



PASEO

SOUTH GULCH

RETAIL - 100% LEASED

OFFICE - 17,800 RSF - TWO FLOORS AVAILABLE

606-714 8TH Ave South | Nashville, TN

THE ANTIQUES BUILDING

Delivered Summer 2021

26,500 SF adaptive reuse of historic Antiques Mall into dynamic retail and office

Fully leased; home to high-profile F&B service retail plus creative office tenants

THE VOORHEES BUILDING

Delivered Summer 2021

58,000 SF adaptive reuse of historic warehouse into creative office and retail

Tenants include James Beard Award-winning rooftop restaurant

ONE PASEO (TOWER 4)

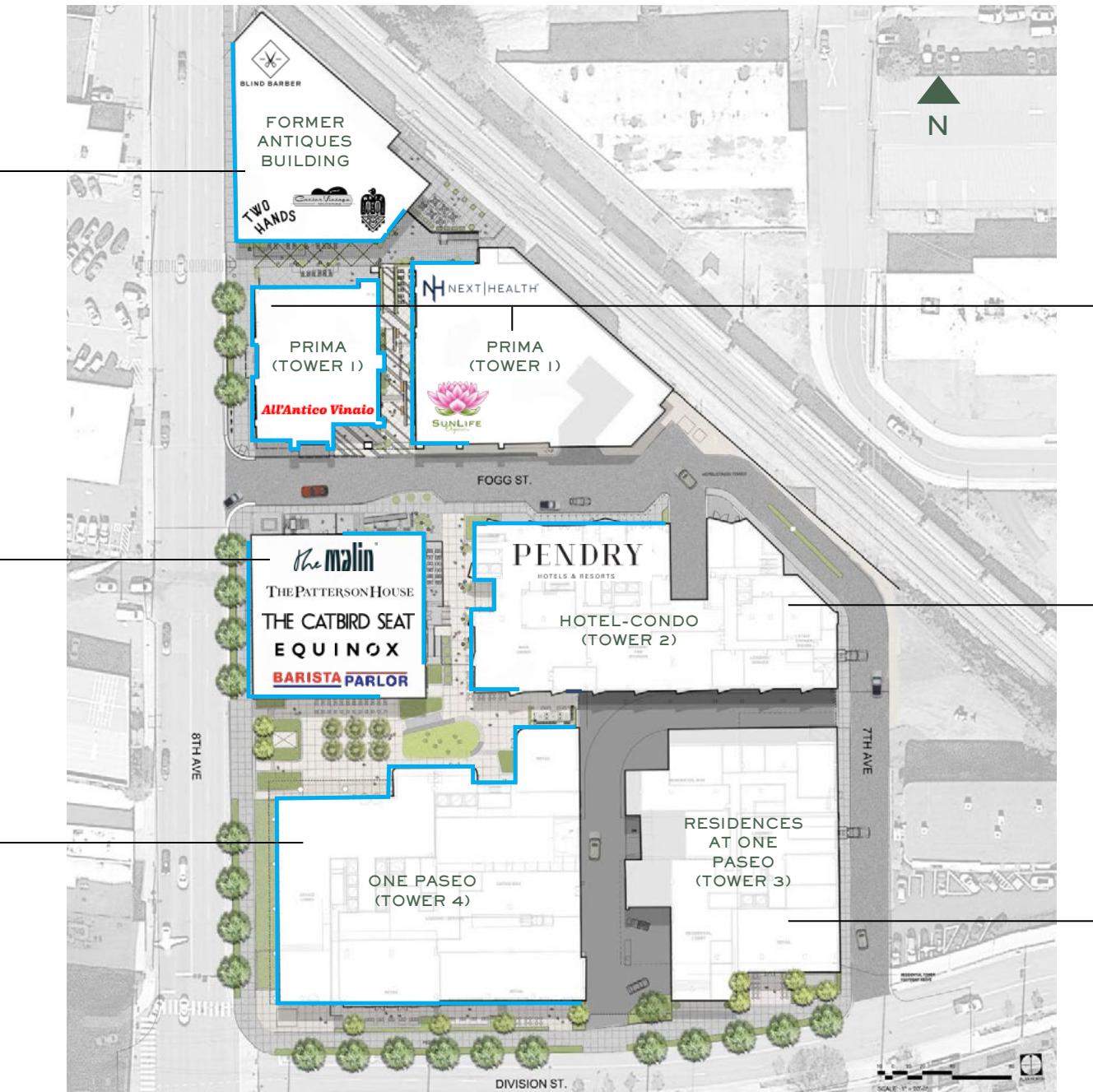
Arriving 2028

18 stories

375,000 SF Class AA Office

8,000 SF retail & F&B

22,000 SF floorplates



— ACTIVATED STOREFRONT

PRIMA (TOWER 1)

Delivered Spring 2024

16 stories

17,800 SF Class A Office

278 apartments

8,000 SF ground-level retail

PENDRY HOTEL-CONDO (TOWER 2)

