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## **Mainland Companies Submits Concept Plans for World-Class Office Tower on KVB**

**Nashville, Tenn.** — Mainland Companies (Mainland) has submitted design and concept drawings for a 30-story, Class AA office tower to be located at Korean Veterans Boulevard circle, across from Music City Center, to the Metropolitan Development and Housing Agency (MDHA). Mainland is a real estate development firm headquartered in Nashville, with offices in Portland, Oregon.

One KVB Circle (One KVB) will include approximately 475,000 square feet of commercial office space, approximately 25,000 square feet of street-level and mezzanine retail space, and substantial onsite parking. One KVB will be the first high-rise commercial office development on the west side of Nashville's SoBro district. Mainland will commence work on One KVB this year. To review images and further details about One KVB, visit [www.onekvb.com](http://www.onekvb.com).

Mainland is the developer of the project. International architecture and engineering firm Skidmore, Owings & Merrill (SOM) is spearheading the design from their Chicago office, and Avison Young's Nashville office is overseeing the marketing and leasing of both the office and retail space.

"This tower will bring a new and better daily experience to its tenants and visitors, and it will set a new design standard for office buildings in Nashville and the Southeast," said Ken Larish, CEO of The Mainland Companies. "Our collective team has design and development expertise in countries around the globe, and we plan to channel that expertise into a 21st century tower unlike anything in the current Nashville skyline. We are very excited about the opportunities that One KVB presents and we look forward to unveiling more details as they are finalized."

One KVB will be situated on approximately one acre of land at KVB circle, fronting Korean Veterans Boulevard and Lafayette Street. Parking will be provided on site through both below grade and above grade decks.

The building design includes an innovative “offset core” — an approach that places elevators and stairs on the exterior of the building rather than at its center — which creates both a striking sculptural form as well as 26,000 square feet of column-free floorplates with unparalleled day-lighting and space-planning flexibility. One KVB will be the first office property in Nashville to offer 60-foot uninterrupted floorplates. Moreover, the offset core arrangement provides enhanced passive solar benefits while creating a dramatic atrium framed by glass bridges at every level.

The building’s location will provide dramatic, skyline views from every occupied floor. Building amenities will include a mid-building conference and gathering floor with outdoor seating and services geared toward tenants. Private balconies and terraces will be available on multiple levels of the building.

At the ground level, SOM has designed a horticulturally rich/urban pedestrian experience with ample outdoor seating, plazas and walkways, street trees, landscaped beds and sidewalks, and spaces for public art. The retail space will be curated by a large restaurant concept fronting KVB circle, further activating the tower’s outdoor space.

“Daylight and flexibility are key to creating a sense of well-being in the workplace,” said Scott Duncan, Design Partner at SOM. “To maximize open, day-lit space, our design utilizes a unique offset core not only to offer expansive column-free floorplates and light-filled bridge and atrium spaces on each level, but to also provide passive solar shading that makes the tower more sustainable. At ground level, we saw an opportunity to create vibrant public spaces that will create a new center of gravity in the neighborhood.”

At this time, Avison Young is facilitating negotiations with several large office tenants, in addition to implementing broader marketing and outreach initiatives. Avison Young is also targeting exceptional restaurant operators in an effort to create a diverse, mixed-use experience that will benefit both One KVB tenants as well as engaging the greater downtown Nashville population.

“We are very proud to bring this spectacular project to market in what is currently the Nashville CBD’s best new office location, due to its accessibility and proximity to all that is attractive about working downtown,” said Warren Smith, managing director for Avison Young’s Tennessee offices. “Myriad design decisions for this next-generation office tower were made so that the completed building will appeal to employers seeking to recruit and retain the highest-level professional talent from around the country. We are receiving excellent response from the tenant and brokerage communities, especially with respect to the location and its efficient and forward-thinking design.”

### **About Mainland**

[The Mainland Companies](#), LLC is a real estate development firm headquartered in Nashville with offices in Portland, OR. Mainland's principals have developed or managed more than \$2.9 billion in assets, equity and loans, and have overseen more than 35 million square feet of commercial and multifamily space. Mainland was formed to create high quality assets, create sustainable development platforms and to provide comprehensive development services to clients and investors.

### **About Avison Young**

[Avison Young](#) is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 2,400 real estate professionals in 80 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-family properties.

### **About Skidmore, Owings & Merrill LLP**

[Skidmore, Owings & Merrill](#) LLP (SOM) is one of the leading architecture, interior design, engineering, and urban planning firms in the world. Since its founding more than 80 years ago, SOM has earned a reputation for design excellence with a portfolio that includes some of the most important architectural accomplishments of the 20th and 21st centuries, and has been a leader in the research and development of specialized technologies, new processes and innovative ideas, many of which have had a palpable and lasting impact on the design profession and the physical environment. The firm's longstanding leadership in design and building technology has been honored with nearly 2,000 awards for quality, innovation, and management. The American Institute of Architects has recognized SOM twice with its highest honor, the Architecture Firm Award—in 1962 and again in 1996. The firm maintains offices in New York, Chicago, San Francisco, Los Angeles, Washington, D.C., Dubai, London, Hong Kong, Shanghai, and Mumbai.

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