

12
22

Demonbreun



SHORENSTEIN

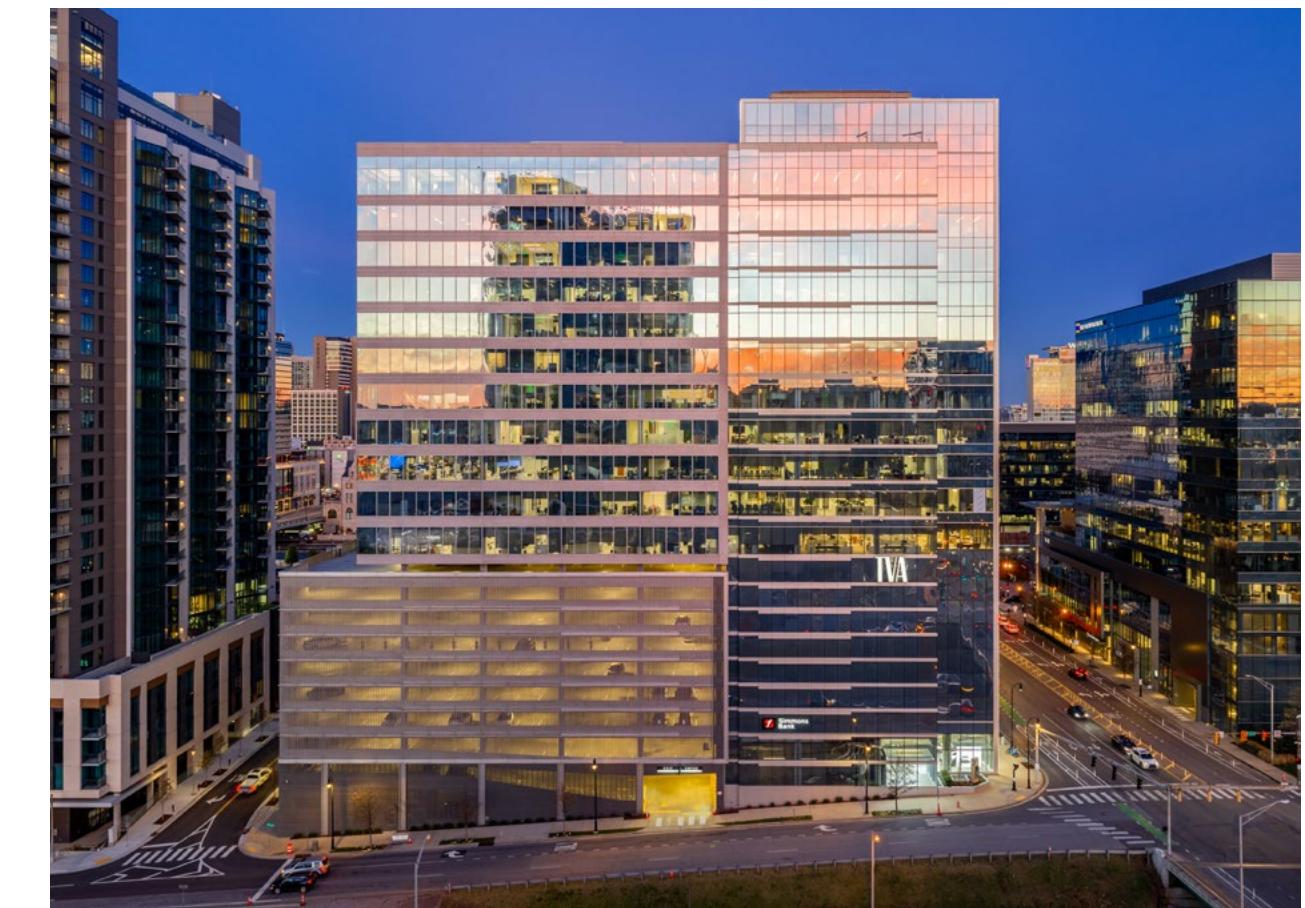
STREAM.

