



BLOCK B OFFICE

4031 ASPEN GROVE
FRANKLIN, TN 37067





McEwen Northside

McEwen Northside is a vibrant urban district that integrates state-of-the-art office space with a walkable campus of mixed-use amenities, all carefully planned and selected to reinforce a more collaborative and dynamic work environment.

The smart blend of popular restaurants and retail shops, a business class hotel, interactive green spaces, and upscale residential apartments makes McEwen Northside a destination unto itself.

4031 Aspen Grove Dr.
Franklin, TN 37067

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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

Numerous 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
- 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 multiple points of access and only 4 levels

Abundant, Thoughtfully Designed Green Space

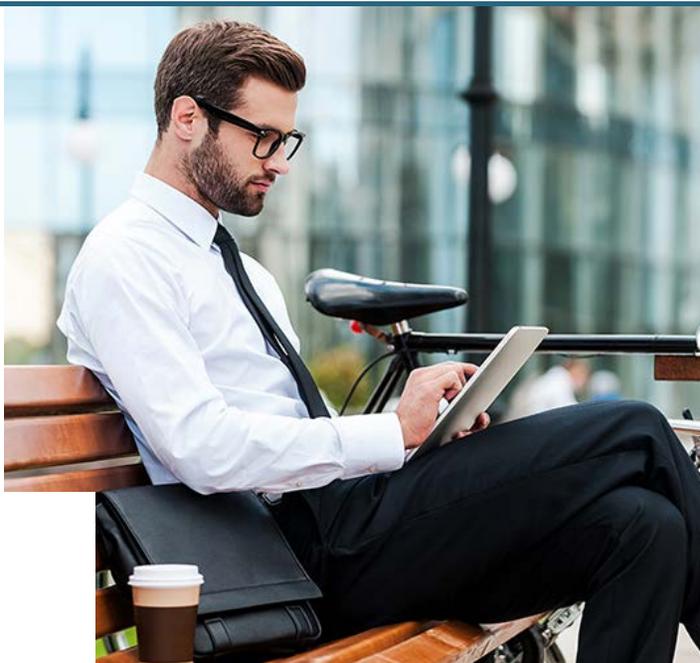
- Iconic Central Green space in center of campus
- Upwards of 10 acres of community and greenspace

