

A NASHVILLE ICON

REIMAGINED



FROM THE GROUND UP


333
COMMERCE


 CUSHMAN &
WAKEFIELD

333 COMMERCE FEATURES & HIGHLIGHTS

One of the most recognizable buildings across any U.S. skyline, 333 Commerce offers an iconic and first-class Nashville experience. Large blocks of available space provide a rare opportunity to establish a prominent presence and boldly make your mark in a booming market.


 **600,739**
Total Sf

 **27**
Floors

 **2/1,000**
Parking ratio in on-site garage with new LED lighting, card reader access and two points of ingress/egress

 **2022**
Newly Renovated


 **9'0"**
Floor-To-Ceiling

 **12'4"**
Floor-To-Beam Height

 **24/7**
On-site Security

 **US BANK**
On-site Branch

 **LANDSCAPED**
Outdoor Courtyards (2) with Patio Seating

 **2023**
New Efficient Energy Management Systems, which have reduced electrical and water usage for the overall building by 35%.



RE-IMAGINED FROM THE GROUND UP WITH BEST-IN-CLASS RENOVATIONS

The recently completed renovations of 333 Commerce helped the building earn the BOMA TOBY Renovation of the Year Award for Nashville

Beautiful New Lobby Entrance & Commerce Areas

- Stunning winter garden lobby with new tenant gathering space and seating areas, high-end finishes and expansive all-glass ceilings.
- New security desk and entrance to the office tower
- New restrooms and common areas on multi-tenant floors
- Grab-and-go options to include a lobby coffee bar and lower level honor market

Spacious New Outdoor Courtyards

- Revamped outdoor plaza with separate and private, Wifi-enabled meeting and event space
- Activated outdoor green space with seating and new landscaping
- Park-like setting in the middle of downtown, across from the Ryman Auditorium

State-of-the-Art Conference Facility & Meeting Space

- New state-of-the-art, 75-person conference center with pre-function space for catering/events
- Designed to accommodate multiple size groups
- Touch-down seating workspace



RENOVATIONS COMPLETED



New 8,000 SF Fitness Center



Elevator Modernization



Activation of Lobby Coffee Bar



TENANT EXPERIENCE PROGRAM

333 Commerce offers a unique and specialized tenant experience program that is the first of its kind in Nashville. Focusing on tenant engagement, activation, and utilization offers 333 Commerce's tenants the most elevated and tailored experience.

- Tenant Experience provided through a comprehensive activation program concentrating on local business partnerships offered for tenants only at 333 Commerce, monthly tenant events, and individual employee concierge services.
- 333 Commerce utilizes Cove for tenant work orders, tenant experience, amenity booking, and tenant visitor management.

UNMATCHED BUILDING ACTIVATION



Extensive events throughout the year



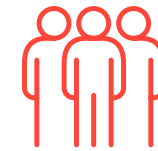
Complementary Health & Wellness events



Merchandise and Pop-Up events



Building Networking and Holiday events



Extensive Employee Engagement



Weekly Car Detailing Services provided



Bi-Weekly on site Dry Cleaning Services provided



UNBEATABLE ACCESSIBILITY

A destination in a class of its own, 333 Commerce offers tenants an exceptional Nashville experience, with hassle-free access to parking, major roadways and Music City's most exciting venues.

Location Highlights

Convenient access to Downtown amenities and major entertainment venues like Ryman Auditorium, Nissan Stadium and more.

