

CRESTVIEW

BRENTWOOD, TENNESSEE



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Crestview has maximum exposure from both Interstate 65 and Old Hickory Boulevard. Main entrance and exit from Old Hickory Boulevard with secondary, private entry/exit directly to Church Street. Towering views of Nashville, Brentwood, and Franklin. New landscaping, new signage, and improved roadways.

Abundant area amenities include, Shoppes of Brentwood Hills anchored by Target, Peartree Village anchored by Harris Teeter, Walgreens, TJ Maxx, Steinmart, Kroger, Borders, Office Depot, Office Max, Fedex/Kinko's, Starbucks, and much more.

Area restaurants and eateries include Longhorn Steakhouse, Panera Bread, Fulin's, Cold Stone, O'Charley's, Chili's, Cinco de Mayo, Chick-Fil-A, Five Guys, Subway, Ruby Tuesdays, and Judge Beans to name a few.

Area hotels include Hampton Inn, New Crowne Plaza (formerly Holiday Inn), Hyatt Place, Comfort Inn, Best Western, Courtyard by Marriott, Brentwood Suites, Studio Plus, Hilton Suites and more.



CRESTVIEW

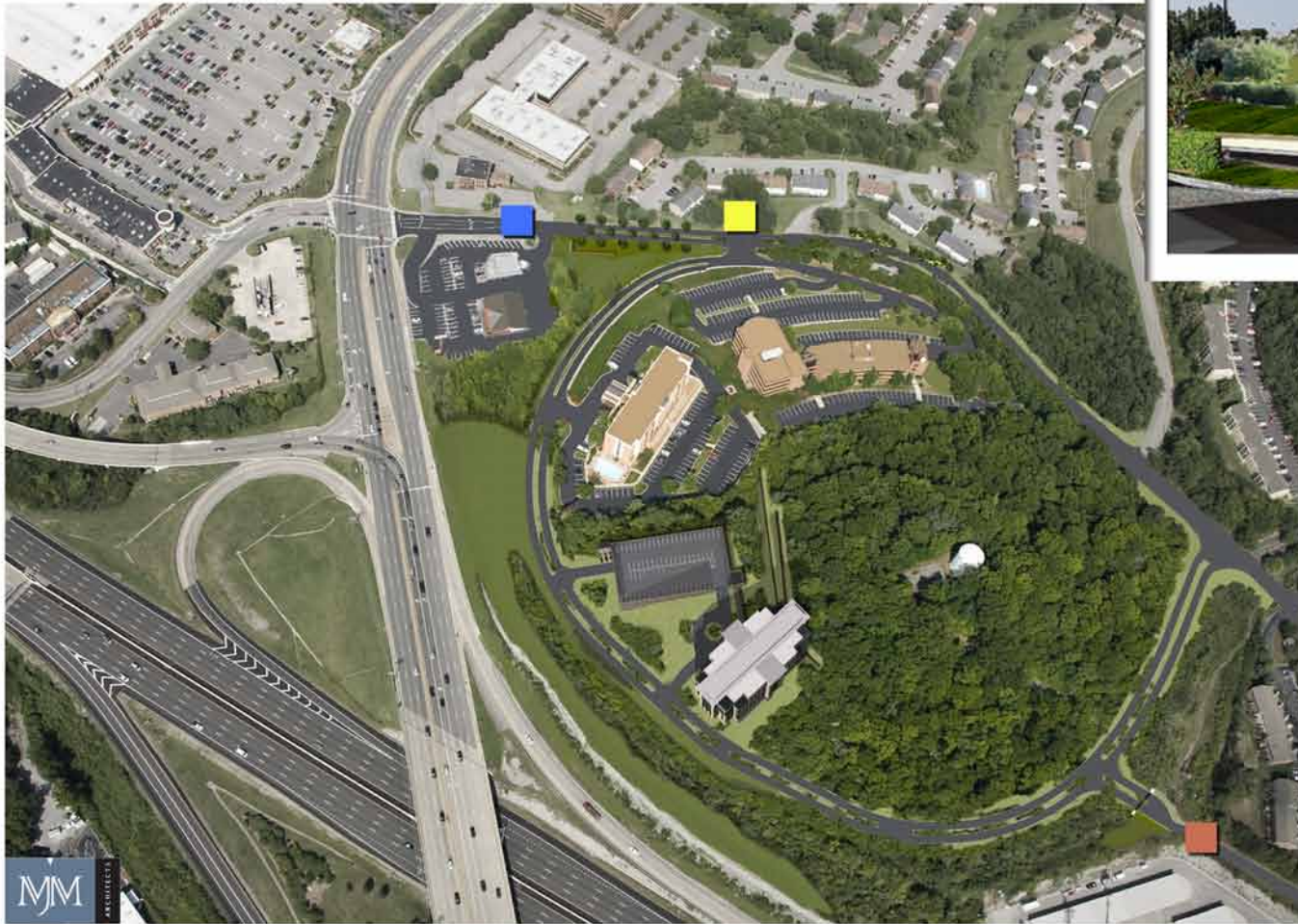


MJM
ARCHITECTS



CRESTVIEW

AERIAL VIEW



DEVELOPMENT IMPROVEMENTS:



CRESTVIEW





APPROACH FROM
OLD HICKORY BLVD



CRESTVIEW



I-65 SOUTHBOUND



I-65 NORTHBOUND



CRESTVIEW

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FACT SHEET

GROSS S.F.:

185,000 gross SF (21,800 over 8 floors with and estimated 10,000 for the lowest level)

NET USABLE S.F.:

155,000 net usable (subtracting 3,200 sf cores out of each floor)

PARKING GARAGE:

600 parking spaces on seven levels

ACRES:

3.6 acres

ACCESS:

Main entrance and exit off of Old Hickory Boulevard with secondary, private access to and from Church Street.

AMENITIES:

Area Lodging: Crowne Plaza, Hyatt Place, Best Western, Hampton Inn, Comfort Inn, Hilton Suites, Candlewood Suites, Homewood Suites by Hilton, Baymont Inn & Suites of Brentwood, Residence Inn, Studio Plus, Courtyard by Marriott, Mainstay Suites, Brentwood Suites, & more.