Little
Music City Center
Country Music Hall of Fame
Bryant & Mayne



12
22

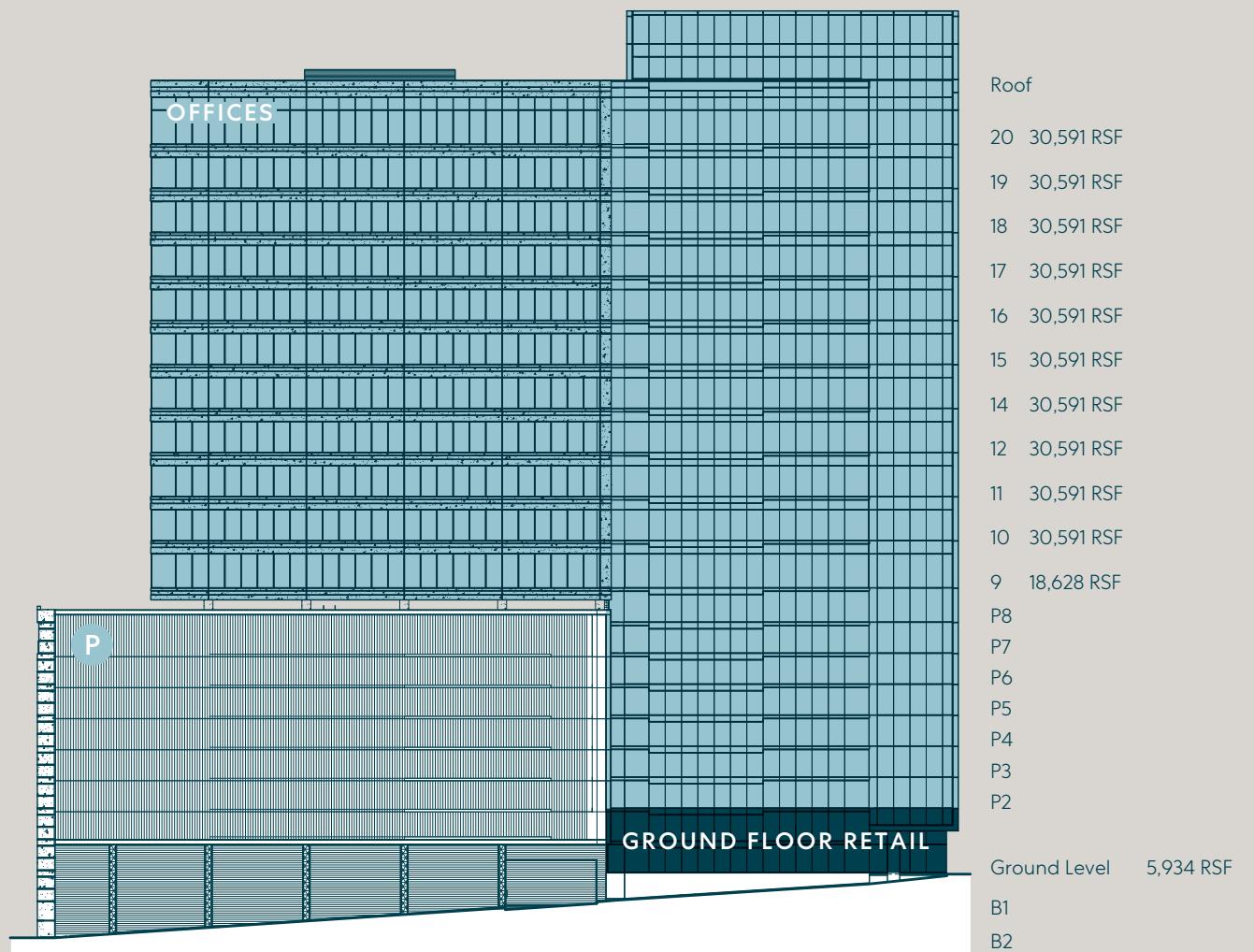
Demonbreun



Occupying a full block between 12th and 13th Avenues and McGavock and Demonbreun Streets, 1222 Demonbreun is a high-profile landmark at the center of the Gulch, surrounded by a luxury residential tower, boutique hotel, shops, and restaurants.

Building Specifications

1222 Demonbreun's high ceilings and flexible floorplates create light-filled spaces perfect for today's collaborative work styles. Full-height windows provide inspiring views of downtown Nashville and the bustling neighborhood below.



BUILDING SIZE

324,540 rentable square feet of office space
5,836 rentable square feet of retail space

PARKING

Garage parking on levels B2-8
2.76/1,000 parking ratio

BUILDING HEIGHT

20 stories total

ELEVATORS

Six high-speed tower elevators
- Five passenger destination dispatch elevators
- One dedicated freight elevator

CONSTRUCTION

Concrete frame and glass curtainwall
Floor-to-ceiling glass on all office levels

SUSTAINABILITY

LEED® Silver certified

FLOOR HEIGHTS

9' typical drop ceiling height
16.5' slab-to-slab and 10' drop ceiling height on level 20
14.5' slab-to-slab and 10.5' drop ceiling height on level 9
13.5' slab-to-slab and 9' drop ceiling height on levels 10-19

