

501

COMMERCE



INNOVATE
IN THE HEART OF
MUSIC CITY

NASHVILLE'S HOTTEST HUB

BUSINESS IS THRIVING IN DOWNTOWN NASHVILLE 501 COMMERCE OPENING MID-2020

The state-of-the-art **501 Commerce** office space is a part of the larger **Fifth + Broadway** project—a mixed-use mecca forever changing the Nashville skyline. With unobstructed, 360-degree views, 501 Commerce will be fully equipped with best-in-class amenities, and a LEED Silver sustainable infrastructure.

LAND

6.2 acres

OFFICE TOWER

372,000 SF

28,000 SF per floor

RETAIL + ENTERTAINMENT

200,000 SF

NATIONAL MUSEUM OF AFRICAN AMERICAN MUSIC

55,000 SF



RESIDENTIAL TOWER

386 units

CONFERENCE CENTER

142,000 SF in adjacent building

PARKING

Office Tower 952 stalls

Public/Retail 831 stalls

Residential 396 stalls

Parking Ratio 2.5/1,000

FIFTH + BROADWAY



ECLECTIC SHOPPING + DINING



THE COMPLETE NASHVILLE EXPERIENCE

More than **200k square feet** of retailing and dining

Rooftop dining, outdoor concerts, and musical entertainment

Walking distance to the **Renaissance Hotel Conference Center** that provides ample meeting space for events

Home to **urban fashion, tech, home, music, and lifestyle brands**



WHERE A COMMUNITY GATHERS

MORE THAN 40K SF CHEF-DRIVEN EATERIES

CATERING AND TAKE-OUT SERVICES

30K SF OUTDOOR ENTERTAINMENT DECK



OFFICE SPACE REIMAGINED



AN UNPARALLELED OFFICE COMMUNITY



AN IMPRESSIVE ENTRANCE

30' ceilings to create an **open, inviting experience**

Coffee bar offering craft coffee for office guests

24/7 security with **concierge-level service**



EXCLUSIVE AMENITIES

Outdoor terrace with built-in seating areas and outdoor TV

State-of-the-art **fitness center** with showers and lockers

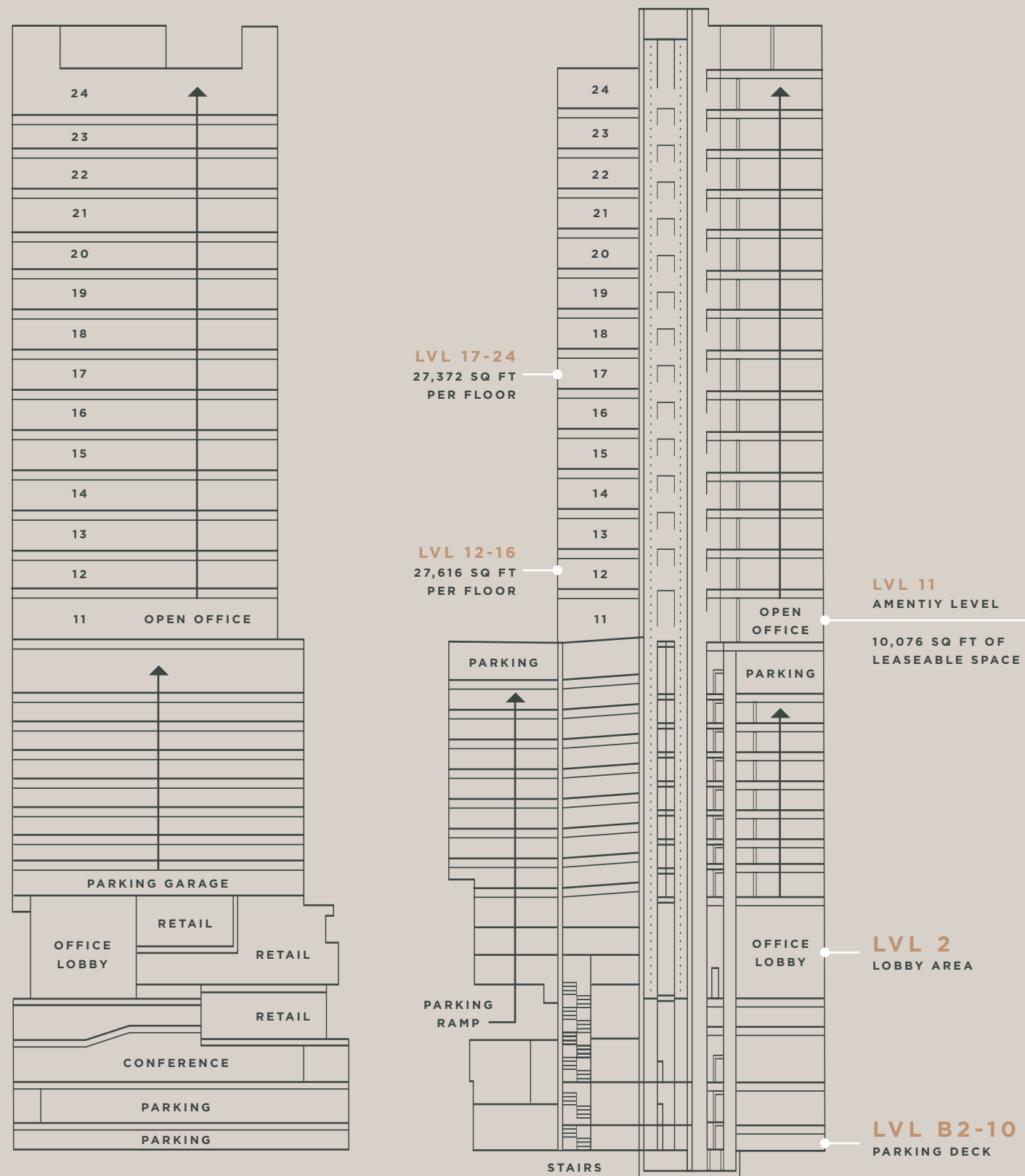
Multiple **meeting facilities in various sizes** to accommodate large groups

