

ONE NASHVILLE

FOURTH AND COMMERCE

ONE-NASHVILLE.COM



ON THE COVETED CORNER OF FOURTH AND COMMERCE

An unmistakable piece of the downtown skyline, One Nashville is an immersive workplace destination rising 24 stories above the vibrant neighborhood it's called home for more than three decades.

Located at the epicenter of Downtown's business and entertainment hubs, experience Music City at its core.

Sitting atop the start of Printer's Alley and with a walk score of 94, wherever you go within Nashville's dense urban fabric, One Nashville welcomes your return — always.



100+ RESTAURANTS

**WALK TO
MUSIC CITY
FAVORITES**

**START THE DAY
WITH COFFEE**

Elegy Coffee – On-site

Drug Store Coffee (Noelle Hotel) –
1 minute walk

Natura Nashville – 1 minute walk

Café at the Bobby – 3 minute walk



**TAKE CELEBRATED
CLIENTS OUT TO EAT**

Deacon's New South – 1 minute walk

Merchant's – 4 minute walk

Gray & Dudley – 7 minute walk

The Southern Steak & Oyster –
7 minute walk

3 FOOD MARKETS

HAPPY HOUR

Rare Bird – 2 minute walk

Skull's Rainbow Room –
2 minute walk

Rooftop Lounge Bar at The Bobby –
2 minute walk



DINNER AND DRINKS

Black Rabbit – 4 minute walk

River House – 6 minute walk

Etch – 8 minute walk



10 HOTELS



AFTER HOURS

The Ryman Auditorium –
1 minute walk

Honky Tonks on Broadway –
2 minute walk

Acme Feed & Seed –
6 minute walk

Blueprint Underground
Cocktail Club – On-site



STAY THE NIGHT

Dream Nashville – 2 minute walk

Noelle – 2 minute walk

The Bobby – 3 minute walk

The Fairlane – 4 minute walk

21 C Museum Hotel – 6 minute walk

A RADICALLY FRIENDLY EXPERIENCE

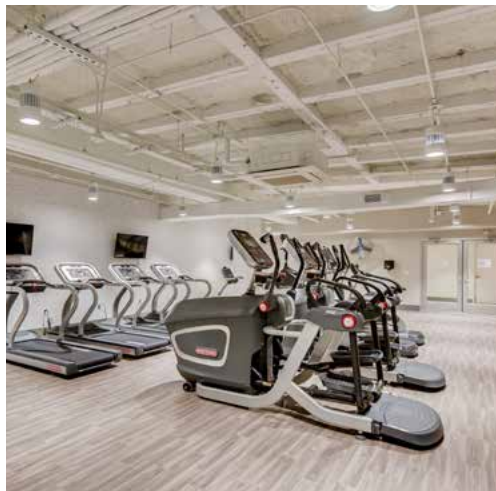
Completing a 3-phase renovation plan in 2021, One Nashville introduces new amenities aimed to elevate the tenant experience in a manner that holds true to Music City's cherished traditions.

NEW ON-SITE RETAIL

- Elegy Coffee
- Blueprint Underground Cocktail Club

INVITING ON-SITE AMENITIES

- Property Management
- Tenant lounge, and conference center
- Ty's Soups and Sandwiches
- On Fit, One Nashville's fitness club
- Secure bike storage with bike lockers, air compressor and repair tools
- Locker rooms with showers and towel service



