

4,423 SF AVAILABLE

BOWTRUSS BUILDING

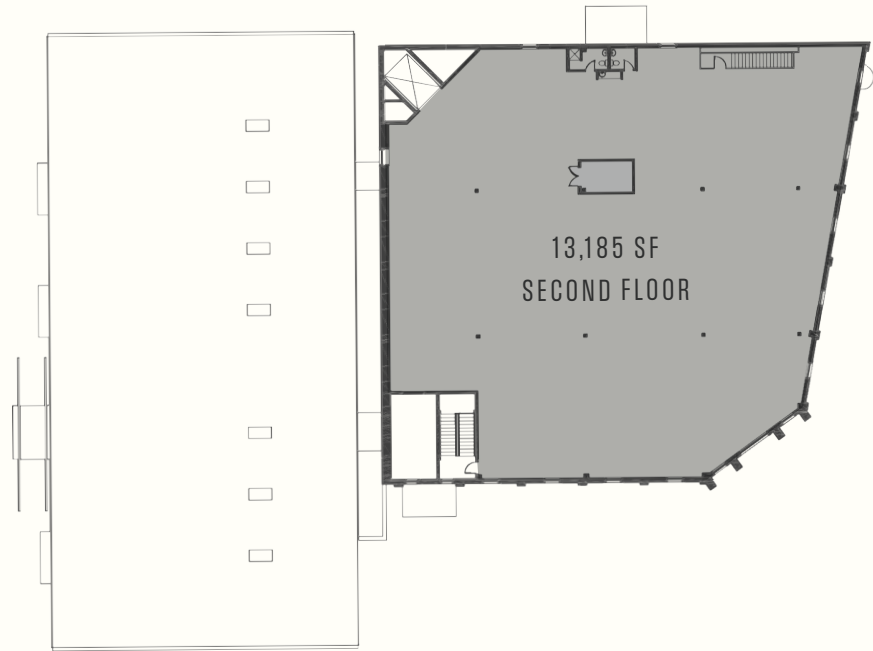
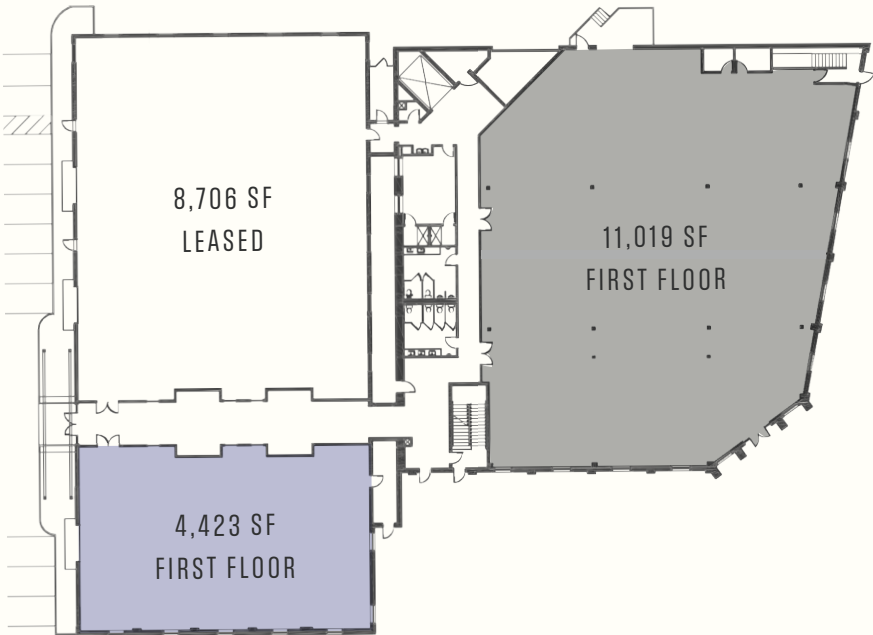
1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE

| 4,423 SF AVAILABLE

| TWO-STORY OFFICE SPACE IN GERMANTOWN







Building Highlights



28,627 SF TOTAL
Two-Story Office or Retail
Space Available



LARGE WINDOWS & SKYLIGHTS:
Providing an Abundance of
Natural Light



CLASS A CREATIVE DESIGN:
While Maintaining the Building's
Character and Design



**EXPOSED BRICK AND METAL
BOW TRUSS BEAMS**



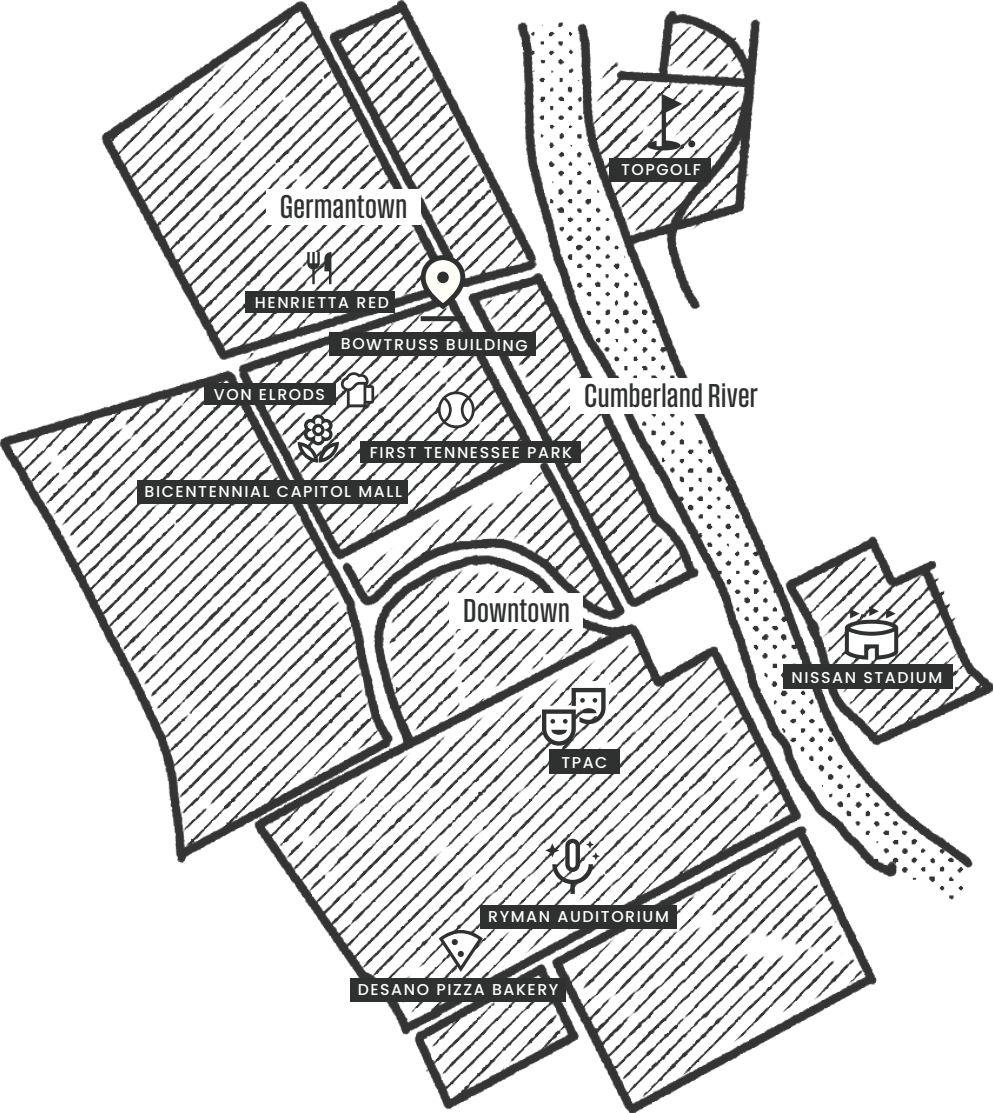
EASE OF SURFACE PARKING:
Security System, Controlled Access,
Video Monitoring and Secure Parking