Individual work space areas with access to WiFi, printers, and more

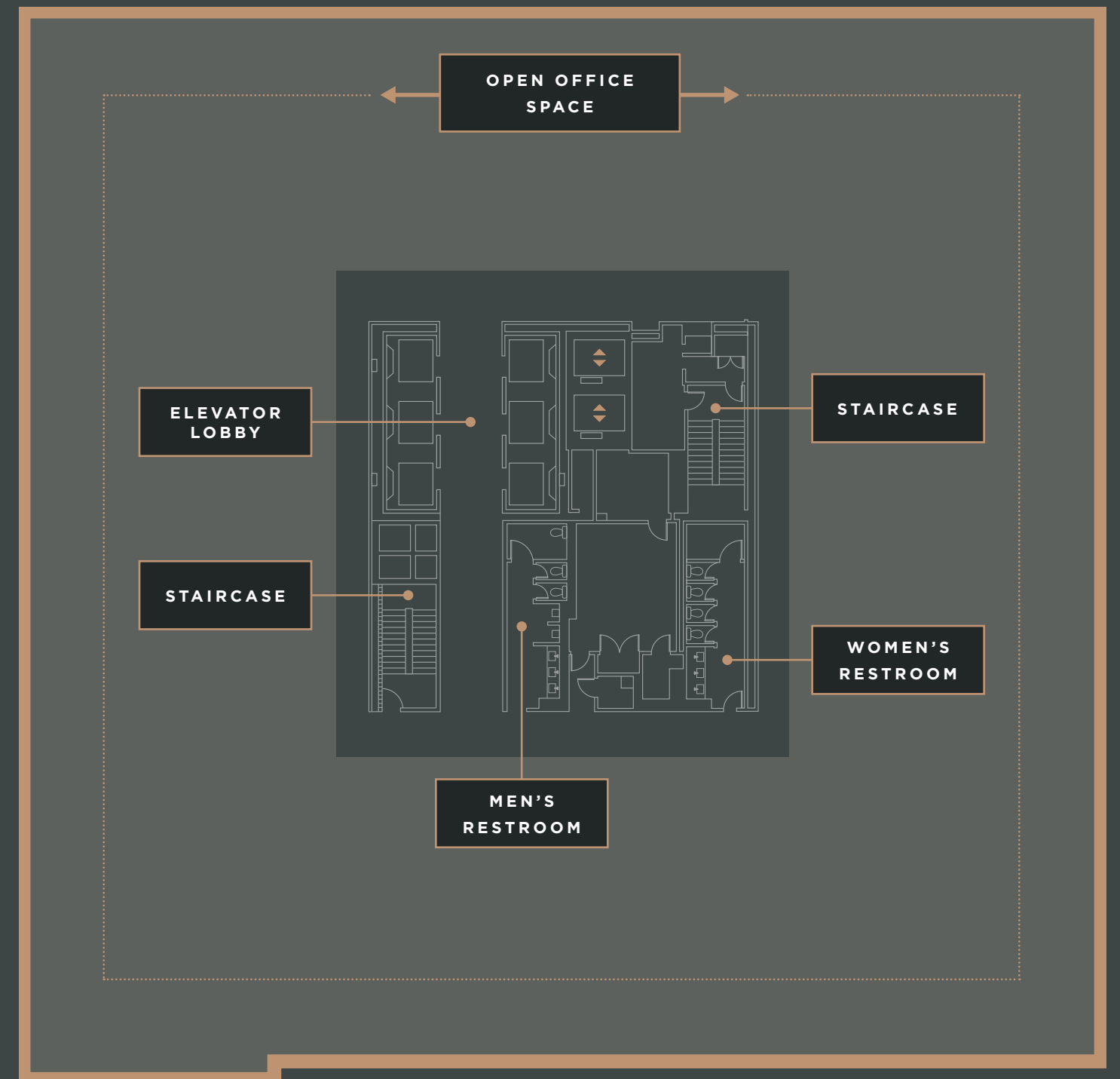
Green roof with walking path



STACKING PLAN



BUILDING FLOOR PLAN



CONVENIENT ACCESS

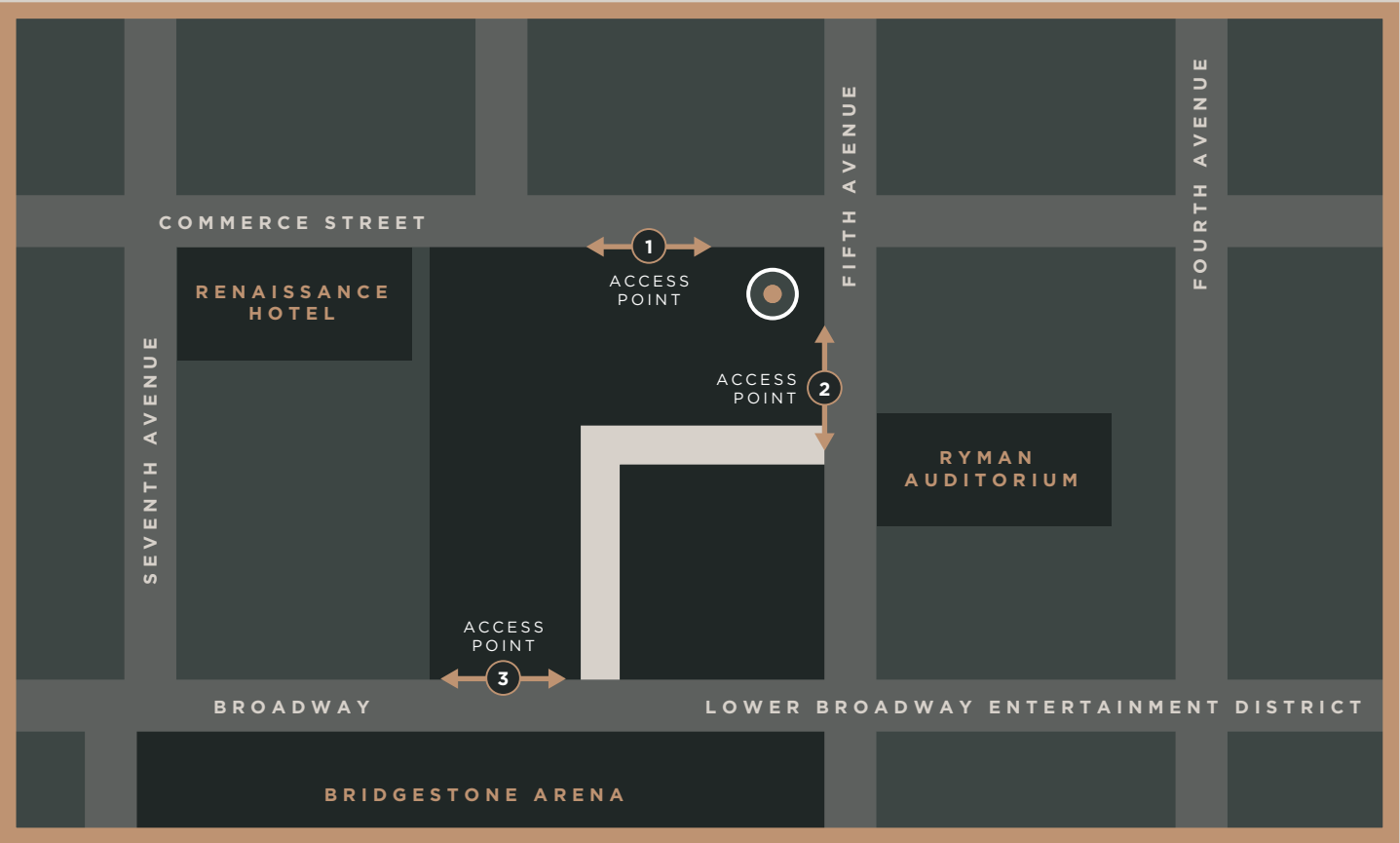


DEDICATED PARKING GARAGE FOR OFFICE TENANTS
(PARKING RATIO 2.5/1,000)

SPEED RAMPS PROVIDE QUICK ENTRY
AND EXIT FROM THE BUILDING

FLAT PARKING LEVELS ELIMINATE
INCONVENIENCE OF PARKING ON RAMPS

EXECUTIVE AND RESERVED PARKING AVAILABLE