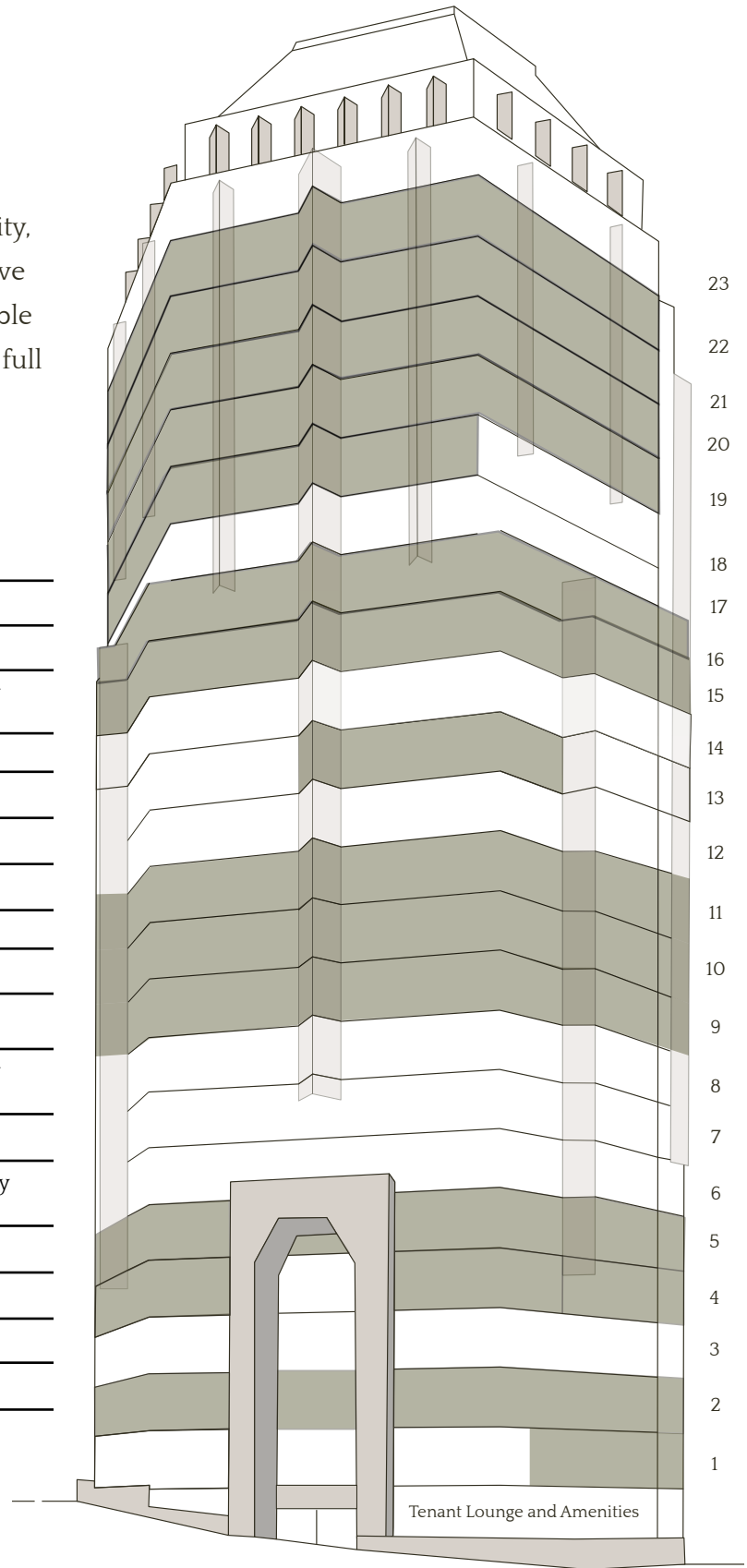
YOUR CAR IS NEVER FAR


- 2.0/1,000 parking ratio in adjoining deck and executive deck
- Direct access to 3,800+ additional spaces in covered decks within 2 blocks



A HUB FOR EXCHANGE

Offering first class office space in the heart of Music City, this is a connected community and home to progressive law firms, banking and entrepreneurs alike. With flexible floor plans and availabilities ranging from 1,875 RSF to full floors, One Nashville has something to offer everyone.



| Suite | RSF | Notes |
|---|-------------------|-----------------------------------|
| Suite 200 | 16,218 RSF | |
| Suite 410 | 5,970 RSF | |
|  Suite 430* | 2,500 - 5,831 RSF | High-end move-in ready spec suite |
| Suite 440 | 2,042 RSF | |
| Suite 550 | 17,858 RSF | |
| Suite 900 | 17,935 RSF | Available 1/1/26 |
| Suite 1010 | 9,383 RSF | Available 1/1/26 |
| Floor 1100 | 17,698 RSF | |
| Suite 1340 | 4,572 RSF | |
| Suite 1500 | 17,524 RSF | Available 1/1/26 |
|  Suite 1600* | 17,695 RSF | High-end move-in ready spec suite |
| Suite 1810 | 4,091 RSF | |
|  Suite 1820 | 4,718 RSF | High-end move-in ready spec suite |
| Suite 2000* | 7,658 RSF | Available 12/1/24 |
| Suite 2000* | 17,584 RSF | Available 12/1/24 |
| Suite 2100* | 17,636 RSF | Available 12/1/24 |
| Suite 2200* | 17,827 RSF | Available 4/1/24 |

 Click for virtual tours * Suites Furnished

FOR LEASING
INFORMATION,
PLEASE CONTACT:

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WALK TO MUSIC CITY FAVORITES

