

Nashville Lakefront Campus

2222 ROSA PARKS BLVD - METROCENTER





2222

ROSA PARKS BLVD

BUILDING FEATURES:

BUILDING SIZE:	121,535 SF
LOT SIZE:	20.88 ACRES
STORIES:	2
PARKING:	550 SPACES

NASHVILLE CREATIVE OFFICE:

Formerly the United Methodist Publishing House, 2222 Rosa Parks Blvd. was gut-renovated in 2016 for its Class A HQ office. The Property is located at the entrance to Metrocenter, a mixed-use growth submarket ten minutes North of the Nashville CBD, boasting private lakefront access.

ORACLE®

1.5 MILLION SF CAMPUS

GERMANTOWN

CBD

THE GULCH

2222 ROSA PARKS BLVD

First Floor - 57,007 RSF

Second Floor - 57,008 RSF

TOTAL - 114,015 RSF

EAST RETAIL

DBS Engineering - 4,774 RSF

Parthenon Federal - 1,674 RSF

Vacancy - 5,633 RSF

Vacancy - 3,268 RSF

TOTAL - 15,349 RSF

FITNESS CENTER

WEST RETAIL

Davita - 5,547 RSF

Express Pro - 4,191 RSF

Kebab Gyros - 1,890 RSF

Vacancy - 1,977 RSF

TOTAL - 13,605 RSF



METROCENTER

Multifamily New Construction —
Metrocenter

Units Delivered Since 2017
Units Under Construction
Proposed Units
Total Multifamily New

+893 Units
+973 Units
+588 Units
+2,700 Units in Metrocenter

MAJOR CORPORATE
RELOCATIONS:



Oracle Technologies

Technology / Software
1,500,00+ SF



Amazon

Technology / Software
1,000,000 SF



Alliance Bernstein

Financial Services
205,000 SF



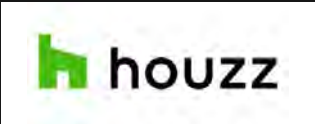
Smile Direct Club

Medical
75,000 SF



MARS Petcare

Food
221,000 SF



Houzz

Technology/Design
74,000 SF



PHILIPS

Technology
100,000 SF



Asurion

Phone & Home Tech
480,000 SF











R2
COMPANIES



2222 ROSA PARKS BOULEVARD

R2 ME

R2 COMPANIES

















In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable Real Estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across +40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management and Design & Construction. R2's management team has 10+ year track record together, successfully executing value-add business plans at +40 Creative Office assets across the U.S.

R2's investment thesis involves acquiring and repositioning non-standard "Creative" buildings, bringing them up to an institutional quality. Creative Office is a niche asset class that requires an intimate working knowledge of the space to properly source, acquire, reposition and lease these buildings. Most importantly, the manager must have the acumen to differentiate quality deal flow and move quickly on the best opportunities.

Tenants and their employees respond to authenticity and an experiential work environment. The ability to identify and craft these spaces within historic and non-traditional buildings presents investment, construction and operational complexities that R2's vertically integrated Platform was designed to manage.

The combination of R2's experienced platform alongside discretionary capital from a select group of private and institutional partners provide a significant edge versus competition. R2's investments have generated impressive risk-adjusted returns having acquired over 50 properties since 2012, with an active portfolio of +\$600M in AUM and 5.2 Million square feet.

Fully Integrated Platform —



Investment

R2’s investment team is led by CEO Matt Garrison & CIO Max Meyers, who oversee the strategic direction of R2’s portfolio. The investment team has collectively sourced, acquired and executed over four billion dollars of real estate investments across the US.



Development

R2 focuses on adaptive re-use development in emerging urban neighborhoods. R2 has become an expert at renovating architecturally significant and historically sensitive structures to create value for tenants and our investors.



Design

The Devil is in the details. R2’s internal design team researches, curates and uncovers the key aspects of R2’s portfolio of irreplaceable buildings. This attention to detail allows us to deliver thoughtful, non-commodity spaces to our tenants.



