McEWEN
NORTHSIDE

Project Overview
Office

McEWEN
NORTHSIDE

EXECUTIVE SUMMARY

McEwen Northside places a strong emphasis on enhancing the day-to-day lifestyle of those who work there, allowing companies that call McEwen Northside home to successfully recruit and retain employees.

Carefully curated Walkable, Urban Mixed-Use Environment
- 750,000 SF Class A office
- Business class hotel with meeting space
- Over 115,000 SF retail/restaurants
- 950 apartments available for employees

Strategic Location
- Convenient and easily accessible, McEwen Northside is surrounded by amenities and services that enhance the business environment
- Located near the I-65 interstate with multiple points of ingress/ingress

8 Points of Ingress/Egress
- Urban experience in the suburban Cool Springs submarket
- Located on the west side of McEwen Drive and I-65 interchange, distanced from the traffic congestion on the east side

New, State-of-the-Art Building
- Highly efficient floorplates
- Well-appointed, Class A public area finishes
- Bike storage/showers
- Ground floor restaurant and retail
- Latest technology integration and energy efficient building systems (HVAC, Elevators, lighting, windows)

Parking
- Free tenant and visitor parking
- Well-planned, convenient parking garage with only 4 levels

Abundant, Thoughtfully Designed Green Space
- Iconic Central Green space in center of campus
- Upwards of 10 acres of community and greenspace

MCEWEN NORTHSIDE
DECISION SCORECARD

- ☑ Newest prototype in building design with full height windows, column free design, modern building systems, high-performance elevators
- ☑ Large, efficient rectangular floorplates
- ☑ High-visibility branding with exterior building signage and monument signage
- ☑ Well-planned, convenient parking garage with multiple (2) entry points and only 4 levels
- ☑ Walkable development with abundant restaurant / retail / hotel / apartment options on-site
- ☑ Multiple apartments located 1-2 blocks away allow employees to live nearby.
- ☑ Outdoors experience including iconic central green in front of the building
- ☑ Ease of egress with close proximity to the interstate, and numerous access points in and out of the development
- ☑ Long-term owner-operator will prioritize long-term building continuity and tenant relationships above all else
- ☑ Differentiated development, in a differentiated location that will provide an edge for employee hiring and productivity

The urban solution with cost-effective suburban economics!

