



Demonbreun





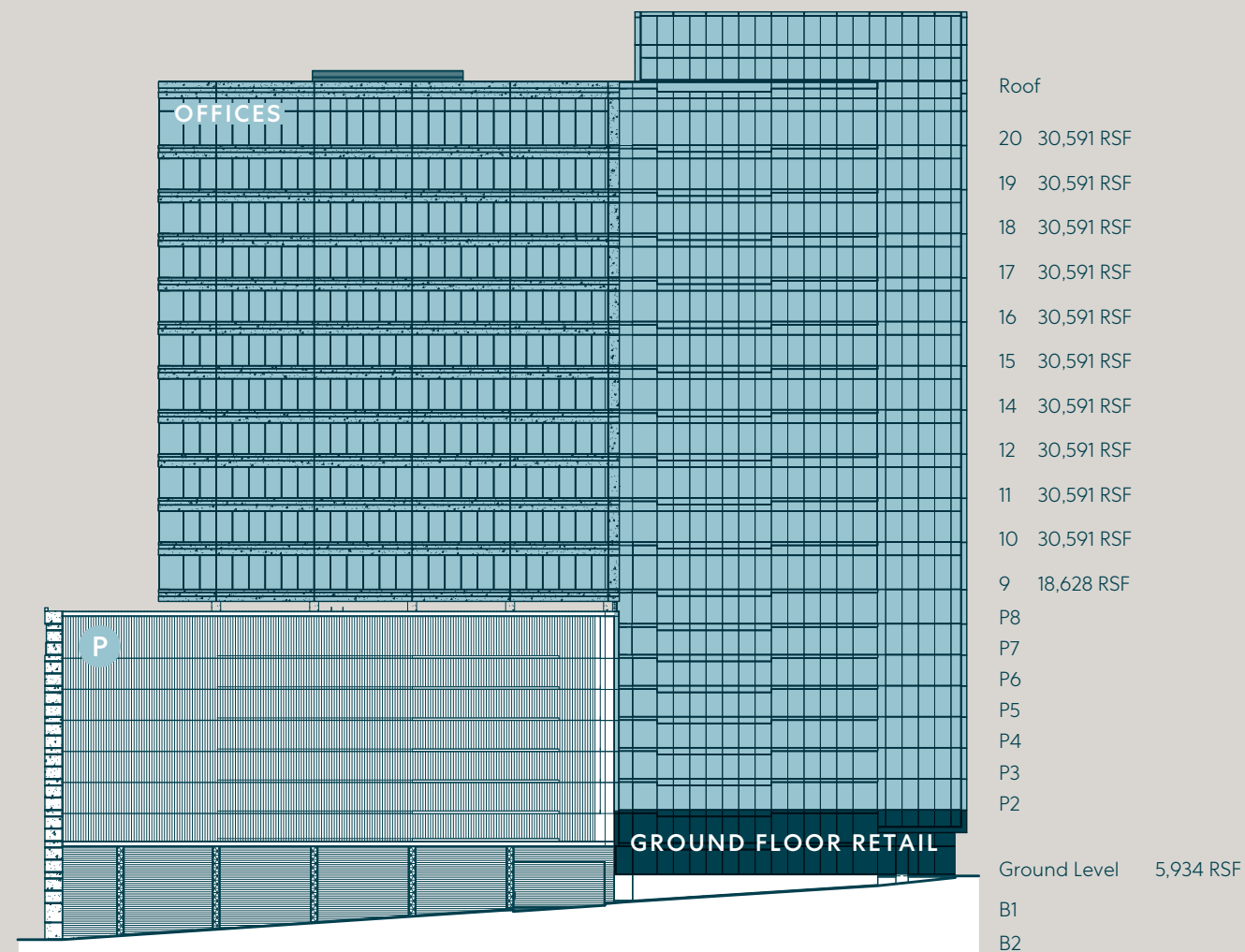
Demonbreun



Occupying a full block between 12th and 13th Avenues and McGavock and Demonbreun Streets, 1222 Demonbreun is a high-profile landmark at the center of the Gulch, surrounded by a luxury residential tower, boutique hotel, shops, and restaurants.

