

# ONE 22 ONE

A NEW NASHVILLE LANDMARK

NEWLY CONSTRUCTED  
CLASS AA TROPHY  
OFFICE SPACE



Another Development By:





# Redefining

THE ENTRANCE TO DOWNTOWN

## Located at the gateway to Downtown

Nashville, ONE 22 ONE is the most sought-after address in the affluent and highly desired Gulch neighborhood. Sitting at the corner of Broadway and 13th Avenue, ONE 22 ONE is the landmark where The Gulch, Midtown, and Downtown Nashville join.



WiredScore  
PLATINUM

## Office

# 373,000

Square Feet

24 floors

±27,500 SF floor plates

Ceiling heights: 14' typical;  
16' penthouse; 18' amenity

Concrete frame and curtainwall glass

Floor-to-ceiling windows

6 high-speed elevators

## Retail

# 15,229

Square Feet

Chotto Matte Restaurant

Small coffee/lunch retail space  
on ground floor

2nd Floor mezzanine space available

## Parking

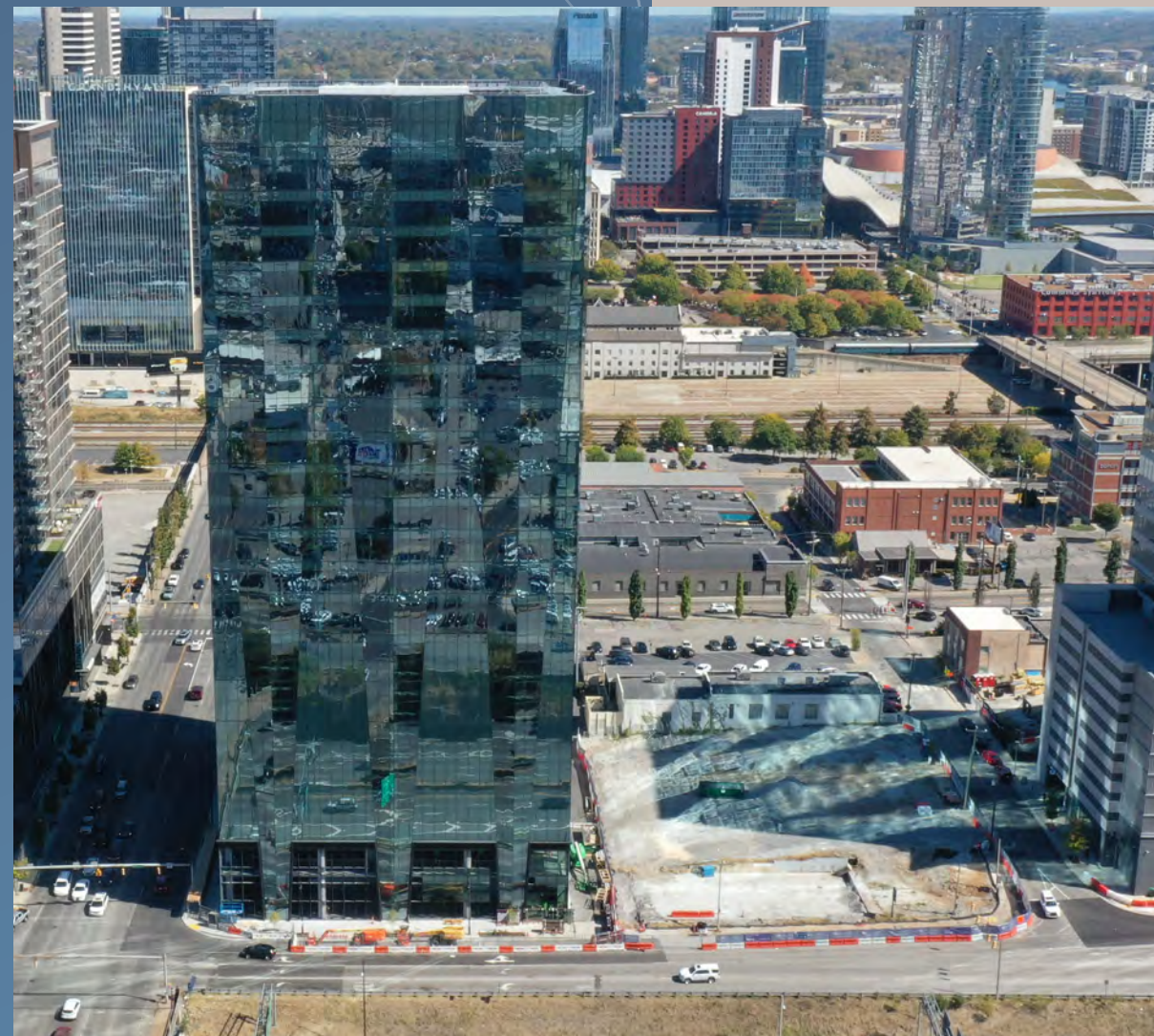
# 2.8/1000

Parking Ratio

12-level garage with tenant  
and guest spaces

Reserved and unreserved parking

Covered porte cochere  
and drive aisle for convenient  
rideshare pick-up and drop-off



# Prominent Location



[Click Here To View Video](#)



# World-Class Amenities

WITH PANORAMIC VIEWS



## AMENITY DECK

Shaded amenity deck facing east towards downtown with high-end luxury finishes



