

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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## 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

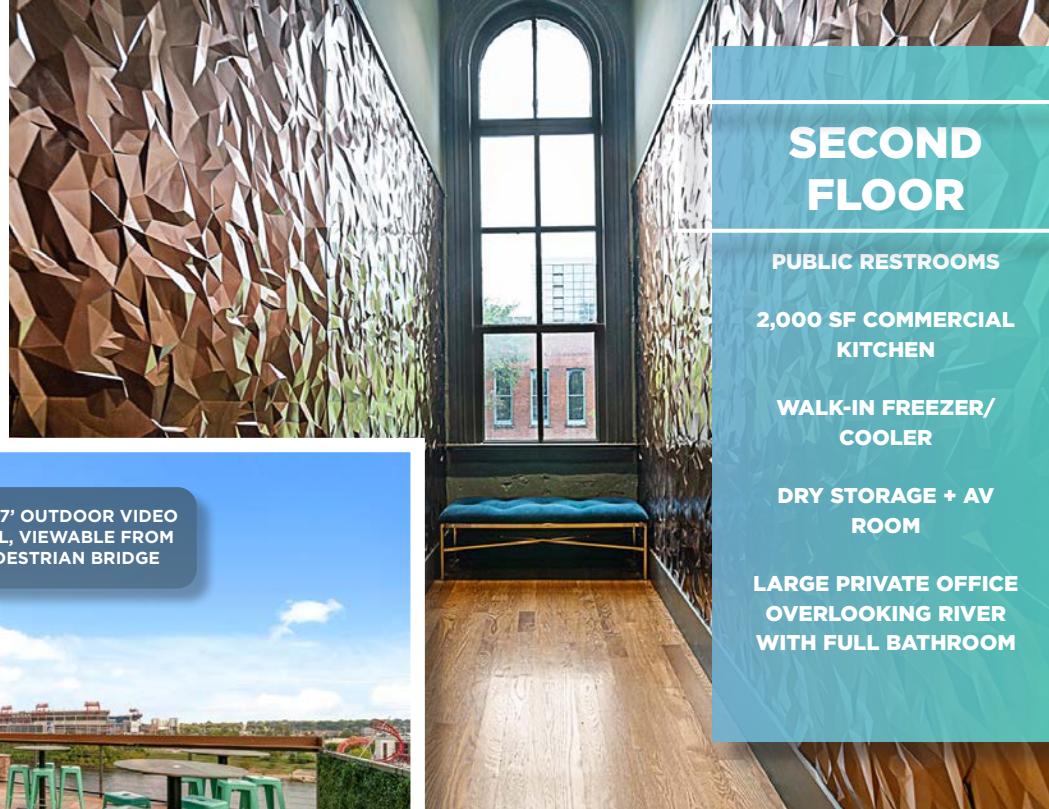
TVS, ARTWORK, &  
FURNITURE INCLUDED

FULL BAR



## ROOFTOP BAR

3000 SF  
SPECTACULAR VIEWS  
FULL BAR, RESTROOMS, PREP KITCHEN, ICE MACHINES  
MISTING FANS & HEATERS  
196 CAPACITY



## SECOND FLOOR

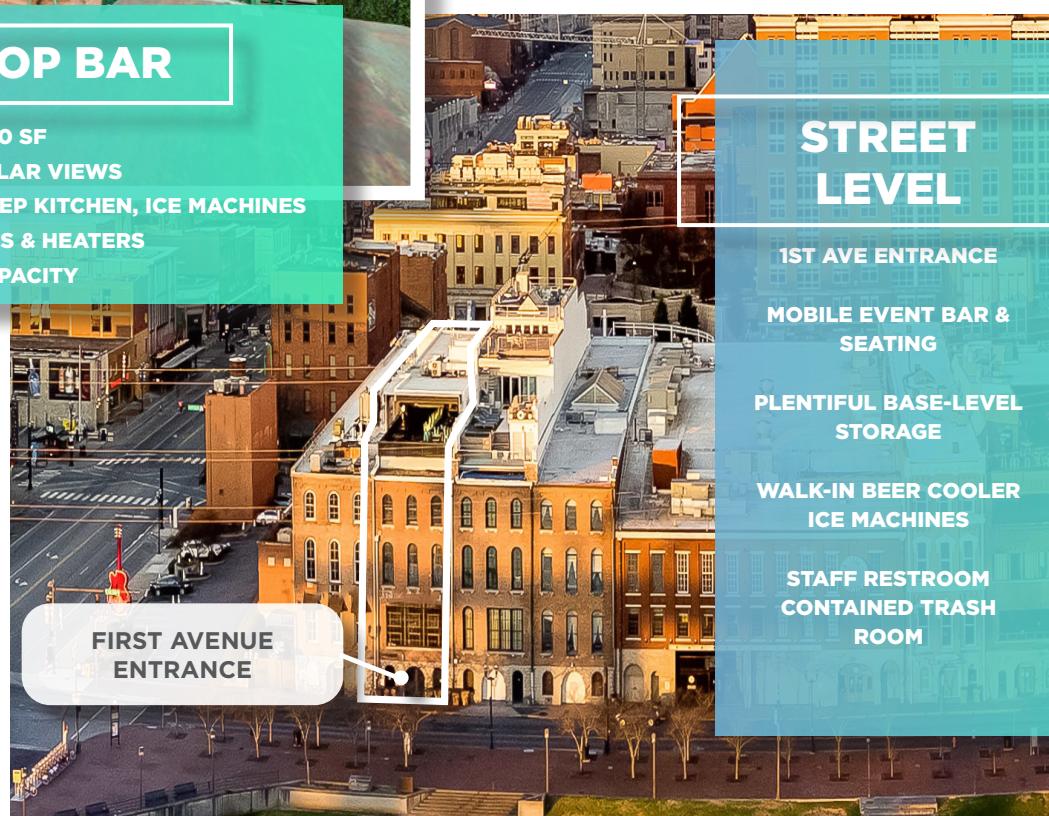
PUBLIC RESTROOMS

2,000 SF COMMERCIAL  
KITCHEN

WALK-IN FREEZER/  
COOLER

DRY STORAGE + AV  
ROOM

LARGE PRIVATE OFFICE  
OVERLOOKING RIVER  
WITH FULL BATHROOM



## STREET LEVEL

1ST AVE ENTRANCE

MOBILE EVENT BAR &  
SEATING

PLENTIFUL BASE-LEVEL  
STORAGE

WALK-IN BEER COOLER  
ICE MACHINES

STAFF RESTROOM  
CONTAINED TRASH  
ROOM

**FOR MORE DETAILS,  
PLEASE CONTACT:**

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**Colliers**

**TOURS ARE  
AVAILABLE BY  
APPOINTMENT  
ONLY.**



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