ATTRACT THE BEST TALENT





LEED SILVER CERTIFIED BUILDING WITH UNPARALLELED VIEWS

Easy vehicular access to upper parking levels along with **designated executive parking** on select levels

Parking deck access off **Commerce St., Fifth Ave., and Broadway**

Office valet parking separate from retail, along with designated areas for drop off and rideshare parking

Noise-reducing elements for a quiet, productive work environment

Onsite management office and 24-hour security

Efficient floor plate for both full floor and partial floor tenants

Signage and branding opportunities at the ground level

Premium amenities include grand lobby, 11th-floor amenity deck, 3,500 SF fitness center, and direct access to Nashville Public Market

Green landscaped deck with walking paths, garden spots, and shade trees

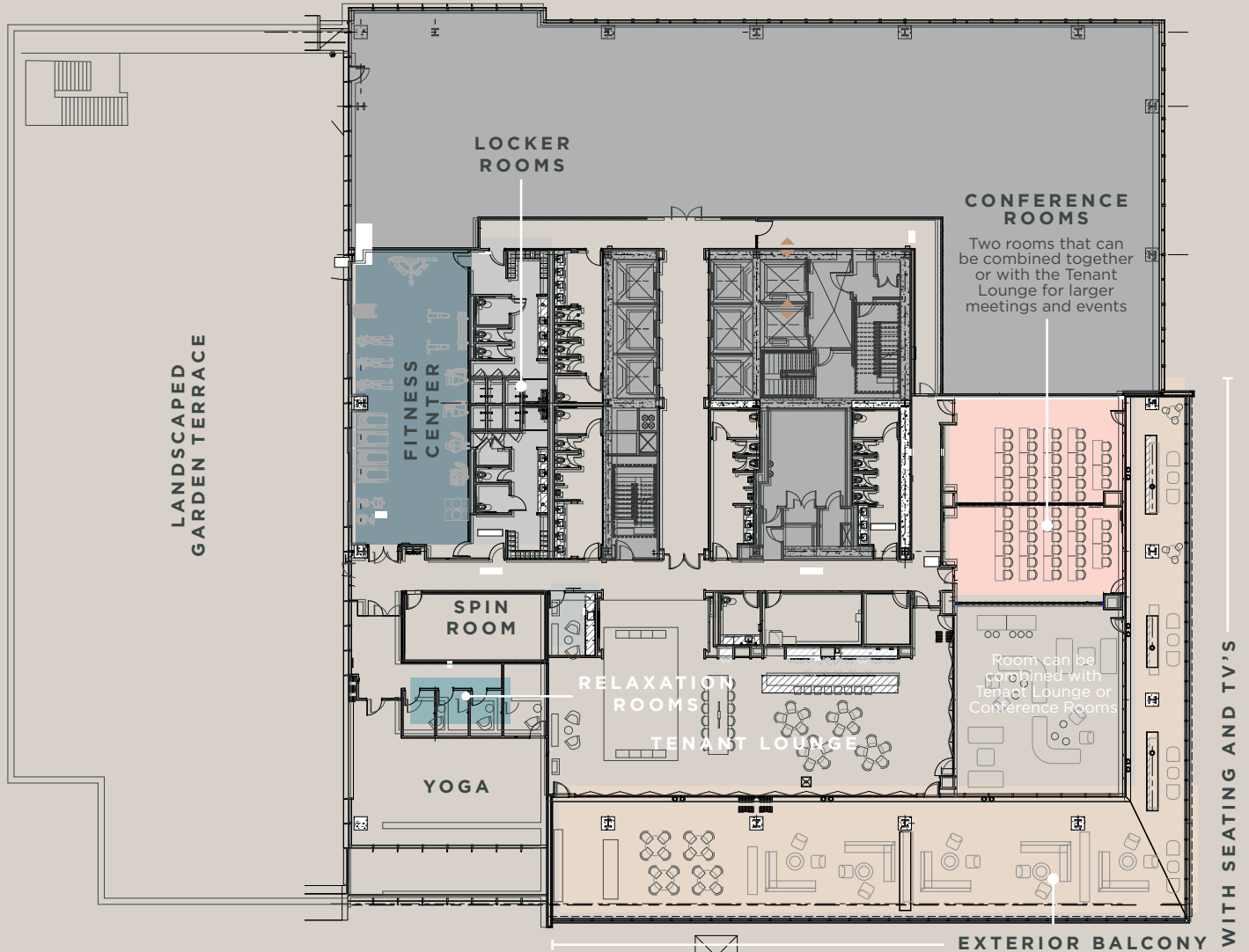
State-of-the-art meeting and conference room facilities within Fifth + Broadway

