



CIRCLE SOUTH

Bring
your vision
full circle

Delivering 2025

Pre-leasing Now



CircleSouth.com

410 8TH AVENUE SOUTH | NASHVILLE, TN

A DEVELOPMENT BY

LINCOLN
PROPERTY
COMPANY



MIRASOL
CAPITAL

FOR LEASING INQUIRIES



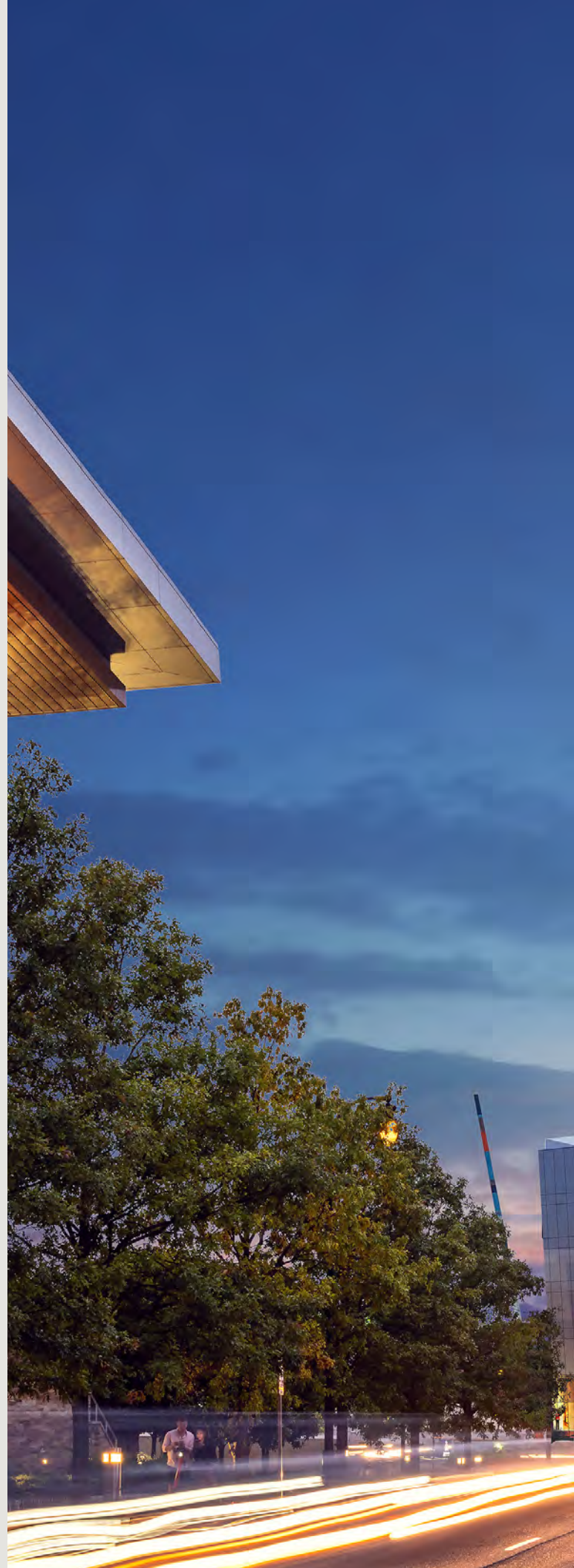
CUSHMAN &
WAKEFIELD

VISION

Now under construction, *Circle South* is a luxury high-rise office tower with planned experience-forward amenities and ground-level F&B offerings on 8th Avenue South in the heart of SoBro.

Soon to anchor the Korean Veterans Boulevard (KVB) roundabout, the tower's striking angular design is met with protected views to its North and South, providing signature brand presence for innovative companies seeking an unmatched headquarters opportunity.