Under Construction - Arriving 2027

30 stories

145 condos

180 hotel keys

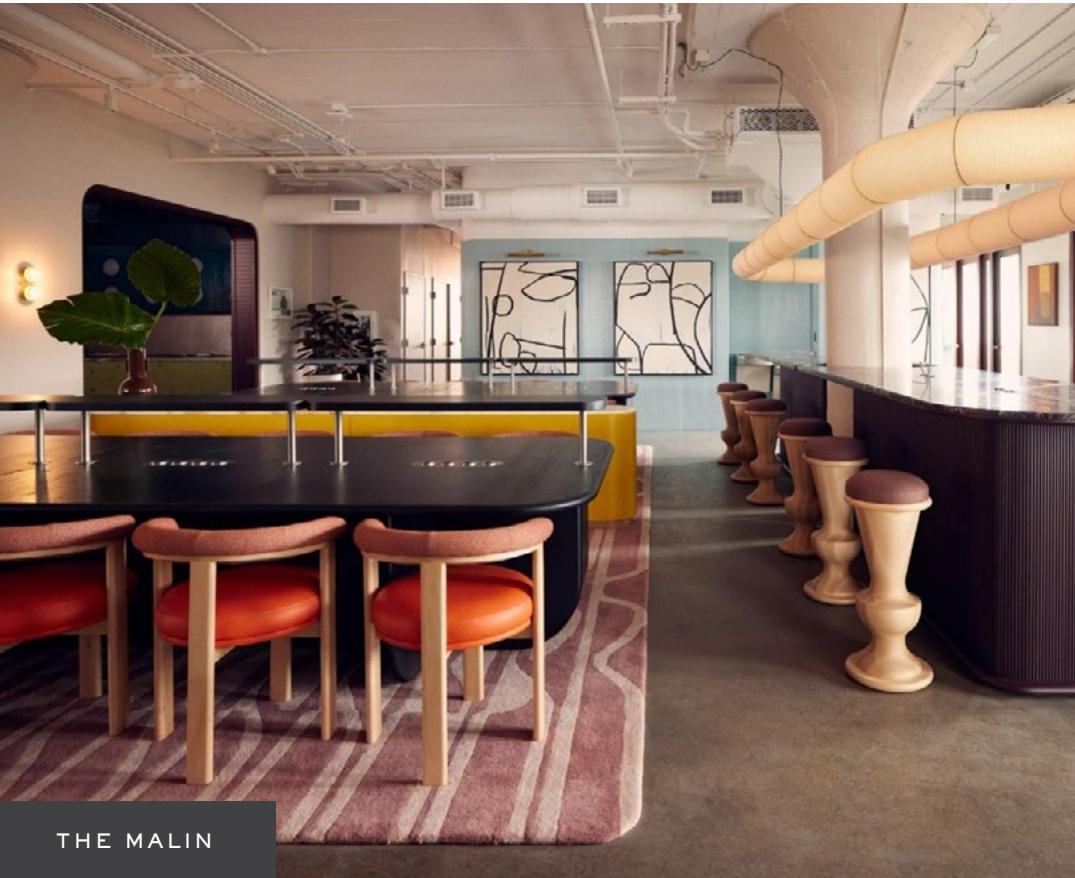
RESIDENCES AT ONE PASEO (TOWER 3)

