



FOR SALE

**38,696 SF
Building
In the Heart
of Downtown**

**161 Rosa L Parks Blvd
NASHVILLE, TN 37203**

**STREAM**

Property Overview

161 Rosa L Parks Blvd
NASHVILLE, TN 37203

- 38,696 SF entire building
- Lower level (comprising of 3,802 SF) will be retained by seller as either a condominium interest or leased for a 99-year term
- Floors 1-5: 34,894 SF
- Newly renovated interior
- Built in 1912 and on the National Registry of Historic Places
- Located in the Nashville CBD
- Immediate proximity to the Nashville Yards mixed-use development offering access to restaurants, retail and entertainment venues
- Across from Fred D Thompson Federal Building & Courthouse

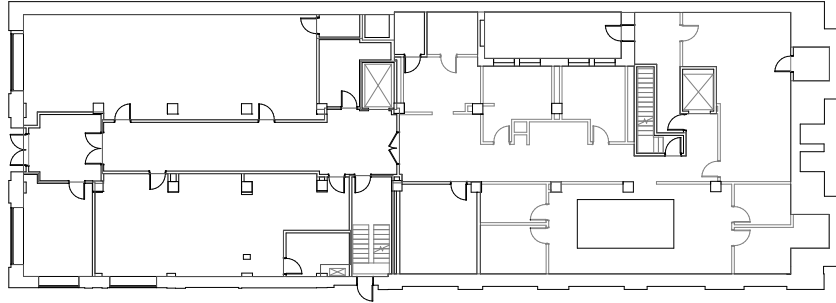




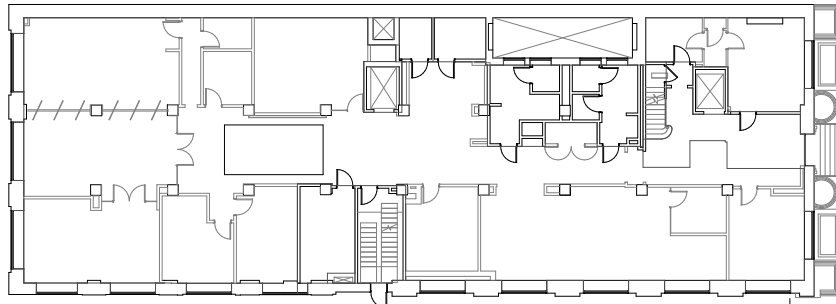
Floor Plans

GROUND FLOOR - 3,802 SF

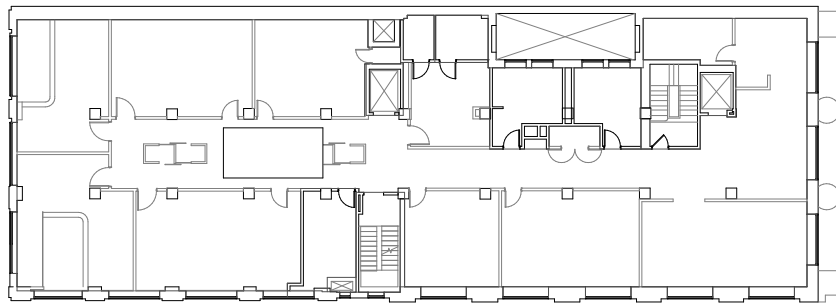
TO BE RETAINED BY SELLER AS A CONDOMINIUM UNIT OR LEASED LONG TERM



LEVEL 1 - 7,526 SF



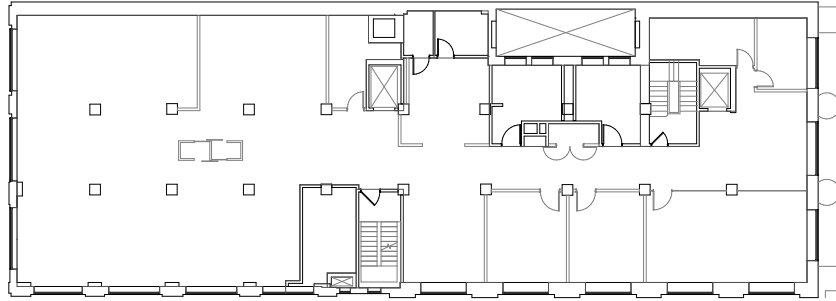
LEVEL 2 - 7,861 SF



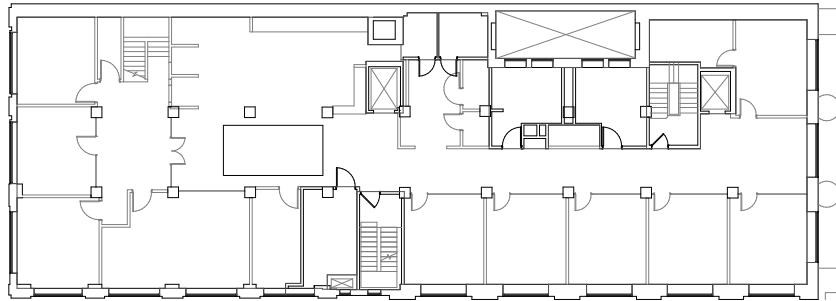
Floor Plans

LEVEL 3 - 7,833 SF

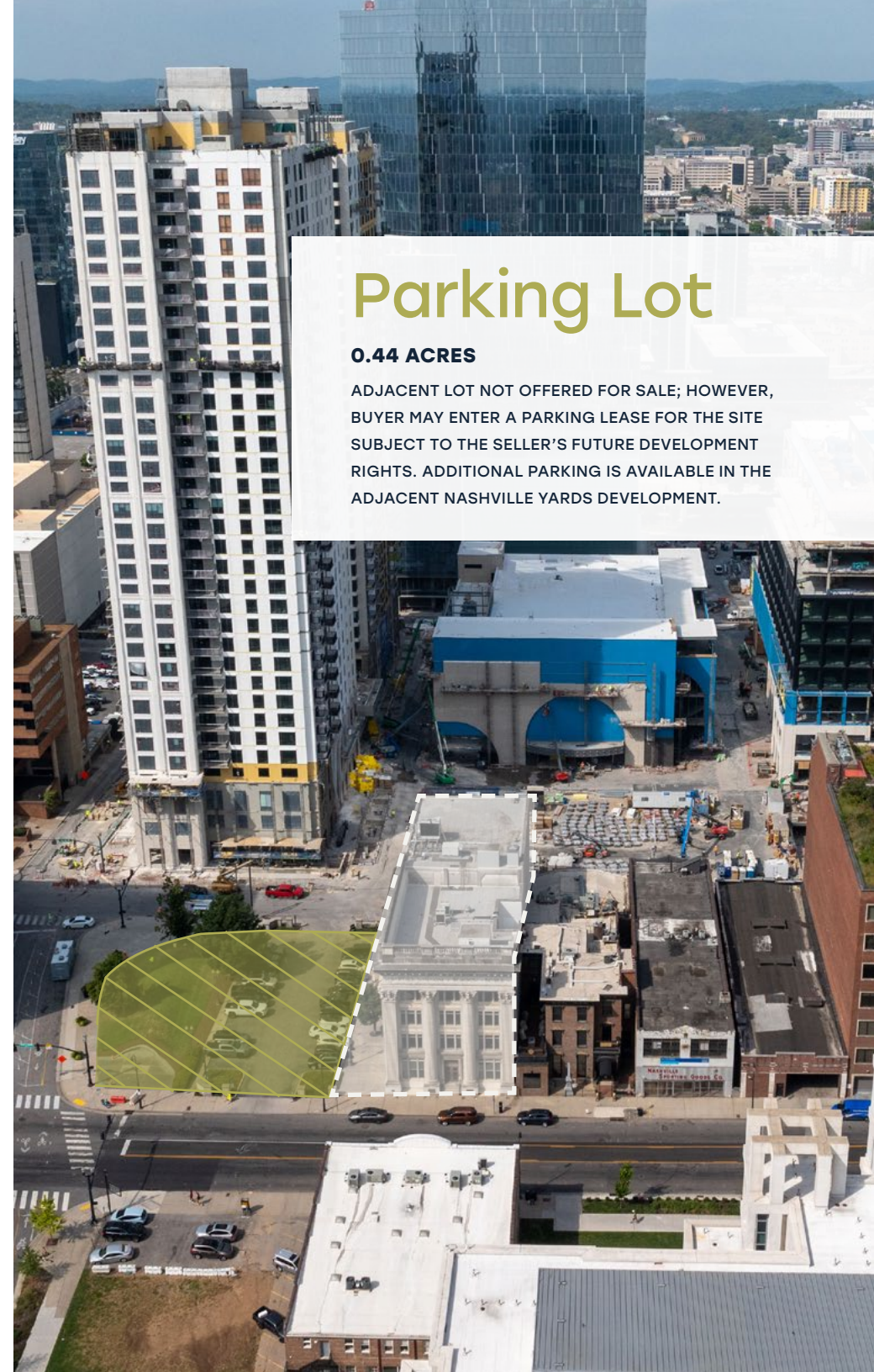
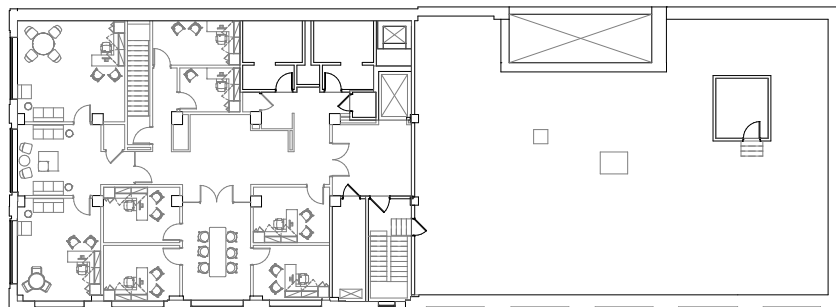
UNDER LEASE - DETAILS AVAILABLE UPON REQUEST



