

18TH
CHET

REDEFINING
MUSIC ROW

CHET ATKINS PL

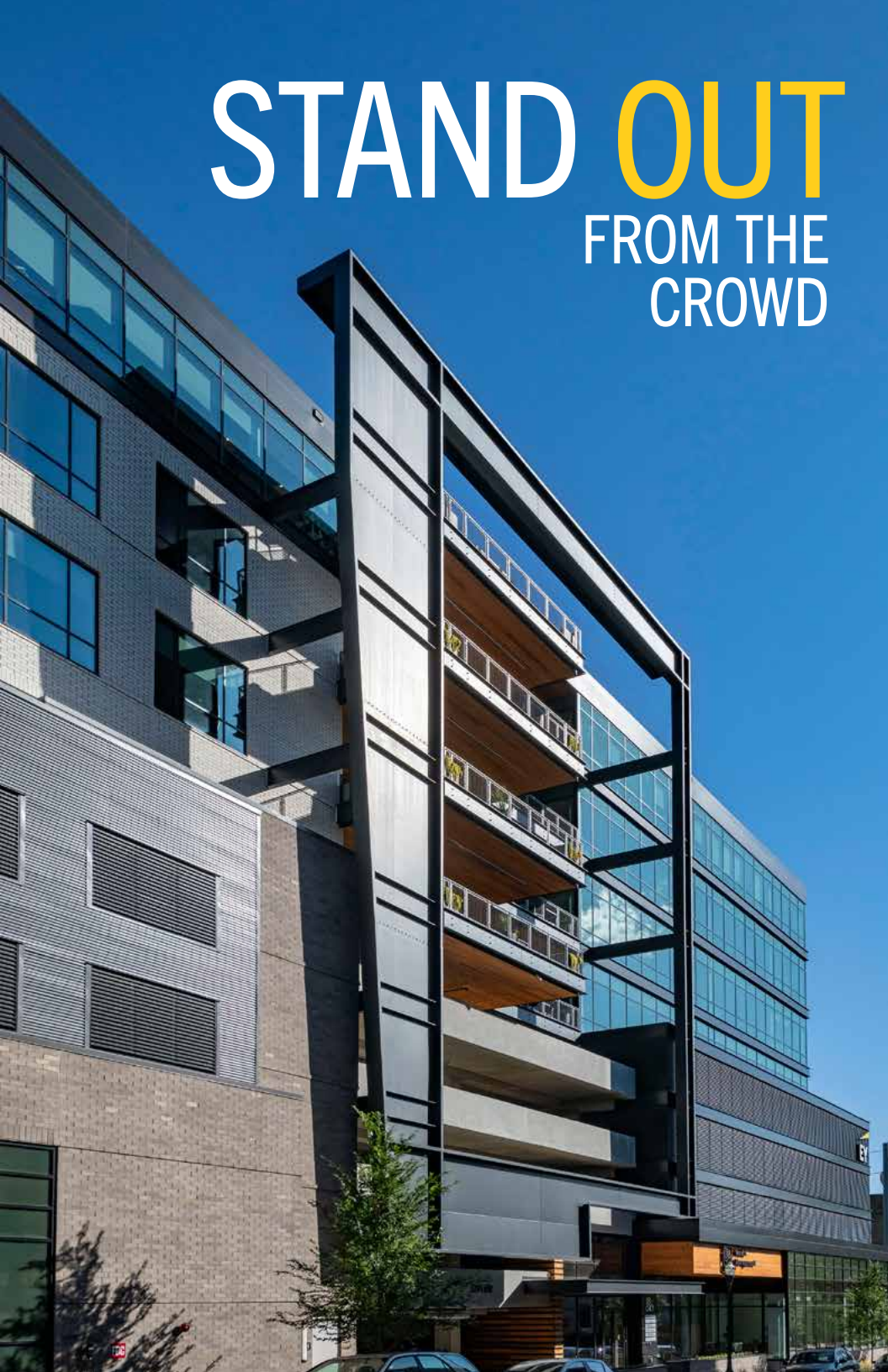


818 18th Avenue South | Nashville | 18thandchet.com

 HALL EMERY


 STREAM

STAND OUT FROM THE CROWD




Ideally located in Midtown's historic Music Row, 18th & Chet's unique design was inspired by Chet Atkins and the lasting impact he made on the music community. The mixed-use office building's raw and gritty nature is well-suited to the creative class of tenants within Nashville's historic Music Row, showcasing a modern industrial style consisting of exposed steel, concrete, brick and wood.