## GREEN SPACE

Indoor and outdoor green space for everyday use and events. Open-air terrace features games, outdoor exercise area, fire pits, Wi-Fi, bar area



## TENANT LOUNGE

An indoor / outdoor tenant sky lounge offers seating areas, work space, tables, televisions, and grab and go market



## FITNESS CENTER

Spa quality fitness center with best-in-class cardio and free weights equipment, and locker rooms with showers



## CONFERENCE CENTER

Shared conferencing space available for tenant use that seats up to 200 people



## RETAIL

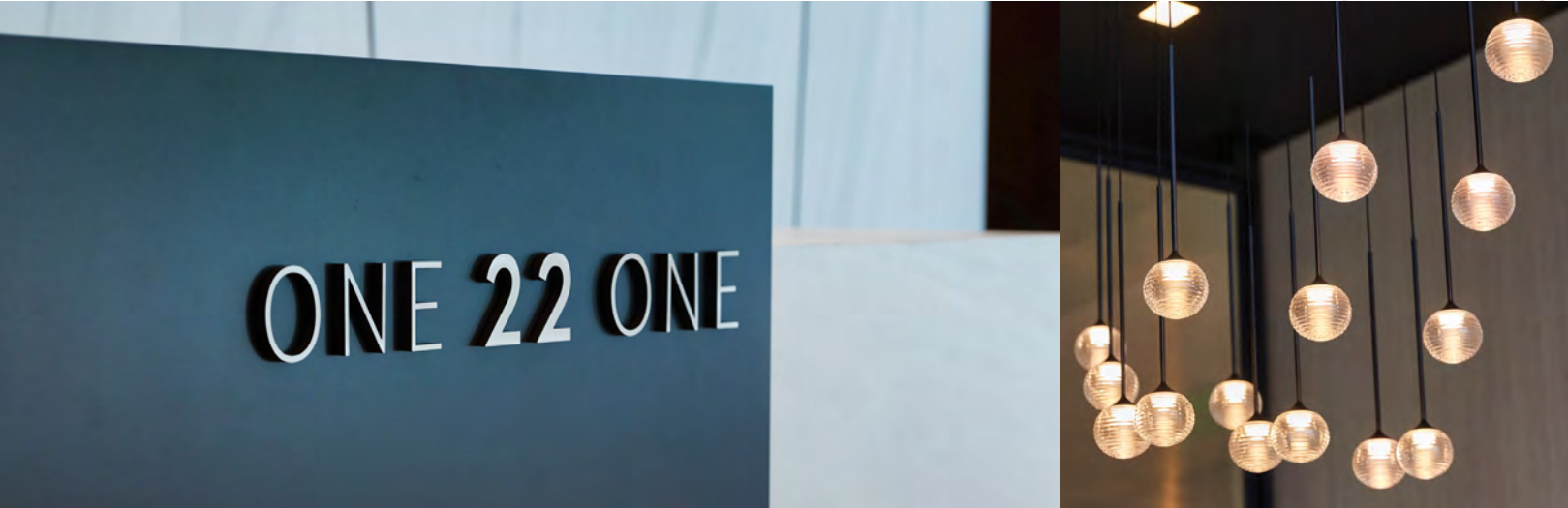
Ground and mezzanine level retail space offering lunch, happy hour and dinner at Chotto Matte, small amenity retail space targeted for breakfast and lunch operator, and Whole Foods across the street





# ONE 22 ONE

IS THE PLACE TO BE IN NASHVILLE



## Additional Features

Grand lobby with adjoining onsite dining and retail

24-hour on-site security and concierge

Touchless entrance with destination dispatch

Bike storage

Across the street from Whole Foods

LEED, Fitwel and Well Certified

Porte cachere and ally entrance for easy access





*ONE 22 ONE sets a new standard in promoting the health and wellness of its tenants with the following features:*



Individual HVAC system on each floor for enhanced fresh air flushing and quality air circulation.