30 stories

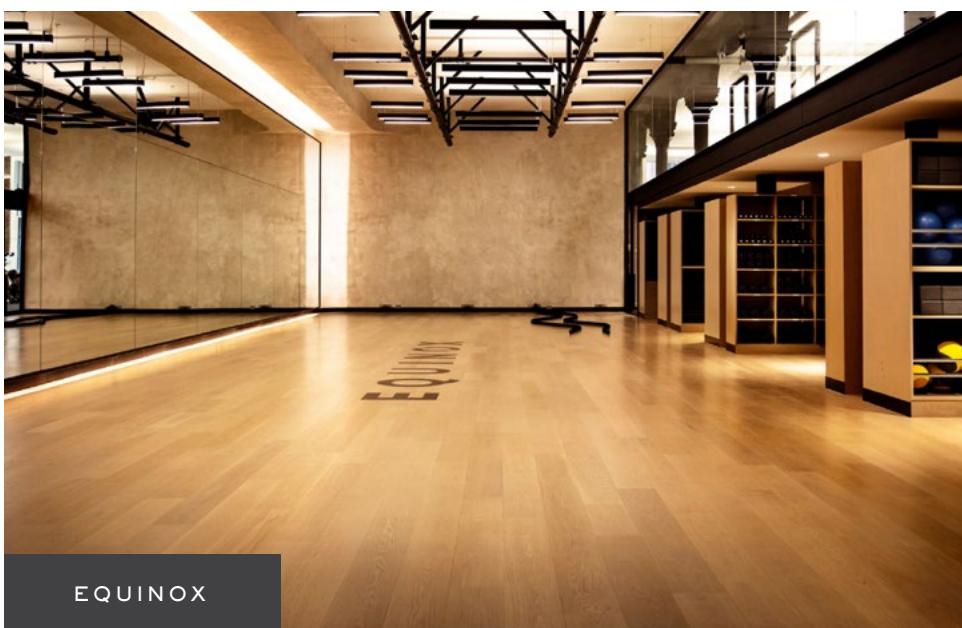
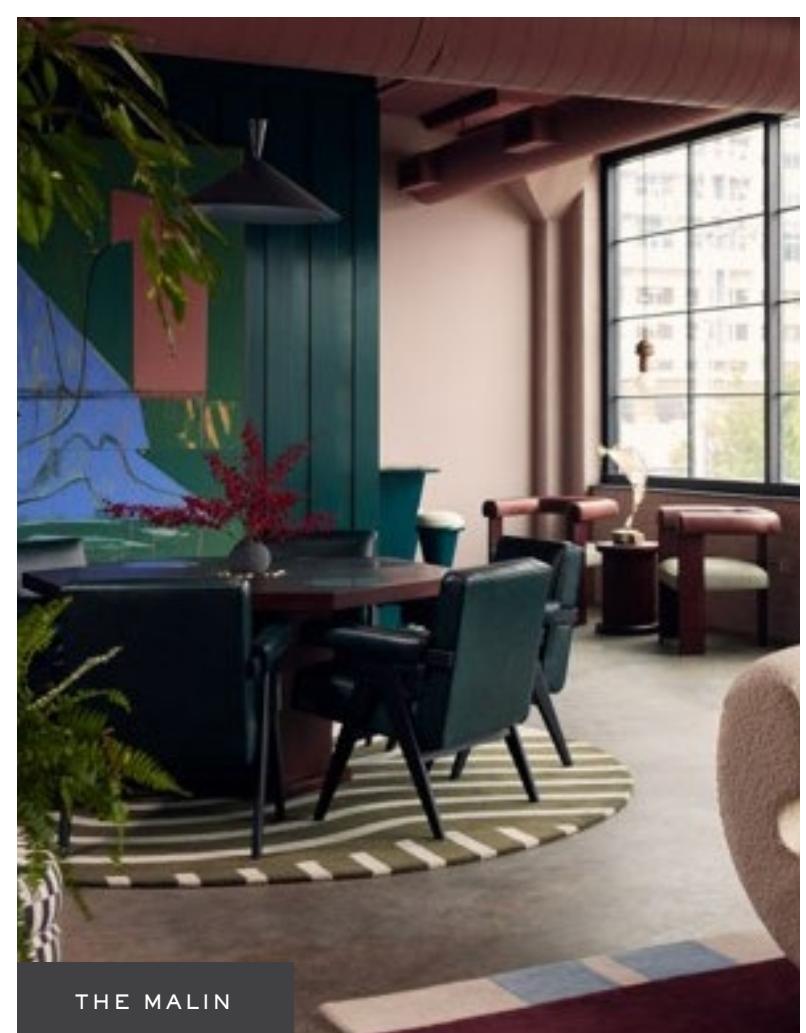
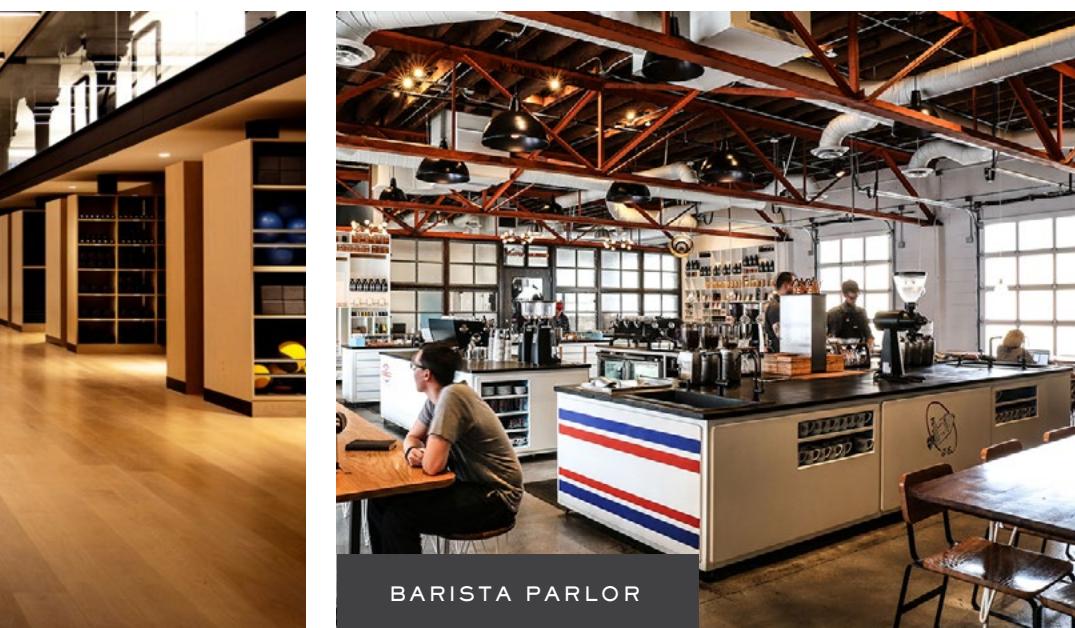
458,000 SF