Less than 1 mile to interstates 40/24/65

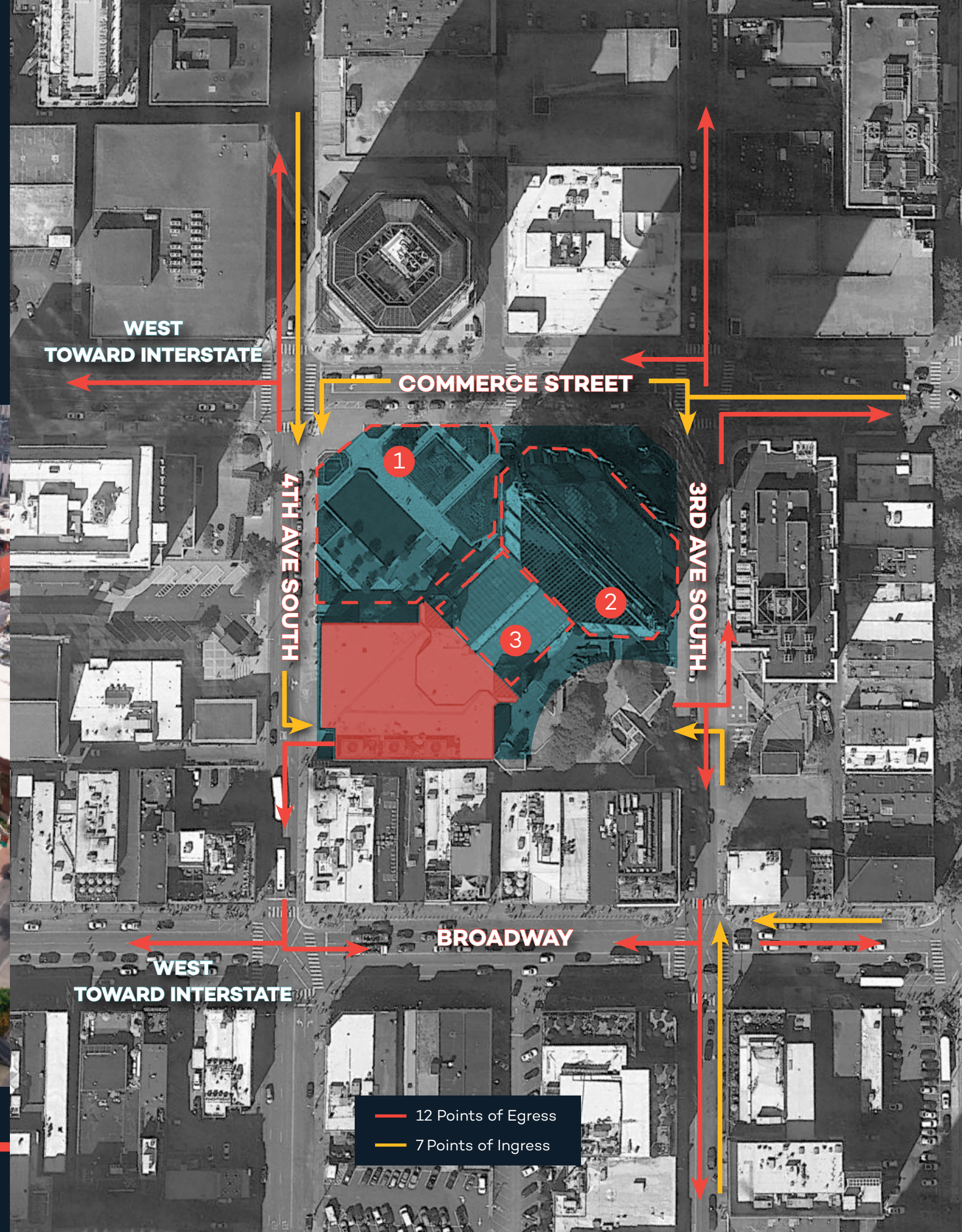
Within one block of the Assembly Food Hall for endless dining options

Beyond the 333 Commerce garage, there are more than 4,000 covered parking spaces available in garages within two blocks

Affordable PARKIT shuttle service is also available, with a stop directly in front of 333 Commerce

200 Dining and fast-casual options within a four block radius

37 Hotel options within a four block radius



A WALKERS' PARADISE

With a Walk Score of 95, 333 Commerce's location on 3rd Ave. N. and Commerce St. puts tenants in the heart of Nashville's vibrant downtown neighborhood.

