

The logo consists of the letters 'R' and 'N' in a black, sans-serif font, separated by a thin, light blue vertical line. The entire logo is contained within a white square.

R\N

RIVERNORTH

HOW NASHVILLE MEETS THE RIVER'S EDGE

2210

A modern interior hallway with a minimalist design. The walls are made of light gray concrete, and the floor is covered in large, light-colored square tiles. On the left, a wall features a series of horizontal wooden slats. The ceiling is industrial, with exposed pipes and track lighting. On the right, a series of dark, vertical wooden panels line the wall. The overall atmosphere is clean and contemporary.

NASHVILLE'S NEWEST
MIXED-USE DISTRICT

ANCHOR YOUR **BUSINESS IN NASHVILLE'S NEW DOWNTOWN**

River North is a new mixed-use district located a stone's throw from Oracle's new campus, East Nashville, Germantown, Topgolf, and only a few minutes from Downtown. You're integrated into the best that Nashville has to offer - nightlife, trails and greenways, adjacent interstate and surface street access as well as sweeping views of the Cumberland River.



NEW OPPORTUNITY IN NASHVILLE

In the heart of Nashville's thriving downtown sits an untapped opportunity to build the city's next great neighborhood in the East Bank, along the Cumberland River.

With plans to re-envision 338 acres of underutilized land, the vision is to transform a disconnected, unpopulated industrial area of the city into a place reclaimed for all Nashvillians to enjoy.

Kicking off an exciting new chapter, East Bank is seeing several projects under development and a flurry of new opportunities headlined by Oracle.

The tech giant, who recently purchased 70 acres in River North for a new 8,500-employee campus, has committed \$175 million to infrastructure upgrades that will include a new public greenway along the riverfront for pedestrians and bicyclists and a new pedestrian bridge over the river.



East Bank's New Pedestrian Bridge

With a targeted completion date in 2029, the new pedestrian bridge represents Oracle's pledge to the city and will extend the Nashville's Greenway trails up the East Bank, linking Germantown and other bustling neighborhoods to the previously secluded River North waterfront, with a distinctive bridge design that will feature cables only on one side.

A NEW HOME FOR THE TITANS

The Tennessee Titans are constructing a new 1.7 million SF, 60,000-capacity stadium on Nashville's East Bank, adjacent to the existing Nissan Stadium.

Designed to reflect the spirit of Nashville, the new stadium will serve as a versatile, year-round destination for sports, entertainment and major events. Nashville will host **Super Bowl LXIV in 2030**, marking the city's first time hosting the NFL's championship game.



PROPERTY HIGHLIGHTS

2200 BOWLINE AVE / NASHVILLE, TN

Creative office building

Ground floor retail

Approximately 78,000 RSF

4-acre riverfront park

Loft-style office

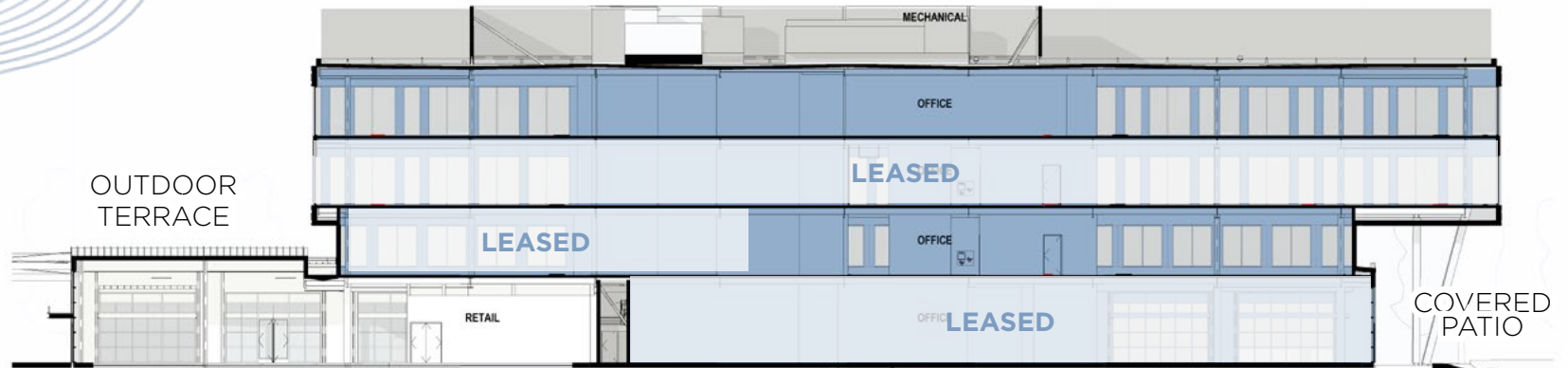
3.0/1,000 on-site garage parking;
additional in surface lot and street