LEVEL 4 - 7,847 SF



LEVEL 5 - 3,827 SF



Parking Lot

0.44 ACRES

ADJACENT LOT NOT OFFERED FOR SALE; HOWEVER, BUYER MAY ENTER A PARKING LEASE FOR THE SITE SUBJECT TO THE SELLER'S FUTURE DEVELOPMENT RIGHTS. ADDITIONAL PARKING IS AVAILABLE IN THE ADJACENT NASHVILLE YARDS DEVELOPMENT.

Meet the Neighbor: Nashville Yards

350,000 SF

Retail, F&B, & Entertainment Space

2,000+

RESIDENTIAL UNITS

3M SF

OFFICE SPACE

4,500

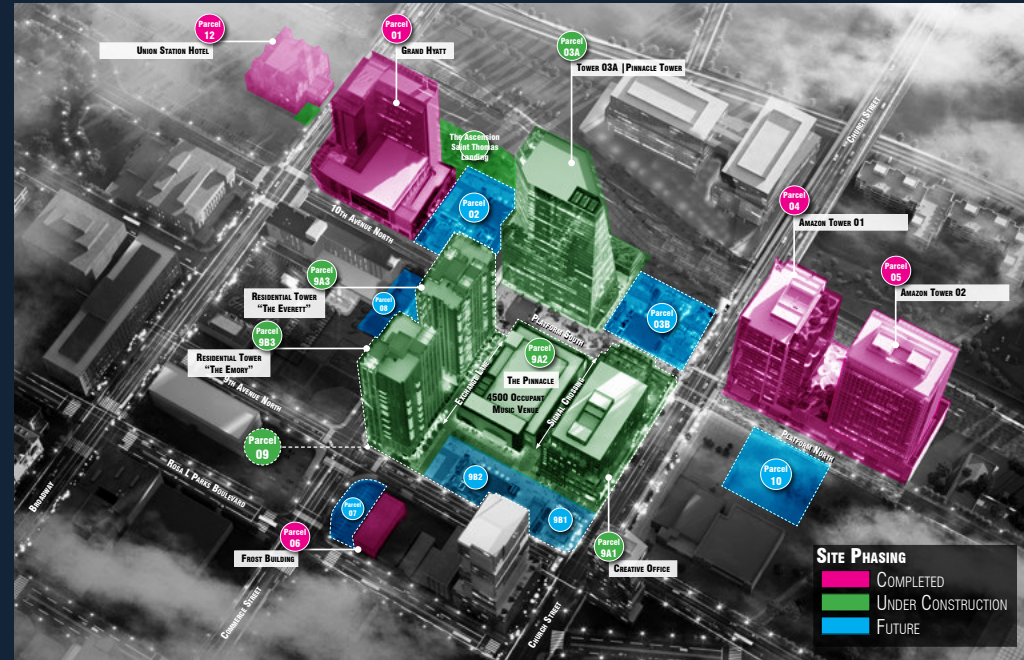
PERSON CAPACITY MUSIC VENUE, THE PINNACLE