## Building Specifications

1222 Demonbreun's high ceilings and flexible floorplates create light-filled spaces perfect for today's collaborative work styles. Full-height windows provide inspiring views of downtown Nashville and the bustling neighborhood below.



### BUILDING SIZE

324,540 rentable square feet of office space  
5,836 rentable square feet of retail space

### PARKING

Garage parking on levels B2-8  
2.76/1,000 parking ratio

### BUILDING HEIGHT

20 stories total

### ELEVATORS

- Six high-speed tower elevators
- Five passenger destination dispatch elevators
- One dedicated freight elevator

### CONSTRUCTION

Concrete frame and glass curtainwall  
Floor-to-ceiling glass on all office levels

### SUSTAINABILITY

LEED® Silver certified

### FLOOR HEIGHTS

- 9' typical drop ceiling height
- 16.5' slab-to-slab and 10' drop ceiling height on level 20
- 14.5' slab-to-slab and 10.5' drop ceiling height on level 9
- 13.5' slab-to-slab and 9' drop ceiling height on levels 10-19

### AMENITIES

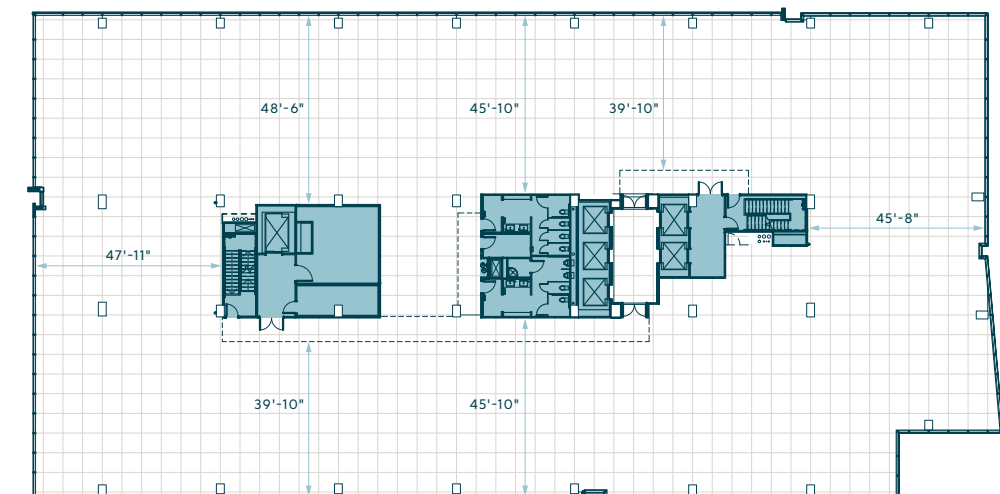
- Indoor-outdoor sky lounge
- 50-seat training and conferencing room with catering kitchen
- Fitness center with showers and lockers
- Micro-market
- Direct connection to high-speed fiber infrastructure

### OFFICE SPACE

30,591 square-foot typical floor plate  
30' x 45' average column bay spacing

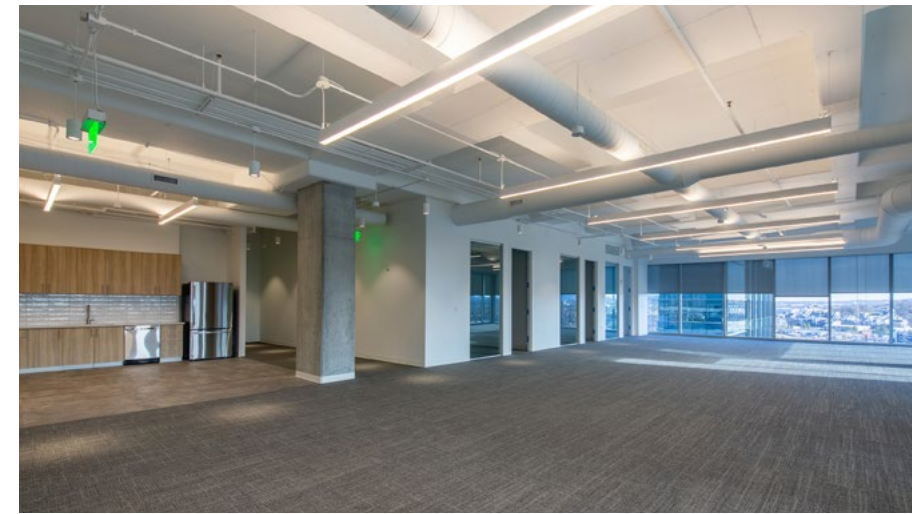
### TYPICAL FLOOR PLATE

Highly efficient, virtually column-free interior spaces





Built for today's evolving business environment, 1222 Demonbreun is reinventing what it means to work in Nashville.