100+ RESTAURANTS

10+ HOTELS

180+ LIVE MUSIC
VENUES

*WITHIN A 1 MI RADIUS

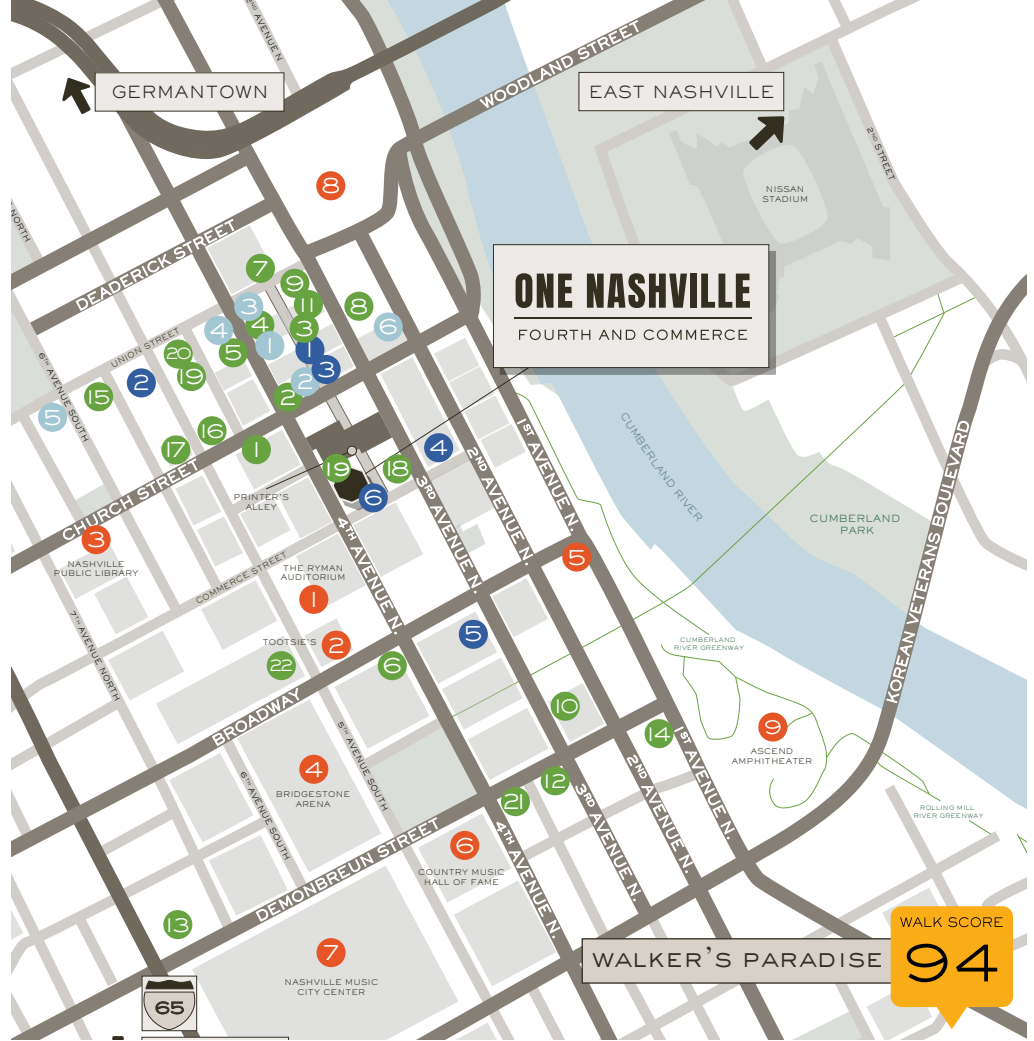
DINING + DRINKS

- 1 Deacon's New South
- 2 Rare Bird
- 3 Skull's Rainbow Room
- 4 Rooftop Lounge Bar at The Bobby
- 5 The Arcade (13 restaurants)
- 6 Merchant's
- 7 Jeff Ruby's Steakhouse
- 8 Black Rabbit
- 9 The District Bar & Kitchen
- 10 Cafe Lula (at The Ryman)
- 11 The Southern Steak & Oyster
- 12 Gray & Dudley
- 13 Etch
- 14 Bourbon Steak
- 15 Liberty Common
- 16 Capitol Grille
- 17 Puckett's
- 18 Woolworth on Fifth
- 19 Blueprint Underground Cocktail Club

