

# 169 + 175

ROSA L. PARKS BOULEVARD  
NASHVILLE, TN 37203

FOR LEASE

# PRIME CBD COMMERCIAL SPACE



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169 : 6,000 SF Street Level Office  
175 : 14,000 SF on Two Levels  
Parking Options

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# 169 + 175 ROSA L. PARKS

## BUILDING OVERVIEW

### BUILDING HIGHLIGHTS

Colliers International is pleased to present the 169 Rosa L. Parks building for lease. The first floor offers 6,000-square-feet of finished and move in ready space with short-term lease options available.

Originally constructed in the early 1920s, the commercial structure is exceptionally well-located with 2 primary street frontages along Rosa L Parks Boulevard and 9th Avenue North.

The property is immediately across from new US Federal Courthouse site to the East and the 18 acre mixed-use Nashville Yards, including the Grand Hyatt Hotel, the Amazon Office Towers, and AEG retail and entertainment complex to the west.

The facilities are within a short walk of the Fifth + Broadway mixed use development, The Avenue of the Arts, Broadway Entertainment District, Music City Center, Bridgestone Arena, and much more.

Excellent access to all major downtown corridors, West End, The Gulch, and interstates.

### BUILDING INFO

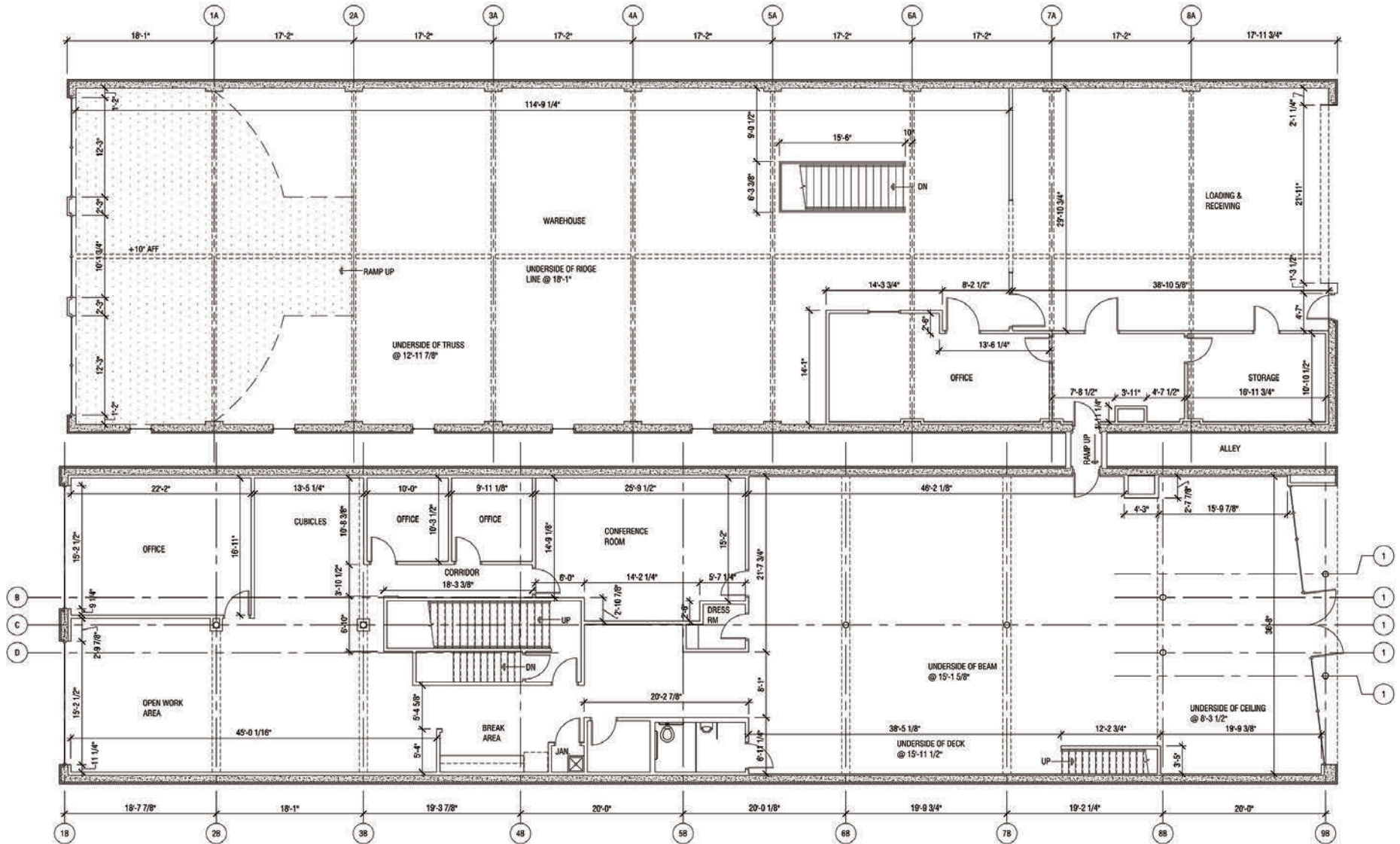
<b>ADDRESS</b>	<b>169 Rosa L. Parks Blvd.</b>
<b>AVAILABLE</b>	6,000 SF 1st floor finished office space ±19,284 RSF On Three Levels Free-standing brick and wood frame construction; frontage on Rosa Parks Blvd. and 9th Avenue North and entrance to Nashville Yards community.
<b>AMENITIES</b>	Industrial structure offers open floor plan; flexibility for creative mixed retail or office. Current condition includes 1st Floor HVAC, finished restrooms, and mix of office and open space.
<b>OPPORTUNITY</b>	Short-term lease availability with covered parking in the adjacent 175 Rosa L. Parks building.



