

CAA  
CREATIVE  
OFFICE

THE  
PINNACLE

EMORY  
LUXURY LIVING FOR SALE

HOTEL  
FUTURE

EVERETT  
LUXURY LIVING FOR LEASE

AMAZON  
TOWER 2

AMAZON  
TOWER 1

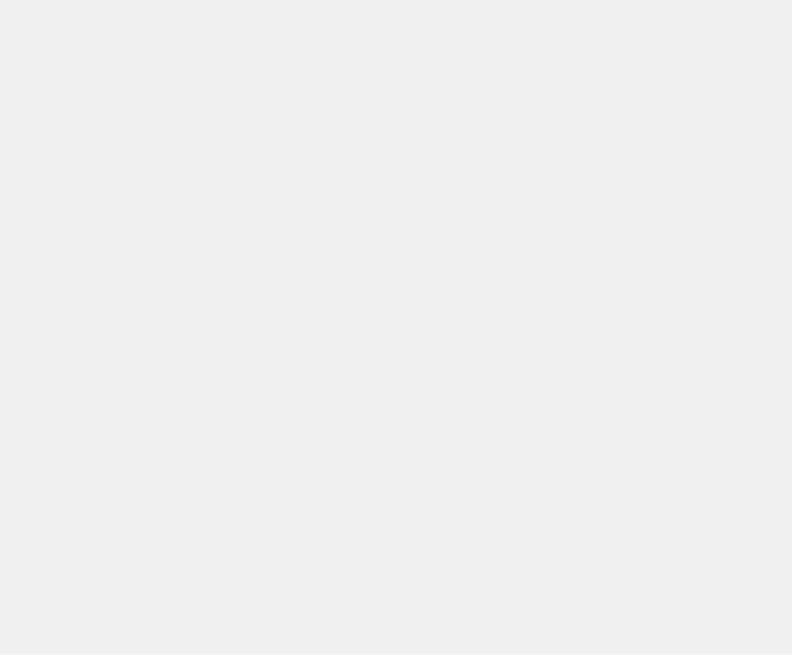
OFFICE  
FUTURE

PINNACLE  
OFFICE TOWER

GRAND HYATT  
NASHVILLE

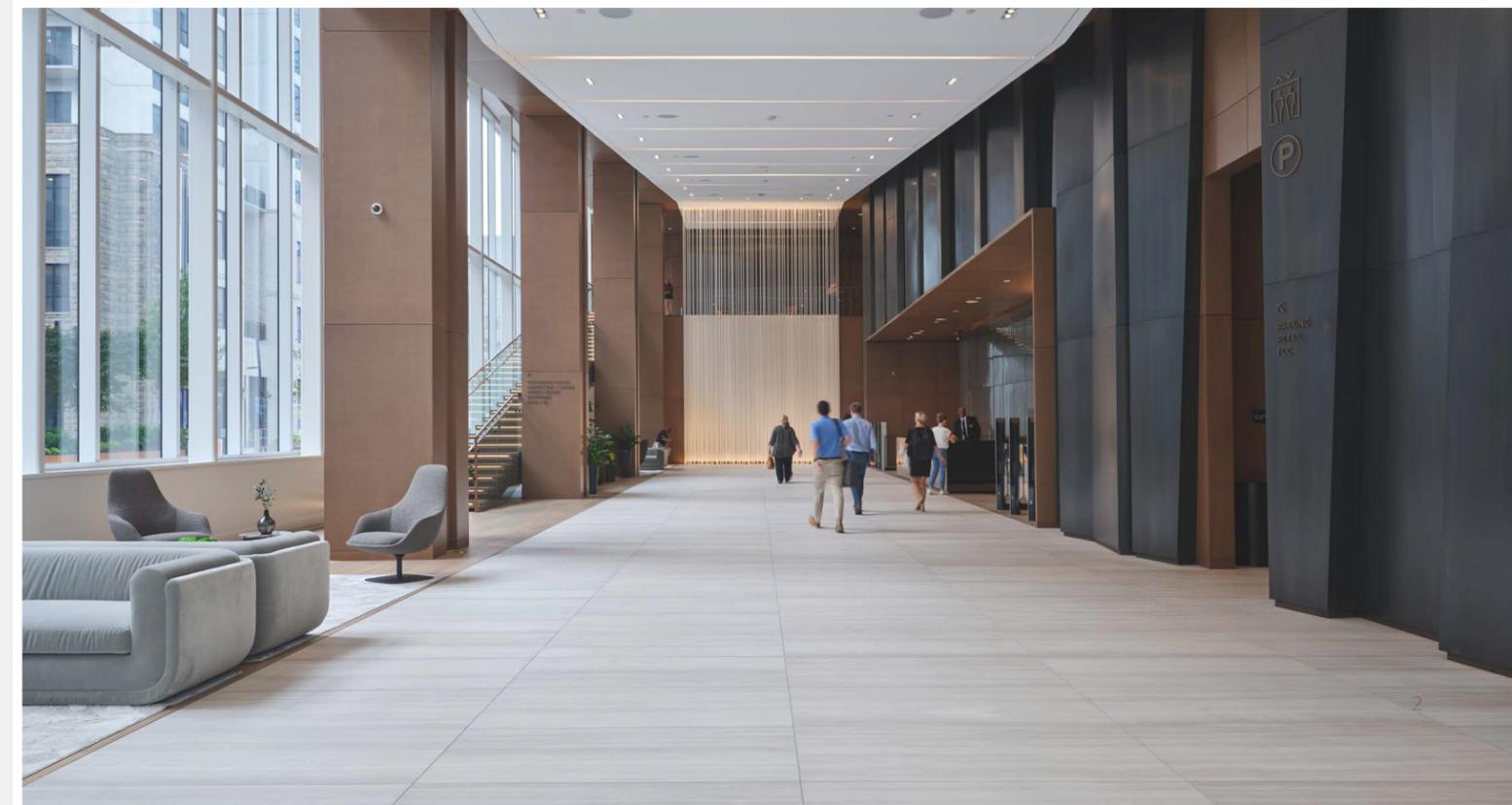
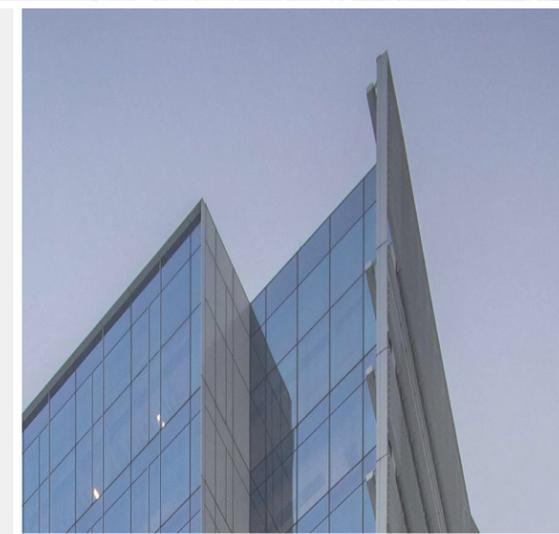
RESIDENTIAL  
FUTURE

UNION  
STATION  
HOTEL



**OPPORTUNITIES.**  
UNEQUALED.

- 3+ million sf class a+ and creative office space
- 2,000+ residential units
- 350,000 sf retail, f&b and entertainment space
- 7,000+ parking spaces with easy gateless entry/exit access parking
- 19-acre campus
- 7+ acres green space
- 100,000+ sf group and convention meeting space
- 4,500+ The Pinnacle venue capacity
- 1,000+ hotel rooms



**DIFFERENTIATORS.**  
UNEQUALED.

- best-in-class **childcare**
- premium **entertainment** options
- luxury high-rise **living**
- downtown** convenience
- state-of-the-art **security**
- concierge** services
- proven **developer**
- brand** prominence

CAA | amazon

SWVP | Gallagher

Ascension Saint Thomas | Pinnacle FINANCIAL PARTNERS

GRAND HYATT | AEG | CBRE

THE UNION STATION NASHVILLE YARDS | MARRIOTT | Hilton

pwc | LION REAL ESTATE | BASS BERRY + SIMS

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT | McDermott Will & Schulte