AMENITIES

Indoor-outdoor sky lounge
50-seat training and conferencing room with catering kitchen
Fitness center with showers and lockers
Micro-market
Direct connection to high-speed fiber infrastructure

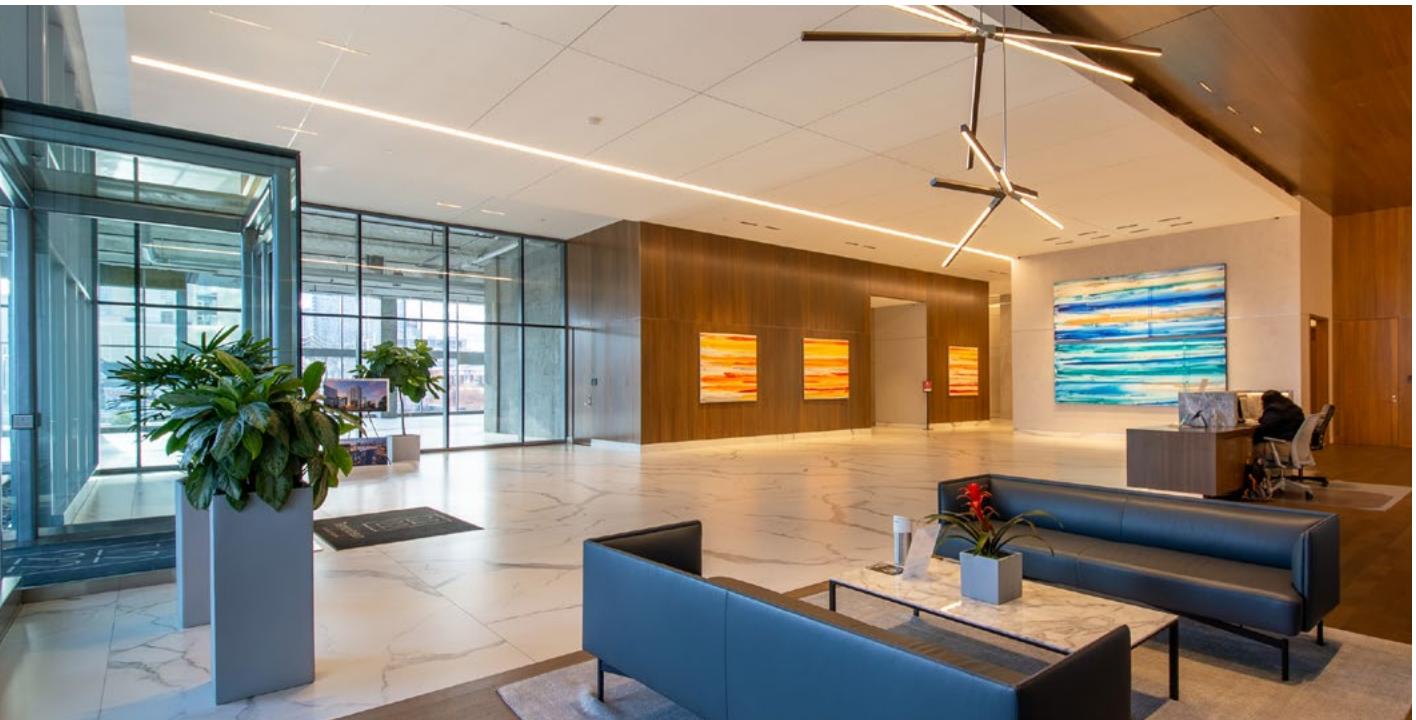
OFFICE SPACE

30,591 square-foot typical floor plate
30' x 45' average column bay spacing

TYPICAL FLOOR PLATE

Highly efficient, virtually column-free interior spaces





Built for today's evolving business environment, 1222 Demonbreun is reinventing what it means to work in Nashville.

