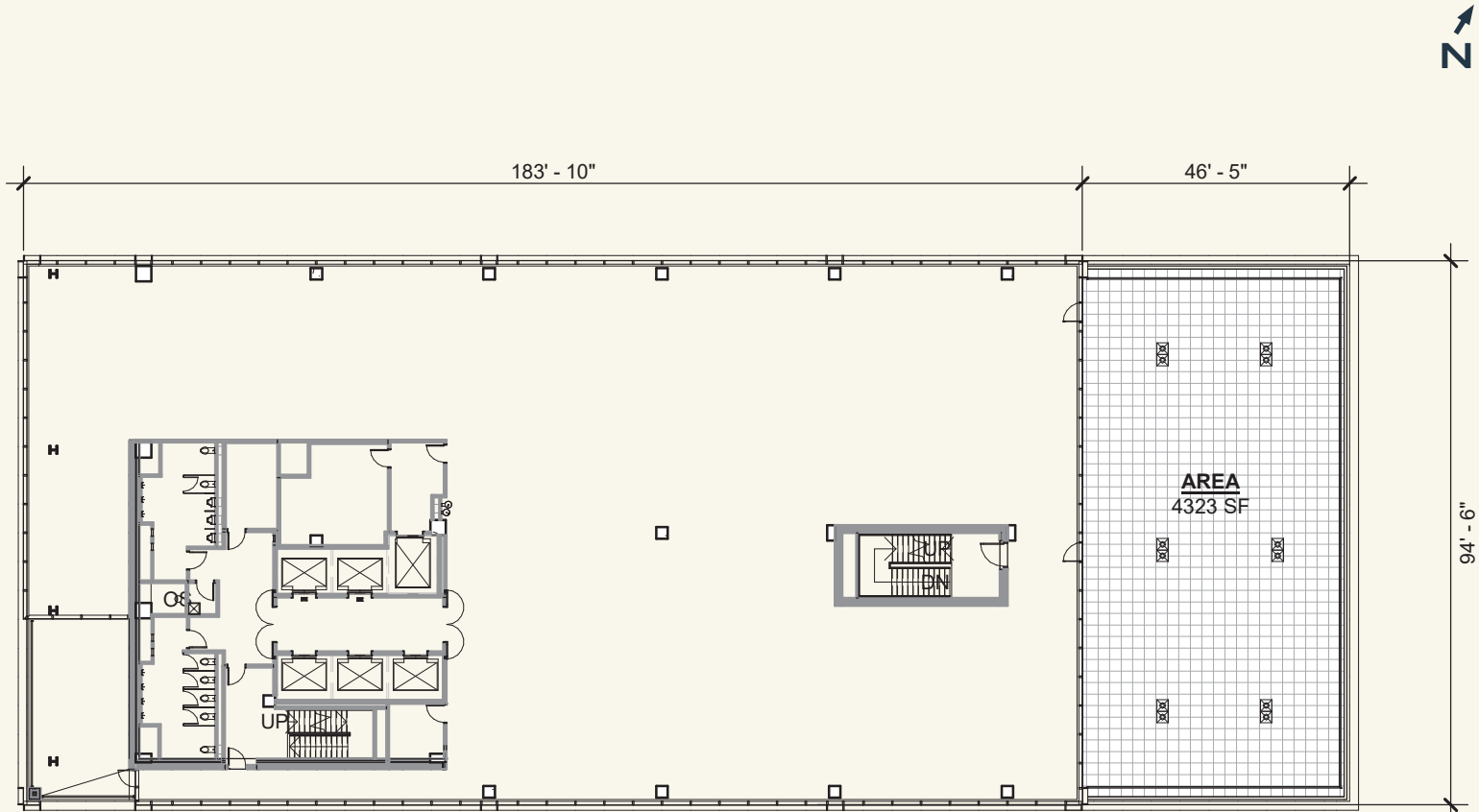
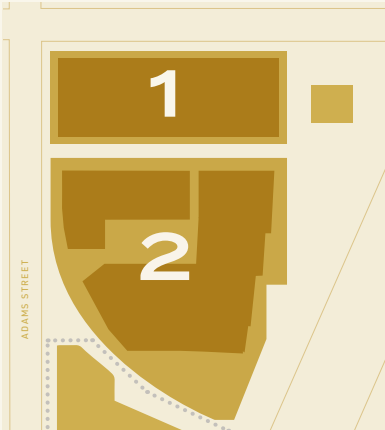
# Block 1 - Floor 12

