

**110
2ND
AVE N**

**AVAILABLE
TURN-KEY
OPPORTUNITY!**

23,000 SF

**RESTAURANT | BAR | PRIVATE EVENT
SPACE | MUSIC VENUE | ROOFTOP BAR**

**EXCEPTIONALLY RARE OPPORTUNITY TO BRAND YOUR
BUSINESS IN FULLY RENOVATED FACILITY IN SUPERB
LOCATION IN NASHVILLE'S ENTERTAINMENT DISTRICT**

*All new street and widened sidewalk improvements are now
completed between Broadway and Commerce Street!*

- Fabulous Rooftop Bar overlooking River & Stadium
- Over 1100 person building capacity
- Full floor private event space
- Enhanced signage & new furnishings/custom art
- Both 1st and 2nd Avenue access points
- Sale of lease asset includes below market rates and all FF&E

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Colliers



FIRST FLOOR

2ND AVE ENTRANCE

MAIN STAGE

LIGHTING & SOUND
BOOTH

PRIVATE EVENT DINING
AREA WITH STAGE,
SOUND, & LIGHTING

500 CAPACITY
5 POS STATIONS
DANCE FLOOR



THIRD FLOOR

5,000 SF PRIVATE
EVENT SPACE

A/V & STAGE LIGHTING

LIGHTING & SOUND
BOOTH

ACOUSTIC PANELS &
CURTAINS

TVS, ARTWORK, &
FURNITURE INCLUDED

FULL BAR



SECOND FLOOR

PUBLIC RESTROOMS

2,000 SF COMMERCIAL
KITCHEN

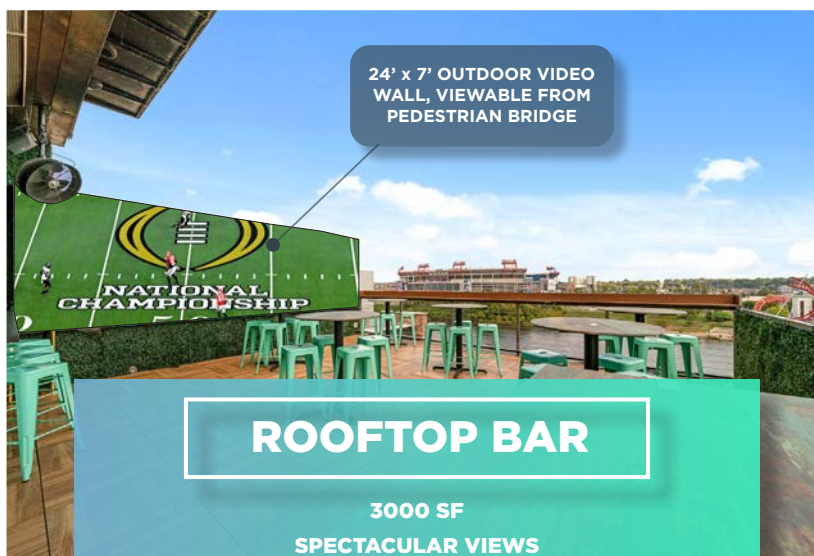
WALK-IN FREEZER/
COOLER

DRY STORAGE + AV
ROOM

LARGE PRIVATE OFFICE
OVERLOOKING RIVER
WITH FULL BATHROOM



24' x 7' OUTDOOR VIDEO
WALL, VIEWABLE FROM
PEDESTRIAN BRIDGE



ROOFTOP BAR

3000 SF

SPECTACULAR VIEWS

FULL BAR, RESTROOMS, PREP KITCHEN, ICE MACHINES

MISTING FANS & HEATERS

196 CAPACITY

STREET LEVEL

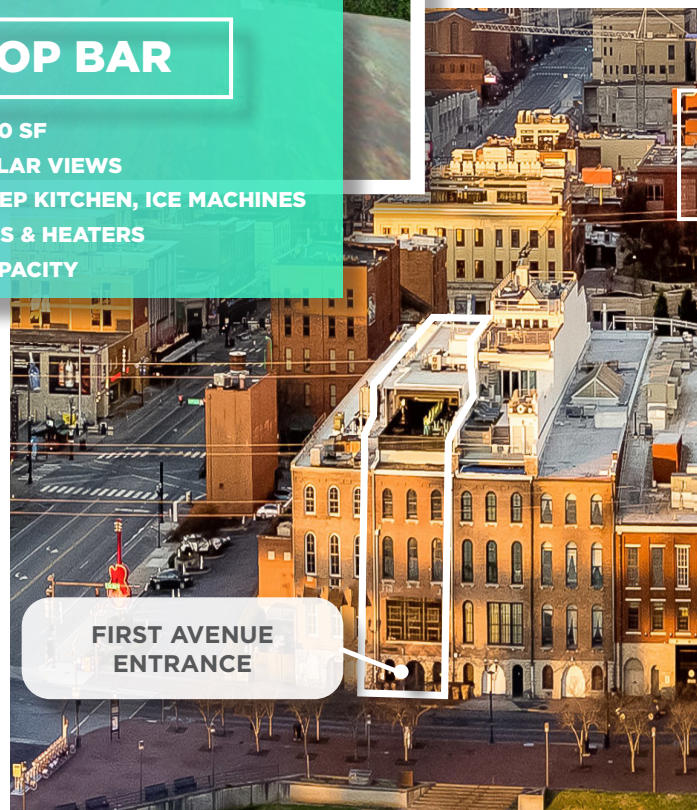
1ST AVE ENTRANCE

MOBILE EVENT BAR &
SEATING

PLENTIFUL BASE-LEVEL
STORAGE

WALK-IN BEER COOLER
ICE MACHINES

STAFF RESTROOM
CONTAINED TRASH
ROOM



FIRST AVENUE
ENTRANCE

**FOR MORE DETAILS,
PLEASE CONTACT:**

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**TOURS ARE
AVAILABLE BY
APPOINTMENT
ONLY.**