396 apartments

3,000 SF ground-floor retail



Voorhees Building



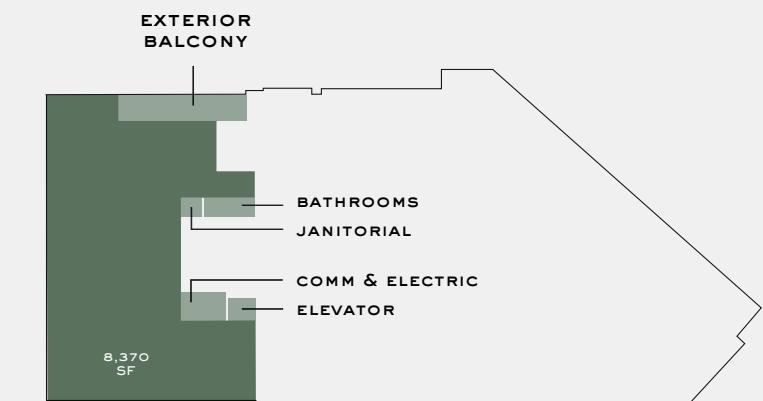
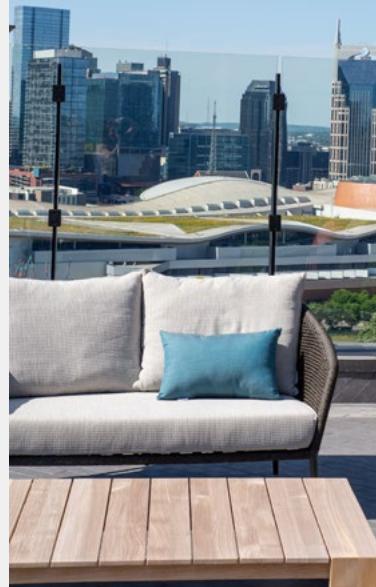
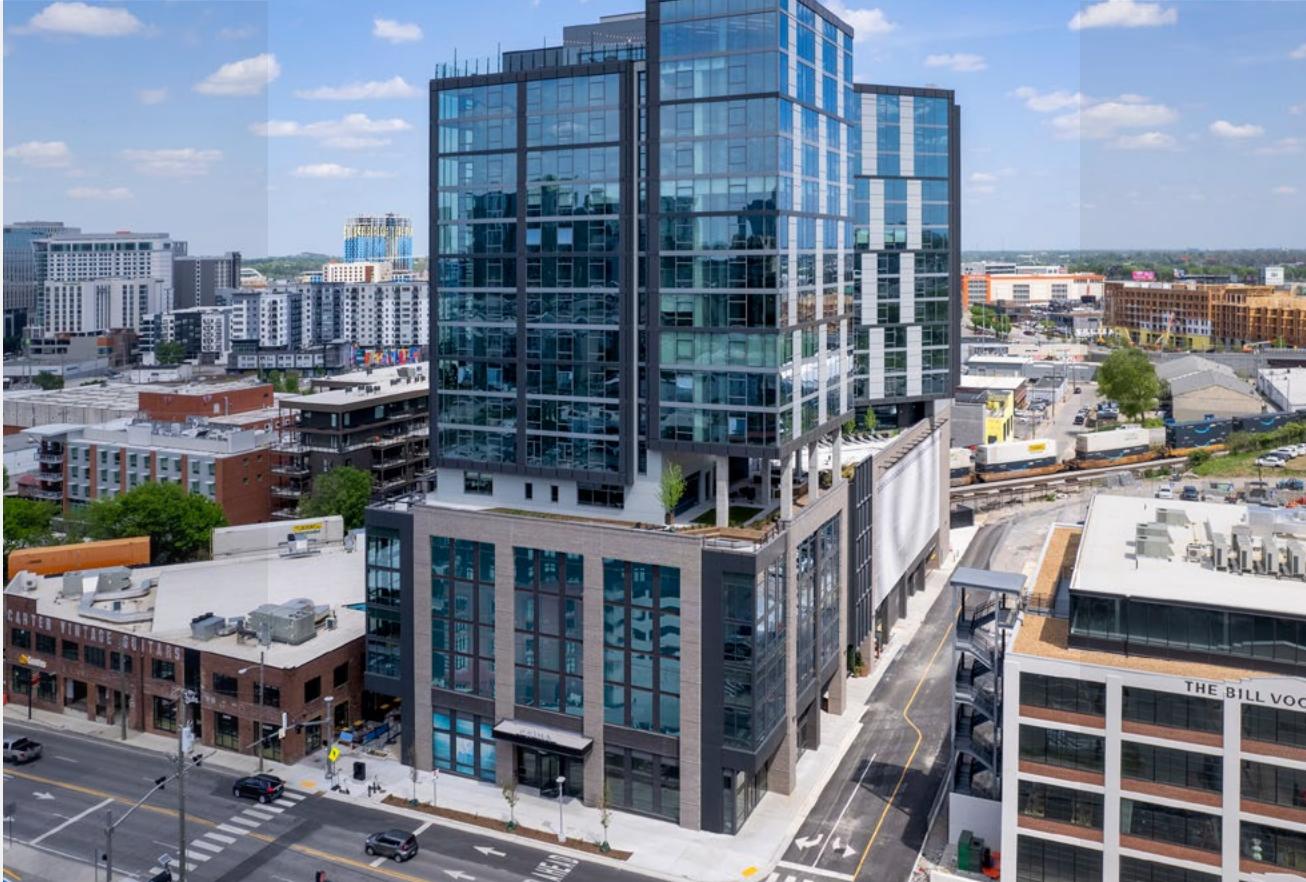
Prima Residences