The steel frame element surrounding the terraces within the building's center represents an abstracted guitar head from one of Chet's custom-designed guitars.

 **10-story, 135,000 SF mixed-use office property in the heart of Music Row**

 **6,333 SF available for lease (9th floor)**

 **Downtown views**

 **Outdoor terraces inspiring a sense of community and collaboration**

 **Elevator lobby exposure**

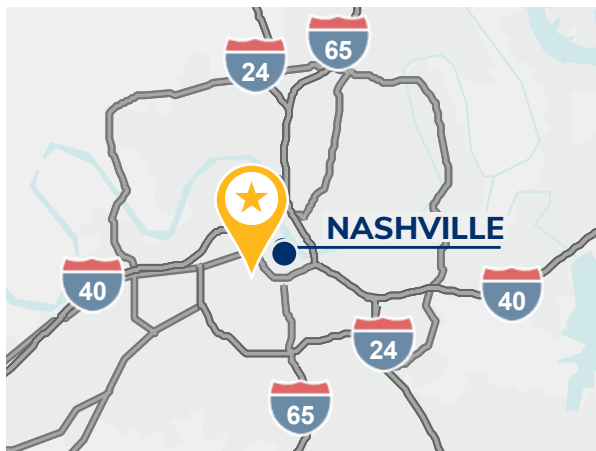
 **Podium parking**

 **LEED Silver certified**

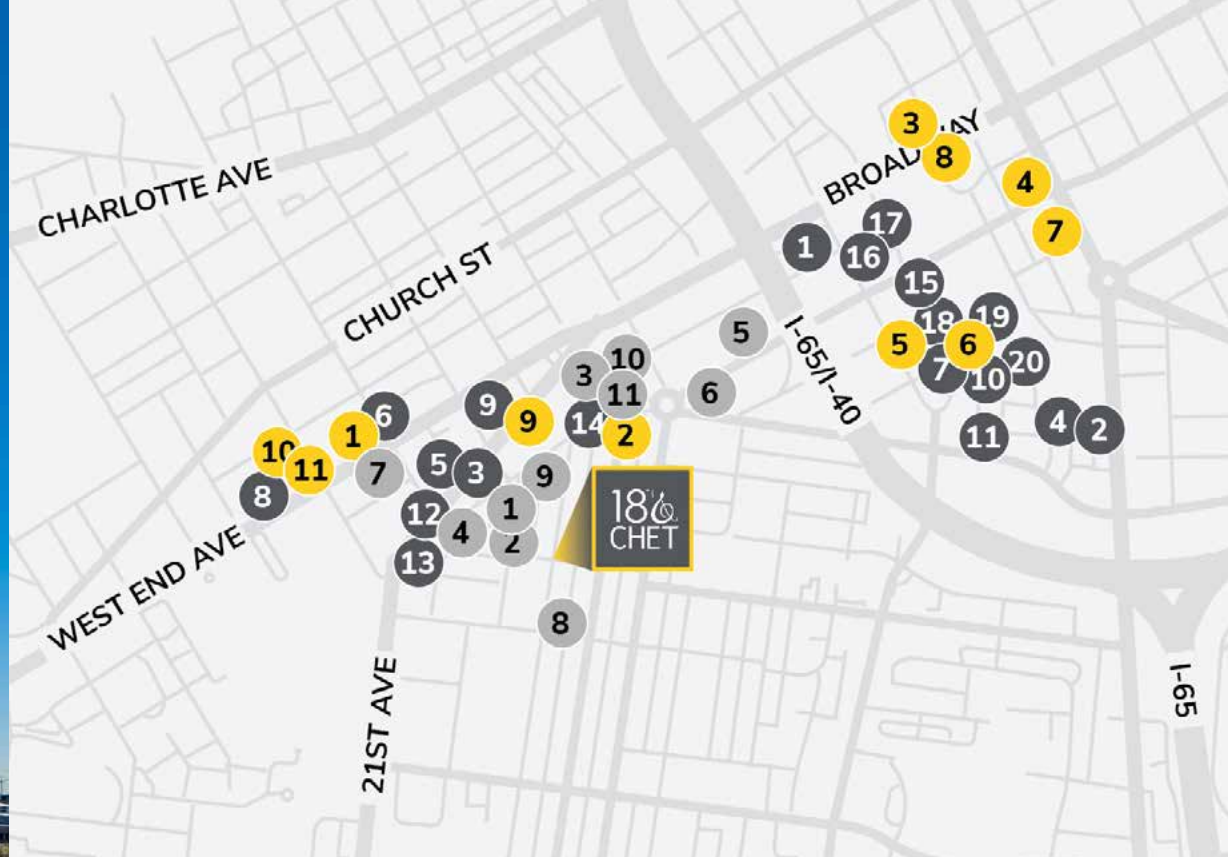
IN THE HEART OF IT ALL

Outside of the gridlock of the Downtown district, 18th & Chet offers countercyclical traffic patterns with minimal traffic impact.

Located in proximity to a wealth of restaurants, bars, universities, hotels, and legendary music stages—not to mention Division Street, one of Nashville's most vibrant nightlife destinations—this area of Midtown represents one of the densest neighborhoods and major population drivers in the city.



A NEIGHBORHOOD TO **SING** ABOUT



RESTAURANTS

- 1 Adele's
- 2 Arnold's Country Kitchen
- 3 Urban Cookhouse
- 4 Chef and I
- 5 Tavern
- 6 Amerigo
- 7 Burger Republic
- 8 Jason's Deli
- 9 Hattie B's Hot Chicken
- 10 Superica
- 11 Otaku Ramen
- 12 Flatiron
- 13 Nada
- 14 The Catbird Seat
- 15 Milk & Honey
- 16 Whiskey Kitchen
- 17 Virago
- 18 Taziki's
- 19 Biscuit Love
- 20 Peg Leg Porker