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



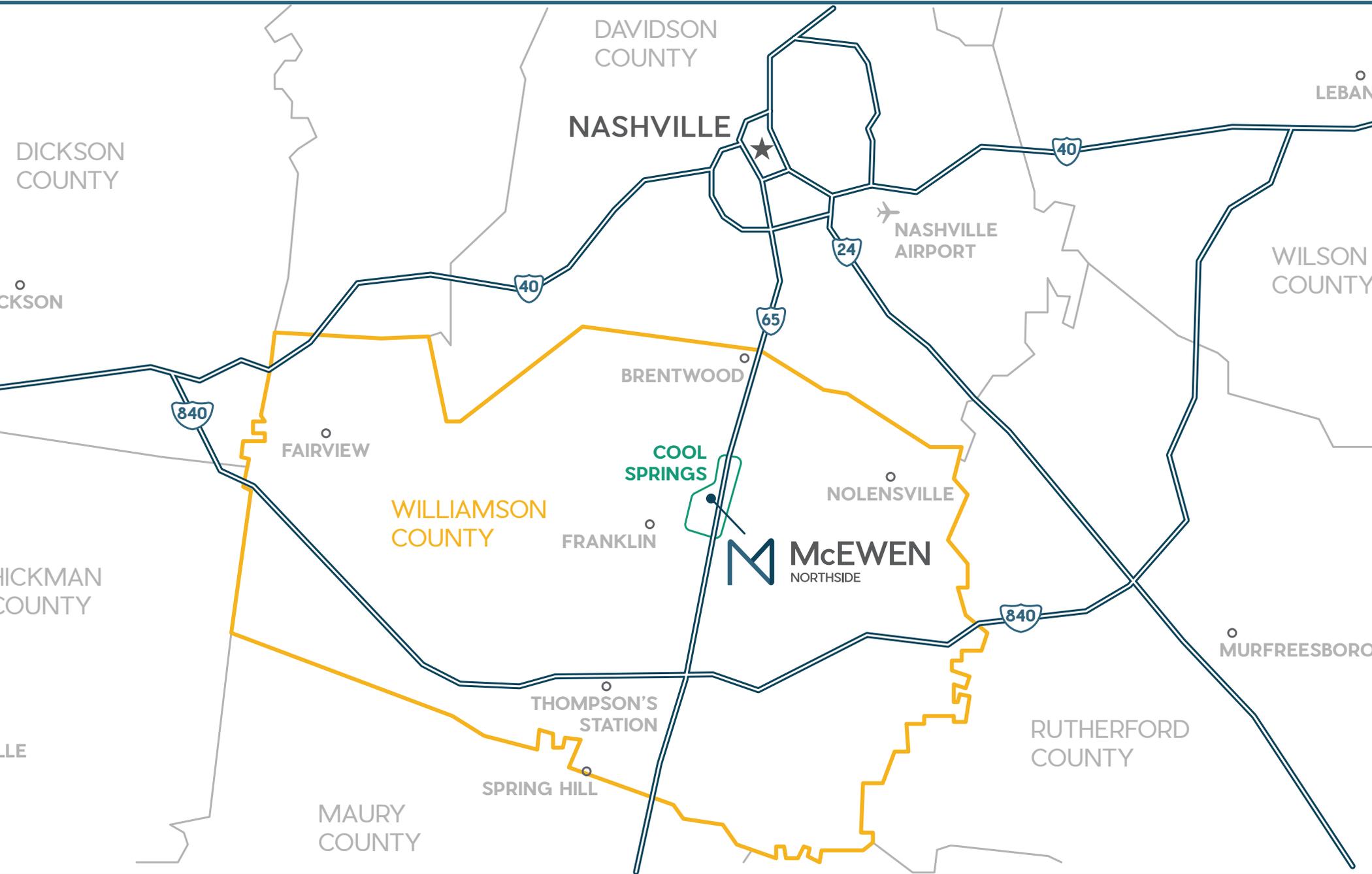
45 Acres
750,000 SF Class A Office
100,000 SF Restaurants & Specialty Retail
150-room Hotel
580 Upscale Residential Units
Beautifully Designed Greenspaces