OPEN SPACE:
That Encourages Collaboration
With Private Offices



FITNESS CENTER:
That Promotes a Healthy Work-Life
Balance for Tenants



Unparalleled Access

ATTRACTIONS:

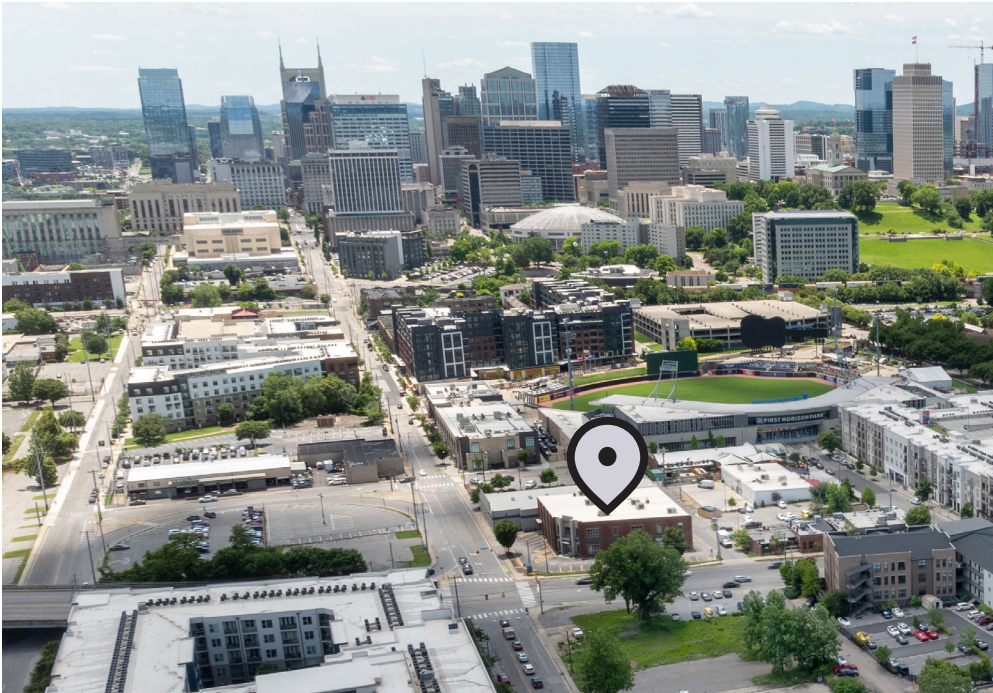
- Morgan Park – 5 min walk
- Cumberland Greenway Park – 3 min drive
- Bicentennial Capitol Mall – 4 min walk
- First Tennessee Park – 1 min walk
- Farmers Market – 8 min walk
- Tennessee State Museum – 8 min walk
- Nissan Stadium – 5 min drive

ENTERTAINMENT:

- Tennessee Performing Arts Center – 5 min drive
- Downtown Broadway – 7 min drive
- Bridgestone Arena – 8 min drive
- Ascend Amphitheater – 6 min drive
- Ryman Auditorium – 8 min drive
- Marathon Village – 6 min drive

HOSPITALITY & RETAIL:

- Brooklyn Bowl – 2 min walk
- Geist – 1 min walk
- The Optimist – 10 min walk
- 5th & Taylor – 11 min walk
- Rolf & Daughters – 5 min drive
- Steadfast Coffee – 1 min walk
- City House – 6 min walk
- 312 Pizza Company – 7 min walk
- Henrietta Red – 5 min walk
- Barista Parlor – 7 min walk
- Taco Mamacita – 9 min walk
- Neighbors Sports Bar – 1 min walk
- DeSano Pizza Bakery – 9 min drive
- Von Elrod's Beer & Hall Kitchen – 2 min walk



7 MINUTES
Downtown

4 MINUTES
East Bank

9 MINUTES
The Gulch

11 MINUTES
Midtown

For Leasing Inquiries:

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