

# ONE NASHVILLE

---

FOURTH AND COMMERCE

[ONE-NASHVILLE.COM](http://ONE-NASHVILLE.COM)



# ON THE COVETED CORNER OF FOURTH AND COMMERCE

An unmistakable piece of the downtown skyline, One Nashville is an immersive workplace destination rising 24 stories above the vibrant neighborhood it's called home for more than three decades.

Located at the epicenter of Downtown's business and entertainment hubs, experience Music City at its core.

Sitting atop the start of Printer's Alley and with a walk score of 94, wherever you go within Nashville's dense urban fabric, One Nashville welcomes your return – always.



## THE NEIGHBORHOOD

### 100+ RESTAURANTS

# WALK TO MUSIC CITY FAVORITES

### START THE DAY WITH COFFEE

Elegy Coffee – On-site

Drug Store Coffee (Noelle Hotel) –  
1 minute walk

Natura Nashville – 1 minute walk

Café at the Bobby – 3 minute walk



### TAKE CELEBRATED CLIENTS OUT TO EAT

Deacon's New South – 1 minute walk

Merchant's – 4 minute walk

Gray & Dudley – 7 minute walk

The Southern Steak & Oyster –  
7 minute walk

### 3 FOOD MARKETS

#### HAPPY HOUR

Rare Bird – 2 minute walk

Skull's Rainbow Room –  
2 minute walk

Rooftop Lounge Bar at The Bobby –  
2 minute walk



#### DINNER AND DRINKS

Ophelia's Pizza + Bar – 1 minute walk

Black Rabbit – 4 minute walk

BrickTop's – 5 minute walk

Etch – 8 minute walk



### 10 HOTELS



#### AFTER HOURS

The Ryman Auditorium –  
1 minute walk

Honky Tonks on Broadway –  
2 minute walk

Acme Feed & Seed –  
6 minute walk

Blueprint Underground  
Cocktail Club – On-site



#### STAY THE NIGHT

Dream Nashville – 2 minute walk

Noelle – 2 minute walk

The Bobby – 3 minute walk

The Fairlane – 4 minute walk

21 C Museum Hotel – 6 minute walk

## ON-SITE AMENITIES

# A RADICALLY FRIENDLY EXPERIENCE

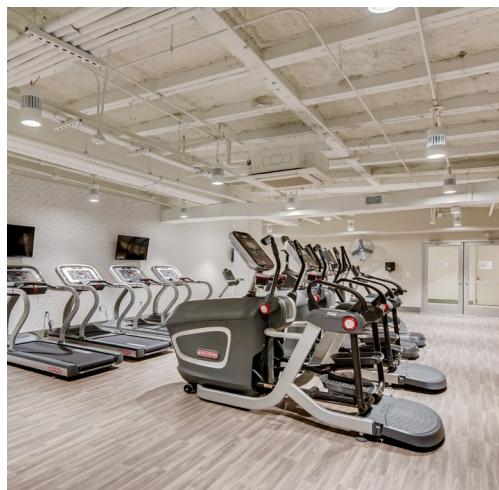
Completing a 3-phase renovation plan in 2021, One Nashville introduces new amenities aimed to elevate the tenant experience in a manner that holds true to Music City's cherished traditions.

## NEW ON-SITE RETAIL

- Elegy Coffee
- Blueprint Underground Cocktail Club

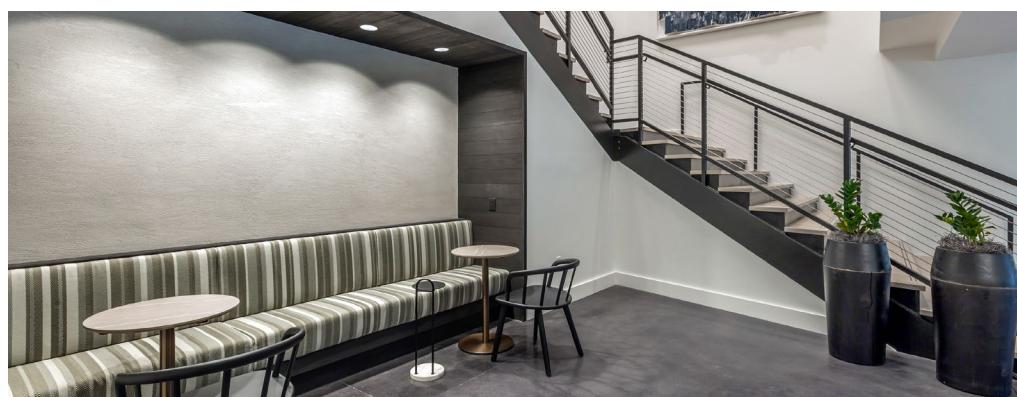
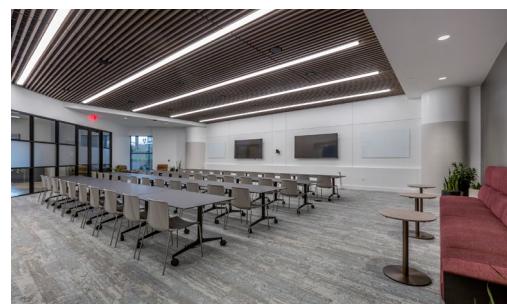
## INVITING ON-SITE AMENITIES