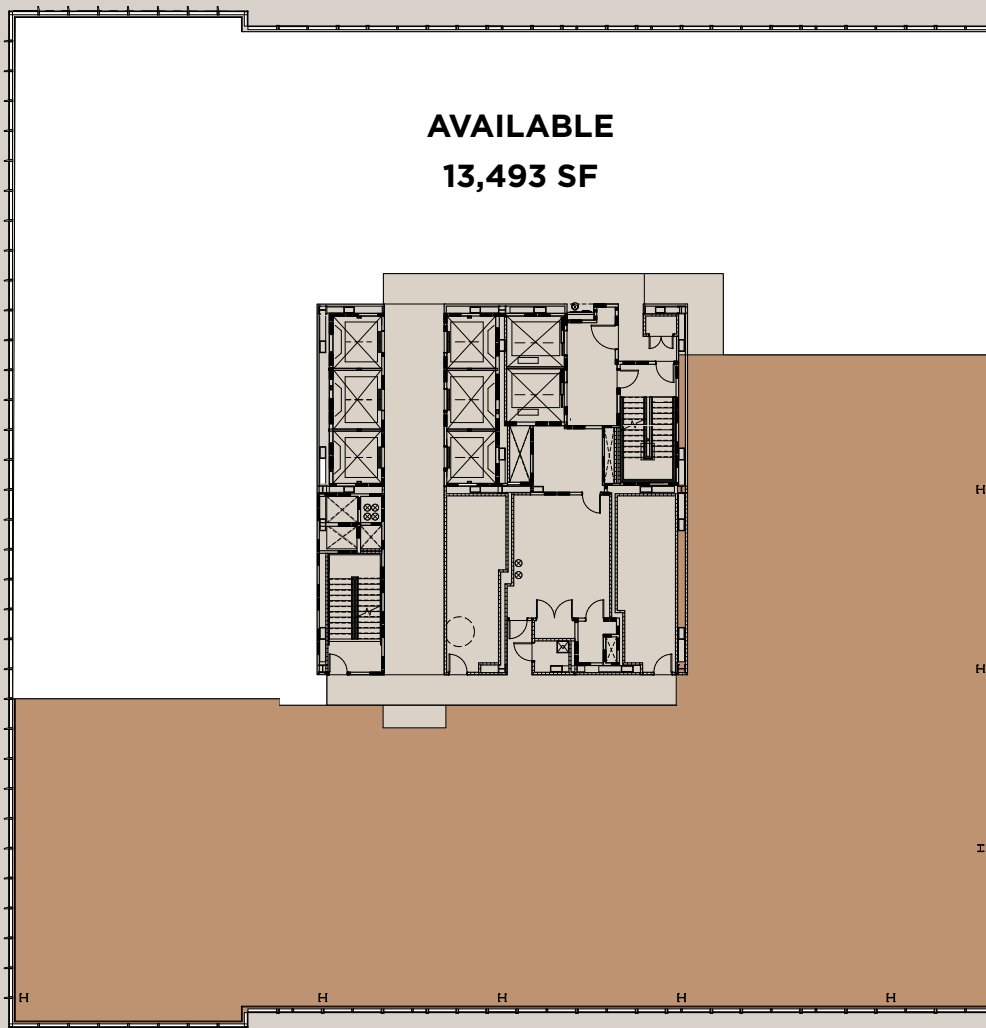
Work anywhere in the building, DAS system offering full WiFi and latest technology for office customers