16
STORIES

278
APARTMENT HOMES

UP TO 24'
CEILING HEIGHTS

8,000 SF
TOTAL RETAIL SPACE



Prima Office

TYPICAL OFFICE PLAN
FLOORS 2&3

17,800 SF
TOTAL OFFICE SPACE

9,000 SF
PER FLOOR

19'2"
CEILING HEIGHTS



Prima
Office
& Retail



One Paseo

Arriving 2028

18
STORIES

375,000 SF
CLASS AA OFFICE

8,000 SF
RETAIL & F&B

22,000 SF
FLOORPLATES



Pendry Hotel & Residences

Arriving 2027

30
STORIES

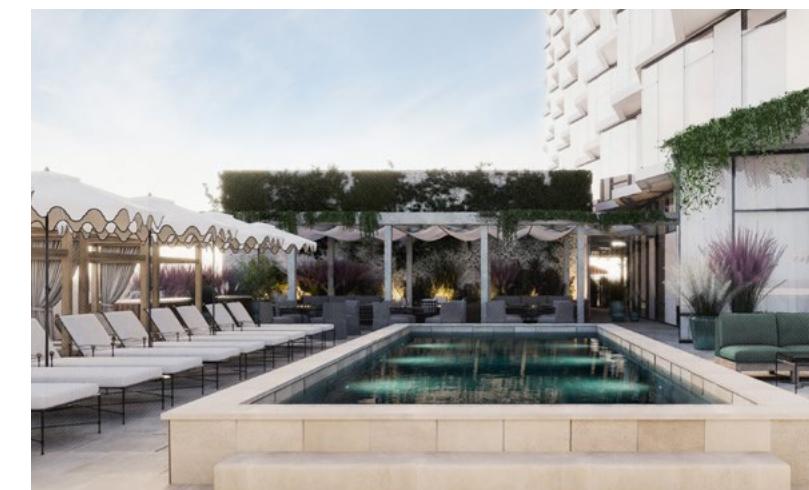
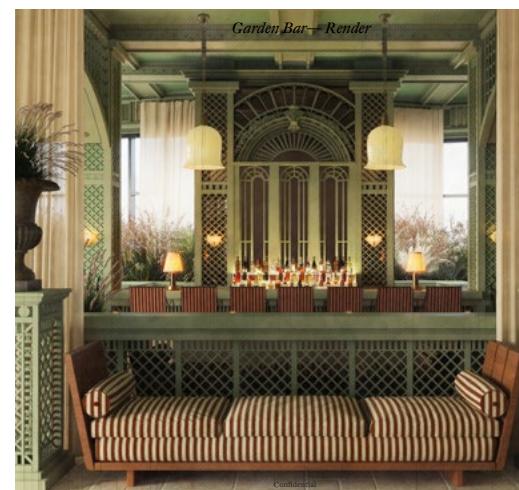
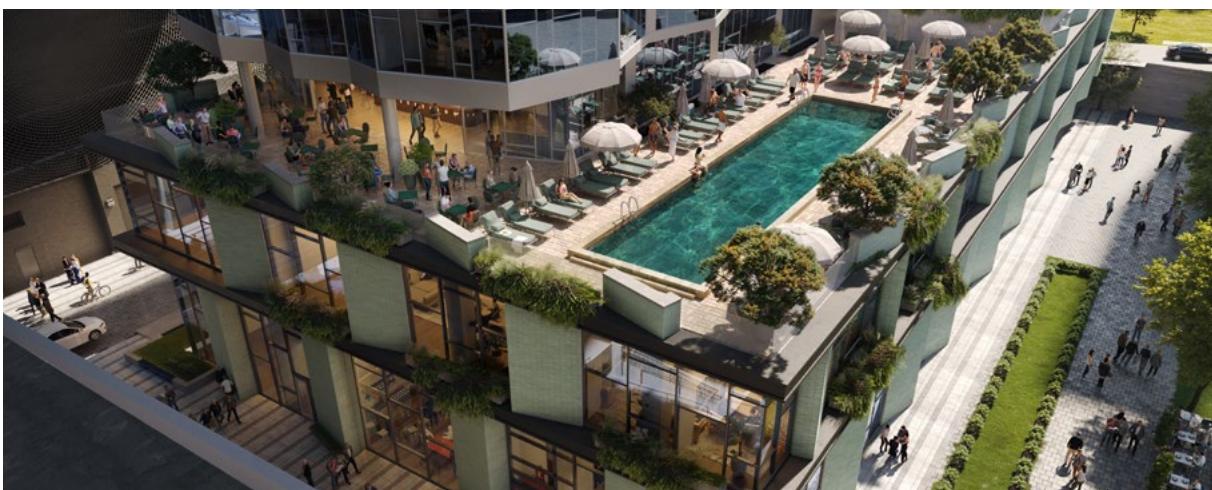
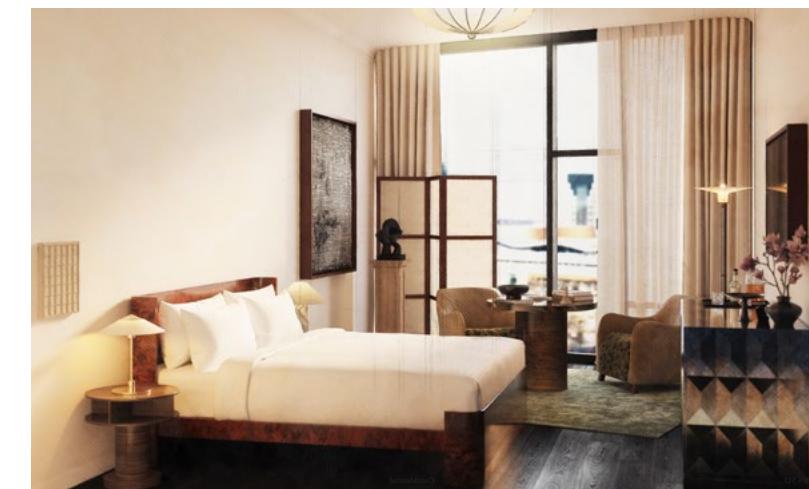
145
CONDOS