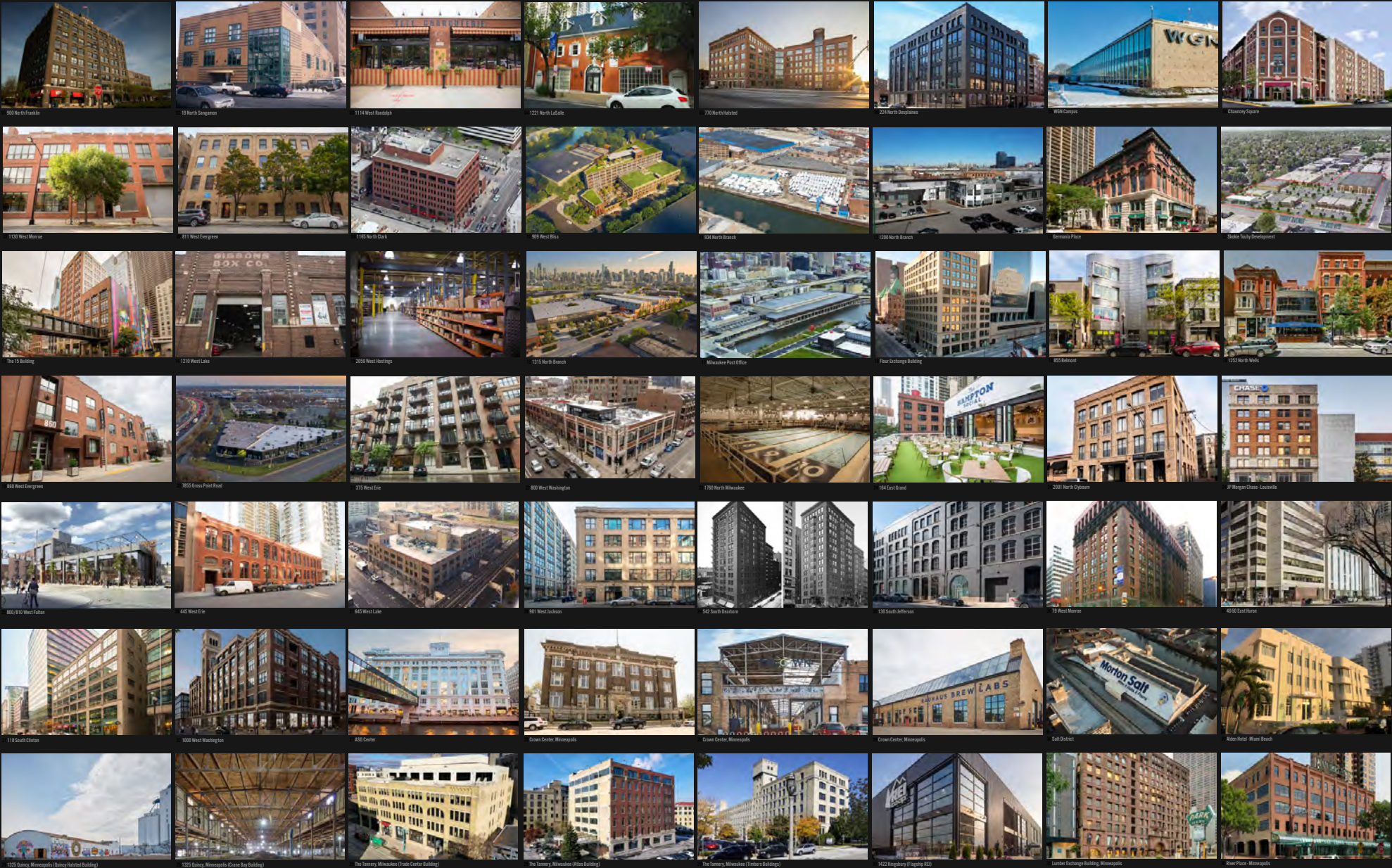
Leasing

R2’s hands-on leasing & marketing team is dedicated to telling an authentic story about each property in our very distinct portfolio. By being “top-of-mind” in the brokerage community, we create the best chance to lease our buildings to the right tenants.



Management

R2’s in-house asset & property management allows us to maintain direct communication between ownership and tenants. With this hands-on approach, we control the property level success variables for each investment with speed and transparency.



R2 Companies
By The Numbers

5.2M
Square Foot Portfolio

\$600M
Assets Under Management

+40 Assets
Currently Owned

3 Offices
Chicago, Milwaukee, Minneapolis

50+
R2 Operating Team

2007
Year Founded



