



FOUNTAINS AT GATEWAY

A VIBRANT OFFICE AND RETAIL DEVELOPMENT
ENTERS THE GATEWAY TO RUTHERFORD COUNTY

30 MINUTES
FROM NASHVILLE, TENNESSEE

Welcome to Fountains at Gateway



Fountains at Gateway is a new 31-acre Class A multi-tenant office and retail development in burgeoning Rutherford County, less than 30 minutes from Nashville.

Designed as a walkable corporate office campus and retail district, Fountains at Gateway also includes residential apartments and a hotel to complete the new urban landscape.

The office, retail and hotel buildings are situated around a central plaza with multiple fountains and pocket parks. The residential community overlooks Gateway Island Park. All are interconnected by a system of walkways leading to the adjoining city greenway, seamlessly connecting pedestrians and cyclists in a friendly hub of activity and planned events.

By day, the environment caters to the needs of its working residents providing opportunities for convenient on-site dining, engagement and fitness. Employees can walk or bike on the greenway, have coffee or lunch on the plaza, or enjoy a conversation from a bench in one of the pocket parks. On-site restaurants, shops and service businesses allow employees more time to enjoy their lunch hour without driving off-site.

After business hours, Fountains at Gateway plays host to events and activities that draw friends and family from the community to enjoy music, arts and entertainment on the plaza. There is ample parking to accommodate employees staying over for activities as well as those who come for events, shopping or dining.



Murfreesboro's Most Desirable New Retail District



Fountains at Gateway provides an established customer base of on-site corporate professionals, residents and hotel guests as well as neighboring office and medical professionals that will sustain and grow retail business. The development includes nearly 70,000 SF of total retail space.

Available Space

- Three dedicated retail buildings form the entrance to Fountains at Gateway. Street-level spaces in the office buildings open onto the large, central plaza.
- Phase I retail space is now open in the office building and anchor retail building, and the second retail building is under construction. Choice spaces are still available.
- Phase II retail space is pre-leasing. Contiguous retail space is available from 650 to 9,000 SF.

Location and Access

- The Gateway Business District is the major retail center and medical hub of Rutherford County
- Multiple access points – two direct cuts from Medical Center Parkway, one of which will have a traffic light; 2 additional access points in the next phase

Retail Amenities

- Landscaped central plaza and pocket parks offer customers shaded outdoor seating
- Signature fountains flank the main entrance creating a dramatic introduction to the central plaza

- The ornamental fountain on the plaza features animated patterns, interactive movement and LED lighting at night

On-Site and Local Customer Base Sustains Business

- On-site customer base of approximately 1,500 professionals, 150 residents and 100 hotel guests
- 3000+ business and medical staff at neighboring businesses, St. Thomas Rutherford Hospital and related medical offices
- 17,000+ white collar professionals within 3-mile radius
- 50,000+ residents / 20,000+ households in 3-mile radius
- Millennial buying power with 20,000+ MTSU students just 3 ½ miles away
- Traffic counts: 30,800
- Year-round event programming on Fountains Plaza draws customers from the surrounding community on evenings and weekends

Retail Features

- Architectural design of natural stone and glass is both contemporary and classic
- Ample surface parking: 4 per 1,000 with short-term parking along Fountains Plaza and longer-term and valet parking just steps away
- 100 GB networking available from multiple providers
- 24/7 interior and exterior video camera network

Fountains at Gateway — Phase One Retail



NOT TO SCALE

- AVAILABLE
- LEASED/PENDING

- 1 EVENT LAWN
- 2 POCKET PARK 1
- 3 POCKET PARK 2
- 4 MAIN STAGE
- 5 PARK STAGE
- 6 SPLASH PAD
- 7 OUTDOOR FIREPLACE
- 8 BIKE PATH TO GREENWAY
- 9 PUTTING GREEN FOR OFFICE TENANTS

Class A Corporate Office Campus With On-Site Retail



Fountains at Gateway is a walkable, corporate office campus and retail district in Rutherford County that will include 400,000 SF of office space.

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- Phase I retail space is now open in the office building and anchor retail building, and the second retail building is under construction. Choice spaces are still available.
- Phase II retail space is pre-leasing. Contiguous retail space is available from 650 to 9,000 SF.

Amenities

- Convenient on-site restaurants, shops and services
- On-site apartment community appeals to young professional employees
- On-site hotel serves office visitors
- Pedestrian- and bicycle-friendly campus interconnected by walkways to the adjoining 12-mile city greenway and park
- Landscaped central plaza and pocket parks with a large central fountain
- 100% Wi-Fi coverage
- Secure bike storage
- Shower facilities with changing area
- On-site fitness center

- Dual putting greens
- Outdoor greenspace and presentation stages for business events

Features

- Striking architectural design of natural stone and glass with earth-toned steel accents
- High quality interior finishes in lobby and public areas
- Floor-to-ceiling glass with panoramic views of the lush campus and surrounding greenway

Space Details

- Efficient, low column-to-space ratio
- One Fountain Plaza: 24,714 to 26,743 RSF continuous office space per floor; 80,000 SF ready for buildout
- Finished Ceiling heights: Floor 1: 18' floor to floor, 13-14' clear; Upper floors 2-4: 14' floor to floor, 9-10' clear