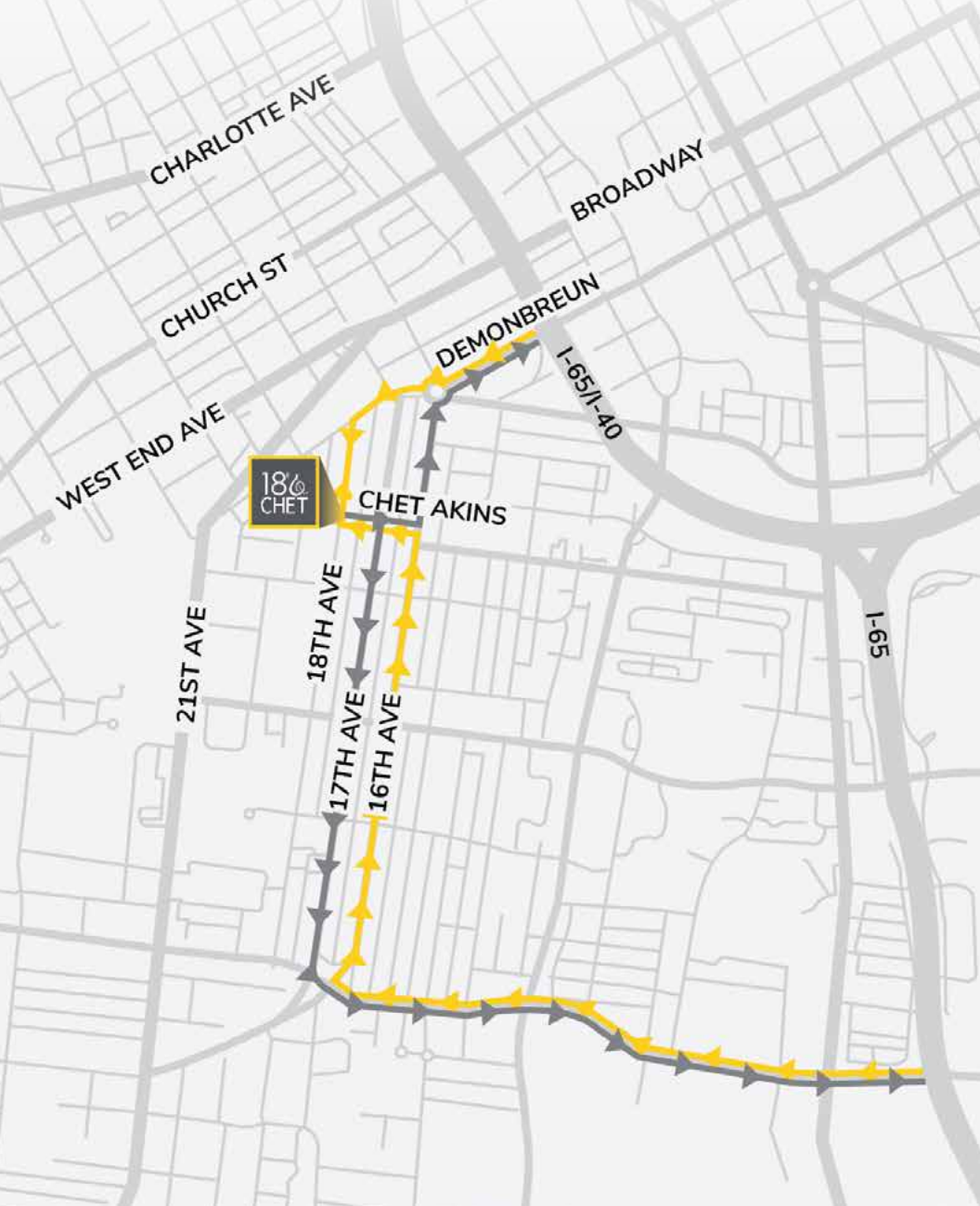
HOTELS

- 1 Graduate Hotel Nashville
- 2 Virgin Hotel Nashville
- 3 Grand Hyatt Nashville
- 4 JW Marriott Nashville
- 5 W Hotel Nashville
- 6 Thompson Nashville
- 7 The Westin Nashville
- 8 Autograph Collection
- 9 Union Station Hotel
- 10 Embassy Suites by Hilton
- 11 Loews Vanderbilt
- 12 Plaza Hotel