A DEVELOPMENT BY
LINCOLN PROPERTY COMPANY
AND MIRASOL CAPITAL





Located on 8th Avenue South in the heart of SoBro



Prominent entrance with direct walkability to notable amenities



Seamless drive-up, covered valet parking





OFFICE BUILDING HIGHLIGHTS

30 Stories

538,000 SF

Building size

Typical Floor Plates

High-rise office (Floors 20-30) 25,230 SF

Low-rise office (Floors 11-19) 26,900 - 28,300 SF



11'-0" Vision Glass on All Floors

18'-0" Penthouse Vision Glass

14'-6" Ceiling Heights

Slab-to-slab

VIP Valet Parking

Plus 3.0/1,000 parking in the covered above-grade connected deck

35k SF of Rooftop Amenity Space

Combined across Floors 10 and 20

Direct access to street level lobby and retail

STEP INSIDE THE LOBBY

A beacon of distinguished design from top to bottom, *Circle South* will shape unforgettable first impressions from the moment you step inside its Grand Lobby.

33'-0" Vision Glass

Vibrant day-to-night connection to KVB

High-End Finishes

Including natural stone, exotic wood ceilings and bespoke detailing

11,800 SF of Outdoor Connection

Featuring a public pocket park and reflecting pool

24-Hour Security & Concierge

Prominent on-site security, hands-free elevator access control, and service-minded property personnel



33'-0" vision glass framing the grand lobby



Secure elevator access from lobby to office floor



Light-filled, impeccably programmed lobby



First floor lobby provides an impressive, hospitality-forward gathering spot for employees and guests



15,000 SF of ground-floor retail planned



EXPERIENCE-FORWARD AMENITIES

Hospitality-Forward Bar

First floor lobby provides a memorable first impression and open space to gather for respite or receptions

160-Seat Mezzanine Conference Facility

9,500 SF daylight facility with dual access via the monumental lobby stair and dedicated elevator
(Mezzanine Level)

3 On-Site Food & Beverage Destinations

One chef-driven restaurant and two grab-and-go operators planned for the ground floor

15,000 SF of Ground Floor Retail

Premium storefront presence adjacent to the main lobby with access to VIP valet parking or above-grade public parking *(Levels 3-9)*

Private Bike Lockers

Plus convenient on-site showers available



3 on-site F&B destinations planned

EXPERIENCE-FORWARD
AMENITIES

Integrated Outside-in Connections

From ground-level greenspace to the living lounge and amenity terrace, indoor/outdoor connectivity abounds here (*Floors 1, 10 & 20*)

27,610 SF City View Deck

125'-0" above grade and 20'-0" above Music City Center, this marveling attraction is conveniently adjacent to the indoor Fitness Facility (*Floor 10*)

3,100 SF Daylight Fitness Facility

Featuring private showers/lockers, premium cardio equipment and a reservable studio classroom with direct access to the outdoor roof terrace (*Floor 10*)

3,800 SF Dynamic Living Lounge

Featuring indoor/outdoor bar for events (*Floor 10*)



Downtown Nashville skyline views





27,610 SF city view deck overlooking Music City Center



Indoor/outdoor living lounge with diverse seating for formal or impromptu events

Circle South Development Stack

Enriching SoBro's urban fabric,
Circle South is redefining workplace
in Nashville with tailored details
at every angle.



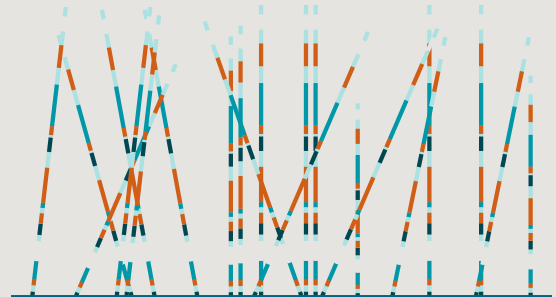
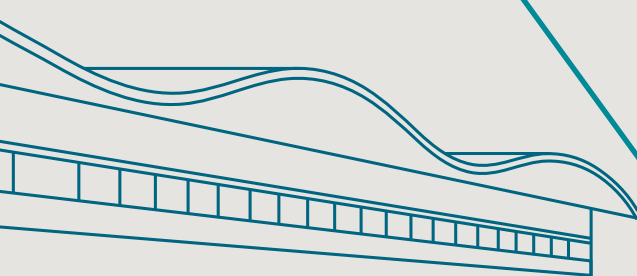
Multiple gathering places across floors