MCEWEN NORTHSIDE

45 Acres

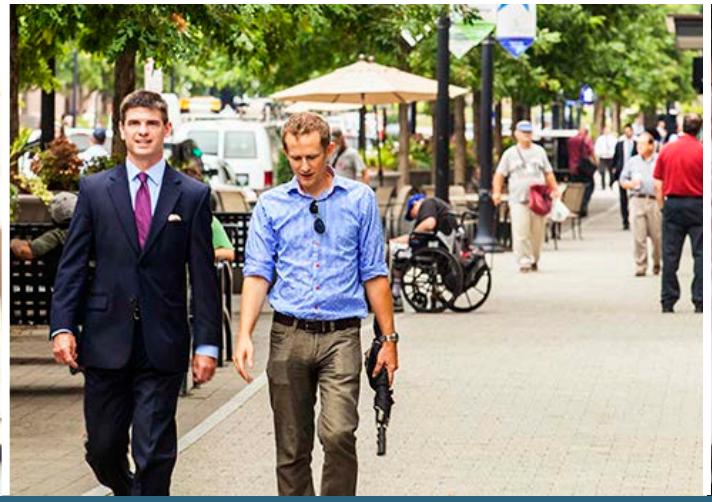
750,000 SF Class A Office

100,000 SF Restaurants & Specialty Retail

150-room Hotel

580 Upscale Residential Units

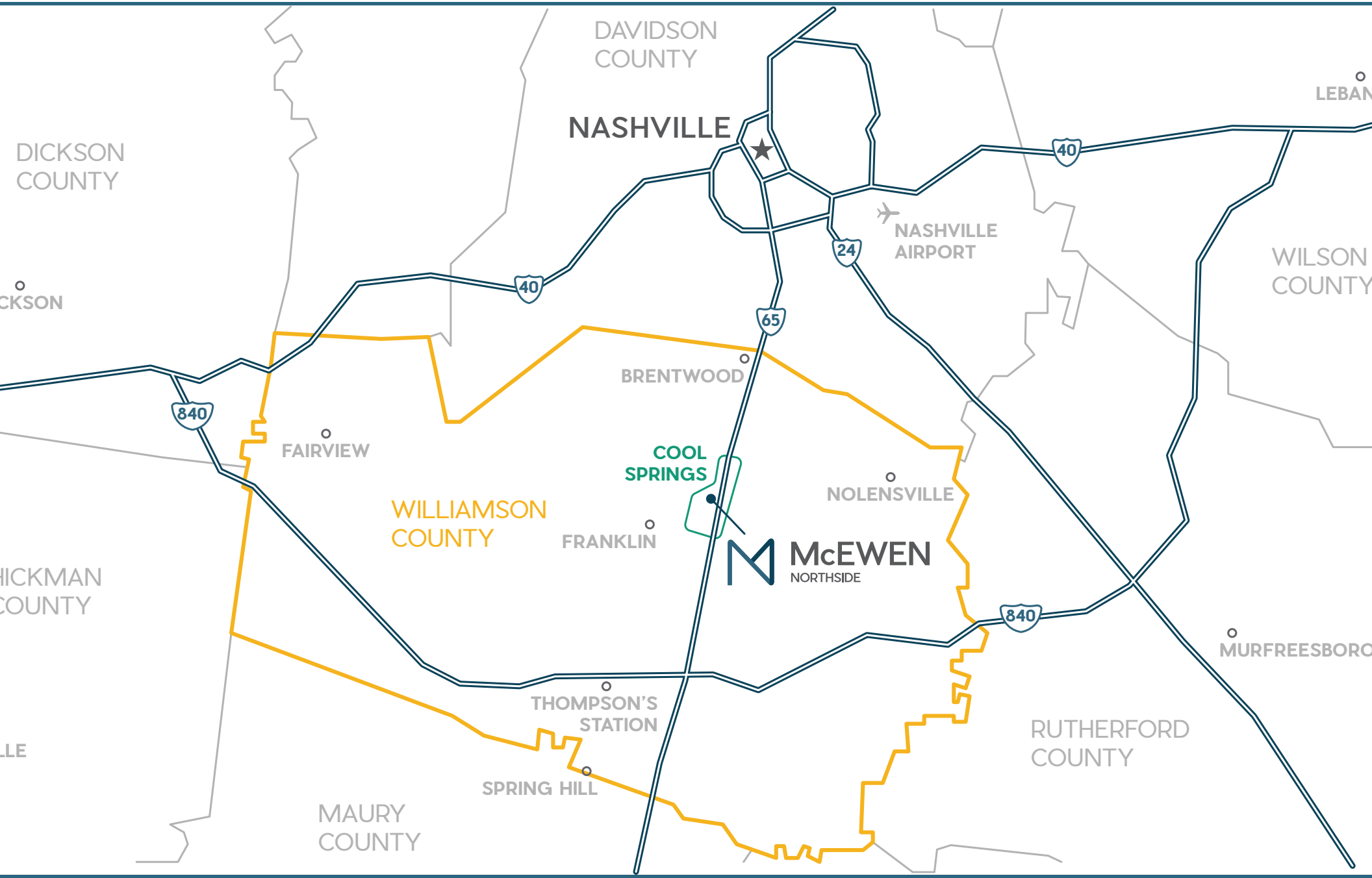