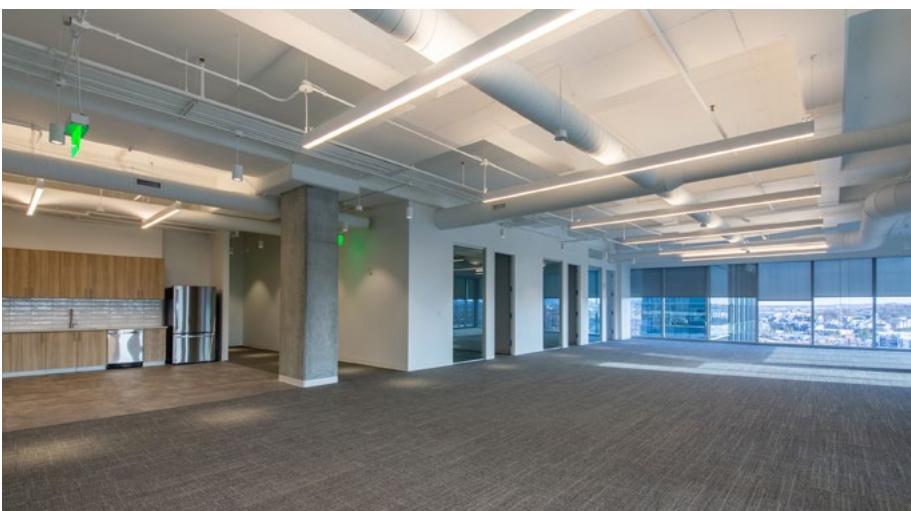


Availabilites

SUITE 1405: 5,790 SF Spec Suite

SUITE 1600: 3,604 SF Spec Suite

SUITE 1805: 2,876 SF Spec Suite



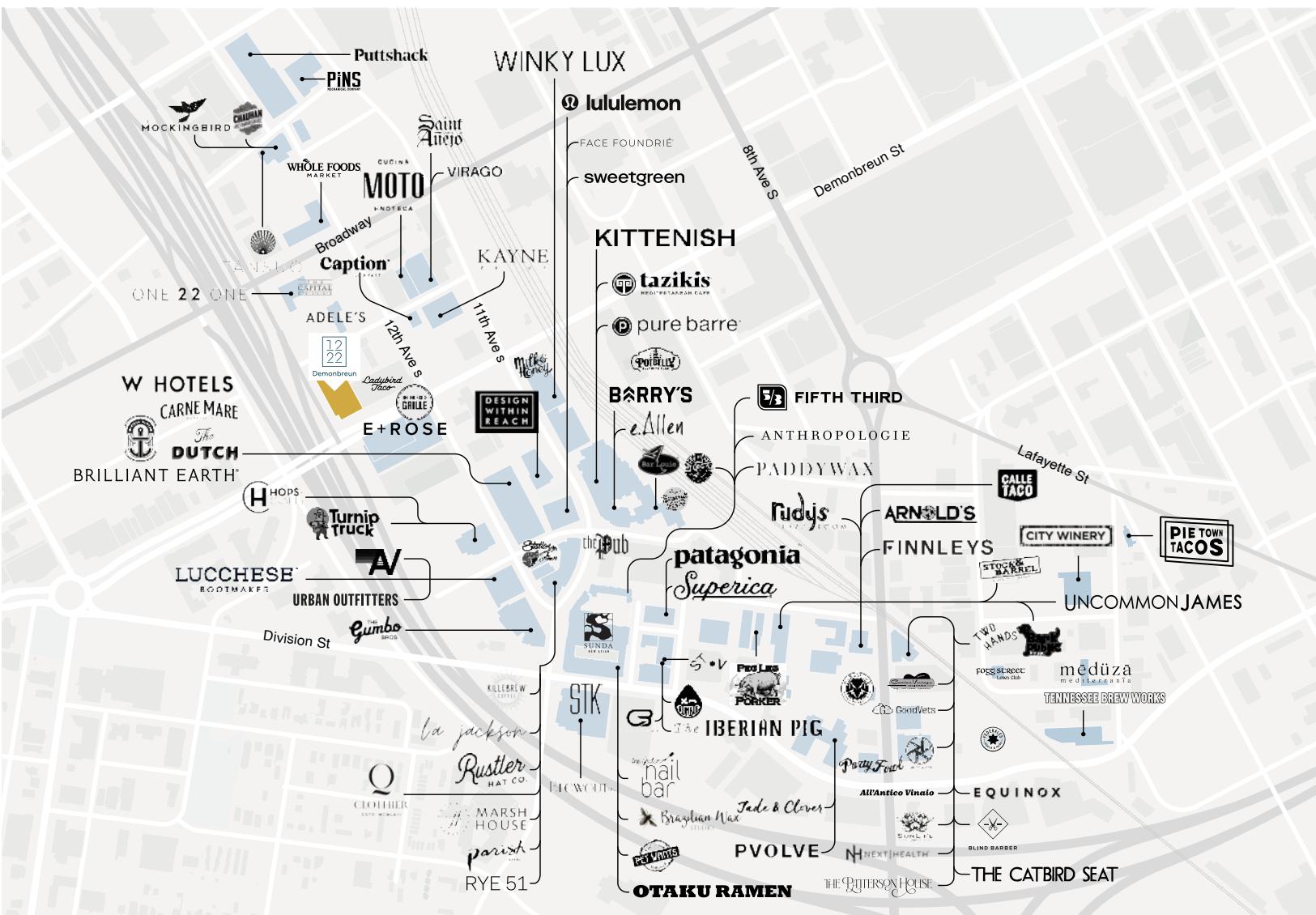
Amenities

The building features a thoughtfully designed indoor-outdoor sky lounge. A 50-seat training and conferencing room with a catering kitchen supports workshops and team sessions, while the fully equipped fitness center includes showers and lockers for added convenience. Completing the experience is a modern micro-market, providing easy access to refreshments throughout the day.