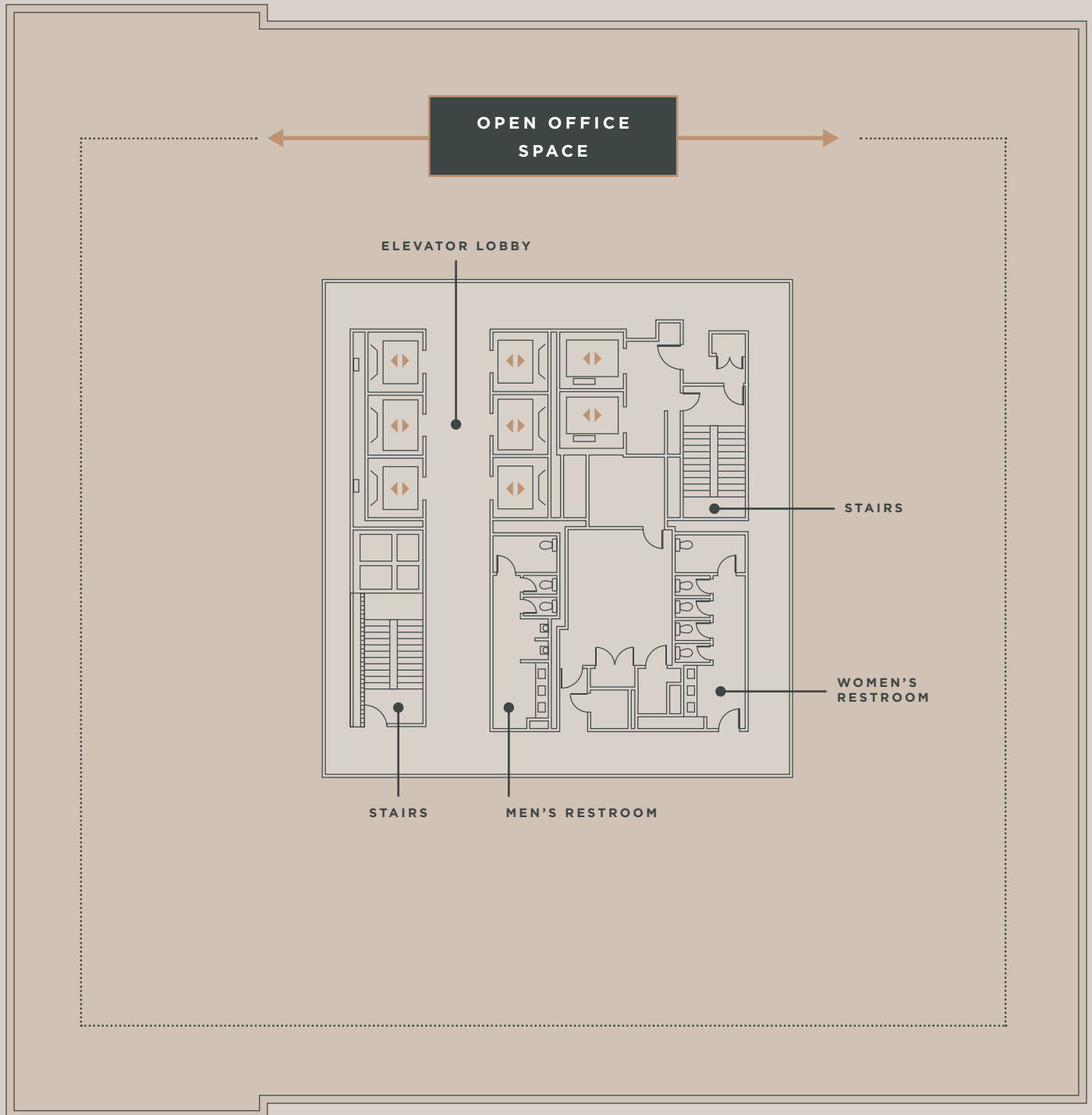
Adjacent to the Renaissance Hotel with over 675 rooms/14 suites