Planned on-site F&B



Inspired interiors



MUSIC CITY CENTER

STIX SCULPTURE

Top of Building 443'

CIRCLE SOUTH

Floors 21 - 30
25,000 GSF Floor Plates

Floors 11 - 19
26,530 - 28,125 GSF Floor Plates

Above Grade Retail & Tenant Parking
Levels 3-9 / 3:1000 Ratio

A Exclusive
Tenant Amenity
Floor 20
3,970 GSF

B Rooftop
Terrace
Amenity
Floor 10
125'-0" above-
grade and
20'-0" above
Music City
Center

C Tenant Amenity Floor
Floor 10
Including 3,100 SF Fitness Center
and 3,800 SF Living Lounge with
Executive Board Room

D Mezzanine
Conference Facility
160-seat, 9,500 SF space
with adjoining pre-function

E 15,000 SF
of F&B
11,800 SF
of Greenspace

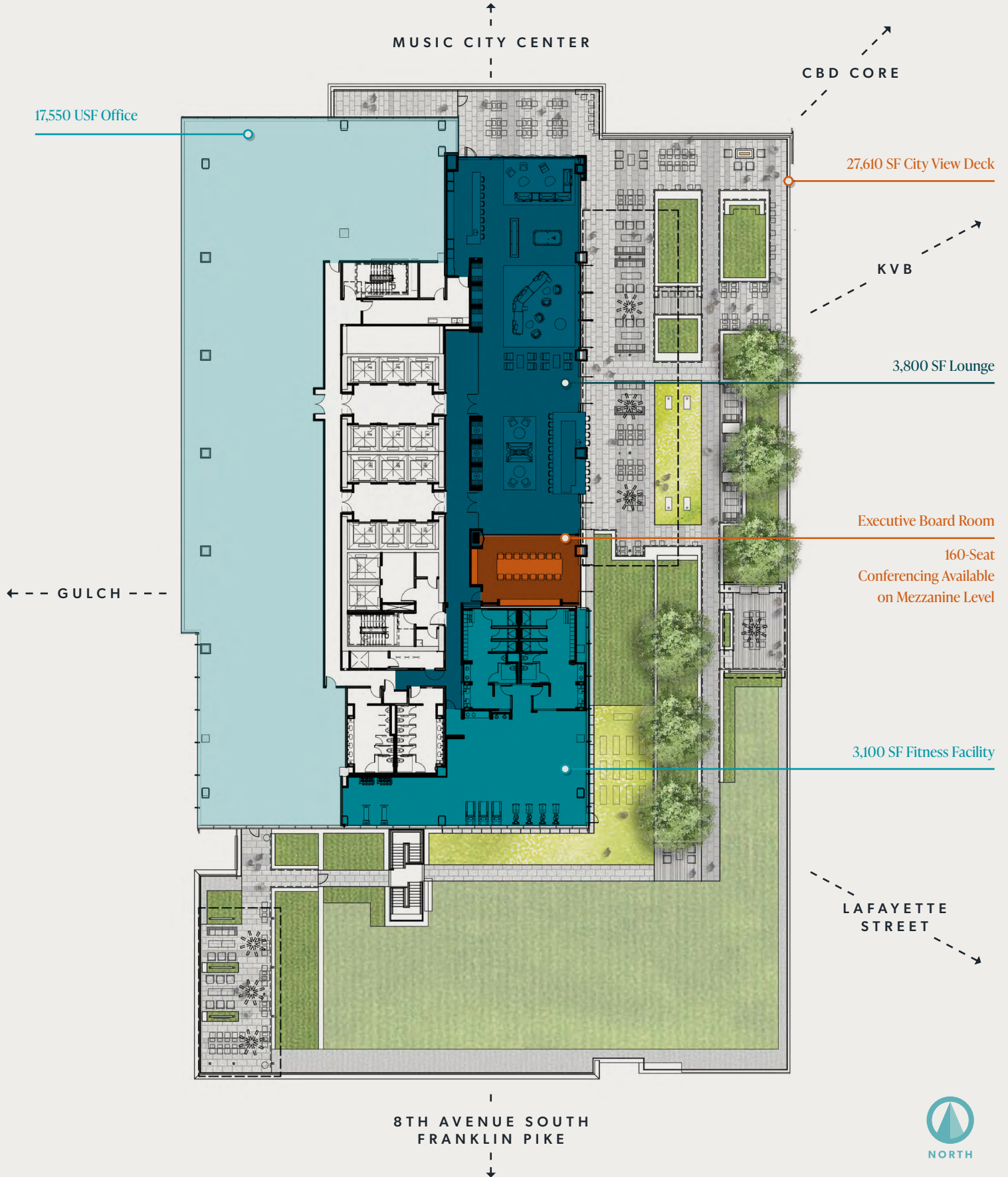