AN INVITING URBAN EXPERIENCE



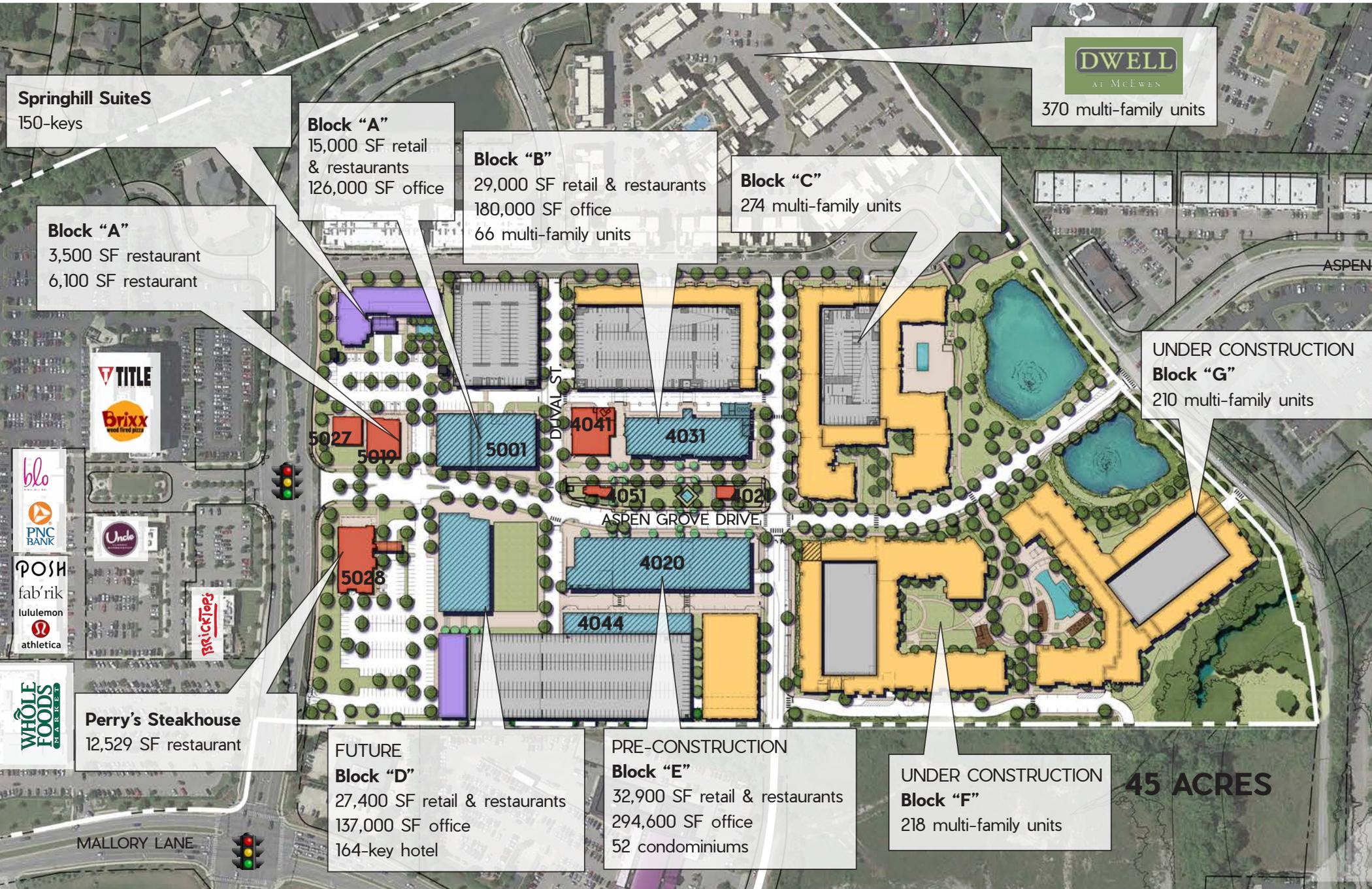
LOCATION



PRESTIGIOUS OFFICE MARKET AND REGIONAL RETAIL HUB



MASTER PLAN



370 multi-family units

45 ACRES

A THOUGHTFULLY PLANNED DISTRICT



ACCESSIBLE

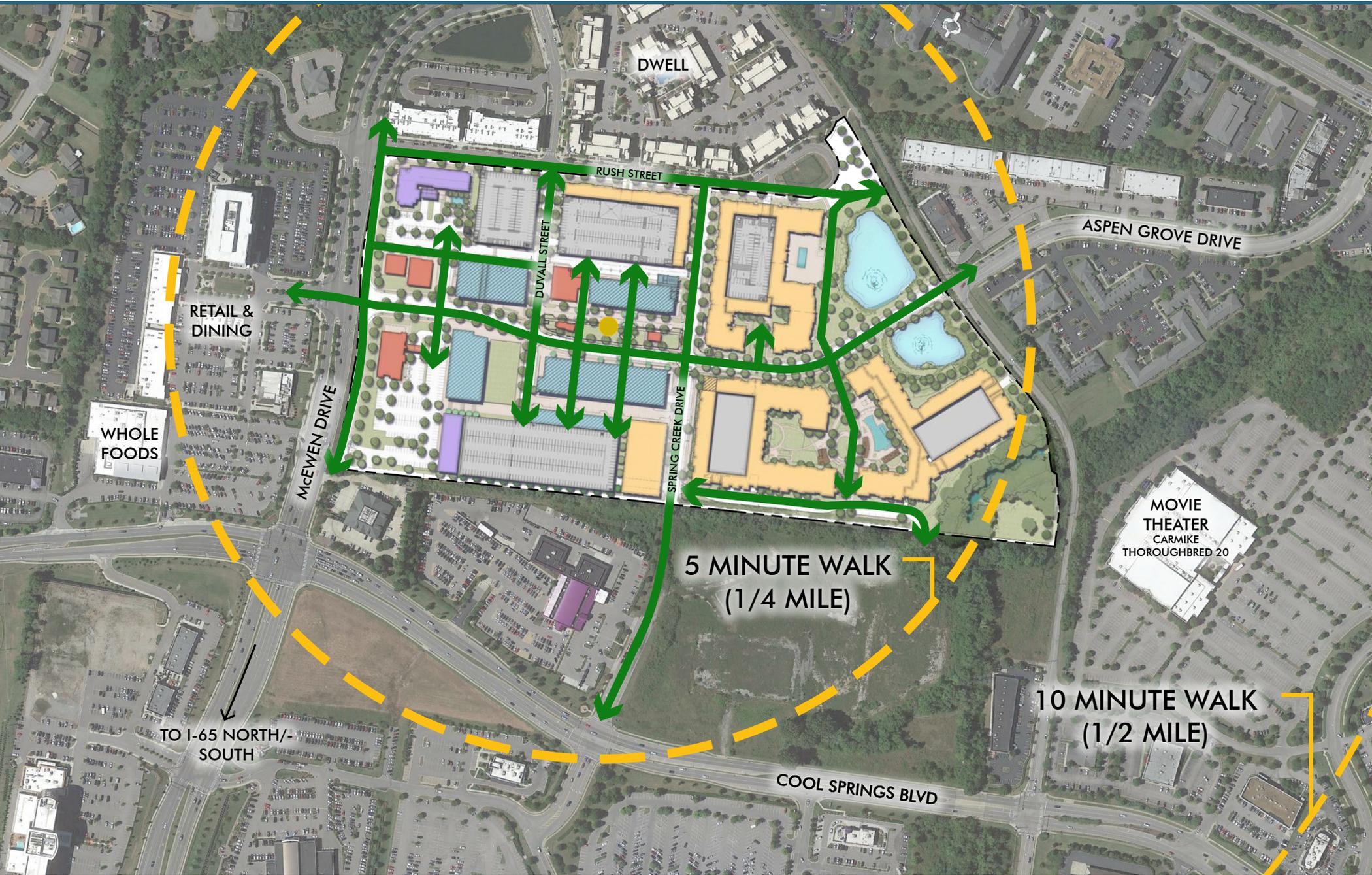
ROAD KEY

-  INTERSTATE
-  MAJOR ARTERIAL
-  MAJOR COLLECTOR
-  MINOR COLLECTOR
-  LOCAL



WELL-CONNECTED STRATEGIC SITE

WALKABLE



RETAIL & DINING

WHOLE FOODS

DWELL

RUSH STREET

DUVALL STREET

SPRING CREEK DRIVE

ASPEN GROVE DRIVE

McEWEN DRIVE

MOVIE THEATER
CARMIKE
THOROUGHbred 20

5 MINUTE WALK
(1/4 MILE)

10 MINUTE WALK
(1/2 MILE)

TO I-65 NORTH/
SOUTH

COOL SPRINGS BLVD

THE CAMPUS



NORTH

ITALIA

RADISH

BLUE

sushiko grill

SPRINGHILL SUITES
Marriott

CLUB PILATES JUST LOVE COFFEE CAFE

Tiff's Treats
cookie delivery

SCISSORS & SCOTCH

CONDADO

NEIGHBORS FRANKLIN

DWELL

AT MCEWEN

370 multi-family units

MCEWEN
NORTHSIDE APARTMENTS

Fink's
JEWELERS

SHAKE SHACK

TITLE
Brixx
wood fired pizza

5027
5019

5001

4041

4031

4051

4021

ASPEN GROVE DRIVE

5028

4020

4044

Perry's
STEAKHOUSE & GRILLE
HAND & WELL DONE

VINTAGE VINE 100
FINE WINE | CRAFT BEER | BOURBON

Jenie's

45 ACRES

MALLERY LANE



McEWEN
NORTHSIDE



CLUB PILATES



Eat. Drink. Love.