+/- 21,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



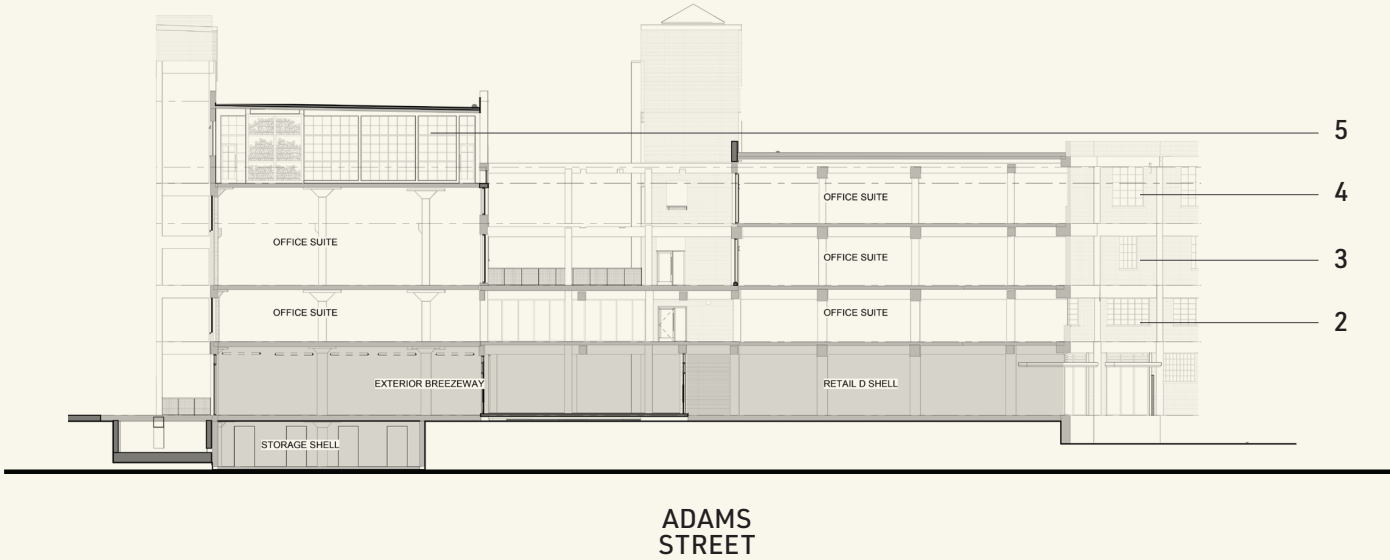