Beautifully Designed Greenspaces



AN INVITING URBAN EXPERIENCE

McEWEN NORTHSIDE

LOCATION



PRESTIGIOUS OFFICE MARKET AND REGIONAL RETAIL HUB

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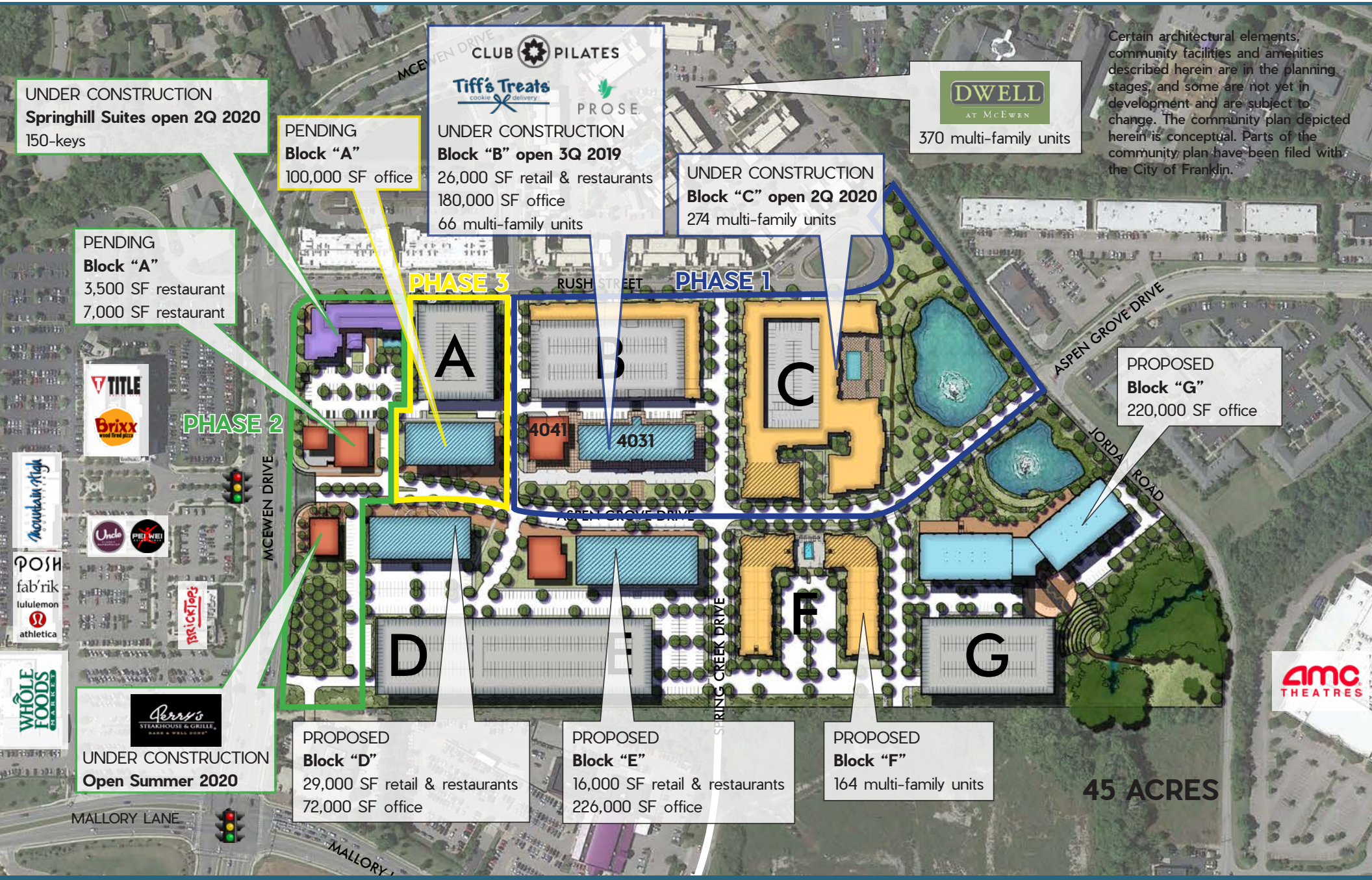
MASTER PLAN