## Availabilites

SUITE 1001: 6,788 SF - Available 9/1/26

SUITE 1405: 5,790 SF Spec Suite

SUITE 1600: 3,604 SF Spec Suite

SUITE 1805: 2,876 SF Spec Suite



# Amenities

The building features a thoughtfully designed indoor-outdoor sky lounge. A 50-seat training and conferencing room with a catering kitchen supports workshops and team sessions, while the fully equipped fitness center includes showers and lockers for added convenience. Completing the experience is a modern micro-market, providing easy access to refreshments throughout the day.



# The Gulch

A vibrant, walkable district offering nearly 100,000 SF of curated dining options alongside more than 100,000 SF of local and national retailers, creating a dynamic mix of food, shopping, and culture. The neighborhood is home to four iconic murals and three inviting public spaces that serve as gathering points for residents and visitors alike, while regular community events and seasonal art installations bring constant energy and creativity to the area.

# Area Developments

## PROPOSED

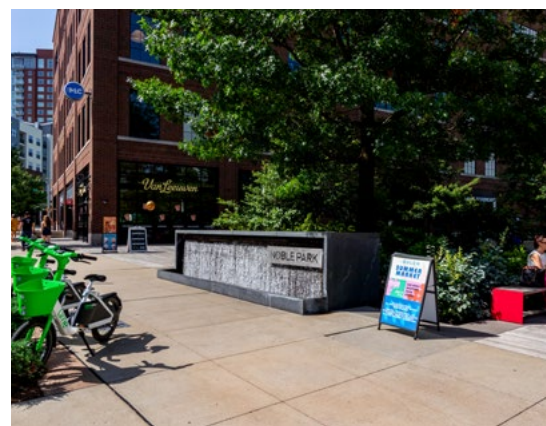
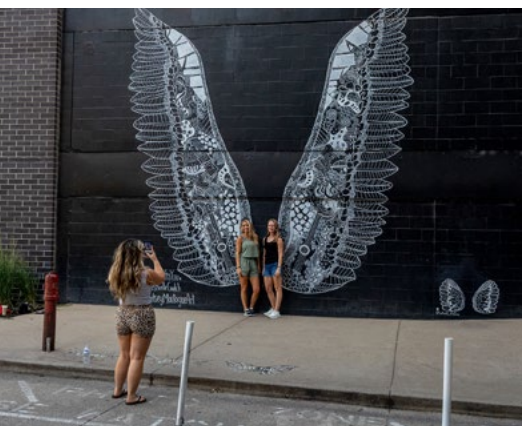
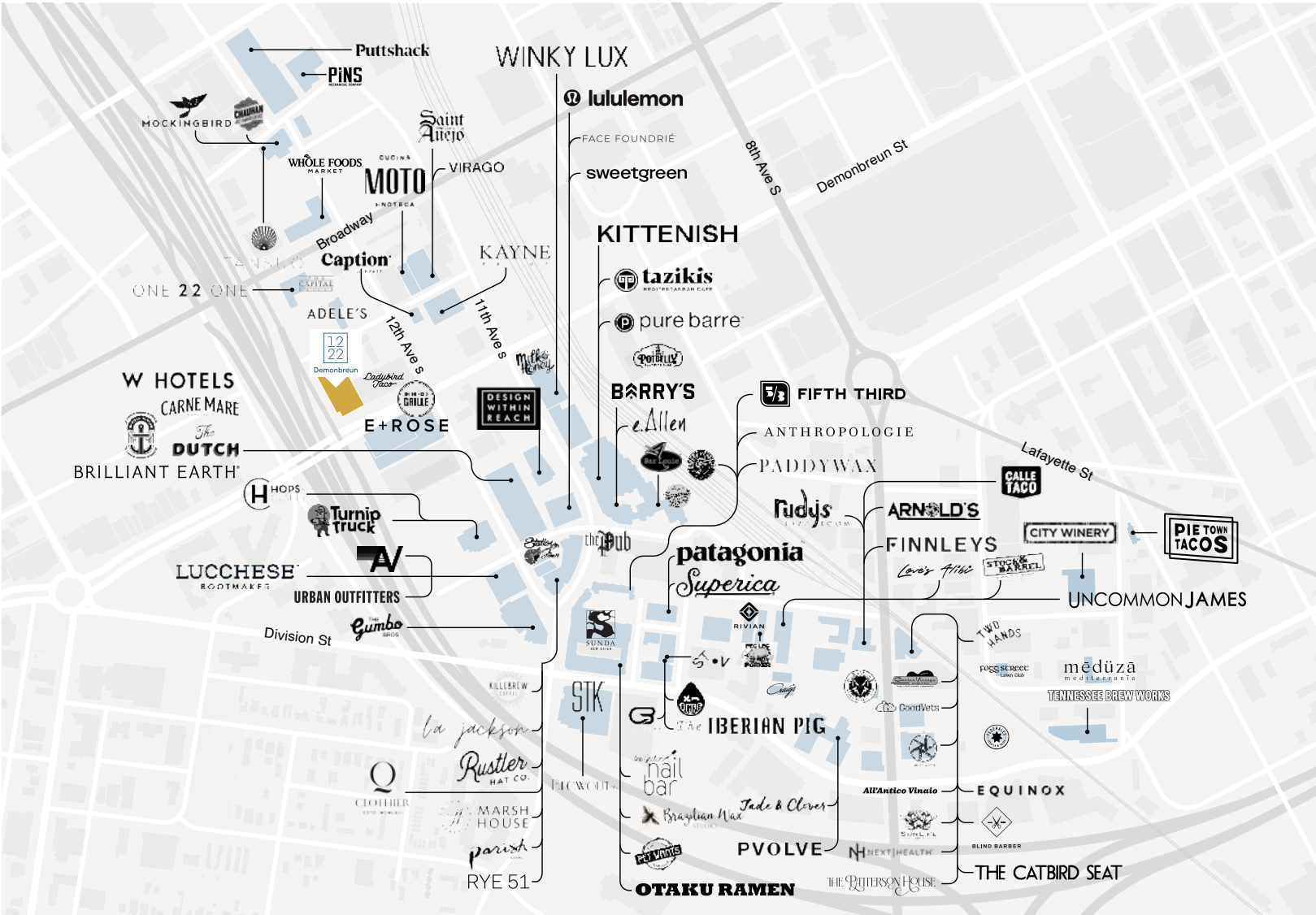
- 1 Camden Gulch
- 2 One Paseo Office
- 3 Gulch Central
- 4 Mid City
- 5 Reed District Hines
- 6 Ritz Carlton/Bohan Site
- 7 Eleven North

## UNDER CONSTRUCTION

- 1 Pendry
- 2 Society Nashville
- 3 Marriott Edition
- 4 Albion Music Row
- 5 The Motley