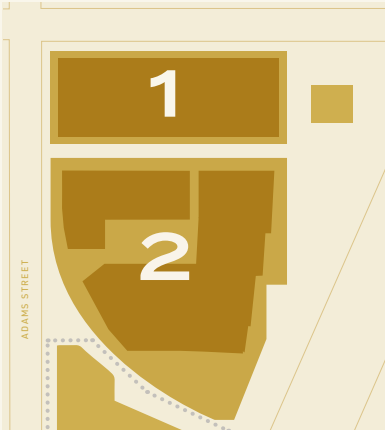
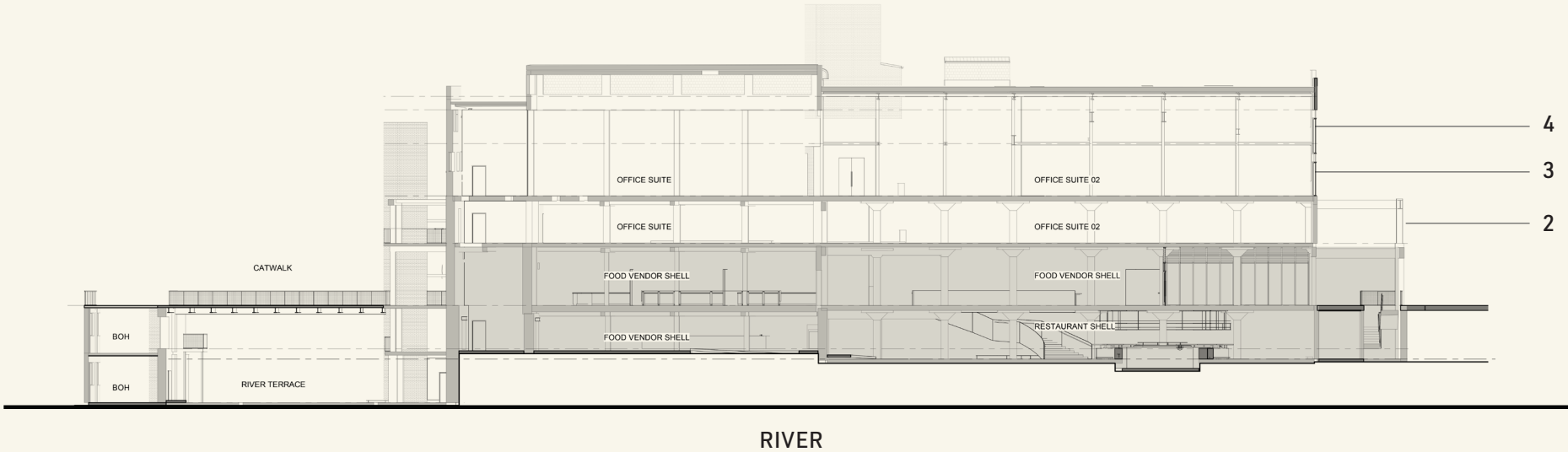
# Block 1 - Floor 14