C 33' Vision
Glass Lobby

P
Below-Grade Parking

CIRCLE SOUTH

P

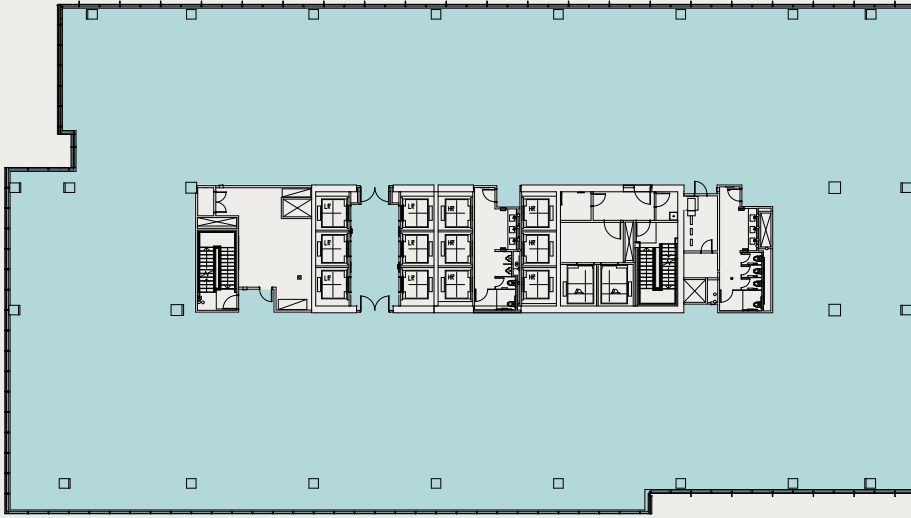
ROOFTOP TERRACE AMENITY | FLOOR 10



TYPICAL FLOOR PLATES

LOW-RISE FLOOR TYPICAL | FLOORS 11-19

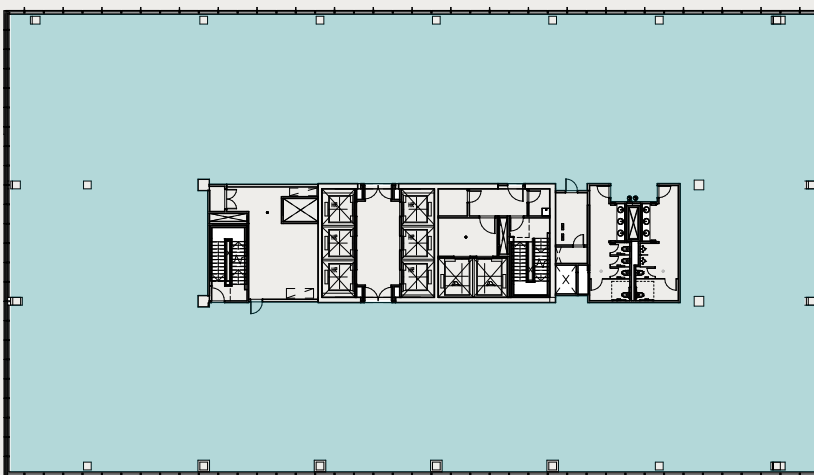
26,900 SF up to 28,300 SF floor plate



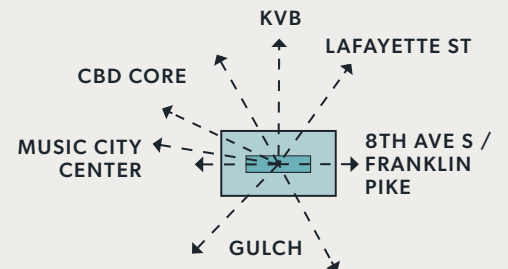
- 14'-6" tall floor-to-floor heights typical
- 10' ceiling achievable across full floor, 11' at perimeter
- Efficient rectangular footprint with consistent lease depths
- Abundant natural daylight via 11' vision glass
- Dynamic 360° city views
- Expandable bathrooms for higher densities
- 45' x 30' column spacing with column-free corners