The Gulch

A vibrant, walkable district offering nearly 100,000 SF of curated dining options alongside more than 100,000 SF of local and national retailers, creating a dynamic mix of food, shopping, and culture. The neighborhood is home to four iconic murals and three inviting public spaces that serve as gathering points for residents and visitors alike, while regular community events and seasonal art installations bring constant energy and creativity to the area.



Area Developments

PROPOSED

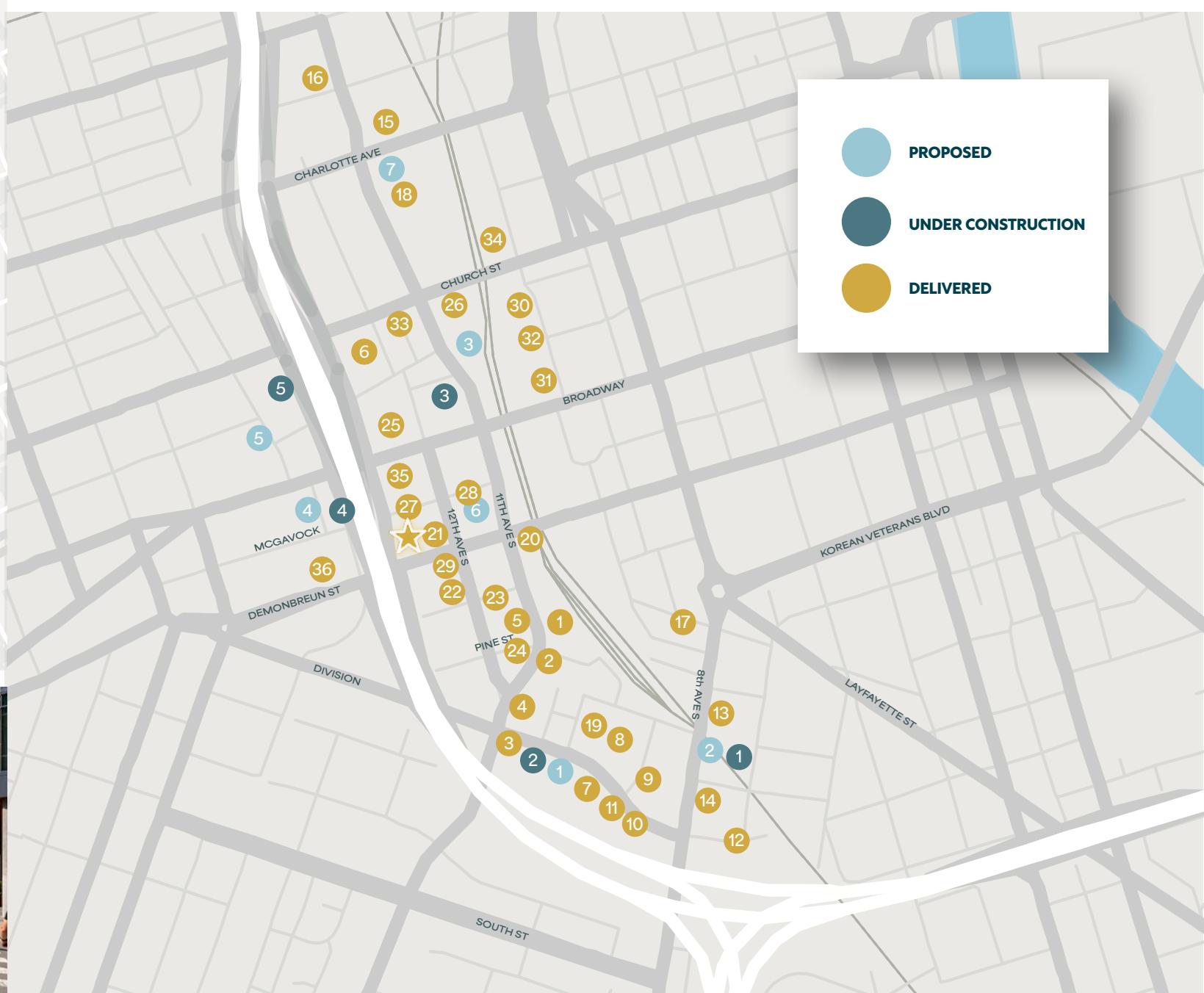
- 1 Camden Gulch
- 2 One Paseo Office
- 3 Gulch Central
- 4 Mid City
- 5 Reed District Hines
- 6 Ritz Carlton/Bohan Si
- 7 Eleven North