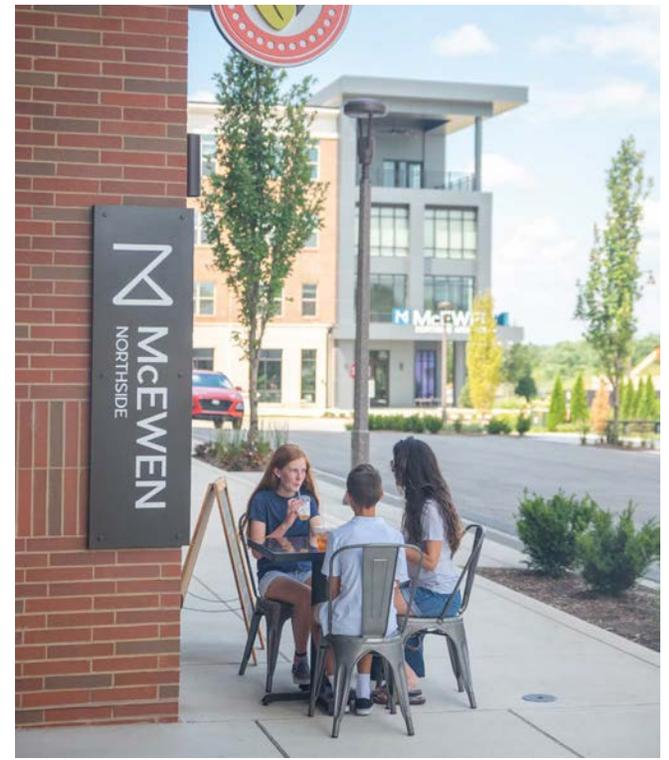


SPRINGHILL SUITES[®]
BY MARRIOTT



BLOCK B





WHY URBAN DESIGNED MIXED USE?

When associates have the opportunity to work from home, community is the only reason why most still show up to the office. Young associates today demand collaboration and community.

PERFORMANCE

35%

of a team's performance is defined by its number of connections.

Harvard Business Review, "The New Science of Building Great Teams"

ENGAGEMENT

79%

of people in workplaces with a variety of setting report a great experience

Gensler 2019 US Workplace Survey (latest release)

INFLUENCE

People who work in balanced environments are

4x

more likely to report a positive work experience

Gensler 2019 US Workplace Survey (latest release)

