

401 CHURCH STREET
& 159 4TH AVE
FOR LEASE



redefined
retro



WORK & PLAY

- Brand New Spec Suites Available
- Onsite Restaurants: Deacon's New South and Ophelia's Lounge
- Free conference center located on the 30th floor
- Tenant lounge located on the 30th floor
- Historic observation deck (Available for tenant celebrations)
- Recently upgraded complimentary fitness center
- Rare full floor availabilities for smaller office users in the CBD
- 2/1000 parking; includes adjacent L&C Garage
- Located at the historic corner of 4th & Church. The 4th Ave. corridor has seen significant redevelopment over the last 5 years.



OUT & ABOUT

L&C Tower stands, strong & steady, where 4th Avenue & Church Street intersect: where art & commerce thrive, where bold & beautiful thinking is on display, and where some of the best & brightest brands are shaping the future of downtown Nashville – and beyond.

Noteworthy neighbors, each drawing attention, customers, and immeasurable appeal to this storied downtown district, include:

- Dream Nashville
- Noelle Hotel
- The Arcade
- Ophelia's Lounge
- Church and Union
- Printer's Alley

In less than five minutes, walk to Assembly Food Hall at 5th & Broad, the Nashville Arts District, the National Museum of African American Music, Ryman Auditorium, and countless other attractions and amenities.



QUICK & EASY

FROM I-40 E/I-65 S

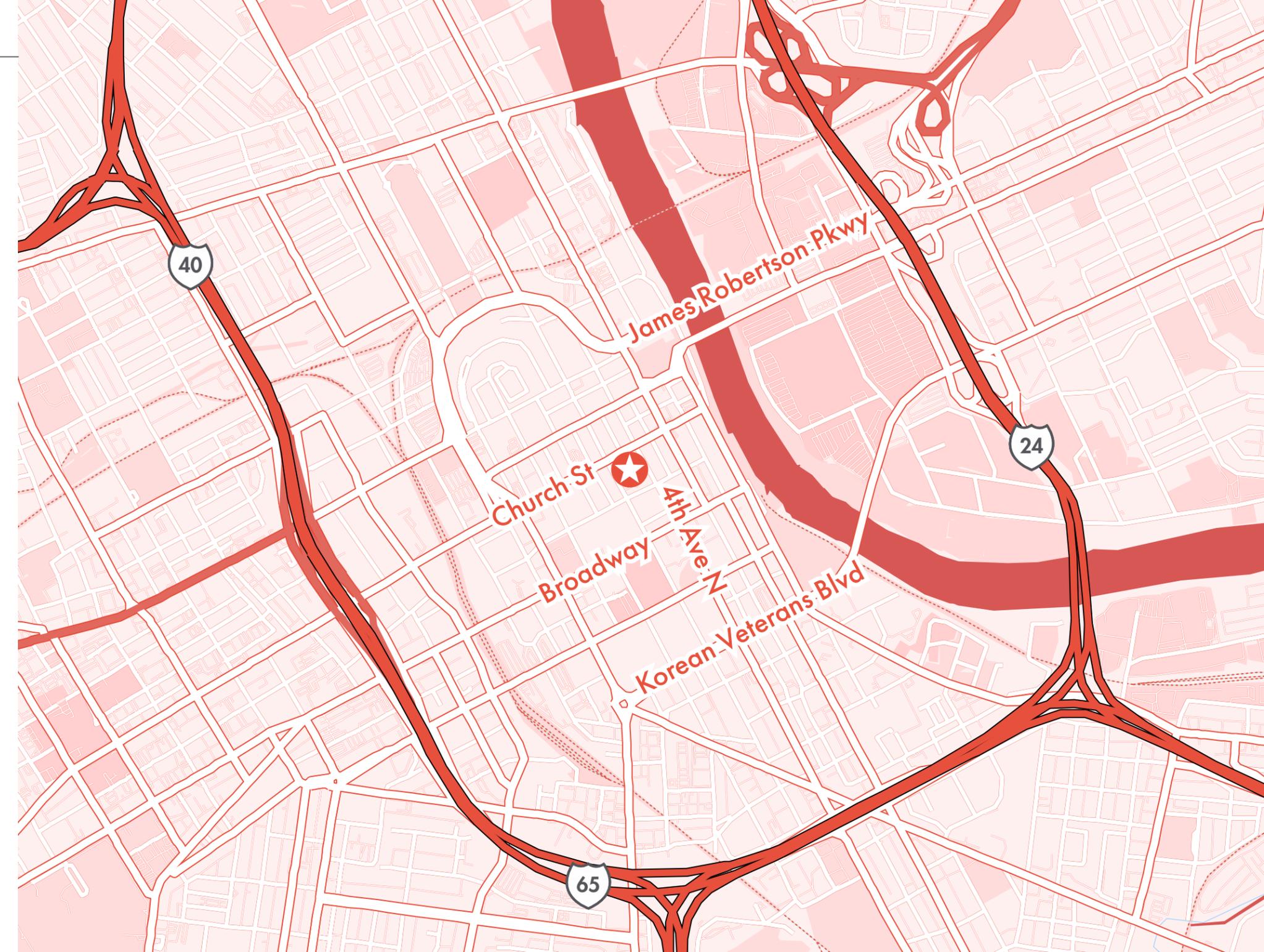
Take exit 209 for US-70/Charlotte Ave. Turn onto Charlotte Ave and continue straight for 1 mile. Turn right onto 4th Ave N.