Area Restaurants & Eateries: Longhorn Steakhouse, Fulin's Chinese Cuisine, Corkey's BBQ, Judge Beans BBQ, Mazatlan Mexican Restaurant, The Puffy Muffin, Ruby Tuesdays, Shoney's, Royal Thai, O'Charley's, Chili's, McAlister's Deli, Dimples Deli, Bruegger's Bagel Shop, Panera Bread, Cold Stone Creamery, Maggie Moo's, Pei Wei Asian Diner, Moe's Southwest Grill, Qdoba, Five Guys, Chic-Fil-A, Starbucks, Back Yard Burgers, Sonic Drive-in, Quizno's, Subway, Waffle House, Captain D's, Taco Bell, Wendy's, McDonald's, Jack in the Box, Schlotzky's Deli, Las Palmas Mexican Restaurant, & more.

Area Retail: Harris Teeter, Publix, Kroger, Fresh Market, Target, Walmart, Walgreens, Rite Aid, Office Max, Office Depot, Borders Bookstore, TJ Maxx, Steinmart, Wolf Camera, Sprint, Verizon, Nextel Communications, Brentwood Wine & Spirits, Tobacco Road Smoke Shop, GNC, Merle Norman, & more.

Area Banks: Fifth Third Bank, Bank of America, Pinnacle National Bank, Sun Trust Bank, Regions Bank, Red Mountain Bank, First Tennessee Bank, First Eagle Federal Credit Union, US Bank, Bank of Nashville, Bank of Shorewood, Magna Bank, Southeast Financial Credit Union, New South Federal Savings Bank, Bancorp South, State Farm Bank, Renasant Bank, Bank of Brentwood, Wachovia Bank, Worthington Federal Bank, & more.

VISIBILITY:

Magnificent views of Nashville, Maryland Farms and Brentwood.

EXPOSURE:

I-65, major US interstate highway which runs from Mobile, Alabama to Gary, Indiana.

- ▶ 15,557 vehicles per day North of site
- ▶ 32,014 South of site

Old Hickory Boulevard, encircles the city of Nashville and intersects with I-24, I-65 and I-40 at various points.

- ▶ 49,902 vehicles per day East of site
- ▶ 38,449 West of site
- ▶ 56,096 at its intersection with I-65

SUMMIT IMPROVEMENTS:

New pylon visible from the intersection of Old Hickory Boulevard & Franklin Pike Circle, directional signage upon entrance to Summit, new landscaping along Stonebrook Drive, upgraded entry to existing Summit Building, and gated boulevard to Life Point Building and Hyatt.