7+ Acres

OPEN PLAZAS & GREEN SPACE

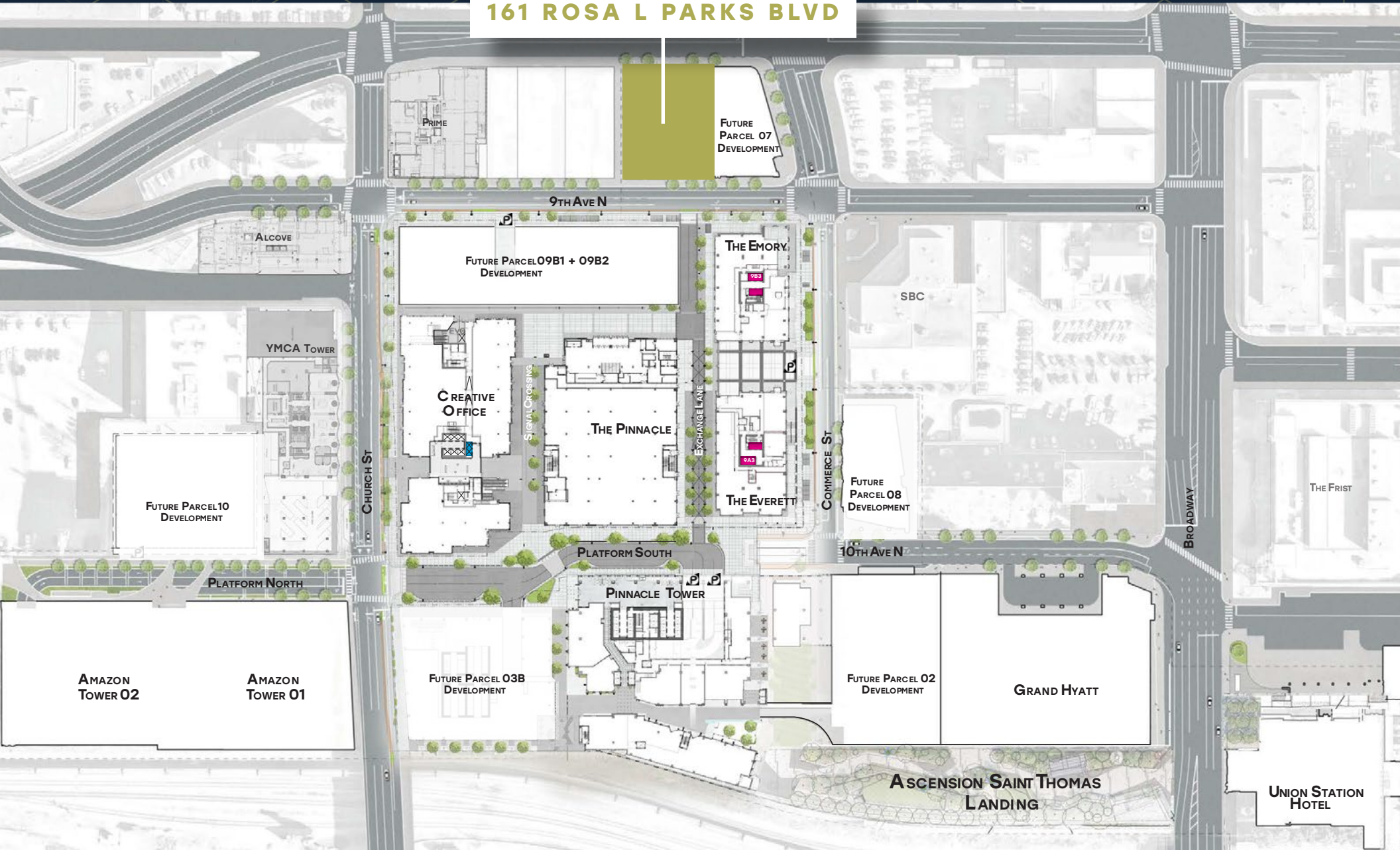
1,000+

HOTEL ROOMS



Nashville Yards Development

161 ROSA L PARKS BLVD



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