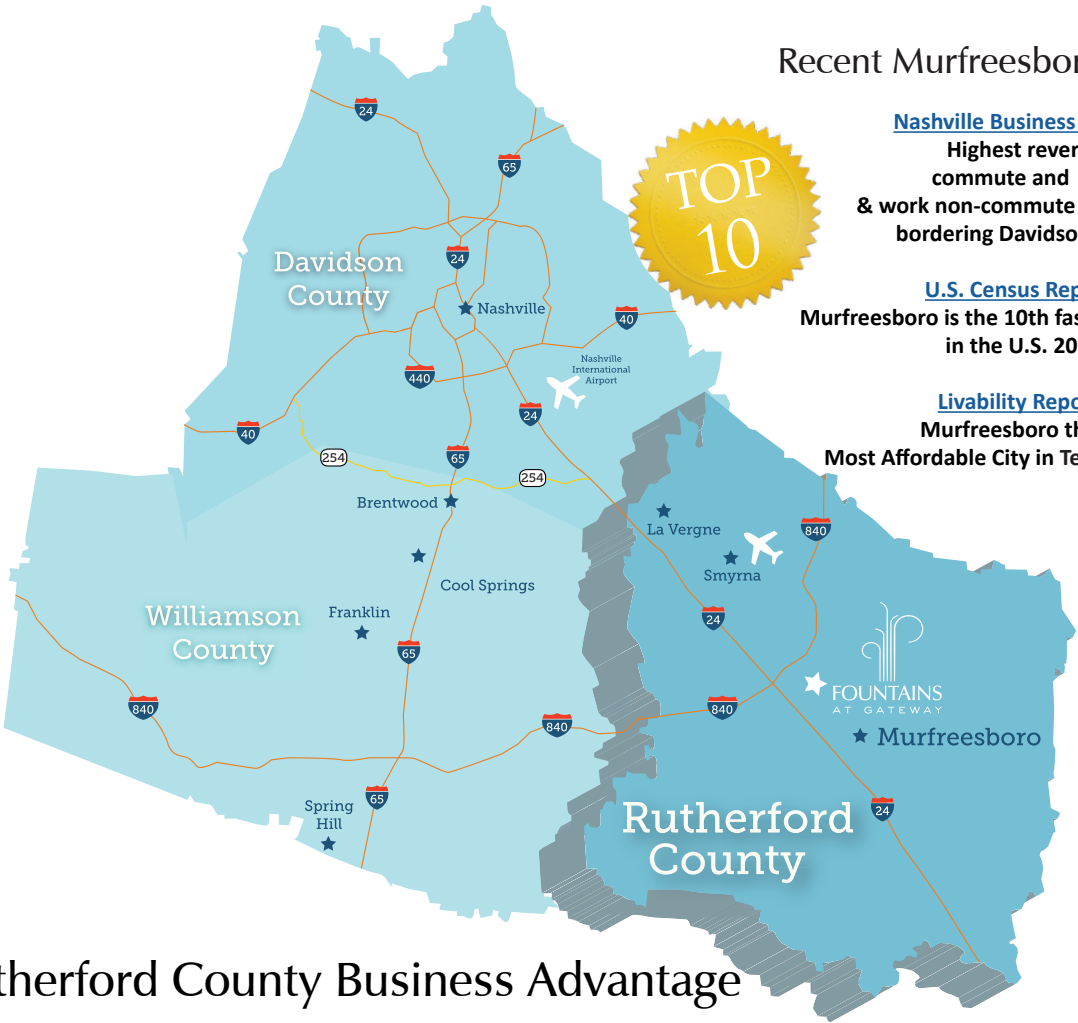
Parking

- 4 parking spaces per 1,000 SF
- Visitor parking along Fountains Plaza

Data

- 100 GB networking available from multiple providers
- Fountains developer offers a new Tier 3-ready colocation data center less than a mile away

Recent Murfreesboro Accolades



Nashville Business Journal

Highest reverse commute and live & work non-commute of counties bordering Davidson. 2018

U.S. Census Reports

Murfreesboro is the 10th fastest growing city in the U.S. 2017

Livability Reports

Murfreesboro the #1 Most Affordable City in Tennessee. 2016

The Rutherford County Business Advantage

Fountains at Gateway is located in the three-county heart of the Nashville-Davidson—Murfreesboro—Franklin MSA, which is ranked as the #1 U.S. metro area for high-wage business services employment growth and #5 for total population growth over the last five years. Rutherford County and the city of Murfreesboro offer superior value for employers and retail businesses, and a high quality of life for employees.

Close Proximity to Nashville & Cool Springs

- Less than 30 minutes from Nashville in the burgeoning Gateway Business District of Rutherford County
- Short commute from Downtown Nashville, Nashville International Airport and Cool Springs
- Fast, convenient access from I-24 and I-840, with easy connection to I-65 and I-40

Pro-Business

- No state income tax and low property tax
- Business friendly community accommodates business growth and supports retail success
- Well-educated labor force: 5,000 university grads per year; MTSU is the No. 1 provider of graduates for the Greater Nashville economy (2017)
- Incentives for new high-paying positions reduce rent at Fountains at Gateway

- Chamber workforce initiatives help employers attract and retain technology and healthcare industry professionals

Fast-Growing

- One of the top 10 fastest growing cities in the U.S.
- State’s largest undergraduate university
- State’s largest percentage of millennials at 31%
- 2,045 new jobs and \$401M in capital investment in 2016
- 4 million SF of retail in the last 10 years

Top Employers, 1000+ Employees

- Nissan North America
- MTSU
- National Healthcare Corporation
- State Farm Insurance Company
- Amazon Fulfillment Center
- Ingram Content Group
- Asurion
- St. Thomas Rutherford Health
- Verizon Wireless
- Bridgestone Americas
- General Mills



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