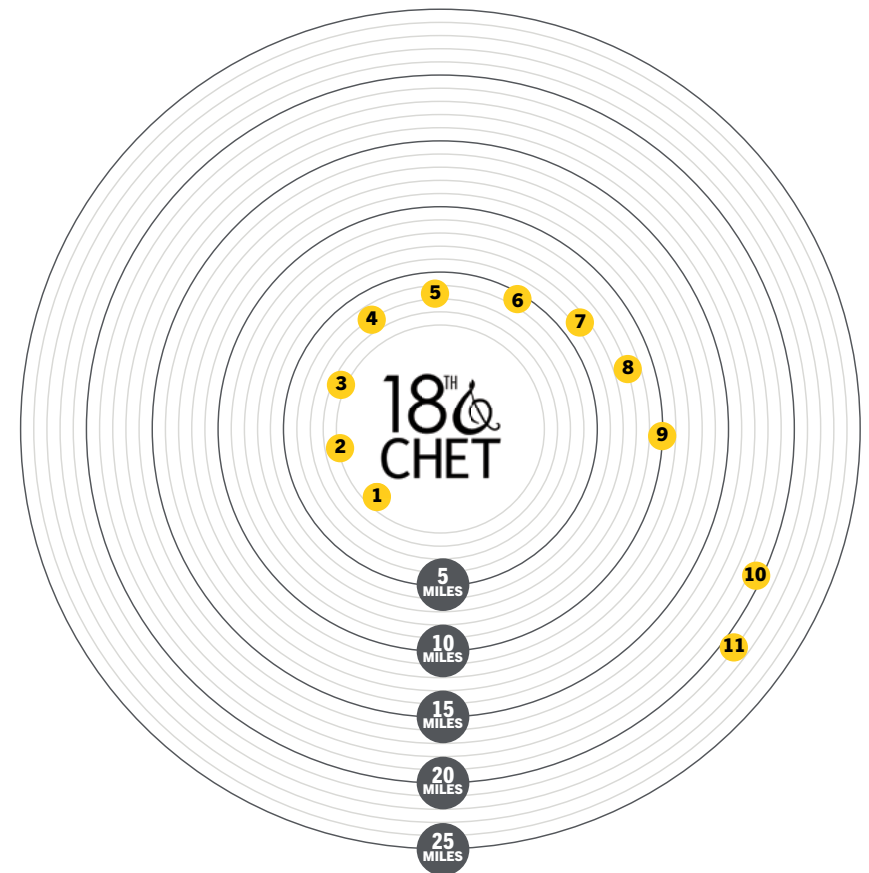
HOUSING

- 1 Kenect Nashville
- 2 The Morris
- 3 Skyhouse
- 4 Aertson Midtown
- 5 1505 Demonbreun
- 6 Camden Music Row
- 7 2010 West End
- 8 Millennium Music Row
- 9 Artisan on 18th
- 10 The Cadence

DON'T SWEAT THE COMMUTE



DRIVE TIME RADIUS MAP



DRIVE TIMES FROM 18TH & CHET

1	Vanderbilt University	0.3 miles	1 min
2	Belmont University	0.9 miles	3 min
3	Downtown	1.4 miles	6 min
4	Germantown	3.1 miles	17 min
5	Green Hills	3.3 miles	12 min
6	Belle Meade	4.2 miles	13 min
7	Nations	6.4 miles	19 min
8	BNA Airport	8.2 miles	11 min
9	Brentwood	9.9 miles	15 min
10	Hendersonville	19.0 miles	25 min
11	Franklin	21.1 miles	27 min

EVERYTHING YOU NEED, AND DIDN'T KNOW YOU WANTED



Podium parking