HIGH-RISE FLOOR TYPICAL | FLOORS 20-30

25,230 SF floor plate

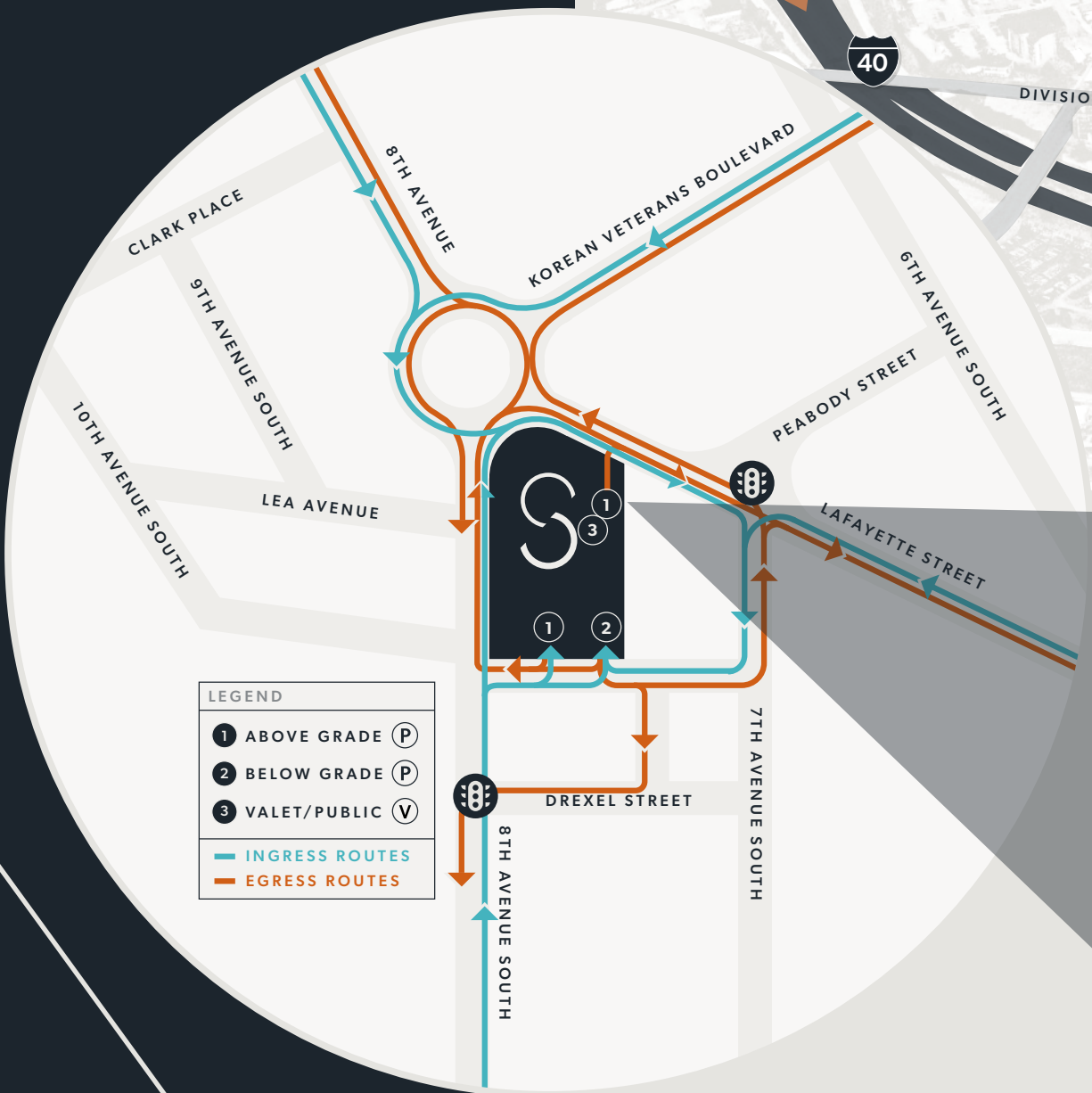
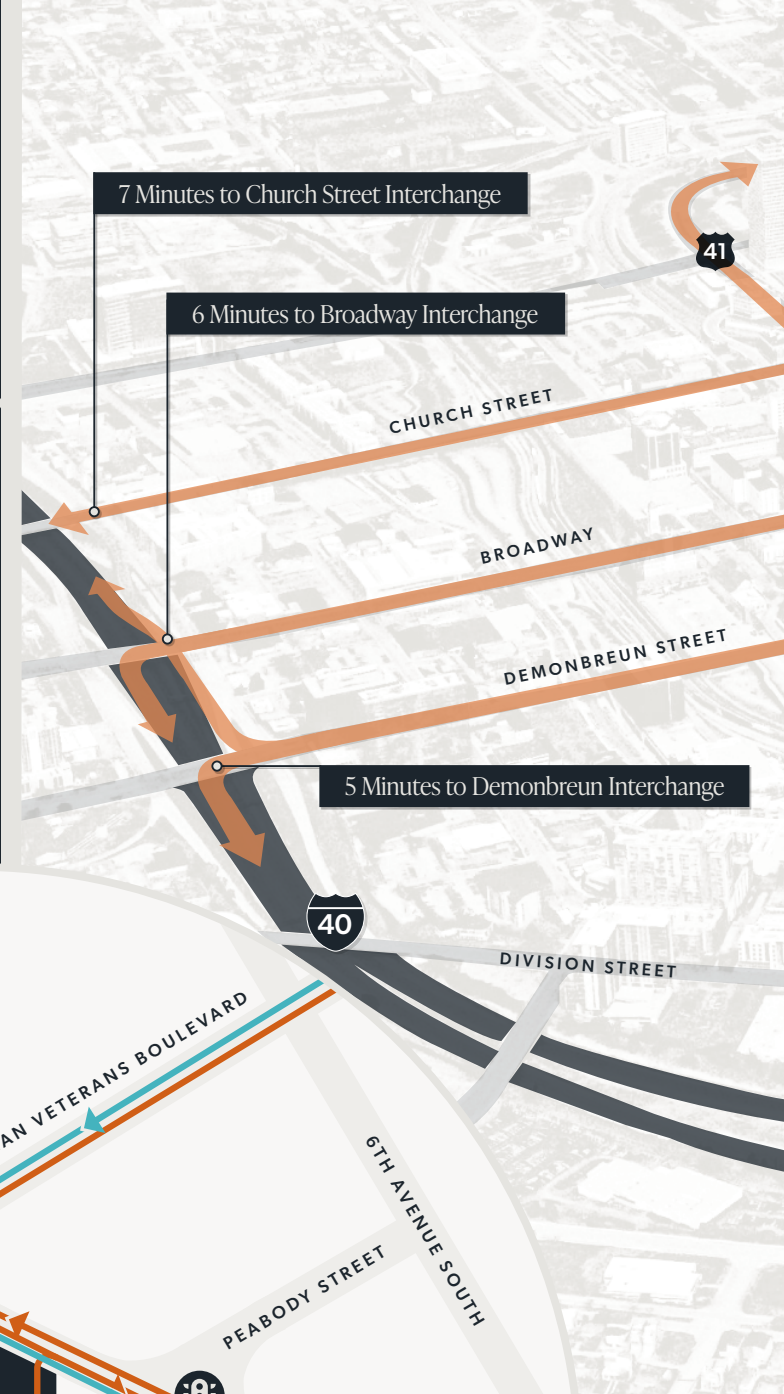