Comcast xfinity | WM WASTE MANAGEMENT | SRG

Coca-Cola | IAMS | ABM

Baker Barrios | MESSINA TOURING | amazon music

L-ACOUSTICS | WINSTEAD

OCEAN PRIME SEAFOOD • STEAKS • COCKTAILS | Hooky | Katch

SEVEN HILLS CAPITAL | alpha | AMPERSAND STUDIOS

GIGI PIP | CRISP & GREEN

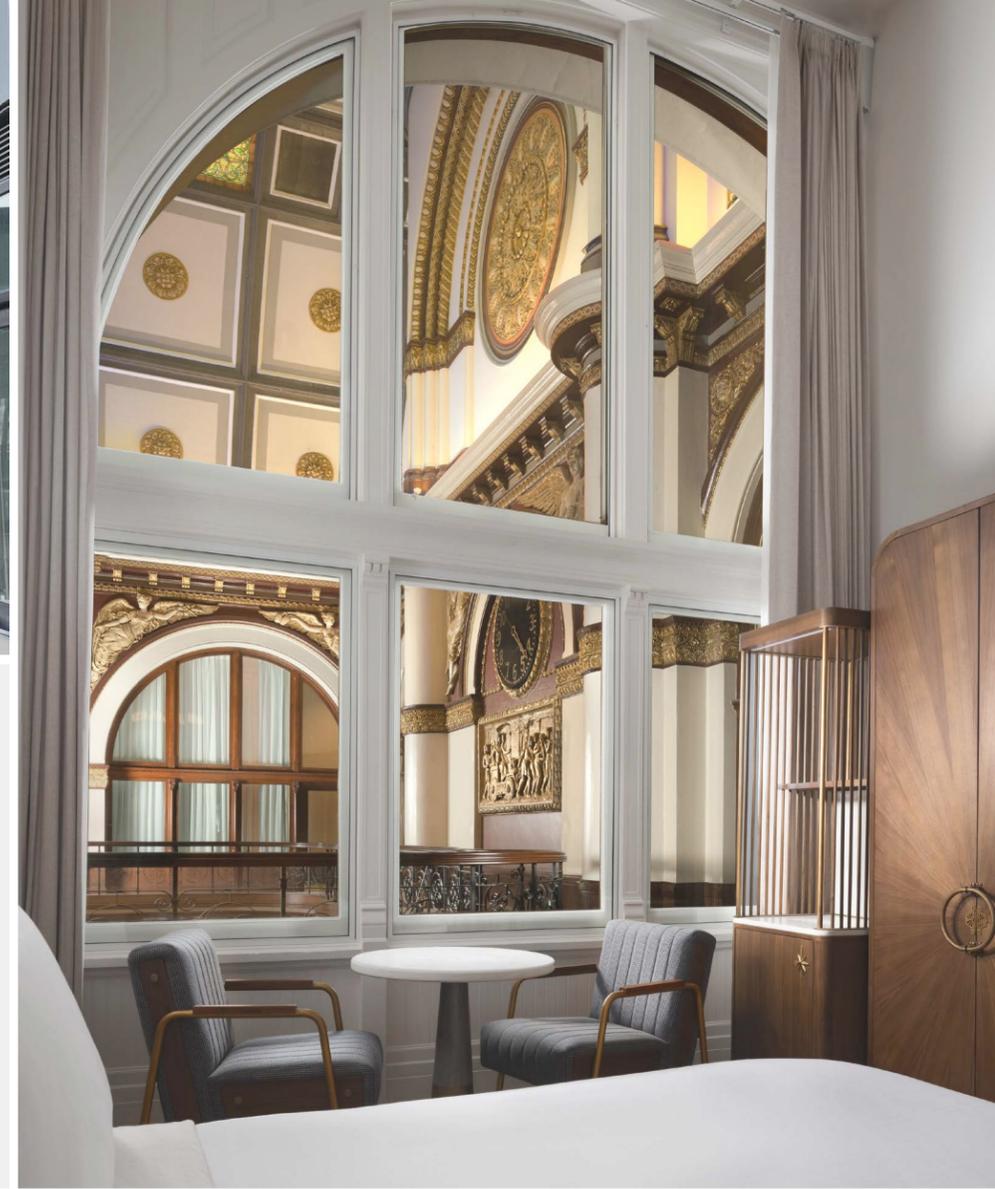
LEPERS FORK | STARBUCKS | FOGO DE CHÃO

ICONIX FITNESS | NICK & GREEK | urbanjuicer + EATERY

Christie COOKIE CO. | Earls KITCHEN + BAR | INDUSTRIOUS

HANDEL'S HOMEMADE ICE CREAM SINCE 1945 | Cufaccino ITALIAN RESTAURANT + BAR | WINE BAR AT NASHVILLE YARDS

SWEET PARIS crêperie & café | PRIME + PROPER | Puesto

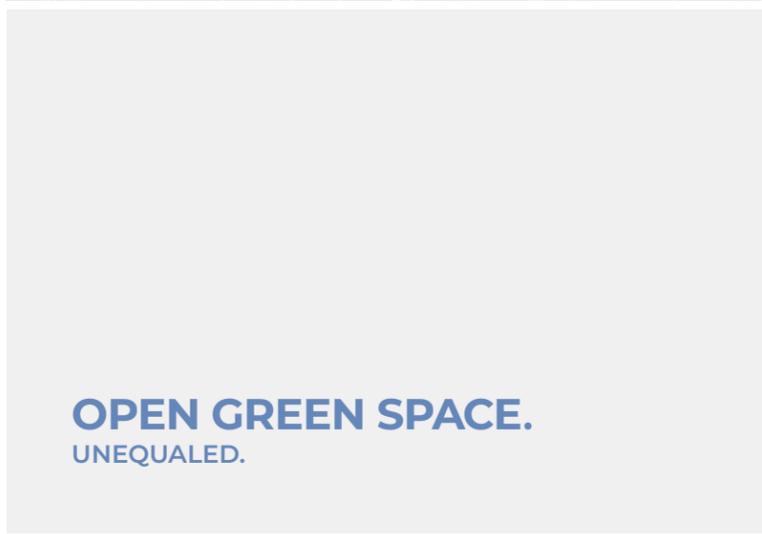


PARTNERSHIPS.  
UNEQUALED.





**ENTERTAINMENT.**  
UNEQUALED.



**OPEN GREEN SPACE.**  
UNEQUALED.