<b>ADDRESS</b>	<b>175 Rosa L. Parks Blvd.</b>
<b>AVAILABLE</b>	Short-term expansion opportunity Free-standing brick and steel reinforced warehouse with drive-in door, large west facing windows, internal parking options.
<b>OPPORTUNITY</b>	Short-term uses may be considered in both 169 & 175 Rosa L. Parks buildings.  Call agent for development opportunities.

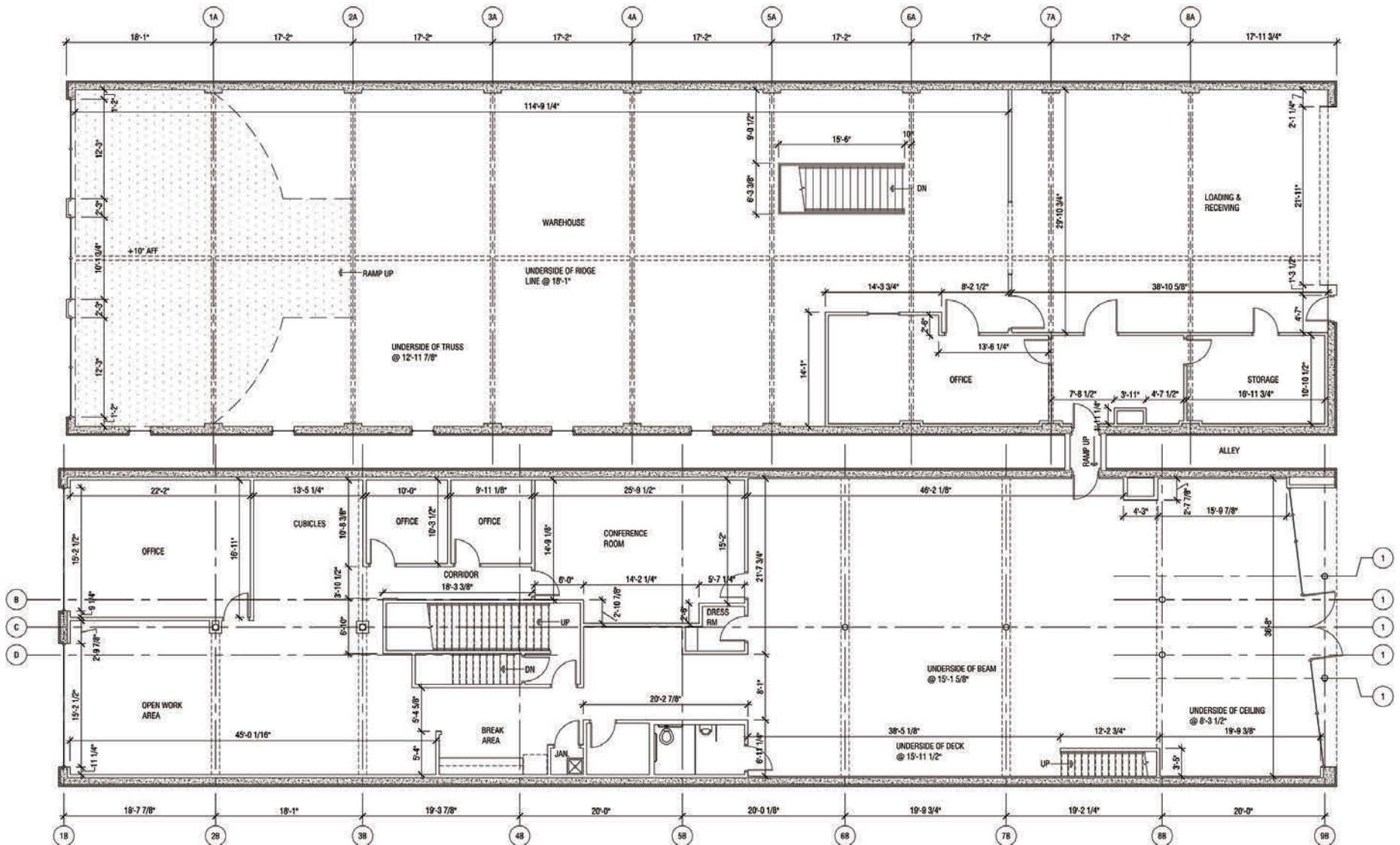
# 169 + 175 ROSA L. PARKS BUILDING FLOORPLAN

## LOWER LEVEL - 9Th Avenue Entrance

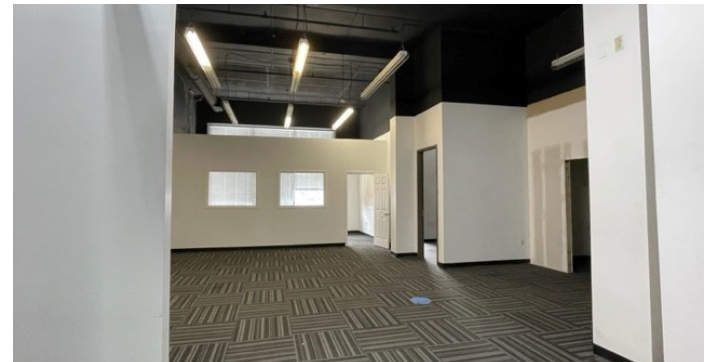
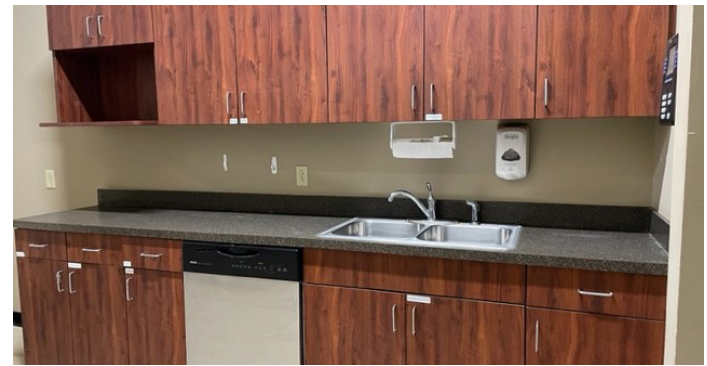