THE STORY

A DAY IN THE LIFE AT MCEWEN NORTHSIDE



Elizabeth

Amin

25 years old

Lives in the apartments on campus with her dog, Bailey

Walks to work

Single



1 5 AM | WAKE UP



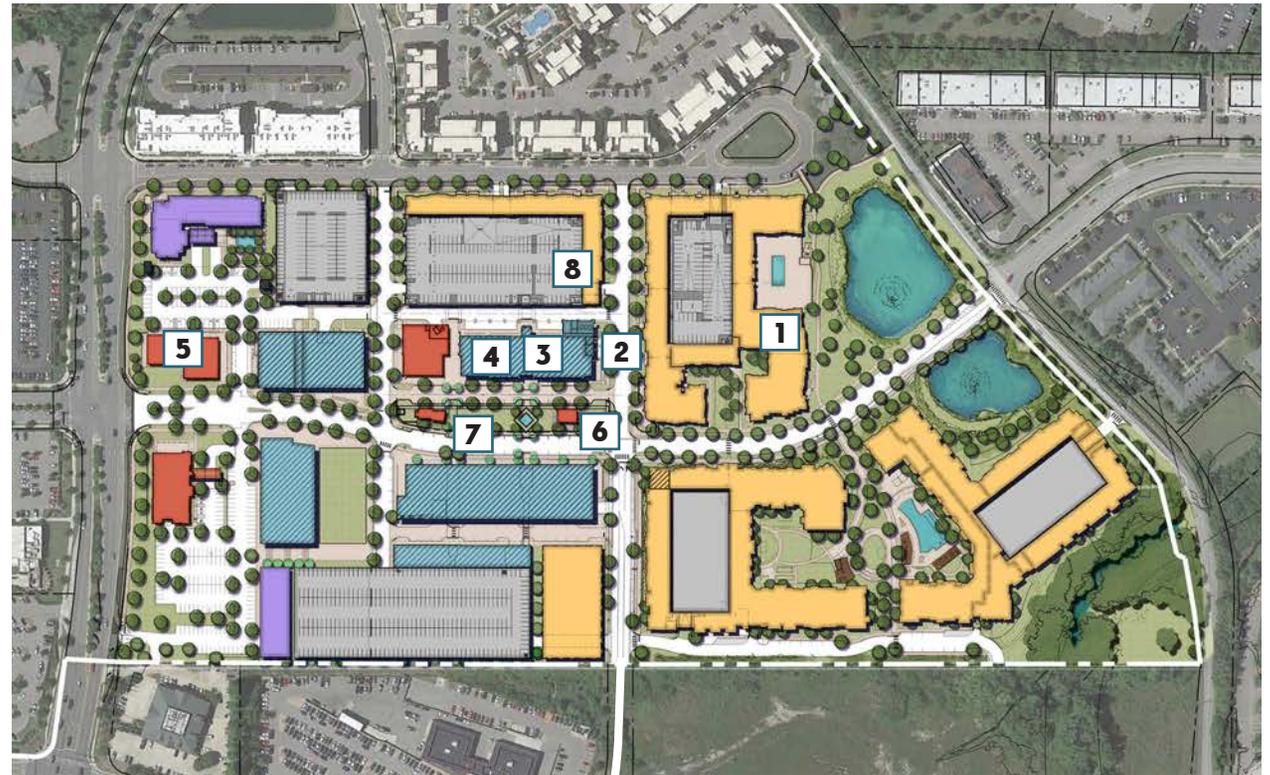
2 6 AM | JUST LOVE FOR COFFEE



3 7 AM | WORK OUT AT CLUB PILATES



4 9 AM | WALK TO WORK



5 NOON | LUNCH



6 5 PM | DOG WALK



7 6 PM | DRINKS AT VINTAGE WINE 100



8 8 PM | WALK HOME

THE STORY

A DAY IN THE LIFE AT MCEWEN NORTHSIDE



Kimberly

Director of Human Resources

39 years old

Lives in Brentwood

Arrives via I-65 and McEwen

Married with 4-year-old daughter



1
6:15 AM | ARRIVE ON CAMPUS



2
6:30 AM | TAKE CHILD TO DAYCARE



3
6:45 AM | PARK IN GARAGE



4
7 AM | WALK TO WORK



5
NOON | LUNCH



6
4 PM | GET NAILS DONE



7
5 PM | DAYCARE PICK-UP



8
5:30 PM | LEAVE CAMPUS

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



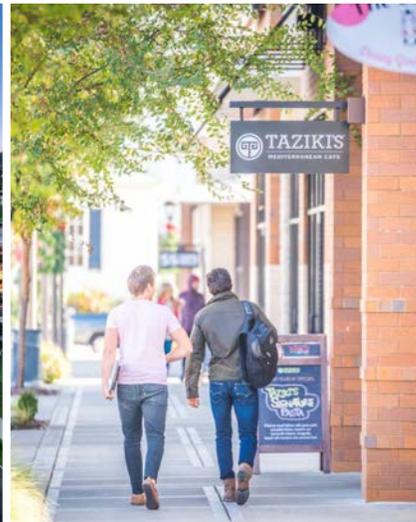
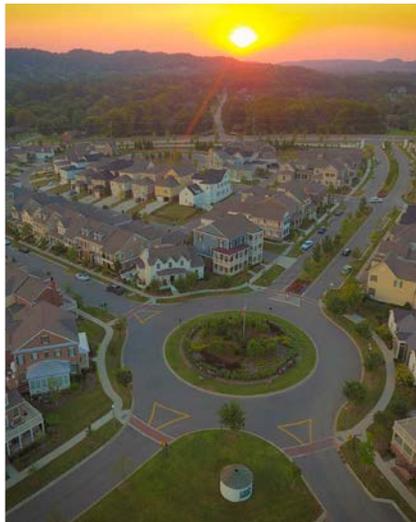
MERIDIAN
COOL SPRINGS



CITYPARK
BRENTWOOD



McEWEN
NORTHSIDE



FIND YOUR NEW SPACE IN AN EXTRAORDINARY PLACE



BOYLE

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NORTHWOOD RAVIN

Signature Apartment Homes
DEVELOPMENT • CONSTRUCTION • MANAGEMENT