

3322 West End

Nashville, Tennessee



Property Description

3322 WEST END is an eleven story, 222,711 rentable square feet, Class A office building located in West End, the premier address for prestigious office space in Nashville, Tennessee. 3322 West End offers an accessible site, striking architecture, functional floor plates, and attention to detail. Completed in 1986, the building's unique exterior consists of precast concrete and dark gray, double size windows that surround its visually appealing crescent/triangular shape. A four-story entry with fine stonework and glass walls leads to an impressive two-story lobby. Five mirrored elevators and 683 spaces located on seven levels of below ground parking serve the occupants of the building.

Named for its address, 3322 West End sits prominently on the corner of West End Avenue and Murphy Road, adjacent to I-440. The West End Sub-market provides significant barriers to entry for new competition and commands the highest rental rates in Nashville. Significant additional value can be achieved as existing leases rollover. Specifically, current market rents are \$22 per square foot and the existing weighted average rental rate for the building is approximately \$_____ per square foot.

Property Facts

Net Rentable SF	222,711
Percentage Leased @ 3/31/99	100%
Year Developed	1986
Acquired	3/98
Land-Acres	1.31
Number of Floor	11

Leasing

Status

As of March 31, 1999, the multi-tenant property was 100% leased to numerous tenants including the following:

Tenant Name	Square Feet
Caterpillar	71,347
Capital Records	21,311
Legg Mason	6,942
MONY	4,993
Reliance Insurance	6,230