Proposed fitness area and locker rooms



24/7 security



Outdoor balcony lounges



Needlepoint ionization mechanical system that improves indoor air quality



Efficient floorplates



13'9" slab to slab ceiling heights

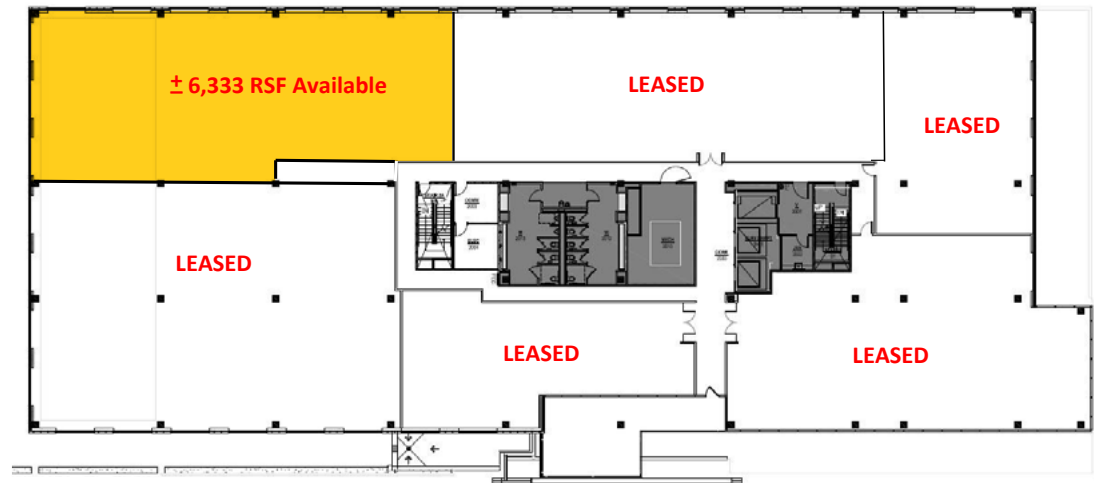




AVAILABLE SPACE

9TH FLOOR

± 6,333 RSF AVAILABLE



FOR INFORMATION, PLEASE CONTACT:

ROBERT W. LOWE, JR.

Executive Managing Director
rob.lowe@streamrealty.com
T 615.476.2910

ADAM RUMSEY

Vice President - Office
adam.rumsey@streamrealty.com
T 615.916.1006

ALLIE HALL

Vice President
ahall@hallemary.com
T 615.454.4653



601 11th Ave North
Suite 500
Nashville, TN 37203
615.795.0000
streamrealty.com



818 18th Ave South
Suite 900
Nashville, TN 37203
615.454.4653
hallemary.com

18TH &
CHET

18thandchet.com