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COFFEE

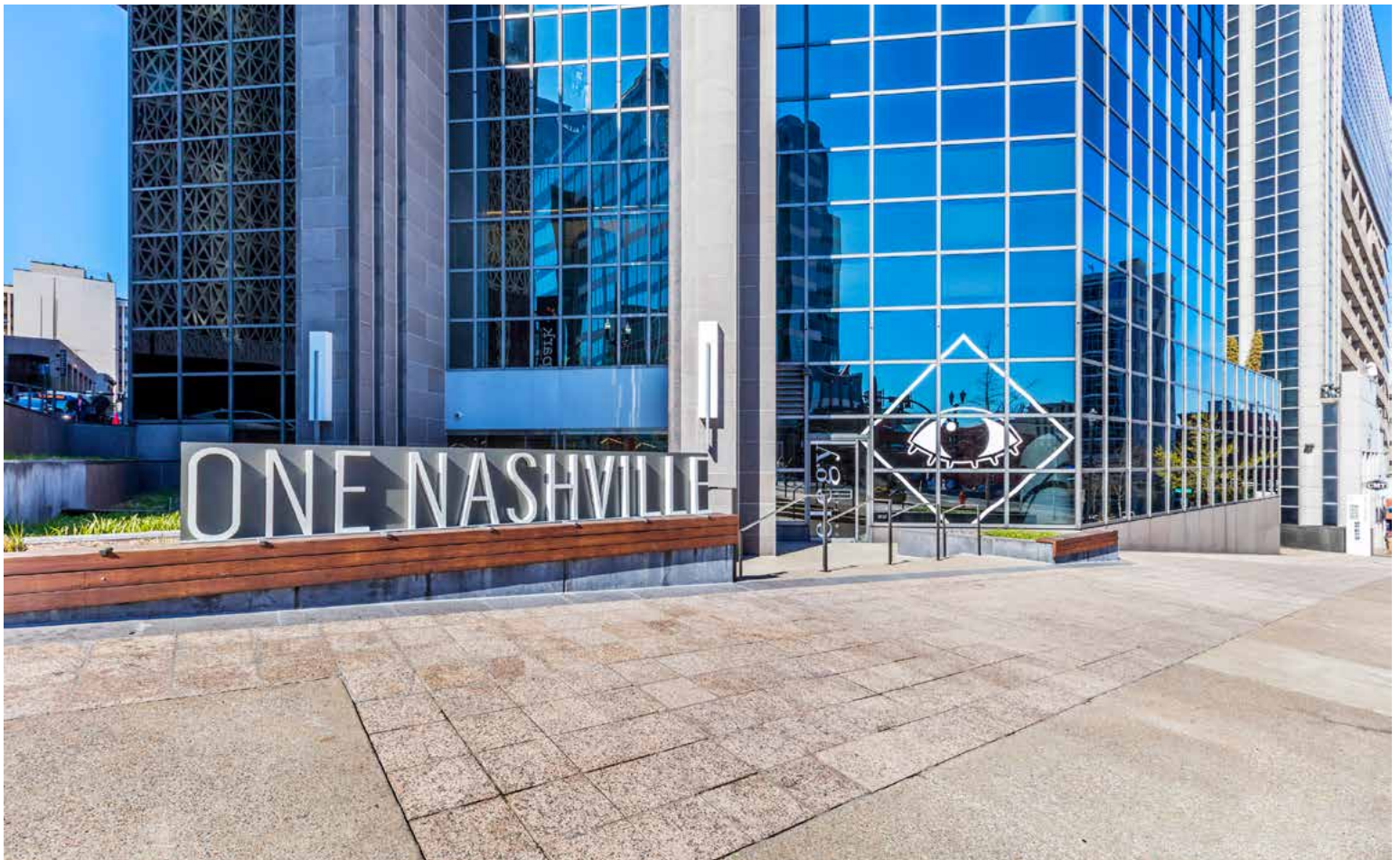
- 1 Starbucks
- 2 Frothy Monkey
- 3 Drug Store Coffee
- 4 Another Broken Egg
- 5 Bongo Java
- 6 Elegy Coffee

LODGING

- 1 Dream Nashville
- 2 Noelle
- 3 The Bobby
- 4 The Fairlane
- 5 Hermitage Hotel
- 6 21c Museum Hotel

ENTERTAINMENT

- 1 The Ryman Auditorium
- 2 Tootsie's
- 3 Nashville Public Library
- 4 Bridgestone Arena
- 5 Acme Feed & Seed
- 6 Country Music Hall of Fame
- 7 Nashville Music City Center
- 8 Live on the Green
- 9 Ascend Amphitheater
- + Over 30 Live Music Venues on Broadway and 2nd Avenue



OWNERSHIP

A STRATEGIC INVESTMENT OF UNICO PROPERTIES

One Nashville is a strategic investment of Unico Properties — a Seattle-based private real estate investment firm offering user-centered investment, development, management and sustainability services in emerging markets across the U.S.

Their first debut in the Nashville market, Unico acquired the property in 2018 with a fearless spirit and simple strategy to make the building a place people want to be.

6+
DECADES
EXPERTISE

250+
REAL ESTATE
OBSESSED TEAM
MEMBERS

17MM+ SF
PORTFOLIO



ONE NASHVILLE

FOURTH AND COMMERCE

150 4TH AVENUE N · NASHVILLE, TN

ONE-NASHVILLE.COM



Fitwel[®]
Viral Response
Certified



501 COMMERCE STREET
SUITE 1120
NASHVILLE, TN 37203

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