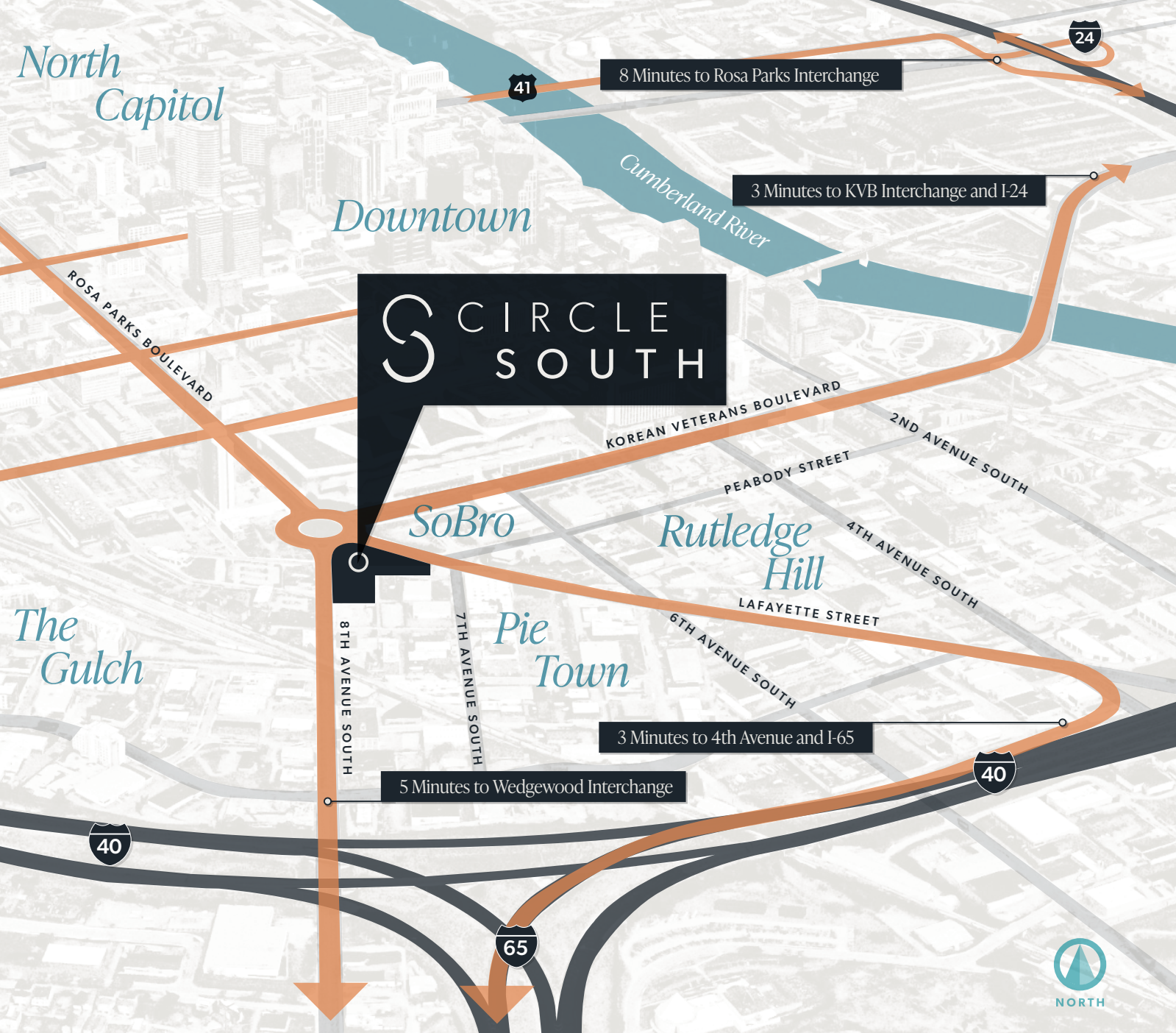
BUILDING LOCATION KEY



**GATEWAY LOCATION &
360° INTERSTATE ACCESS**

At the convergence of convenience and commute, benefit from *Circle South's* multiple ingress/egress routes to preferred employee housing and Nashville's most affluent neighborhoods.





Seamless drive-up, covered valet parking

ACCESSIBLE NEIGHBORHOODS

12th South	5 Minutes
Green Hills	10 Minutes
East Nashville	10 Minutes
West Nashville	10 Minutes
Brentwood	15 Minutes
Hermitage	20 Minutes
Bellevue	20 Minutes
Franklin	22 Minutes

EXPLORE THE
SOBRO NEIGHBORHOOD

In addition to three planned on-site F&B operators, *Circle South's* central location offers direct walkability to dozens of Nashville staples, from Music City Center and Bridgestone Arena to a trusted roster of neighborhood dining, lodging and happy hour destinations.

LOCAL ATTRACTIONS

Walk Times

Stix Sculpture	1 Minute
Music City Center	3 Minutes
The Gulch	6 Minutes
Bridgestone Arena	8 Minutes
Schermerhorn Symphony Center	10 Minutes
Ryman Auditorium	13 Minutes

EAT / DRINK

- | | |
|-----------------------------|----------------------------|
| 1. Planned On-site F&B | 14. Emmy Squared |
| 2. The Oak Steakhouse | 15. Sunda |
| 3. Bourbon Steak | 16. Otaku Ramen |
| 4. Peg Leg Porker | 17. Martin's BBQ Joint |
| 5. Arnold's Country Kitchen | 18. The Farm House |
| 6. Pie Town Tacos | 19. The River House |
| 7. Yolán at Joseph | 20. Etch |