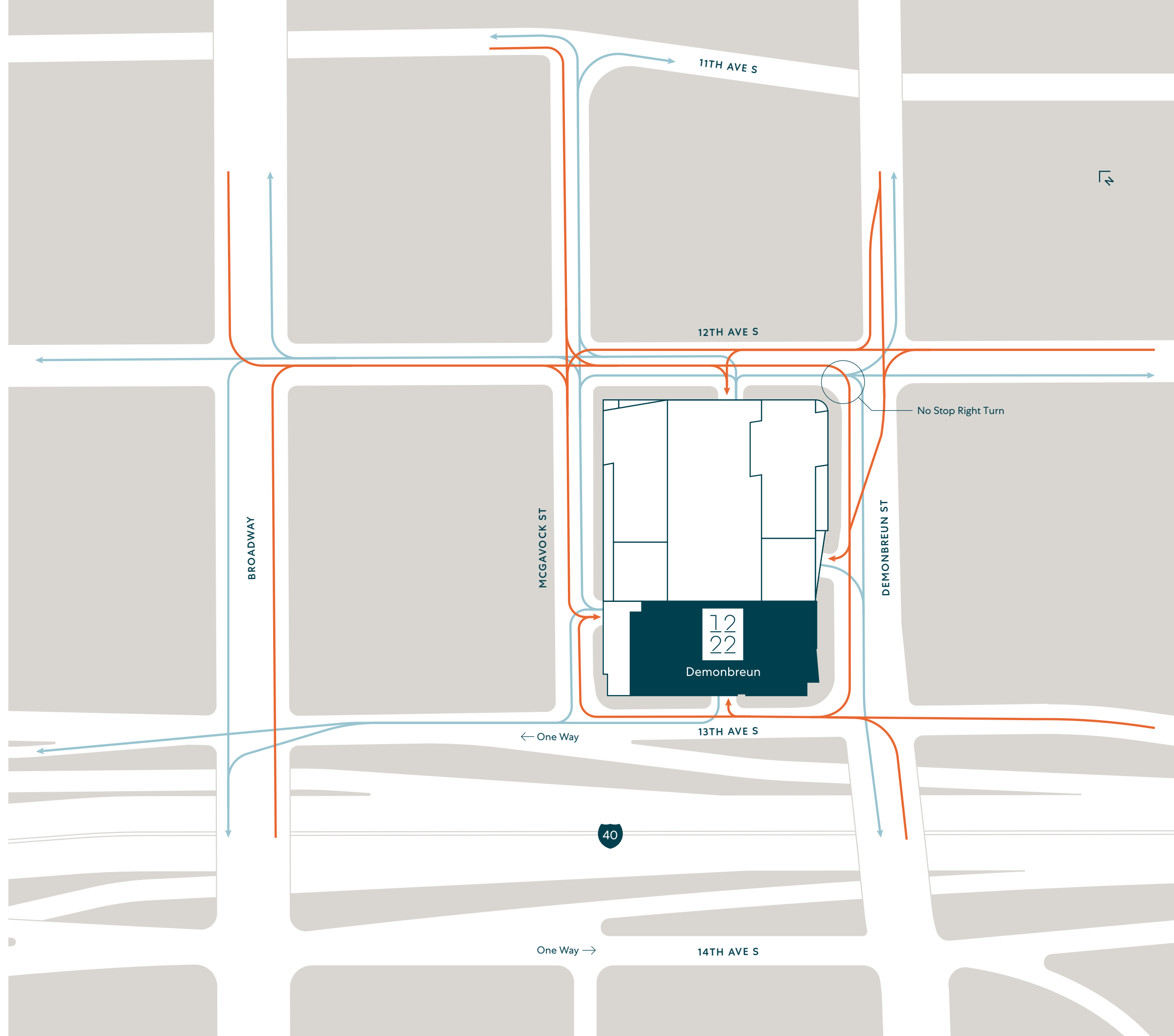
## DELIVERED

- |                                |                          |
|--------------------------------|--------------------------|
| 1 The Velocity                 | 19 Canopy by Hilton      |
| 2 Pine Street Flats            | 20 Gulch Crossing        |
| 3 Terrazzo                     | 21 The Pullman           |
| 4 Icon                         | 22 1212 Condos           |
| 5 Three Thirty Three Office    | 23 W Hotel               |
| 6 The Gossett                  | 24 Thompson Hotel        |
| 7 Fairfield                    | 25 1200 Broadway         |
| 8 Harlowe                      | 26 Assurion Headquarters |
| 9 Modera Gulch                 | 27 1221 Broadway         |
| 10 Broadstone Gulch            | 28 Hyatt Caption         |
| 11 Aspire Gulch                | 29 1201 Demonbreun       |
| 12 Albion Gulch                | 30 Pinnacle Tower        |
| 13 Prima                       | 31 Grand Hyatt           |
| 14 Voorhees/Antiques           | 32 Yards Creative Office |
| 15 Capitol View                | 33 1111 Church           |
| 16 Radius                      | 34 Amazon Headquarters   |
| 17 805 Lea                     | 35 Modera McGavock       |
| 18 Eleven North - Multi-Family | 36 Rhythm at Music Row   |

