

SUBLEASE

401 Commerce Street

Nashville TN 37219

TRUIST PLAZA In the Heart of Music City

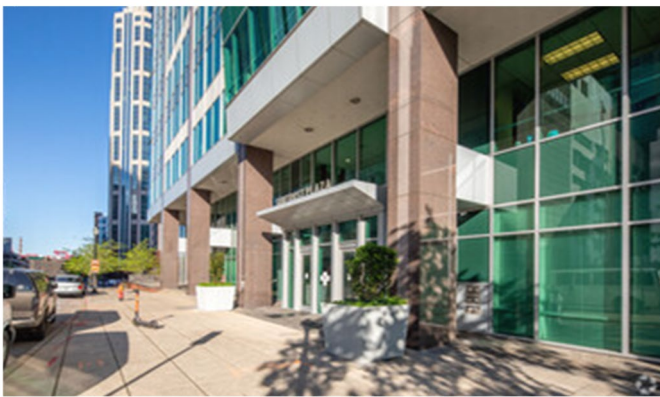
SPACE PROFILE

Suite/Floor:	Various (See Page 2)
Size:	3,479 - 83,793 SF
Rates:	\$14.50 - \$22.50 (See Page 2)
Availability:	Immediate
Term:	Short Term

Short Term Options Available Spec Suite Options Available

KEY HIGHLIGHTS

- Outdoor Terrace on the 1st Floor
- Onsite Bank & ATM
- Fitness Center was Renovated in 2023
- Next door to the Ryman Auditorium
- Close to Restaurants, Entertainment, and across the street from Fifth + Broadway
- 500 Covered Parking Spaces in the Building