UNDER CONSTRUCTION

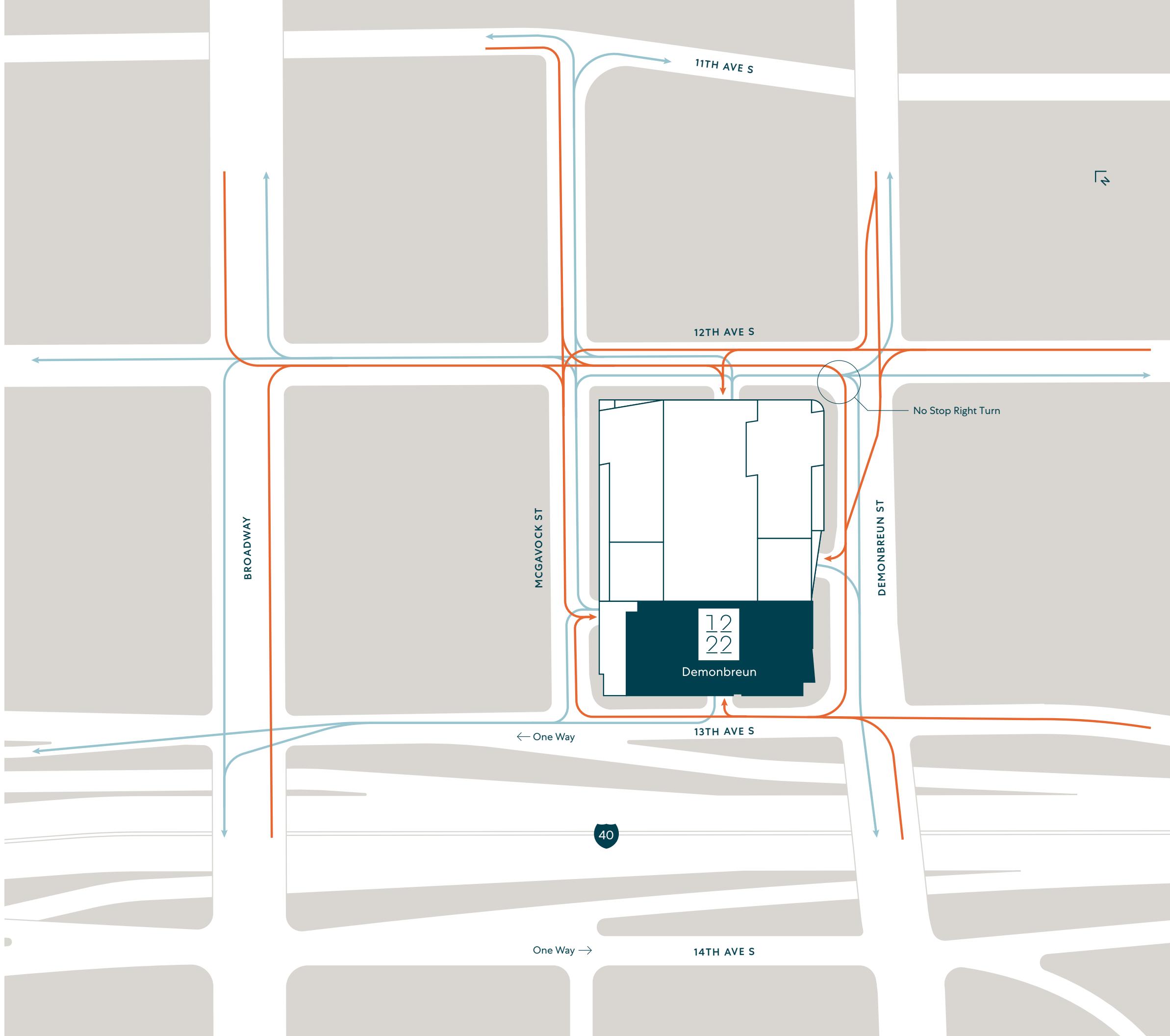
- 1 Pendry
- 2 Society Nashville
- 3 Marriott Edition
- 4 Albion Music Row
- 5 The Motley