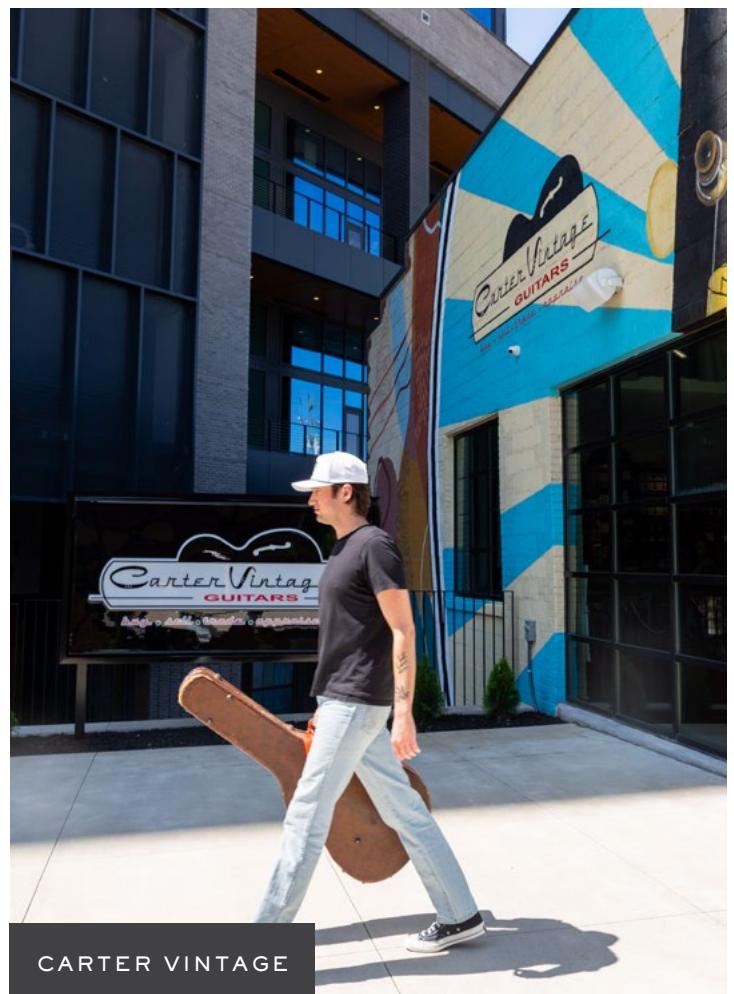
180
HOTEL KEYS

PENDRY
NASHVILLE



Pendry Hotel & Residences



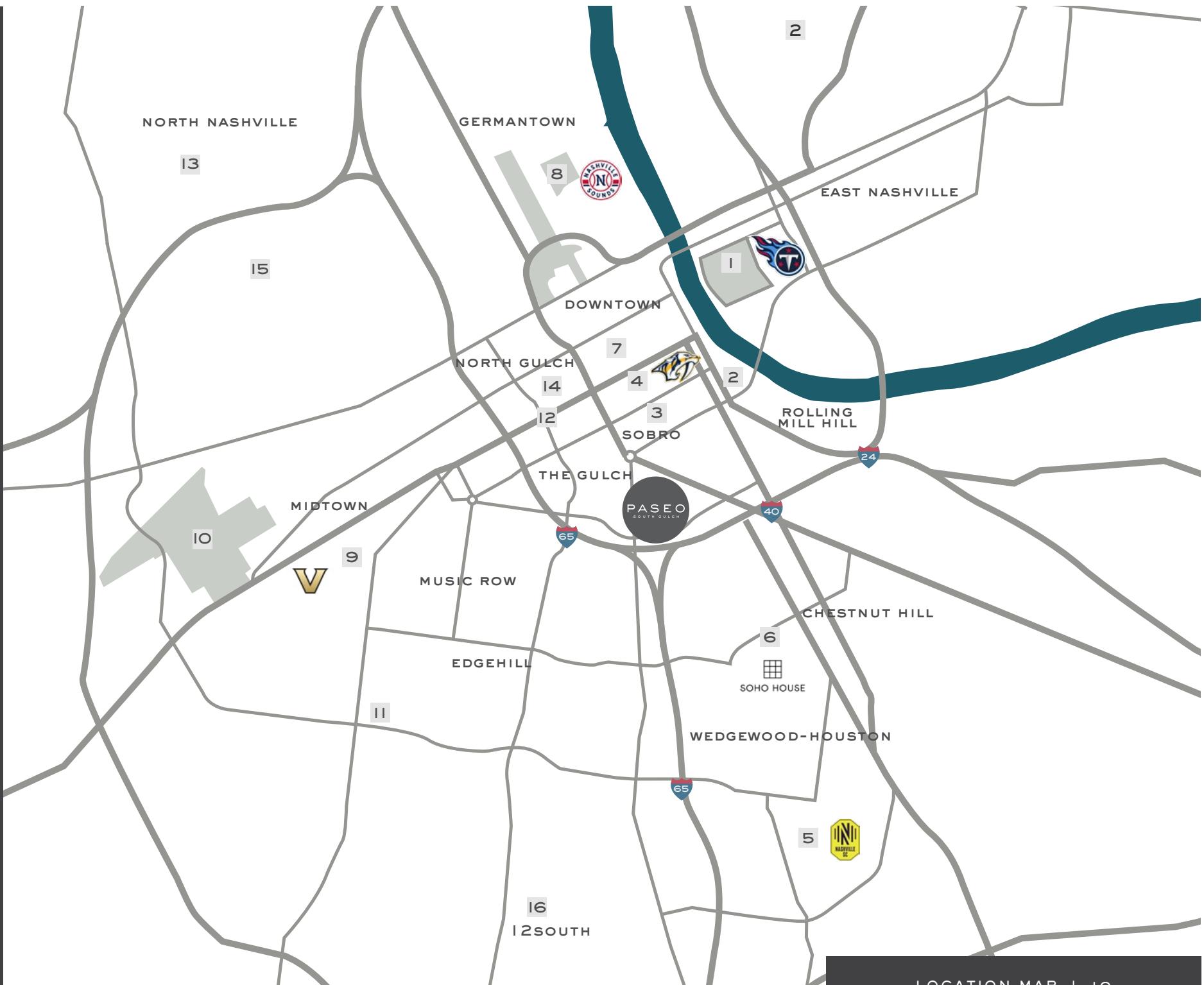


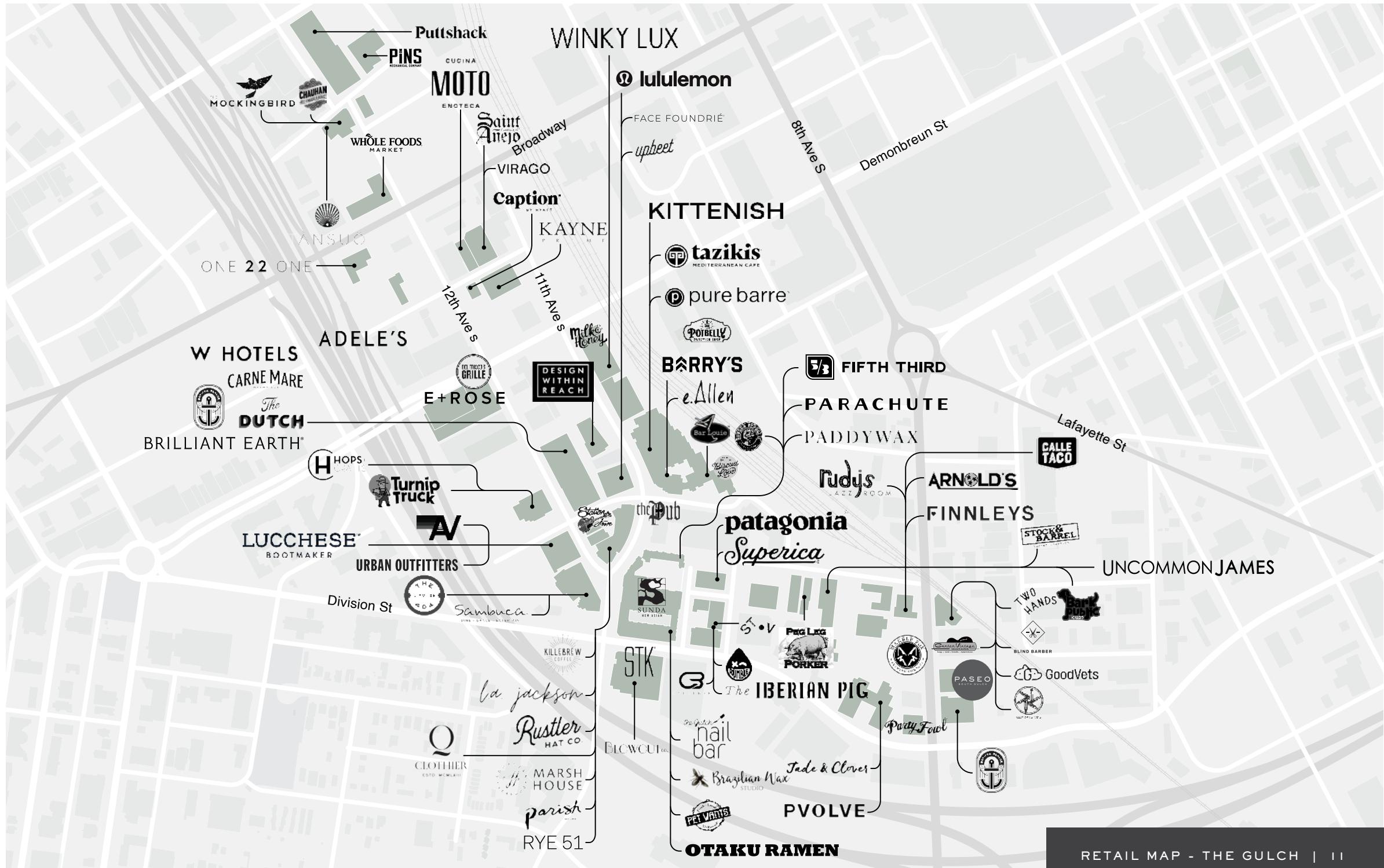
Former Antiques Building

ADAPTIVE REUSE

LEGEND

- 1 NISSAN STADIUM
- 2 ASCEND AMPITHEATRE
- 3 MUSIC CITY CENTER
- 4 BRIDGESTONE ARENA
- 5 GEODIS PARK
- 6 SOHO HOUSE
- 7 5TH + BROADWAY
- 8 NASHVILLE SOUNDS STADIUM