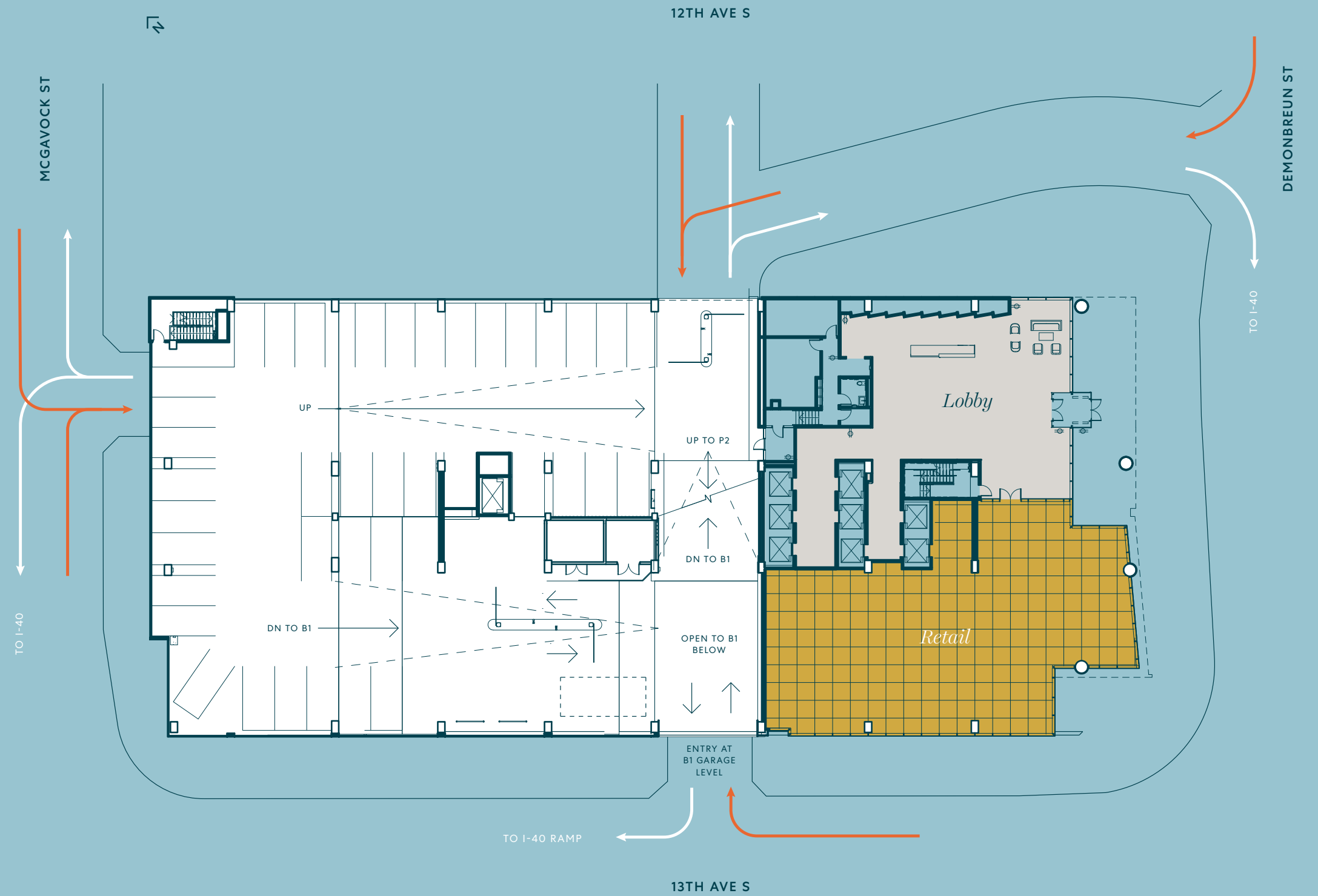


1222 Demonbreun  
shaves commute times by  
offering easy access to I-40,  
Broadway, and Demonbreun.

→  
Ingress  
←  
Egress

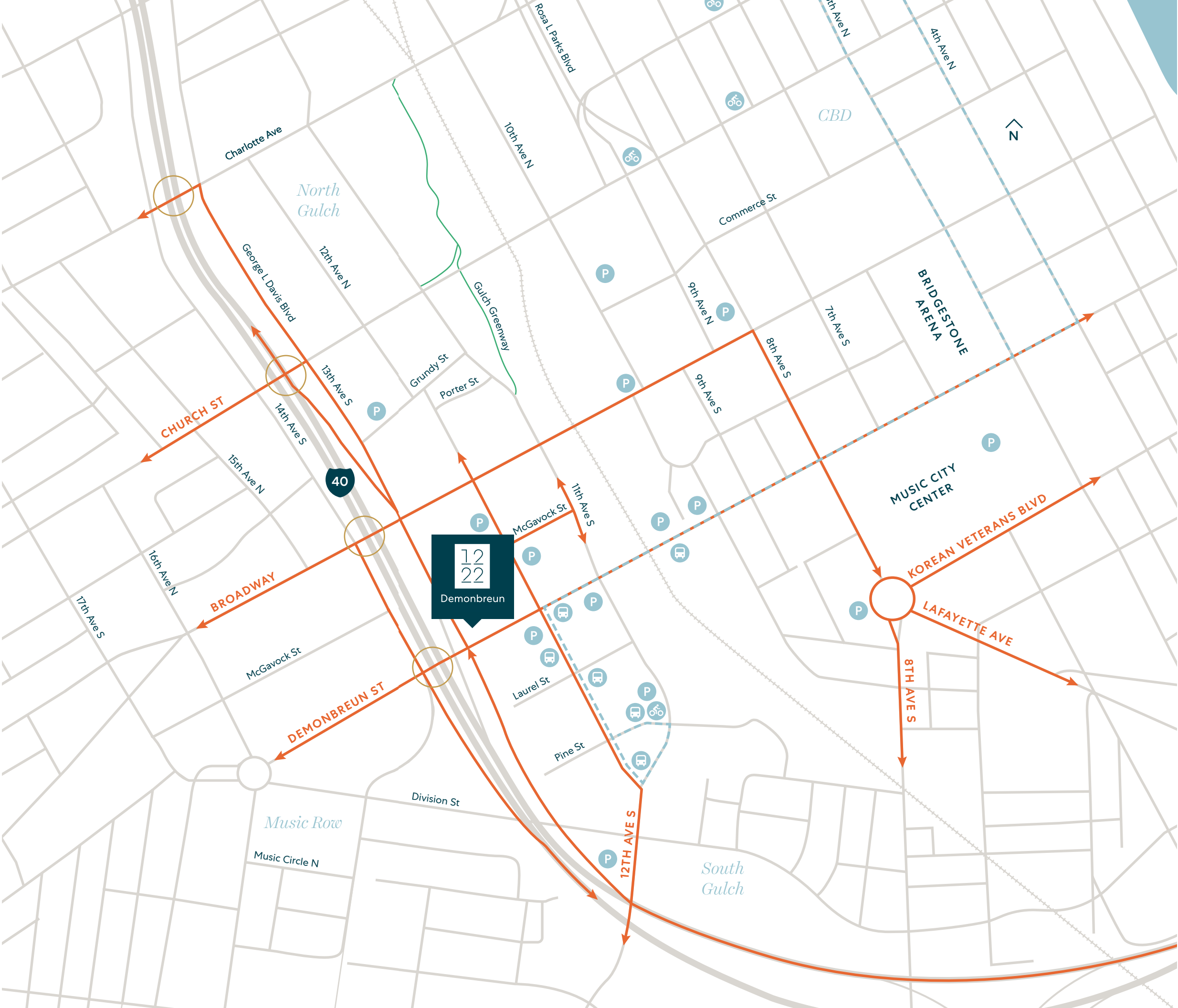


The 900+ car parking garage offers multiple points of ingress and egress, delivering additional flexibility and convenience to employees and visitors.



→ Ingress  
← Egress

In addition to offering easy access to the area's major roadways, 1222 Demonbreun is fully connected to public transportation and the city's bicycle infrastructure.



- ➔ Artery Road Access
- Highway Access
- P Parking

- 🚲 B-cycle Station
- Music City Green Circuit
- 🚌 Music City Green Circuit Stops

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