- Property Management
- Tenant lounge, and conference center
- Ty's Soups and Sandwiches
- On Fit, One Nashville's fitness club
- Secure bike storage with bike lockers, air compressor and repair tools
- Locker rooms with showers and towel service



## YOUR CAR IS NEVER FAR

- 2.0/1,000 parking ratio in adjoining deck and executive deck
- Direct access to 3,800+ additional spaces in covered decks within 2 blocks



## AVAILABILITIES

# A HUB FOR EXCHANGE

Offering first class office space in the heart of Music City, this is a connected community and home to progressive law firms, banking and entrepreneurs alike. With flexible floor plans and availabilities ranging from 1,837 RSF to full floors, One Nashville has something to offer everyone.

Suite	RSF	Notes
Suite 100	3,490 RSF	
Suite 200	16,218 RSF	
Suite 410	5,970 RSF	
<span style="color: orange;">info</span> Suite 430*	2,500 - 5,831 RSF	High-end move-in ready spec suite
Suite 440	2,042 RSF	High-end move-in ready spec suite
Suite 550	17,858 RSF	
Suite 900	17,935 RSF	
Suite 1025	3,285 RSF	
Floor 1100	17,698 RSF	
<span style="color: orange;">info</span> Suite 1345	1,837 RSF	High-end move-in ready spec suite
Suite 1500	17,524 RSF	
<span style="color: orange;">info</span> Suite 1600*	17,695 RSF	High-end move-in ready spec suite
<span style="color: orange;">info</span> Suite 1810	4,091 RSF	
Suite 1825	3,751 RSF	High-end move-in ready spec suite - Available 2/1/26
<span style="color: orange;">info</span> Suite 1870	1,875 RSF	High-end move-in ready spec suite
<span style="color: orange;">info</span> Suite 1900*	17,584 RSF	
<span style="color: orange;">info</span> Suite 2000*	17,658 RSF	
<span style="color: orange;">info</span> Suite 2100*	17,636 RSF	
<span style="color: orange;">info</span> Suite 2200*	17,827 RSF	
Suite 2300	15,673 RSF	Available 4/1/26

info Click for virtual tours

\* Suites Furnished

FOR LEASING  
INFORMATION,  
PLEASE CONTACT:

**Stewart Lyman**  
615.336.9055  
stewart.lyman@streamrealty.com

**Robby Davis**  
615.618.3967  
robby.davis@streamrealty.com

# WALK TO MUSIC CITY FAVORITES

100+ RESTAURANTS

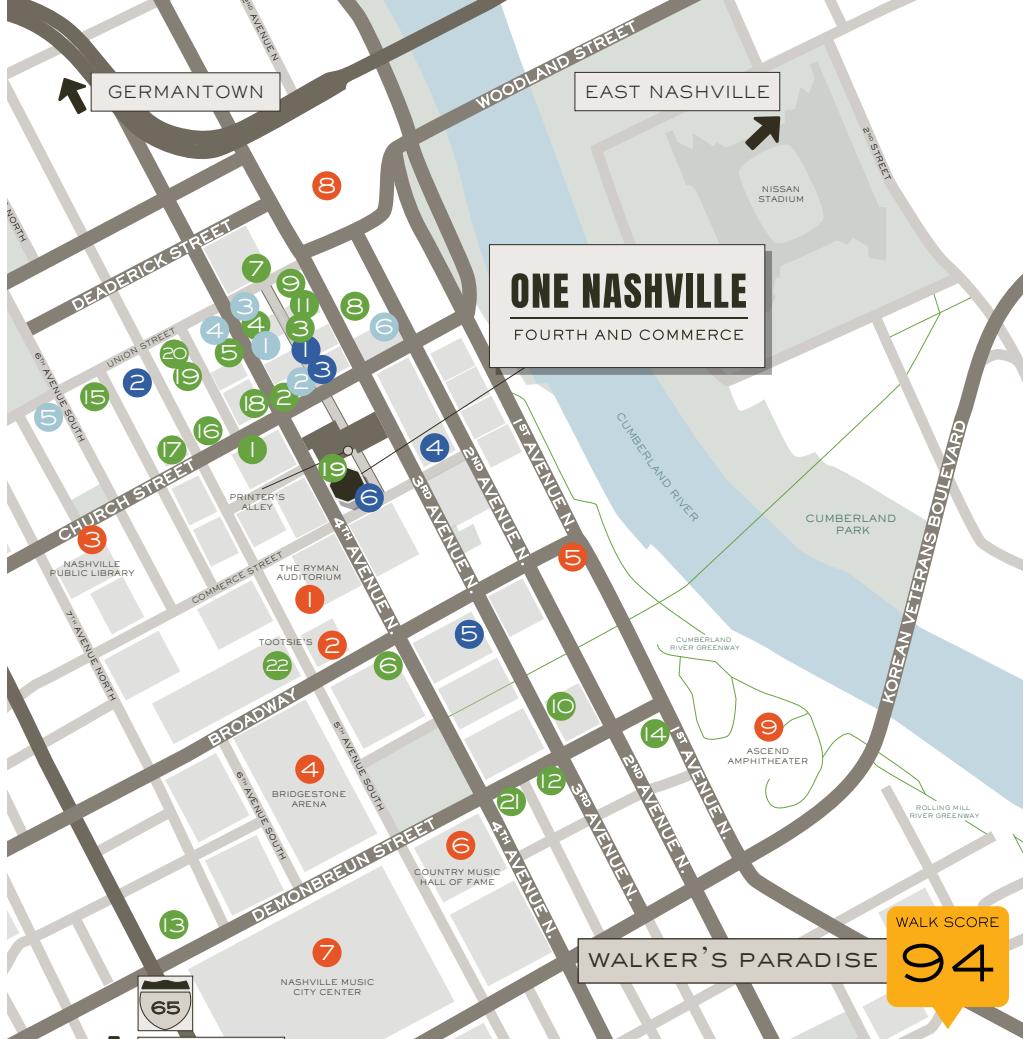
10+ HOTELS

180+ LIVE MUSIC  
VENUES

\*WITHIN A 1 MI RADIUS

## DINING + DRINKS

- 1 Deacon's New South
- 2 Rare Bird
- 3 Skull's Rainbow Room
- 4 Rooftop Lounge Bar at The Bobby
- 5 The Arcade (13 restaurants)
- 6 Merchant's
- 7 Jeff Ruby's Steakhouse
- 8 Black Rabbit
- 9 The District Bar & Kitchen
- 10 Cafe Lula (at The Ryman)
- 11 The Southern Steak & Oyster
- 12 Gray & Dudley
- 13 Etch
- 14 Bourbon Steak
- 15 Liberty Common
- 16 Capitol Grille
- 17 Puckett's
- 18 Church & Union
- 19 Blueprint Underground Cocktail Club



## COFFEE

- 1 Starbucks
- 2 Frothy Monkey
- 3 Drug Store Coffee
- 4 Another Broken Egg
- 5 Bongo Java
- 6 Elegy Coffee

## LODGING

- 1 Dream Nashville
- 2 Noelle
- 3 The Bobby
- 4 The Fairlane
- 5 Hermitage Hotel
- 6 21c Museum Hotel

## ENTERTAINMENT

- 1 The Ryman Auditorium
- 2 Tootsie's
- 3 Nashville Public Library
- 4 Bridgestone Arena
- 5 Acme Feed & Seed
- 6 Country Music Hall of Fame
- 7 Nashville Music City Center
- 8 Live on the Green
- 9 Ascend Amphitheater
- + Over 30 Live Music Venues on Broadway and 2nd Avenue

FOR LEASING  
INFORMATION,  
PLEASE CONTACT:

**Stewart Lyman**

615.336.9055

[stewart.lyman@streamrealty.com](mailto:stewart.lyman@streamrealty.com)

**Robby Davis**

615.618.3967

[robby.davis@streamrealty.com](mailto:robby.davis@streamrealty.com)



## OWNERSHIP

# A STRATEGIC INVESTMENT OF UNICO PROPERTIES

One Nashville is a strategic investment of Unico Properties – a Seattle-based private real estate investment firm offering user-centered investment, development, management and sustainability services in emerging markets across the U.S.

Their first debut in the Nashville market, Unico acquired the property in 2018 with a fearless spirit and simple strategy to make the building a place people want to be.

6+  
DECADES  
EXPERTISE

250+  
REAL ESTATE  
OBSESSED TEAM  
MEMBERS

17MM<sup>+</sup> SF  
PORTFOLIO



# ONE NASHVILLE

FOURTH AND COMMERCE

150 4TH AVENUE N · NASHVILLE, TN

ONE-NASHVILLE.COM



501 COMMERCE STREET  
SUITE 1120  
NASHVILLE, TN 37203

FOR LEASING INFORMATION, PLEASE CONTACT:

**Stewart Lyman**

615.336.9055

[stewart.lyman@streamrealty.com](mailto:stewart.lyman@streamrealty.com)

**Robby Davis**

615.618.3967

[robby.davis@streamrealty.com](mailto:robby.davis@streamrealty.com)