LEVEL 11

AMENITY SPACE / 10,076 SQ FT





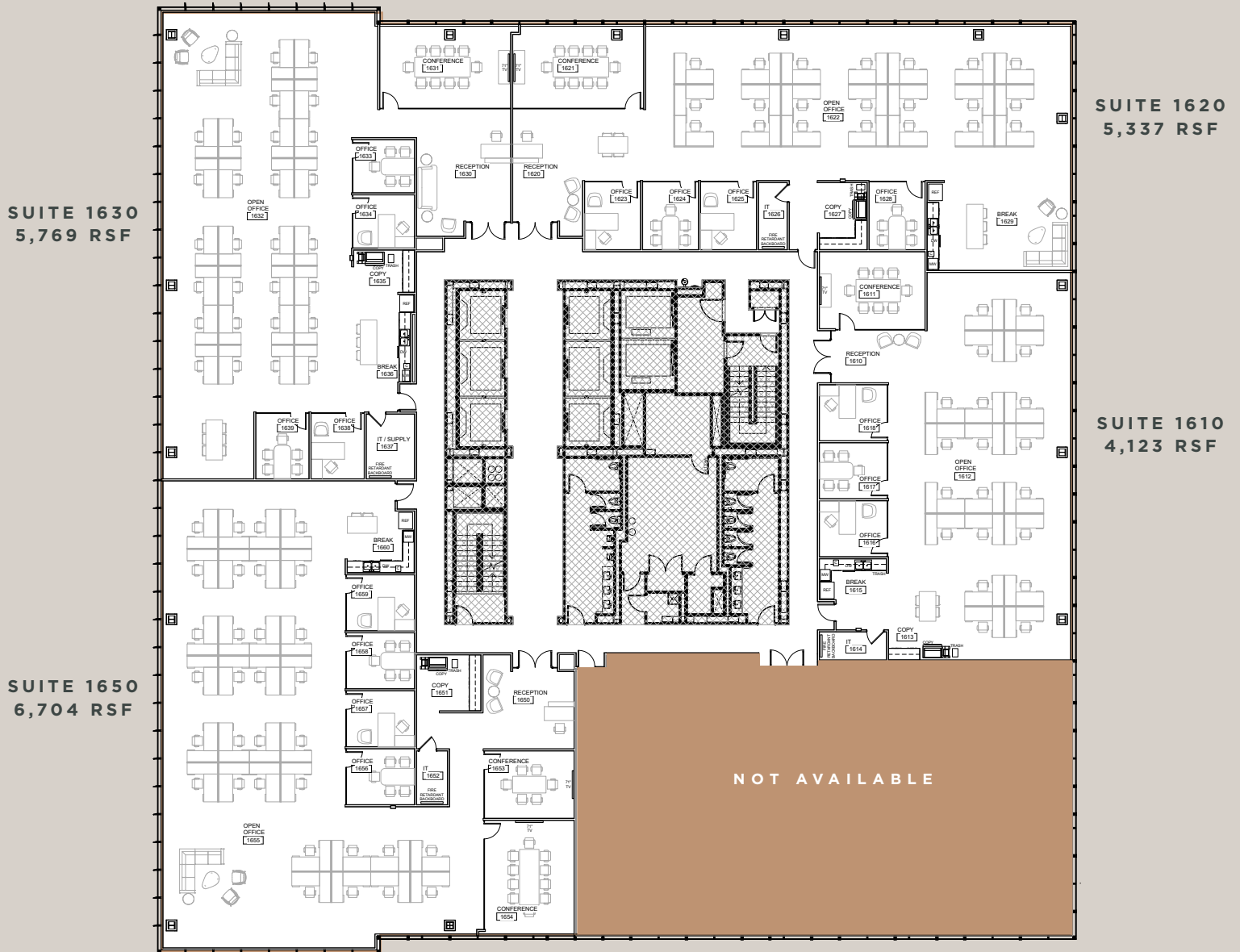


501

COMMERCE

LEVEL 16

AVAILABLE SPACE / 21,933 SQ FT
SUITES CAN BE COMBINED



LEASING CONTACT

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 CUSHMAN & WAKEFIELD

Brookfield Properties

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