- 9 VANDERBILT UNIVERSITY
- 10 CENTENNIAL PARK
- 11 BELMONT UNIVERSITY
- 12 FRIST ART MUSEUM
- 13 TENNESSEE STATE UNIVERSITY
- 14 PINNACLE MUSIC VENUE
- 15 MEHARRY MEDICAL COLLEGE
- 16 12SOUTH







A Look at Nashville



65%
OF STUDENTS
REMAIN TO WORK
IN NASHVILLE
POST-GRAD

NASHVILLE CHAMBER
OF COMMERCE

30.9
MEDIAN AGE

\$623,970
MEDIAN HOME VALUE

#1
REAL ESTATE
MARKET TO WATCH
THREE YEARS IN A ROW

ULI / PWC, 2024

#1
OF THE 6 BEST CITIES
FOR ENTREPRENEURS

WALL STREET JOURNAL, 2023

#5
BEST CITY FOR
STARTING A CAREER

NASHVILLE CHAMBER
OF COMMERCE

#3
ECONOMIC STRENGTH

POLICOM, 2024

PASEO

SOUTH GULCH



SomeraRoad

STREAM.

501 Commerce St, Suite 1120
Nashville, TN 37203
615.795.0000

OFFICE LEASING:

Charlie Gibson
615.260.3286 charlie.gibson@streamrealty.com