| 8. Bob's Steak & Chop House | 21. The Palm |
| 9. Biscuit Love | 22. Kayne Prime Steakhouse |
| 10. Superica | 23. Adele's |
| 11. Barista Parlor | 24. Husk |
| 12. Blue Stripes Cacao | 25. Crema |
| 13. LA Jackson | |
-

LIVE

- | | |
|--------------------------------|------------------------|
| 1. 805 LEA | 10. 1221 Condos |
| 2. Pie Town Condos | 11. Terrazzo |
| 3. Infinity Lofts in the Gulch | 12. 909 Division |
| 4. The Burnham | 13. Aspire Gulch |
| 5. Sixth South | 14. Broadstone Gulch |
| 6. Modera Gulch | 15. Albion Residential |
| 7. Pine Street Flats | 16. Haven at the Gulch |
| 8. Infinity Lofts in the Gulch | 17. The SoBro |
| 9. The Icon | 18. 5th and Broad |
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STAY

- | | |
|---|------------------------------|
| 1. Ritz Carlton
<i>Under Development</i> | 10. Bode |
| 2. Westin | 11. Tapestry by Hilton |
| 3. JW Marriott | 12. Home Suites by Hilton |
| 4. Cambria Hotel | 13. Hyatt House |
| 5. Margaritaville Hotel | 14. Canopy by Hilton |
| 6. AC Hotel by Marriott | 15. Fairfield Inn and Suites |
| 7. The Joseph | 16. The Thompson |
| 8. Omni | 17. Union Station Hotel |
| 9. Hampton Inn and Suites | 18. Grand Hyatt |

ENJOY

1. Cannery Ballroom and Mercy Lounge
2. Third Man Records
3. Tennessee Brew Works
4. City Winery
5. Heaven's Door Distillery
6. Yee-Haw Brewing
7. Bob Dylan's Distillery
8. Jackalope Brewing / Party Fowl



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