Shared conference room/
training center



FLOOR PLANS

5,000 - 39,536 RSF AVAILABLE

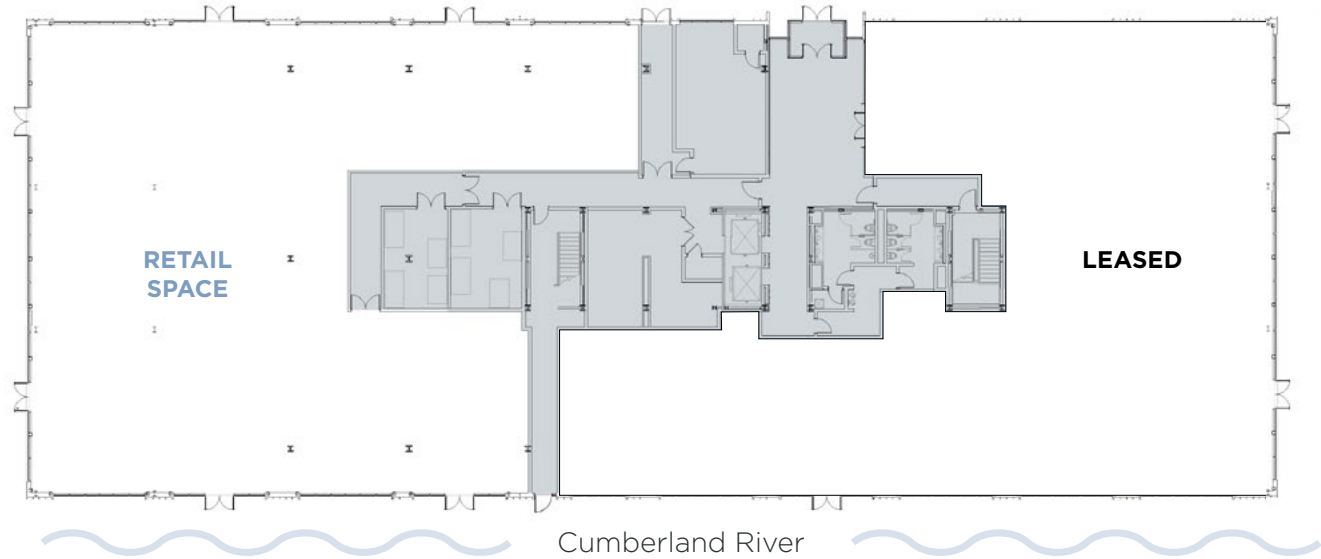


ELEVATION

FLOOR PLANS

1ST FLOOR

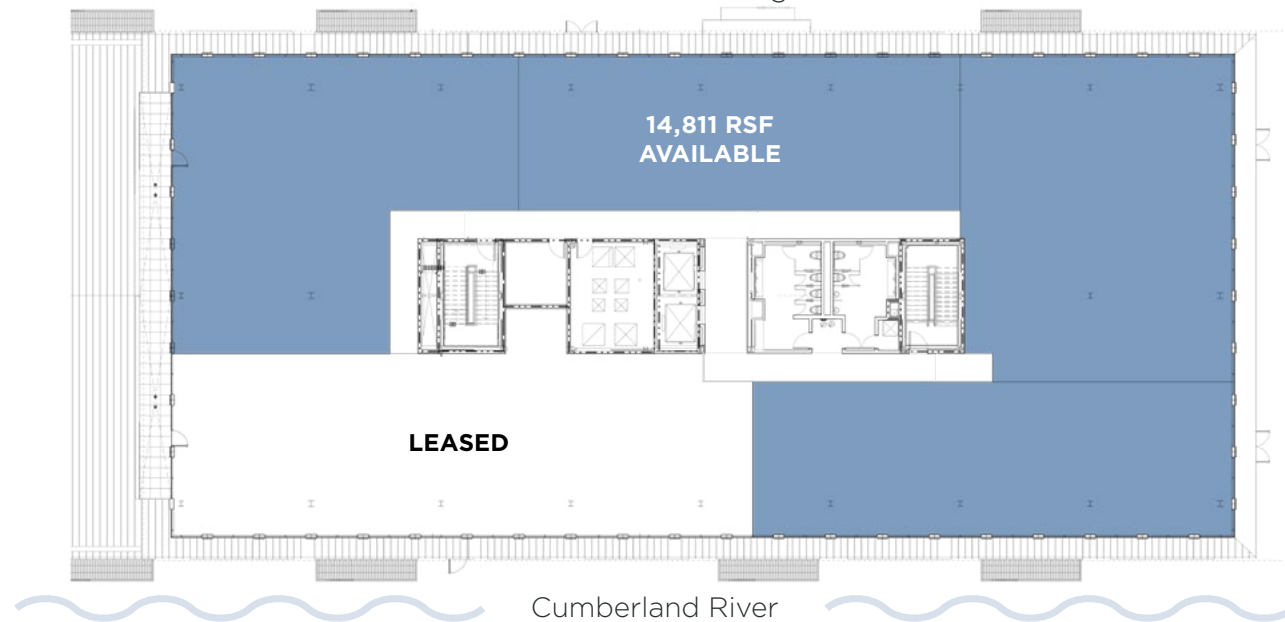
17' Clear Height



** All square footages are approximate*

2ND FLOOR 5,000-14,811 RSF (demisable)