A THOUGHTFULLY PLANNED DISTRICT

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ACCESSIBLE

WELL-CONNECTED STRATEGIC SITE

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WALKABLE

A PLAN THAT INSPIRES CONNECTION

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BLOCK B

BLOCK B OFFICE & GROUND FLOOR RETAIL

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BLOCK B

BLOCK B OFFICE & GROUND FLOOR RETAIL

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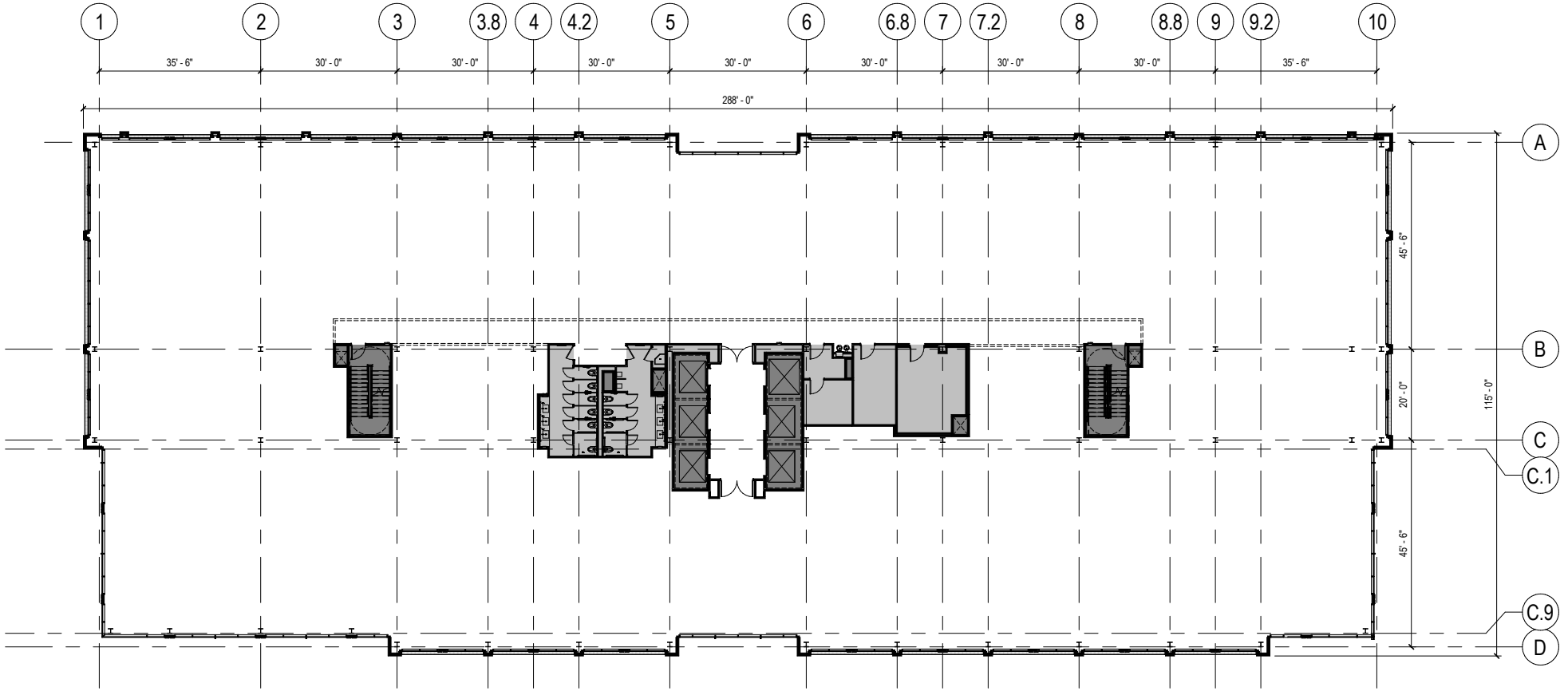
BLOCK B

OPTION 01

Overall Building Dims	288’ x 115’
Floor GSF	33,120 GSF
Floor RSF	31,795 RSF
Floor USF	29,160 USF
Permitted Occupants	331 Occ / Level