+/- 16,000 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13'-6"



# Block 2 - Existing Office

108K square feet of rehabilitated Class-A office space with 49K square feet of retail and amenity space.

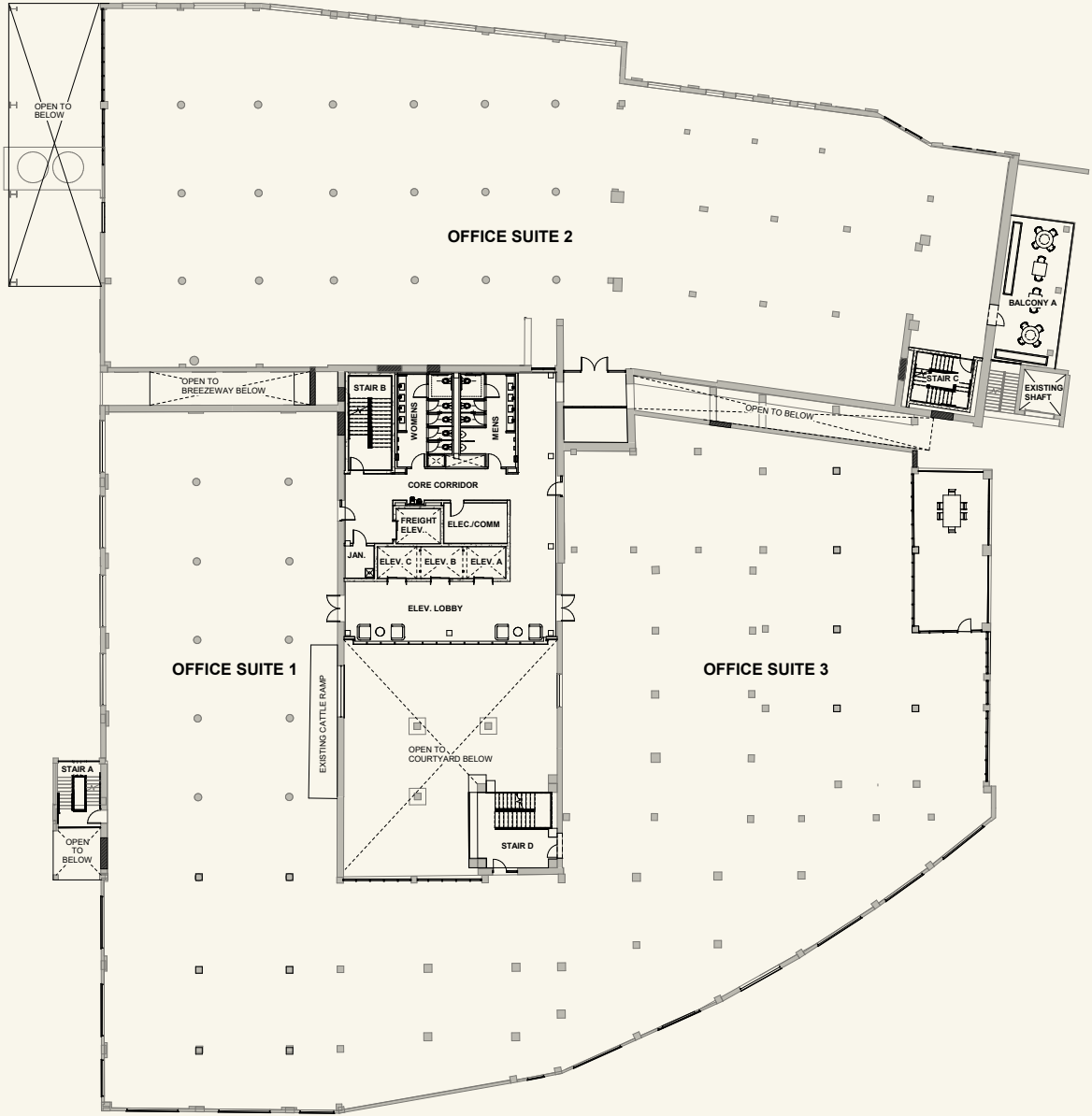
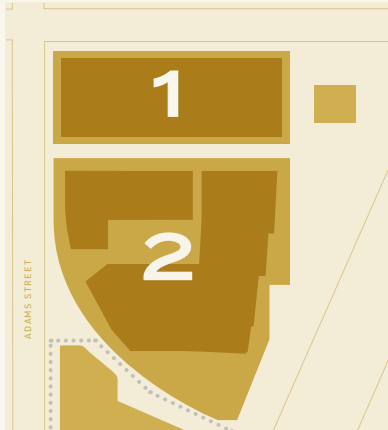


# Block 2 - Floor 2

OFFICE SUITE 1:  
 +/-8,324 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 10"4'

OFFICE SUITE 2:  
 +/-14,192 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 9"10

OFFICE SUITE 1:  
 +/-10,393 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 10"4"