FROM I-24 W/I-65 N

Take exit 48 to merge onto US-31 S/US-431 S/James Robertson Pkwy/US Hwy 41 S toward State Capitol. Continue straight for 1 mile. Take sharp left turn at traffic light onto 4th Ave N.

FROM I-65 N/I-40E

Take exit 210C from I-40 E onto 2nd Ave S. Continue straight for 1 mile. Turn left onto Church Street and continue going straight for 3 blocks before turning left onto 4th Ave N.



PARK & STAY

- 1 4TH & COMMERCE GARAGE**
147 4th Ave N
- 2 L&C TOWER GARAGE**
144 5th Ave N
- 3 MDHA GARAGE**
151 5th Ave N
- 4 ONE NASHVILLE GARAGE**
150 4th Ave N
- 5 COMMERCE A**
310 Commerce St
- 6 MCKENDREE GARAGE**
140 6th Ave N



L&C TOWER

Life & Casualty Insurance Company was founded in 1903 by Andrew Mizell Burton, great grandfather of Amy Burton Grant. In 1925, the company moved into the Annex. After barely surviving the Great Depression, the company thrived during the 30s and 40s and out-grew its offices.

Around 1950, Life & Casualty commissioned Nashville based architect Edwin Keeble to design their new headquarters building at the corner of 4th and Church. The new building was completed in 1957.

The building's tall and slender design resulted from the company's goal to provide its employees with plenty of windows and exterior views. The design required a zoning variance that the company negotiated in exchange for providing 15-foot sidewalks and additional traffic lanes on Church Street and 4th Avenue. The building was the tallest in the Southeast, USA.

WLAC-TV was owned by Life & Casualty Insurance Company and began broadcasting in 1954. It was the CBS affiliate in Nashville. The TV show aired a groundbreaking show on Friday and Saturday nights during the mid-and late-1960s called Night Train, which was recorded in a studio located in the Annex. Featured guest artists included Wilson Pickett, Jackie Shane, James Brown, Gladys Knight, Otis Redding and Jimi Hendrix. WLAC-TV helped launch the career of Oprah Winfrey by making her a regular news anchor in the early 1970s.





DAN BAUCHIERO

Dan.Bauchiero@foundrycommercial.com
615.423.6851

JOHN MUDGETT

John.Mudgett@foundrycommercial.com
615.334.7259

SHELBY HALL

Shelby.Hall@foundrycommercial.com
615.771.0770