OFFICE FLOOR PLATE

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BLOCKS B AND C

BLOCK B OFFICE & RETAIL, BLOCK C MULTI-FAMILY

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BLOCK G

BLOCK G OFFICE CONCEPT

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BLOCK G

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BLOCK G

BLOCK G OFFICE CONCEPT

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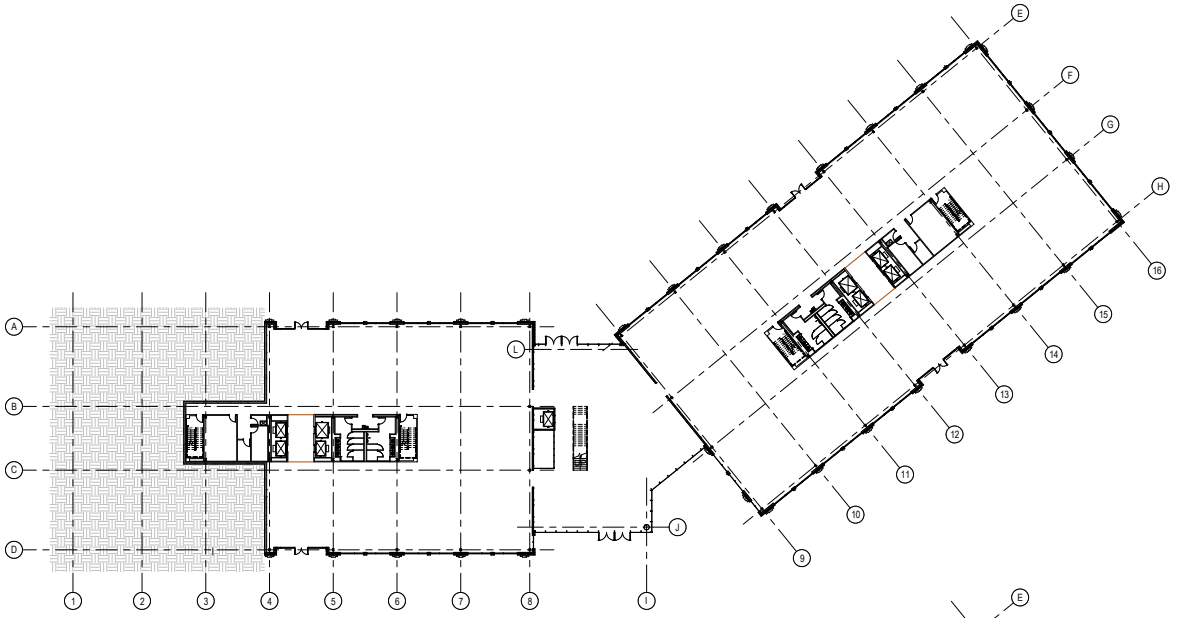
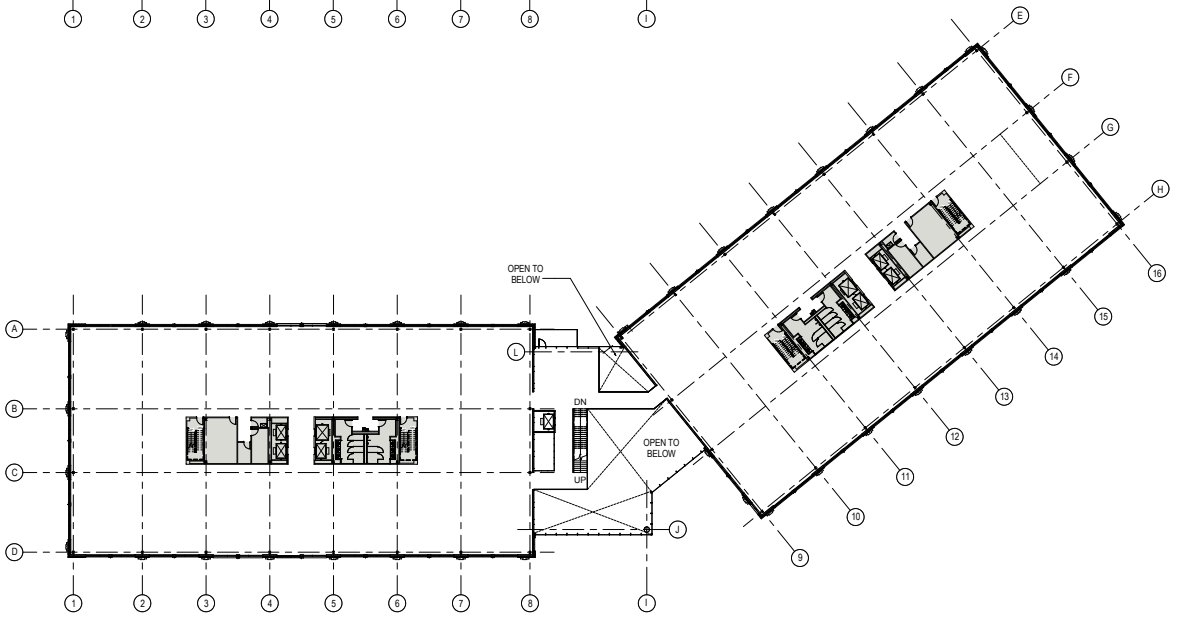
BLOCK G

LEVEL 1



LEVELS 2+



INSPIRED COMMUNITIES INSPIRE CONNECTION

Vibrant communities that stand the test of time. Homes that draw you in, and surroundings that beckon you out. Work environments that engage employees and foster collaboration, with open space that nurtures creativity. Retail shops that delight and eating experiences to savor. Boyle mixed-use communities blend walkability, livability and workability within Middle Tennessee's most desirable locations in Nashville and Williamson County.

BOYLE®

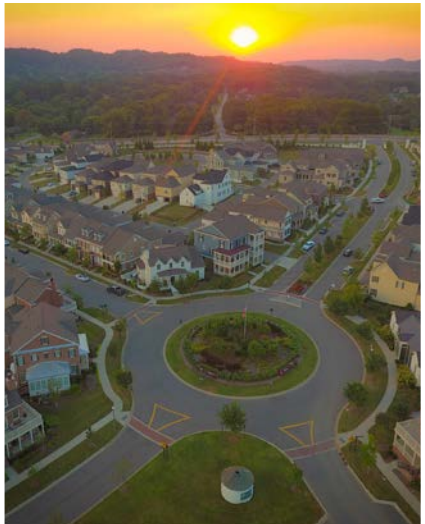
CAPITOL VIEW ★★★ NASHVILLE

BERRY FARMS

MERIDIAN COOL SPRINGS

CITYPARK BRENTWOOD

McEWEN NORTHSIDE



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE

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