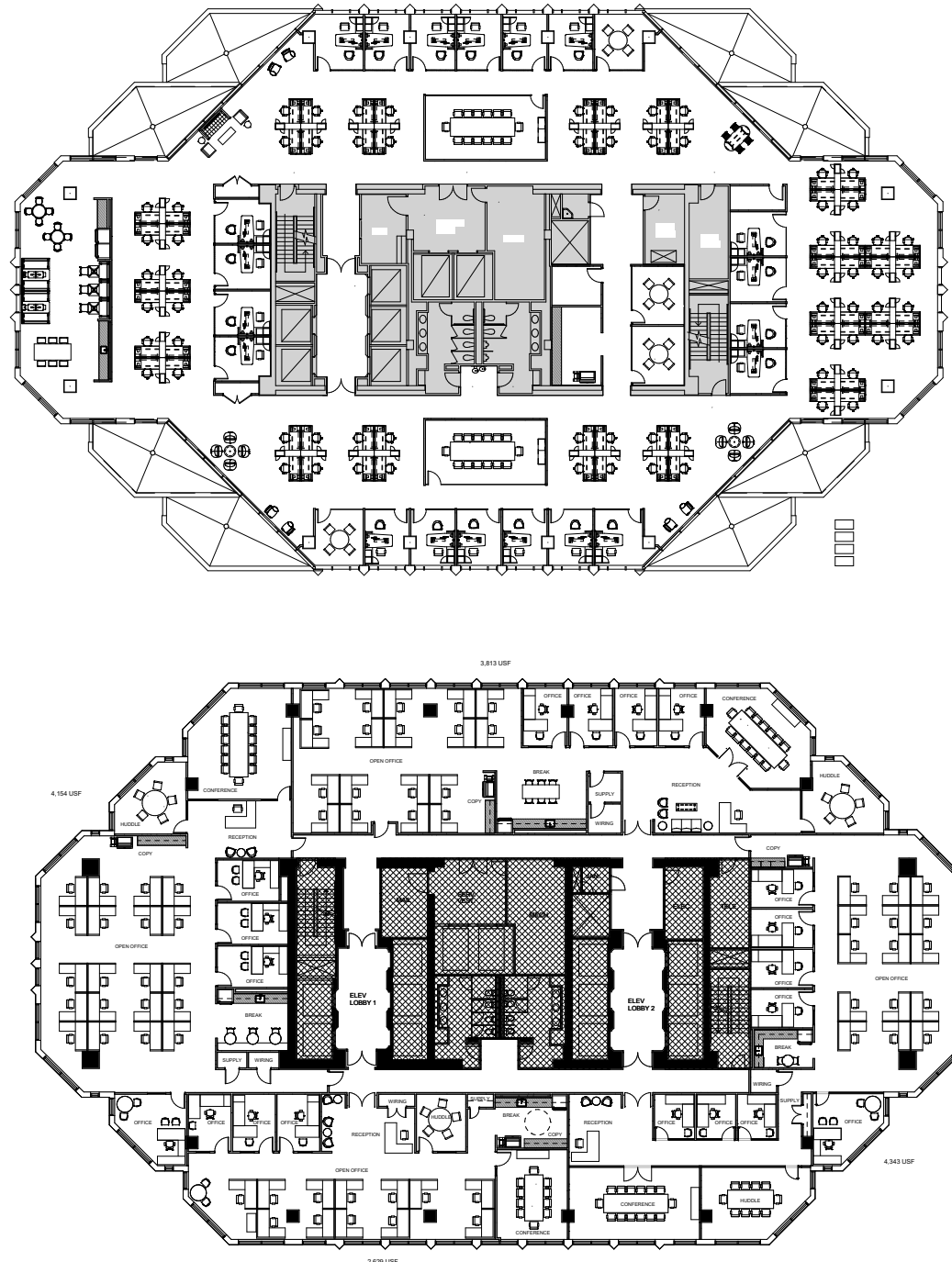
WALKABLE RETAIL AND ATTRACTION

- Apple Store
- Eddie V's
- Jeni's Splendid Ice Cream
- Slim & Husky's
- Cava
- Le Macaron French Pastries
- Shake Shack
- Boqueria
- Tootsie's
- Legend's Corner
- Dierks Bentley's Whiskey Row
- The Stage
- Jack's BBQ
- Savannah's Candy Kitchen
- Tin Roof
- Margaritaville
- Sephora
- Elixir Coffee
- Hattie B's Hot Chicken
- The Twelve Thirty Club
- Blanco Cocina + Cantina
- The Dry House
- Assembly Food Hall
- Black Shelton's Ole Red Bar
- Miranda Lambert's Casa Rosa
- Whiskey Bent Saloon
- Hard Rock Cafe
- The Stillery
- Big Jimmy's
- Wildhorse Saloon
- Mike's Ice Cream



333 COMMERCE STACK & FLOOR PLANS

Typical Floorplan



SIGNAGE RIGHTS AVAILABLE

27
26
25
24
23
22
21
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18
17
16
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G