DELIVERED

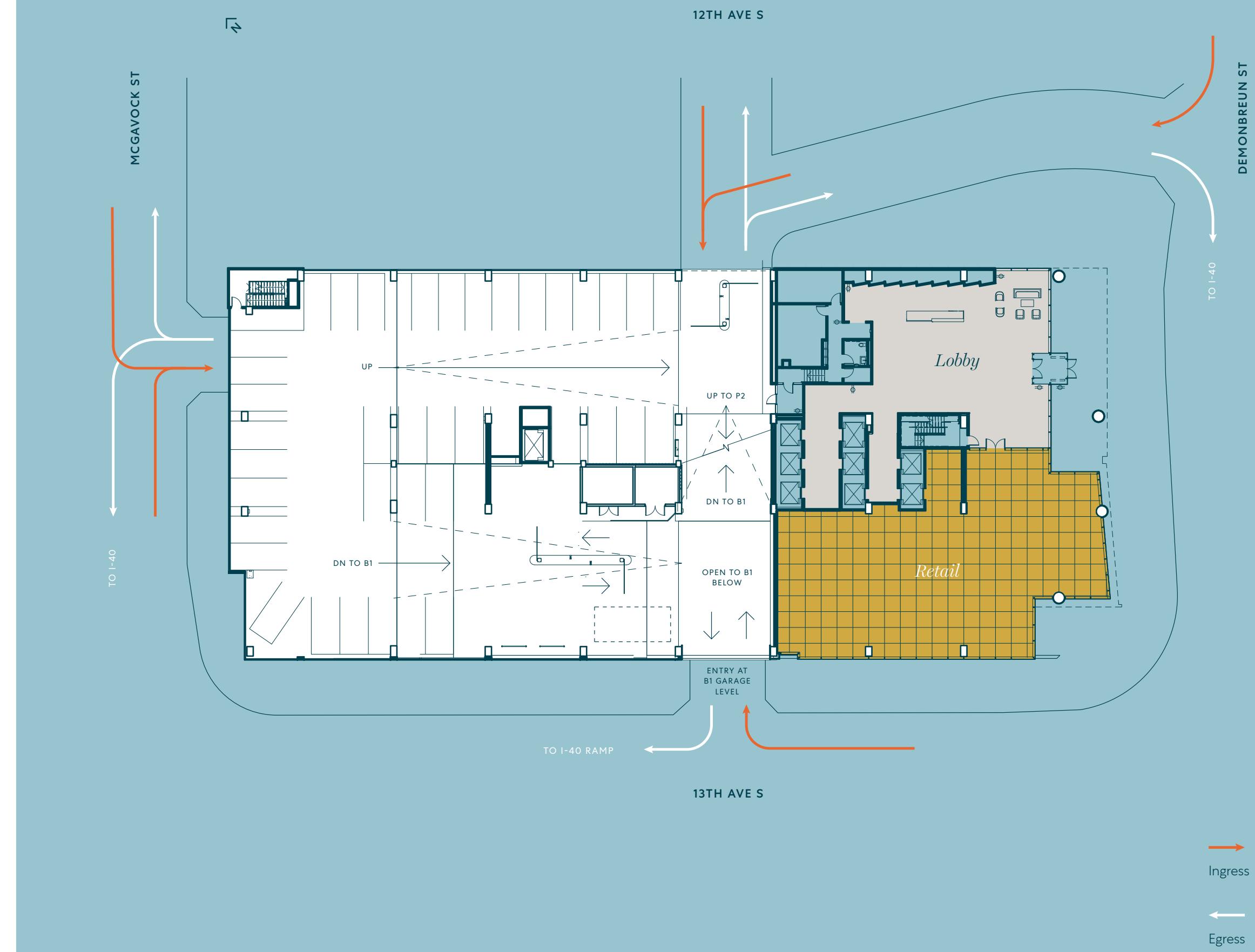
1	The Velocity	19	Canopy by Hilton
2	Pine Street Flats	20	Gulch Crossing
3	Terrazzo	21	The Pullman
4	Icon	22	1212 Condos
5	Three Thirty Three Office	23	W Hotel
6	The Gossett	24	Thompson Hotel
7	Fairfield	25	1200 Broadway
8	Harlowe	26	Assurion Headquarters
9	Modera Gulch	27	1221 Broadway
10	Broadstone Gulch	28	Hyatt Caption
11	Aspire Gulch	29	1201 Demonbreun
12	Albion Gulch	30	Pinnacle Tower
13	Prima	31	Grand Hyatt
14	Voorhees/Antiques	32	Yards Creative Office
15	Capitol View	33	1111 Church
16	Radius	34	Amazon Headquarters
17	805 Lea	35	Modera McGavock
18	Eleven North - Multi-Family	36	Rhythm at Music Row