- Ample Parking for Tenants & Visitors
- Truist Plaza also uses its 4th& Commerce Parking Garage across Commerce Street



Available Sublease Spaces

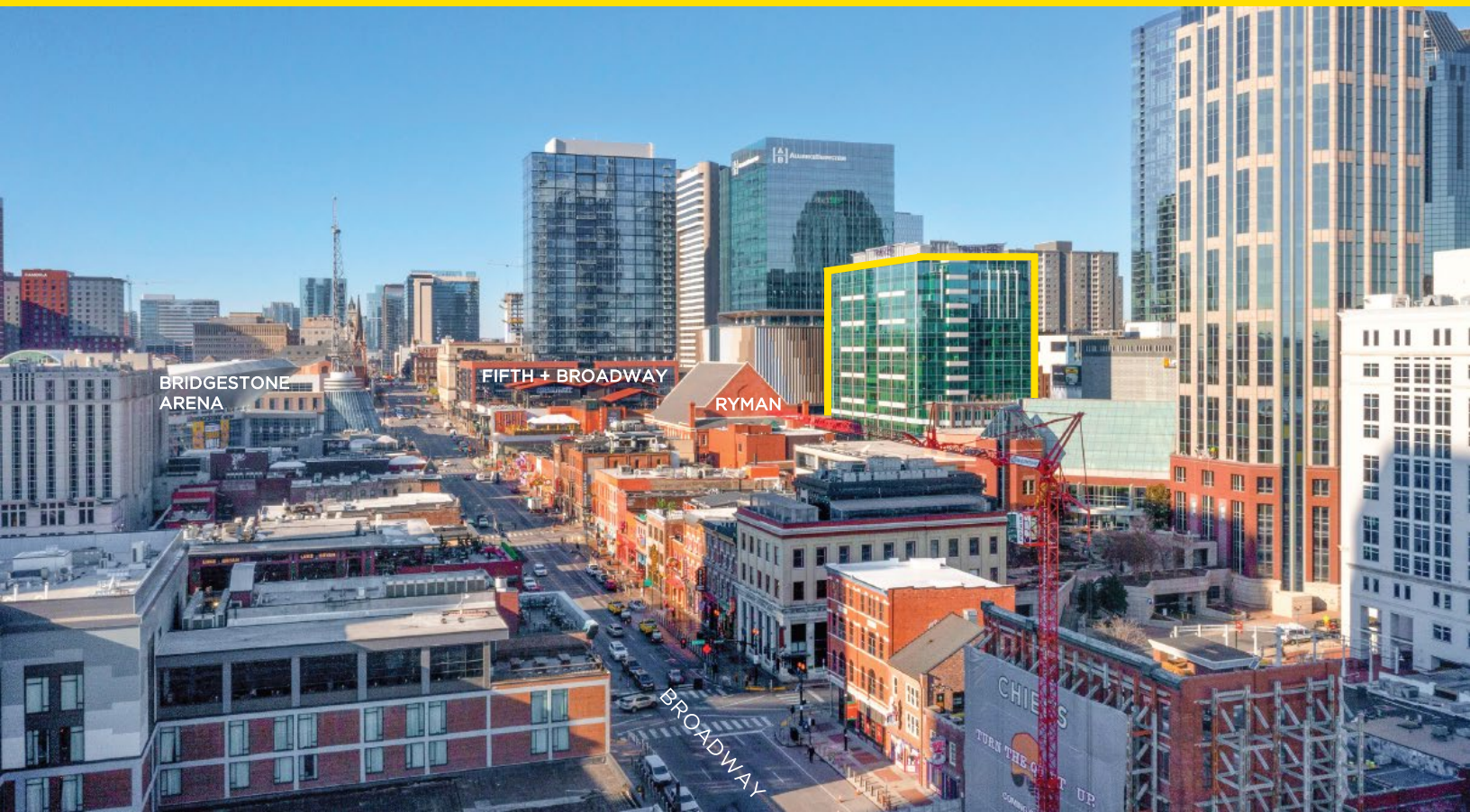
FLOOR	SUITE/FLOOR	SF AVAILABLE	RENTAL RATE	COMMENTS
6	Full Floor	28,859 SF	\$17.50/SF FSG	"As Is" condition
5	Suite 5000	14,866 SF	\$17.50/SF FSG	"As Is" condition
5	Suite 5400	4,047 SF	\$22.50/SF FSG	"As Is" condition
3	Suite 3200	3,479 SF	\$17.50/SF FSG	"As Is" condition
3	Suite 3400	4,517 SF	\$19.50/SF FSG	"As Is" condition
2	Full Floor	28,025 SF	\$14.50/SF FSG	"As Is" condition
Entire Space		83,793 SF	\$14.50/SF FSG	"As Is" condition