# 169 + 175 ROSA L. PARKS BUILDING FLOORPLAN

FIRST FLOOR - Rosa L. Parks Blvd. Entrance



# 169 ROSA L. PARKS BUILDING INTERIORS



# 175 ROSA L. PARKS BUILDING IMAGES

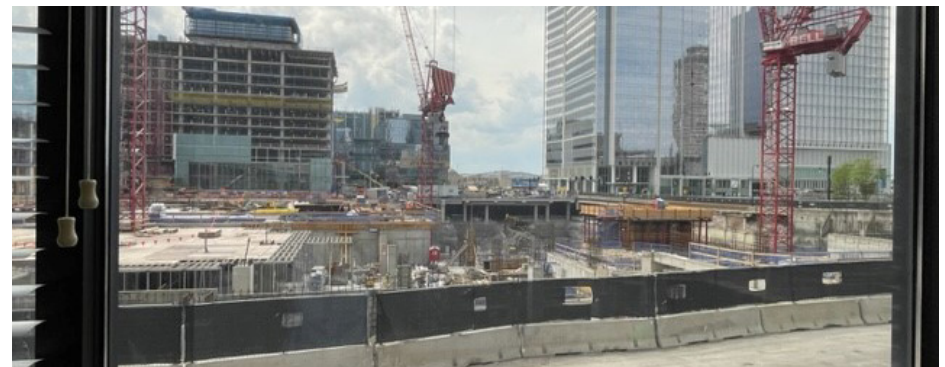


# NASHVILLE YARDS PROJECT PROXIMITY



Amazon HQ

Grand Hyatt



# DOWNTOWN OVERVIEW

## ADJACENT DEVELOPMENTS



# DOWNTOWN OVERVIEW

## D O W N T O W N A T T R A C T I O N S



FEDERAL COURTHOUSE



MUSIC CITY CENTER



WESTIN



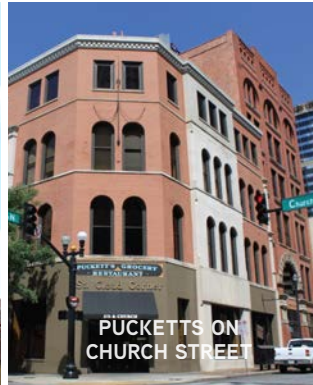
BRIDGESTONE ARENA EXPANSION



21 C MUSEUM | HOTEL



RYMAN AUDITORIUM



PUCKETT'S ON CHURCH STREET



NASHVILLE YARDS

### DEMOGRAPHIC SUMMARY

**63,952**

Daytime Population  
Downtown

**121,428**

Daytime Population  
Within a 2 Mile Radius

**64,400**

Population Within a  
2 Mile Radius

**5 HOTELS**

1,101 ROOMS  
under construction

**2,104**

RESIDENTIAL UNITS  
under construction

### RESIDENTIAL

**15,111**

Existing Downtown  
Residential Units

**4,852**

Downtown Residential  
Units Under Construction

**16,000**

Residents Projected  
By End of 2022

### TOURISM

**\$8.8B**

In Direct Visitor  
Spending

**14.9M**

Visitors in 2022

**\$284**

Average Visitor  
Spending/Person/Day



5TH + BROADWAY

# DOWNTOWN OVERVIEW

## D O W N T O W N A T T R A C T I O N S





DEVELOPMENT SITE  
NASHVILLE YARDS

169 + 175  
Rosa L Parks Blvd

DEVELOPMENT SITE  
38 STORY  
RESIDENTIAL TOWER



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