161,707^{SF}

Available at top of building stack with Incredible views of Nashville

5,068^{SF}

Spec suite available

4,696-18,265^{SF}

LEASING AVAILABILITY

- SUITE 2700 17,392 RSF
- SUITE 2600 18,781 RSF
- SUITE 2500 18,781 RSF
- SUITE 2400 20,319 RSF
- SUITE 2300 20,324 RSF
- SUITE 2200 20,991 RSF
- SUITE 2100 22,566 RSF
- SUITE 2000 22,553 RSF

| | | |
|-----------------|-----------|---------------------------------|
| SPEC SUITE 1650 | 5,068 RSF | VIEW MATTERPORT |
| SPEC SUITE 810 | 4,186 RSF | VIEW MATTERPORT |
| SPEC SUITE 830 | 4,696 RSF | VIEW MATTERPORT |
| SPEC SUITE 850 | 4,737 RSF | VIEW MATTERPORT |

- SUITE 700 21,453 RSF
- SUITE 400 21,439 RSF
- SUITE 300 21,451 RSF
- SUITE 200 21,130 RSF
- SPEC SUITE 1,364 SF

GROUND FLOOR 5,762 - 10,000 RSF
Retail Opportunity

64,000^{SF}

2nd - 4th floors
Contiguous block

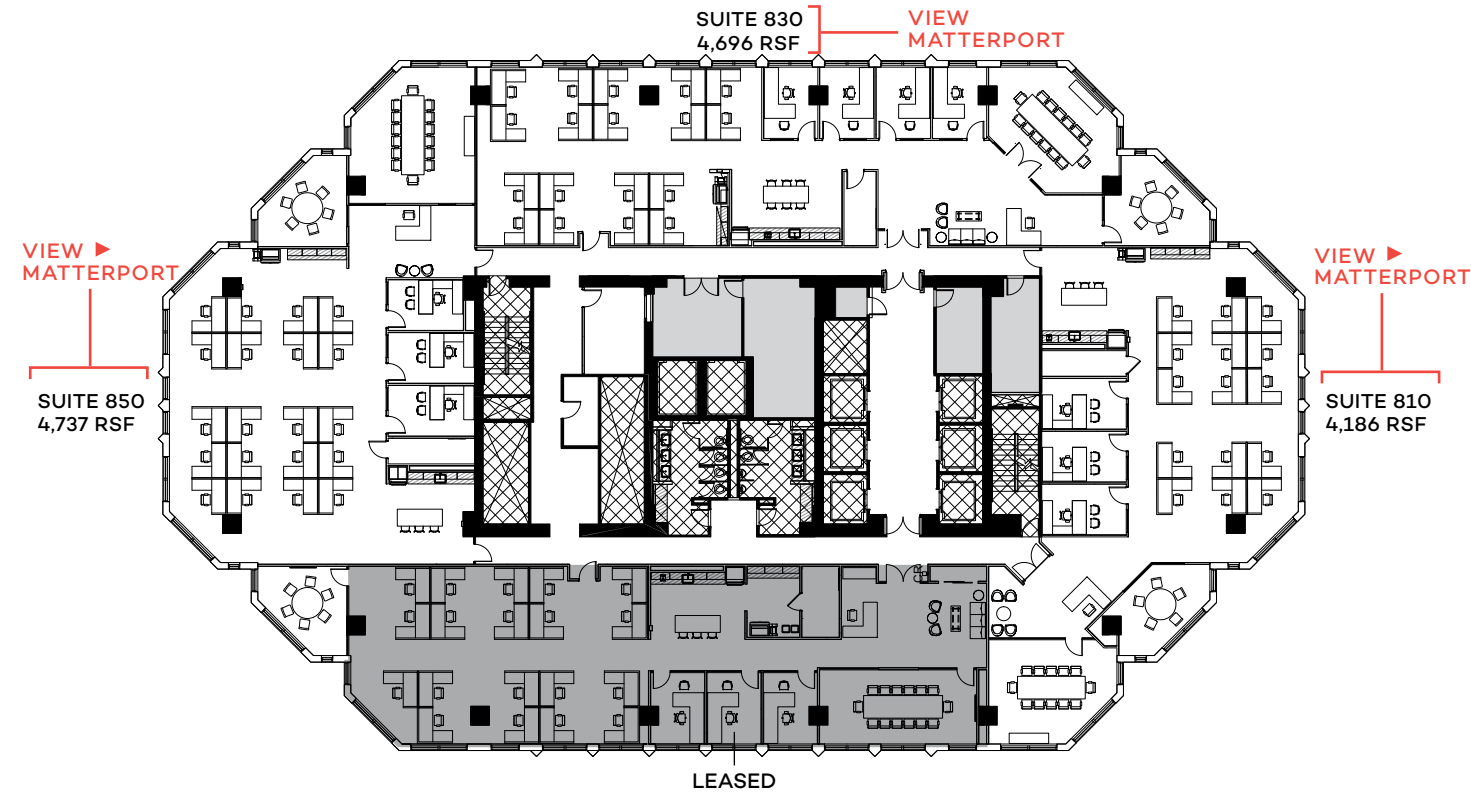
1,364^{SF}

Spec Suite on the first floor

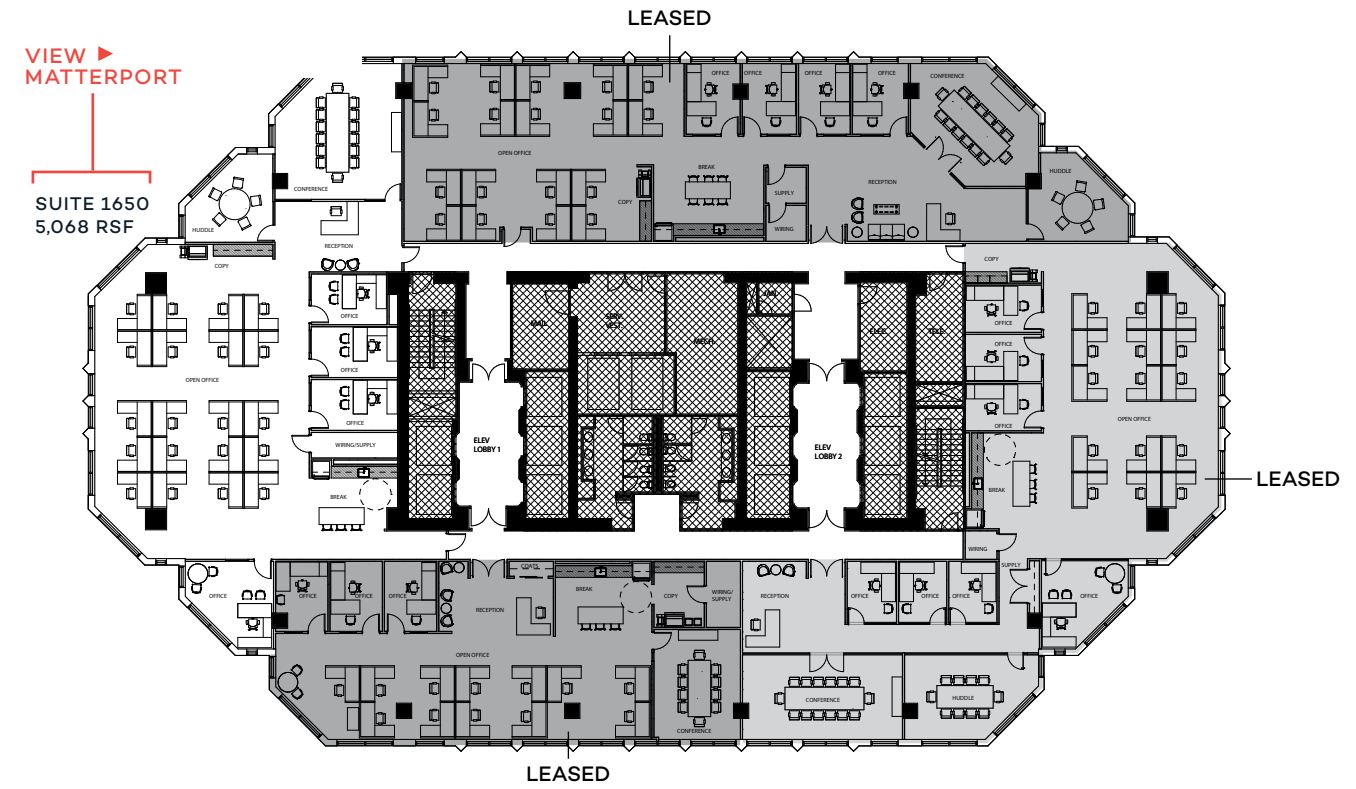
333 COMMERCE

AVAILABLE SUITES

8TH Floor - Suite 800



16TH Floor - Suite 1600





FOR MORE INFORMATION:

Charlie Gibson, CCIM

Vice Chair

615-301-2820

Charlie.gibson@cushwake.com

Crews Johnston III

Executive Director

615-301-2901

crews.johnston@cushwake.com

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