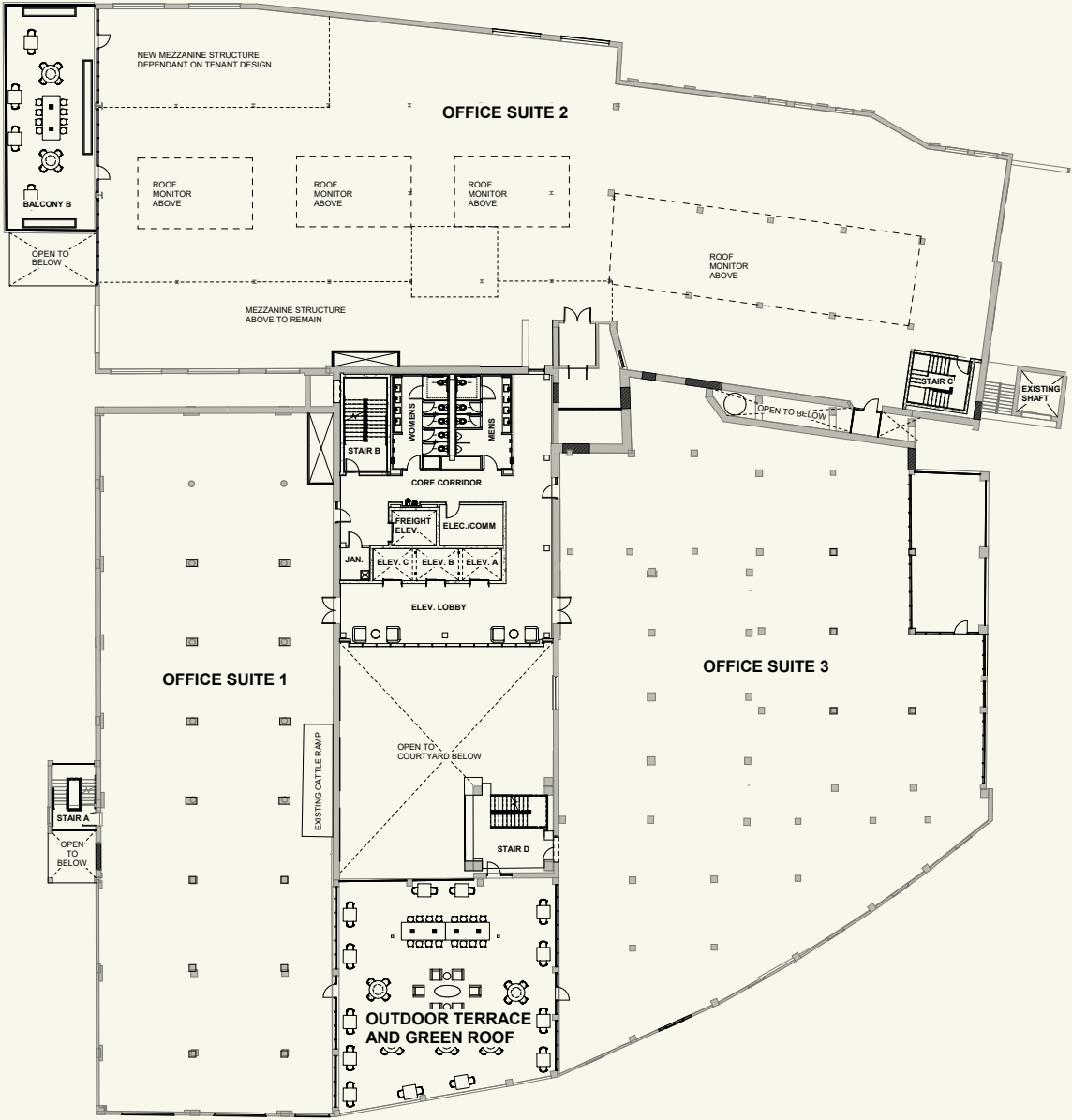
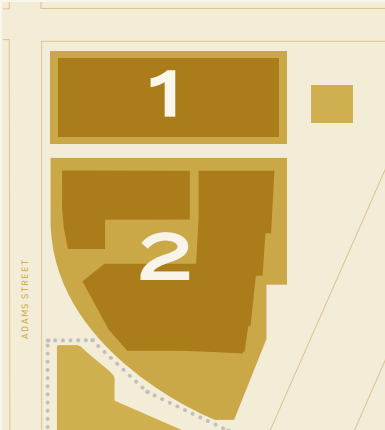