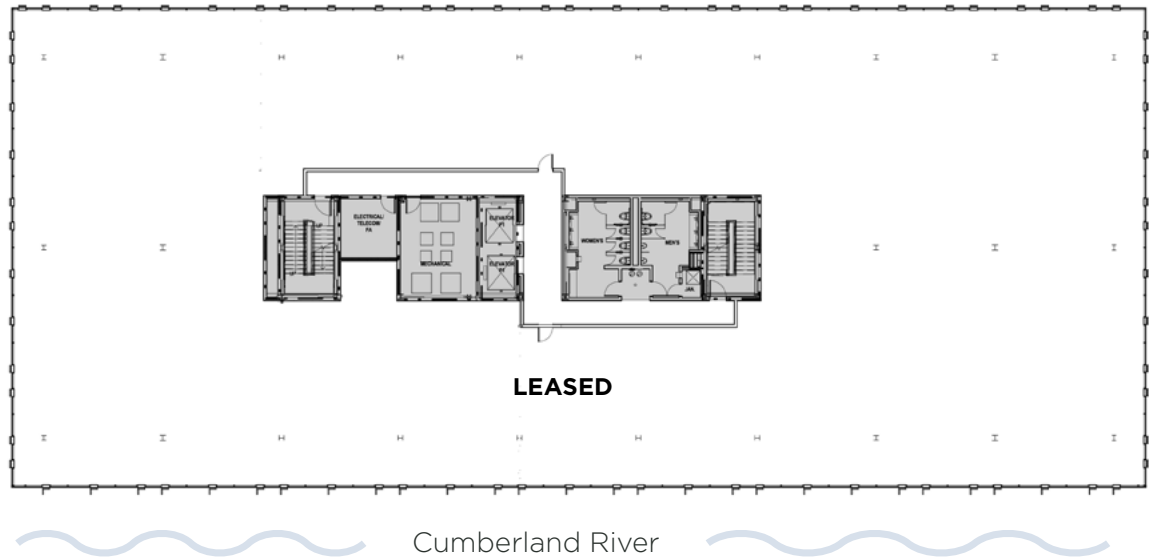
14' Clear Height



FLOOR PLANS

3RD FLOOR

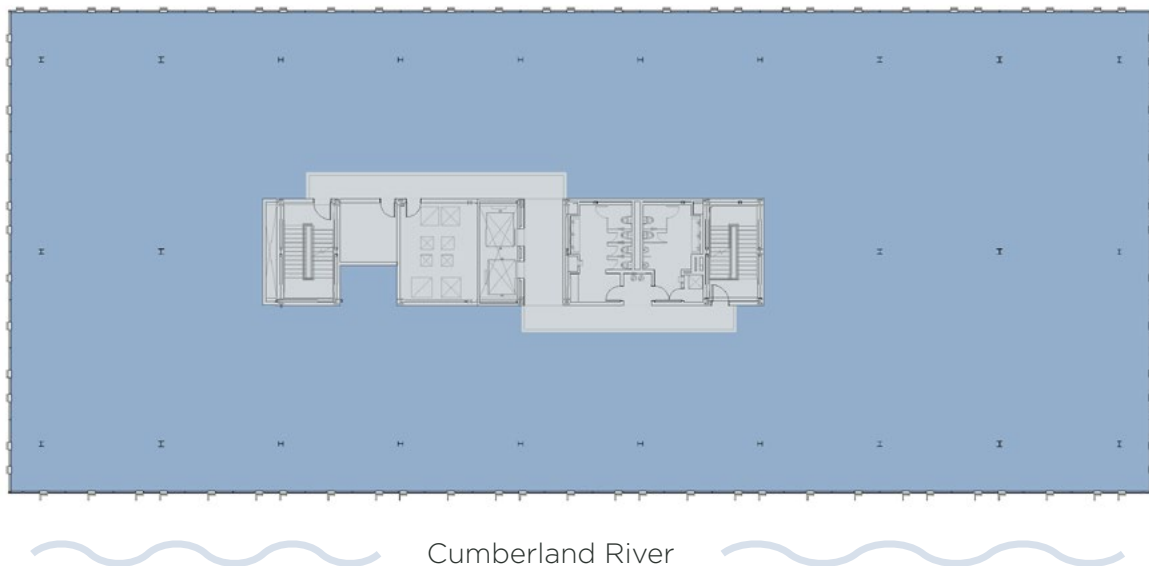
14' Clear Height



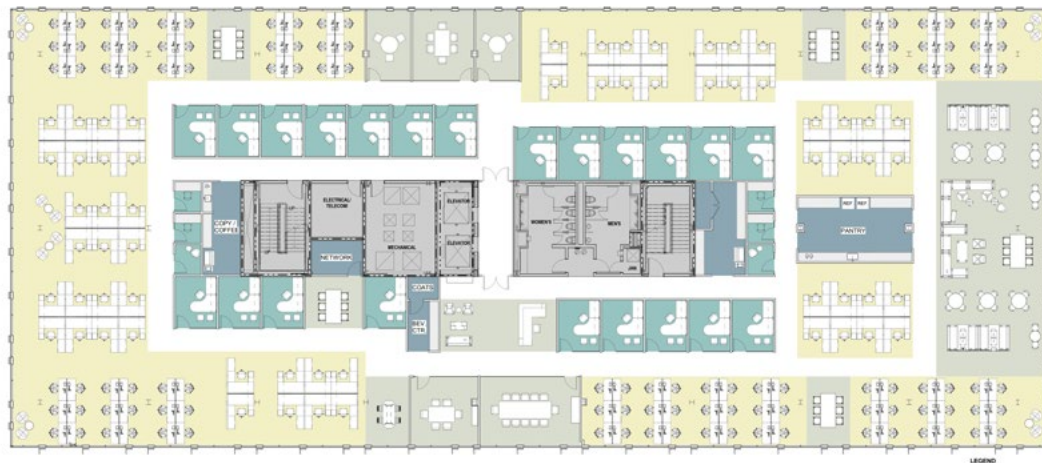
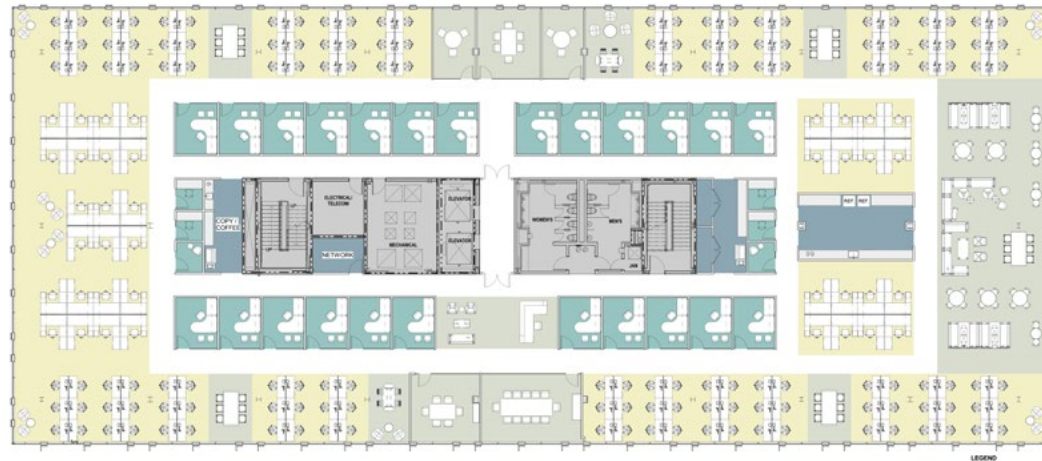
** All square footages are approximate*

4TH FLOOR 24,725 SF

14' Clear Height



SAMPLE TEST FITS



BUILDING FEATURES

Large, rectangular floorplates with high ceilings and floor-to-ceiling windows offering spectacular