**DOG-FRIENDLY.**  
UNEQUALED.

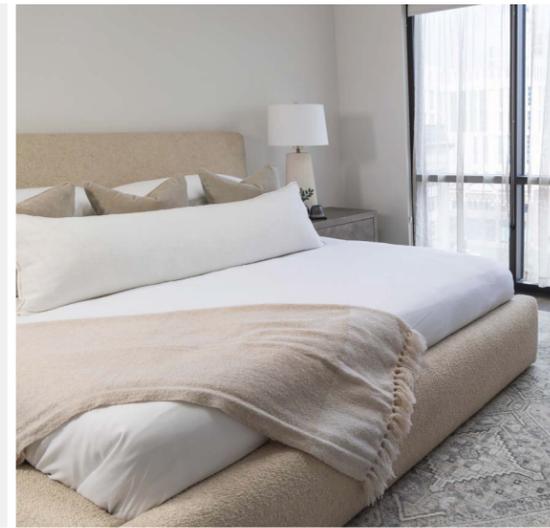
**MUSIC & EVENTS.**  
UNEQUALED.



**DINING.**  
UNEQUALED.



**RESIDENTIAL LIVING.**  
UNEQUALED.



**HEALTH & WELLNESS.**  
UNEQUALED.

## DEVELOPMENT SNAPSHOT

**86%**

leased in Pinnacle Tower

**61%**

leased in CAA Creative Office

**94%**

leased in retail-related space

**650+**

residences available

**5,000+**

parking spots available

**10,000+**

employees on campus by Summer '26

**120+**

events hosted at The Pinnacle

**240,000+**

tickets sold at The Pinnacle



### 2025 AWARDS

**NAIOP Nashville Chapter**  
Developer of the Year  
Office Development of the Year -  
Pinnacle Tower

**Nashville Downtown Partnership**  
Invest Award  
Live Award - Emory/Everett