1222 Demonbreun
shaves commute times by
offering easy access to I-40,
Broadway, and Demonbreun.



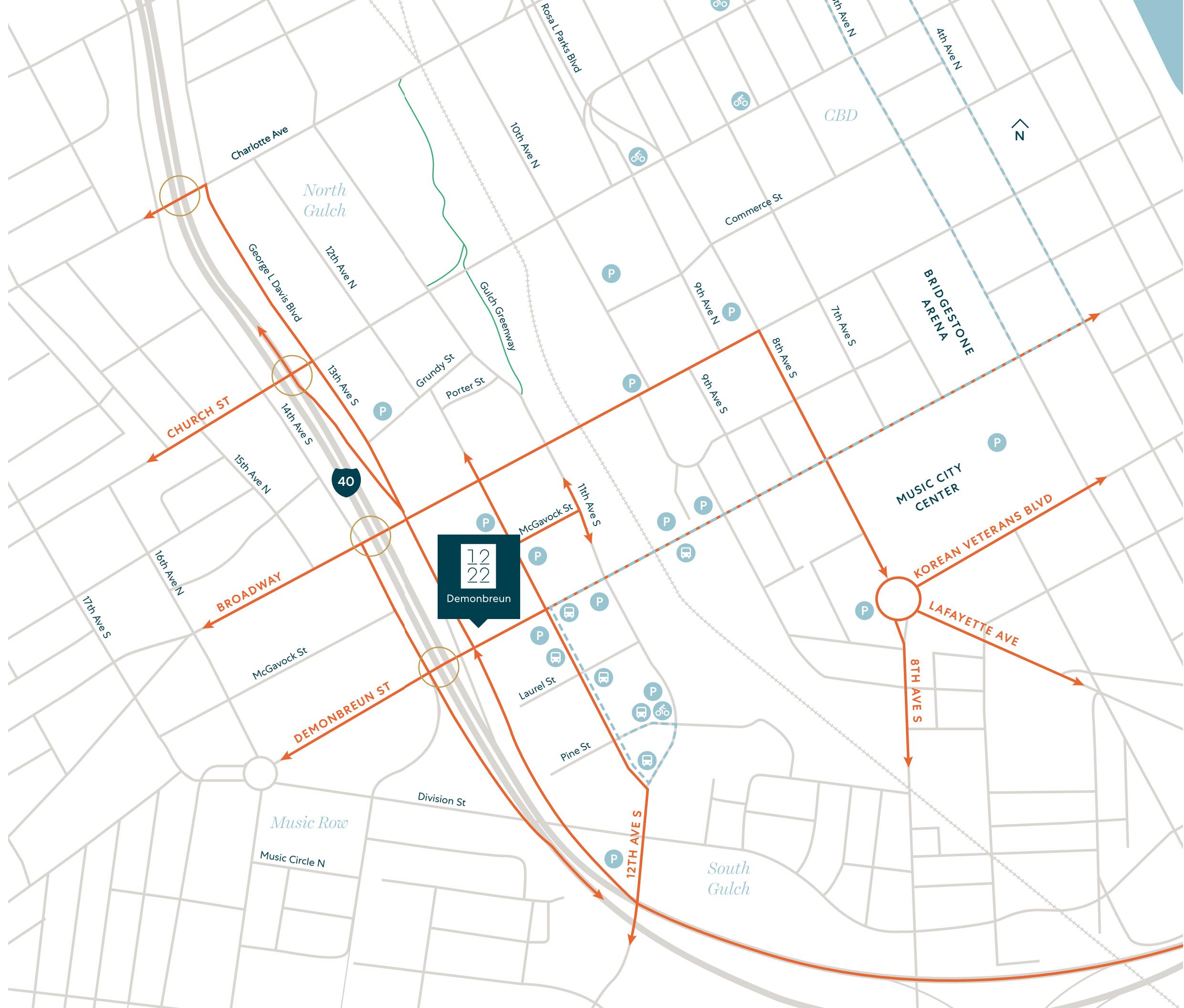
The 900+ car parking garage offers multiple points of ingress and egress, delivering additional flexibility and convenience to employees and visitors.



In addition to offering easy access to the area's major roadways, 1222 Demonbreun is fully connected to public transportation and the city's bicycle infrastructure.

- Artery Road Access
- Highway Access
- Music City Green Circuit
- P Parking

- B-cycle Station
- Music City Green Circuit Stops



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