views that create an unparalleled environment to enhance creativity and help to attract and retain talent.

Floor to Ceiling Windows:
light and airy atmosphere

Spectacular Unobstructed Views:
park, riverfront, and Nashville skyline

Shared Conference Room/Training Center

High Ceilings

Wide Floor Plates



DRIVE TIMES

- 1 MILE TO DOWNTOWN
- EASY ACCESS TO 3 INTERSTATES

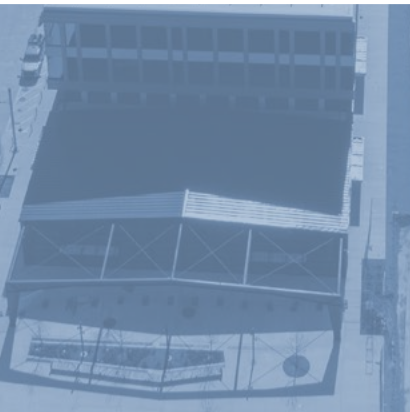
6 MINS
GERMANTOWN

5 MINS
DOWNTOWN

2 MINS
TO I-24

6 MINS
NISSAN STADIUM

14 MINS
THE GULCH



WALKABLE

RETAIL AND 4-ACRE
RIVERFRONT PARK





INSPIRE AND ATTRACT

DEVELOPMENT INCLUDES
78,000 SF OFFICE / 650 APARTMENTS /
74,000 SF RETAIL



WHY NASHVILLE

#1

CITY CREATING THE MOST
WHITE COLLAR JOBS

-Forbes

#1

METRO FOR ADVANCED
INDUSTRY JOB GROWTH

-Smartasset

#1

IN METROPOLITAN ECONOMIC
STRENGTH

-Brookings

#3

BEST CITY FOR YOUNG
PROFESSIONALS

-Policom Corp.