Sublease Stacking Plan

Floors 1-6 Only

FLOOR	STACKING PLAN				SF
6	28,859 SF FULL FLOOR AVAILABLE FOR SUBLEASE				28,859
5	LEASED 5,363 SF	4,047 SF AVAILABLE FOR SUBLEASE		14,855 SF AVAILABLE FOR SUBLEASE	25,884
4	LEASED FULL FLOOR				25,811
3	LEASED 1,909 SF	4,517 SF AVAILABLE FOR SUBLEASE	3,479 SF AVAILABLE FOR SUBLEASE	LEASED 20,481 SF	30,386
2	28,025 SF FULL FLOOR AVAILABLE FOR SUBLEASE				28,025
1	LEASED FULL FLOOR				14,035

SUBLEASE 401 Commerce Street



2nd Floor
Full Floor

28,025 SF



818 18th Ave S
Suite 910
Nashville TN 37203



Tatum Flynn
Executive Managing Director
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**3rd Floor
Suite 3400**

4,517 SF



**3rd Floor
Suite 3200**

3,479 SF



818 18th Ave S
Suite 910
Nashville TN 37203

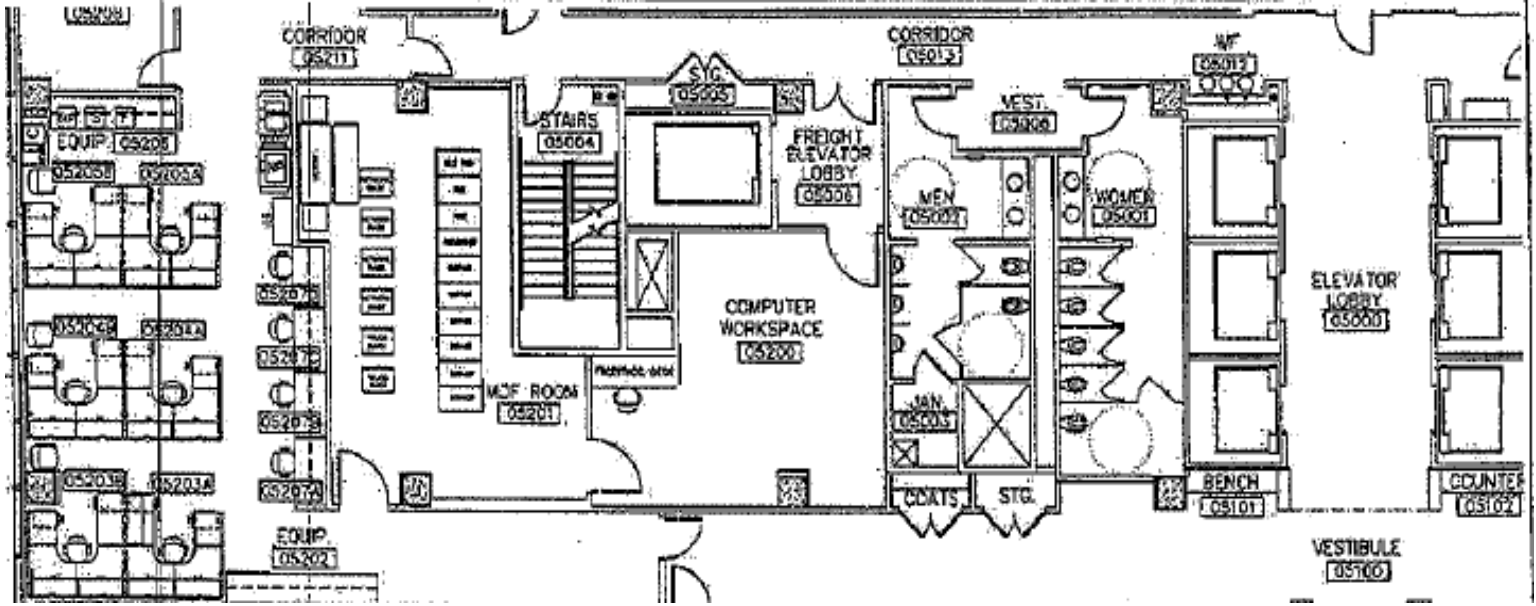


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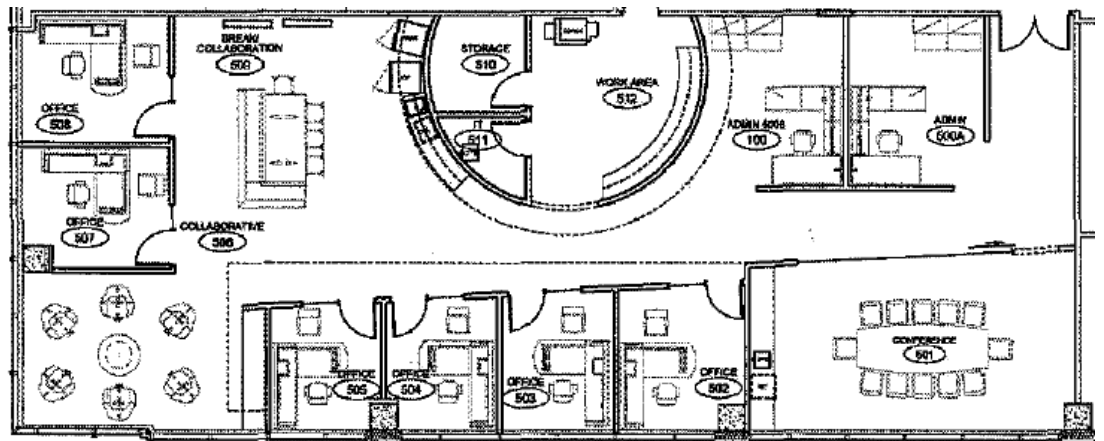
**5th Floor
Suite 5000**

14,866 SF



**5th Floor
Suite 5400**

4,047 SF



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SUBLEASE

401 Commerce Street

**6th Floor
Full Floor**

28,859 SF



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