# Block 2 - Floor 3

**OFFICE SUITE 1:**  
 +/-8,239 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 19"6'

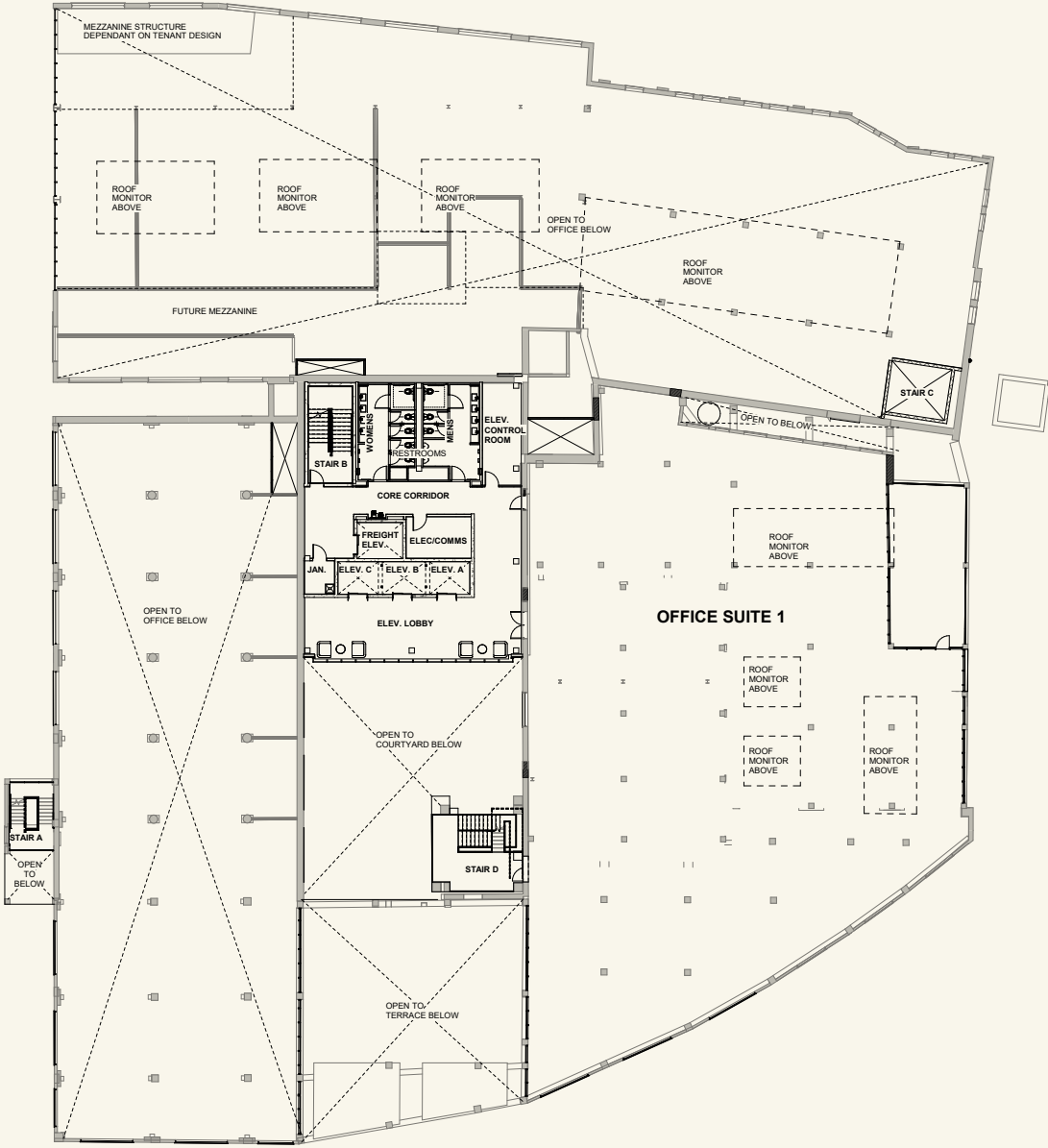
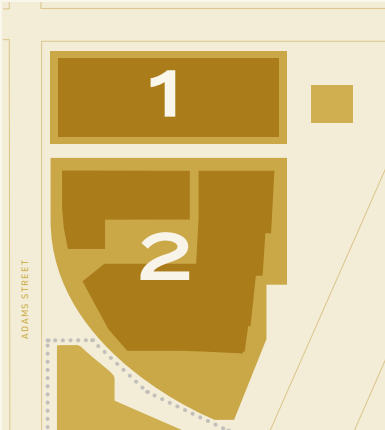
**OFFICE SUITE 2:**  
 +/-14,111 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 23"9'

**OFFICE SUITE 1:**  
 +/-10,903 RENTABLE SQUARE FEET  
 CEILING HEIGHT: 11"4"



# Block 2 - Floor 4

OFFICE SUITE 1:  
+/-10,988 RENTABLE SQUARE FEET  
CEILING HEIGHT: 13"3'



# Block 2 - Floor 5

OFFICE AMENITY SUITES:  
+/-5,794 SQUARE FEET