2,197,416

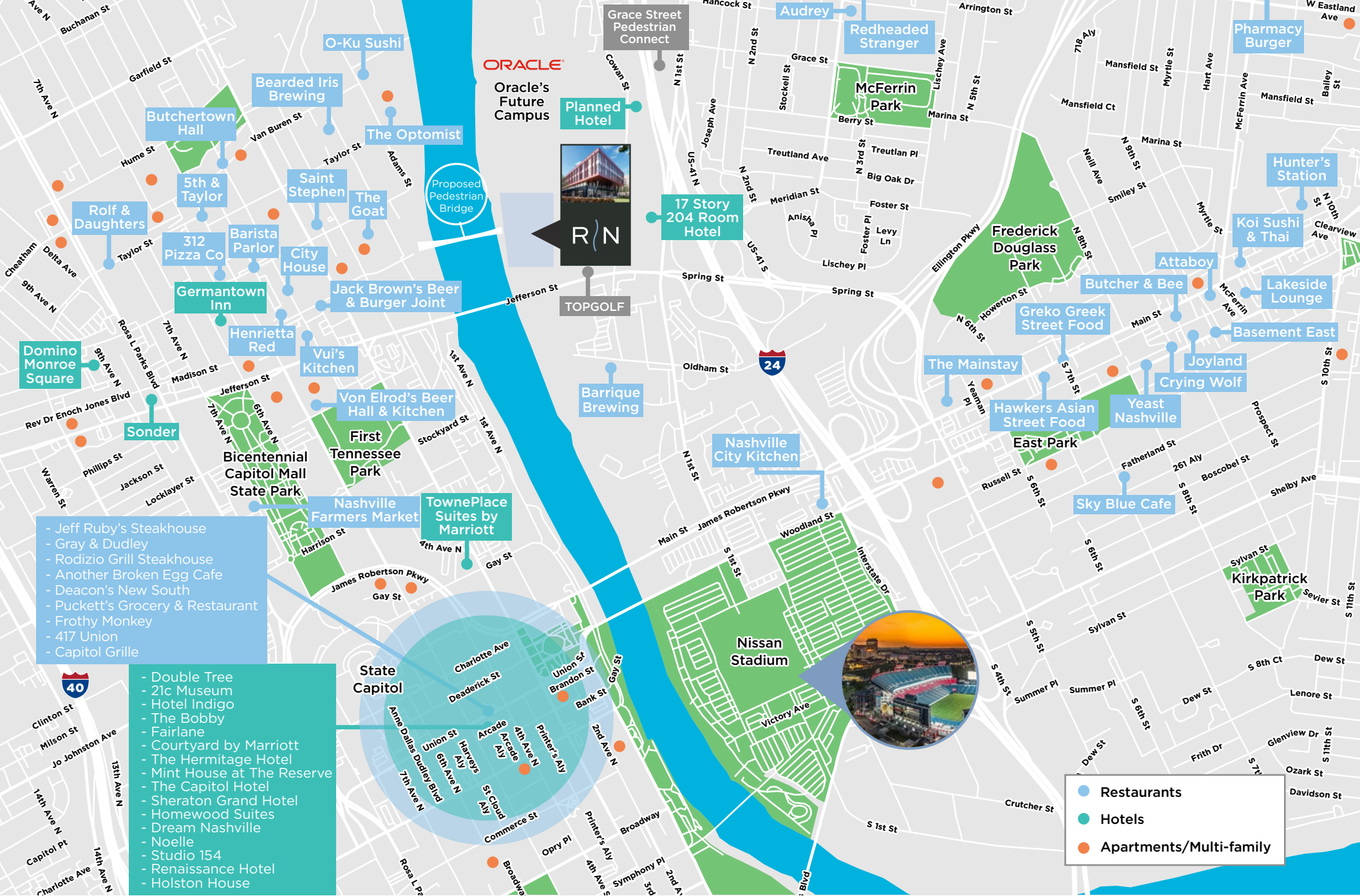
NASHVILLE MSA POPULATION

60%

OF COLLEGE GRADUATES
REMAIN AND WORK IN
THE REGION

source: Nashville Chamber of Commerce





GERMANTOWN+DOWNTOWN CONNECTION



R\N

RIVERNORTH

NASHVILLE

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