

FOR SALE

**5401 MT. VIEW PKWY.
NASHVILLE, TN 37013**



Property Highlights:

- 74,125 SF on two floors
- Former Shop at Home National Television Headquarters
- Class A Construction and Finish
- Remodeled in 1998
- Five large conference rooms
- 9 Restrooms
- Close to downtown and airport
- 220 lockers for personal storage
- 40 person break room
- 1 Elevator
- 6.4 acres, 334 parking spaces. Shared parking agreement provides for additional on-site parking if needed
- Commercial PUD overlay
- Fully operating security system with access control and TV monitoring

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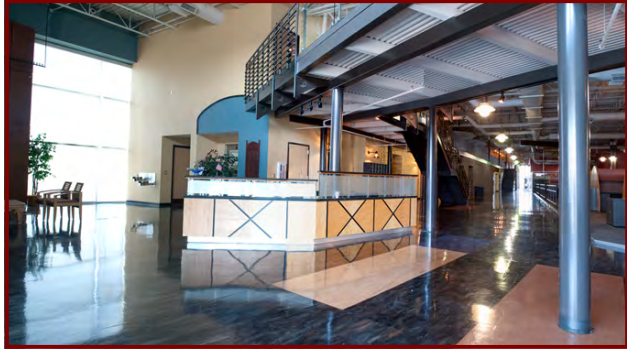
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Property Highlights (cont'd.)

- 4000 amp, 480 volt electric service with provisions for future back-up generators
- Redundant fiber optic lines
- Fully maintained in excellent condition by Shop at Home Network
- Two-Story Lobby with Marble, Pre-Cast Concrete and Glass
- Multiple raised floors with separate HVAC
- Data Center quality UPS systems
- Infrastructure in place for full commercial kitchen
- Three dock high doors with levelers
- One dock equipped for trash compactor
- Quick access to I-24, Bell Rd., and Hickory Hollow Parkway exits



Main Reception Area



Break Room



Kitchen



Work Floor



Main Electrical Room

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Aerial View of Building



Central Security Station

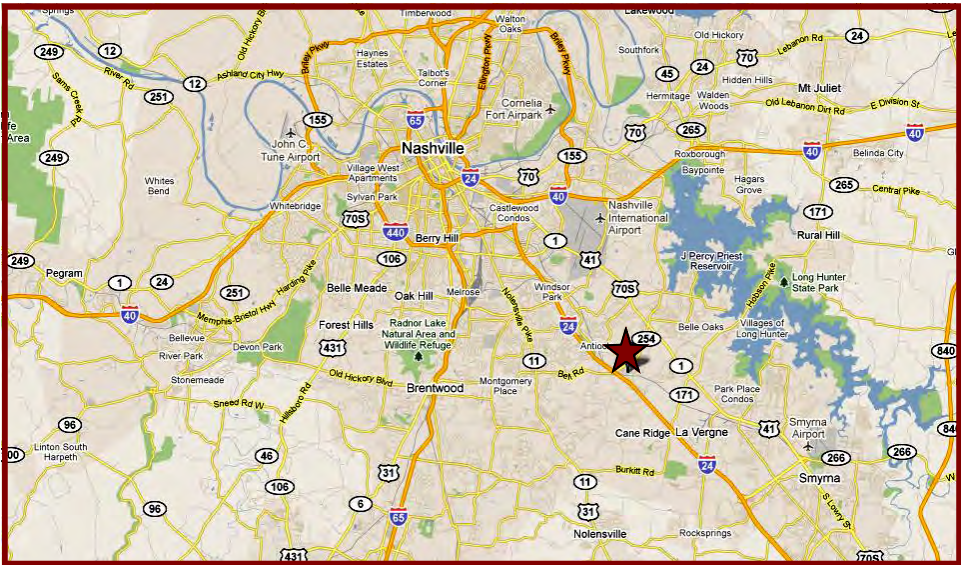


Rear view of building—Loading docks

LOCATION MAPS



- Distance to:
- Downtown Nashville—14 Miles
 - Nashville Airport—11 Miles
 - Chattanooga—120 Miles
 - Knoxville—180 Miles
 - Memphis—225 Miles
 - Louisville—186 Miles



- Property Details:**
- Zoning: Commercial PUD / SCR**
 - Size: +/- 6.41 Acres**
 - Parcel 163-00-0-229.00**
 - Building: 74,125 +/- SF on two floors**



Front and Side view of building

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