Installation of UV lights on all HVAC system coils to inhibit microbial growth.

Destination Dispatch elevator systems for security and crowd mitigation.

Thermal imaging cameras in lobby and waiting areas.

Numerous “touchless” systems including faucets, soap dispensers, door openers, and elevators.

Ability In Emergency Response Mode to flush and replace the entire building’s air supply overnight.

24-hour concierge service can stagger arrivals and departures, as needed.



Ensure that building users and the community benefit from sustainable design, construction, operation, and performance.

Implement sustainable building practices to realize environmental, economic, social, and community benefits.

Ensure high quality construction through integrative design and optimize operations, and performance.

Deliver high-quality beyond market practices by incorporating innovative design, technologies, construction, and material selection strategies.

Consume fewer resources, reduce operating costs, increase value, and create healthier environments for occupants.

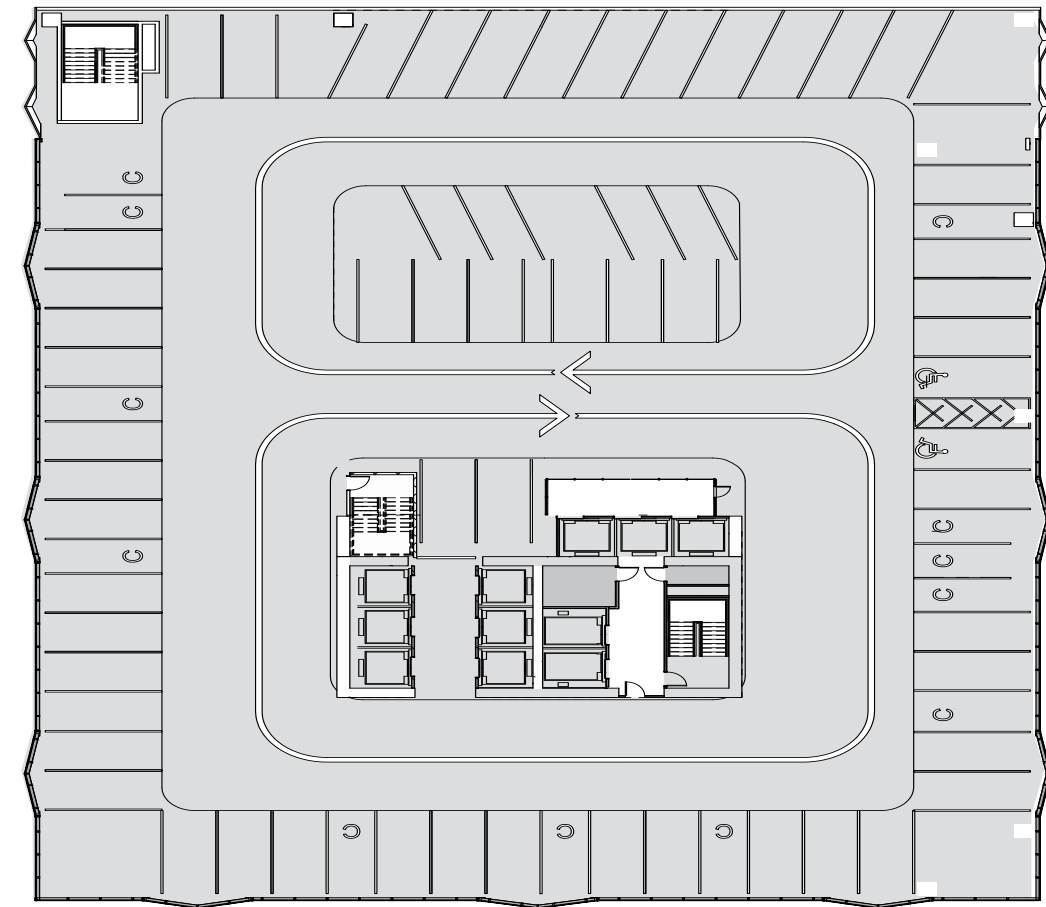
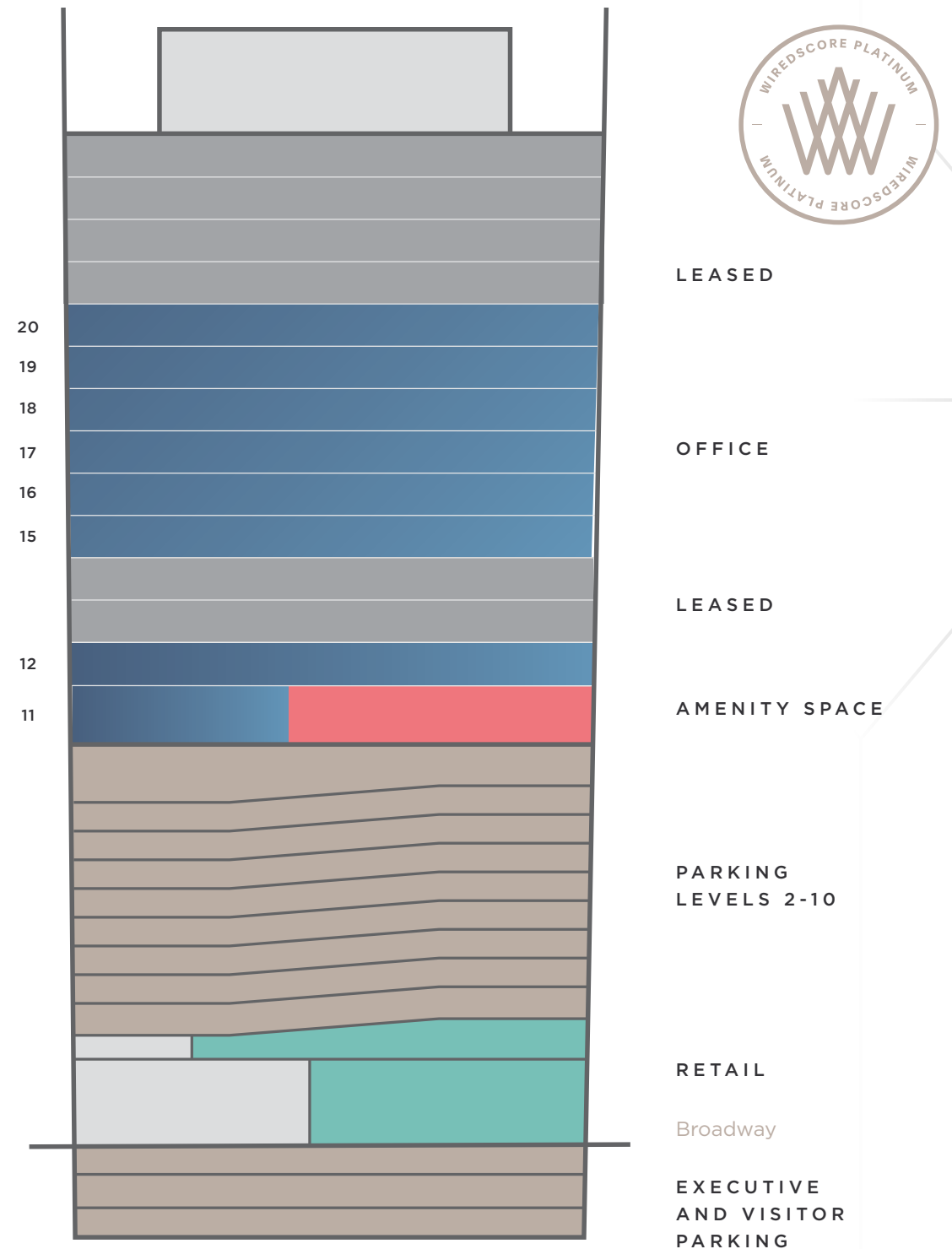
Deliver cleaner indoor air to improve productivity, focus, and reduce illnesses.

Reduce environmental impact including GHG/carbon emissions by using sustainable building materials.

# Stacking Plan

● Office ● Parking ● Amenity Space ● Retail ● Lobby ● Mech / Bldg Services ● Leased

TRANSVERSE SECTION



## Typical Parking Garage Floor Plate

### CONVENIENT PARKING EXPERIENCE

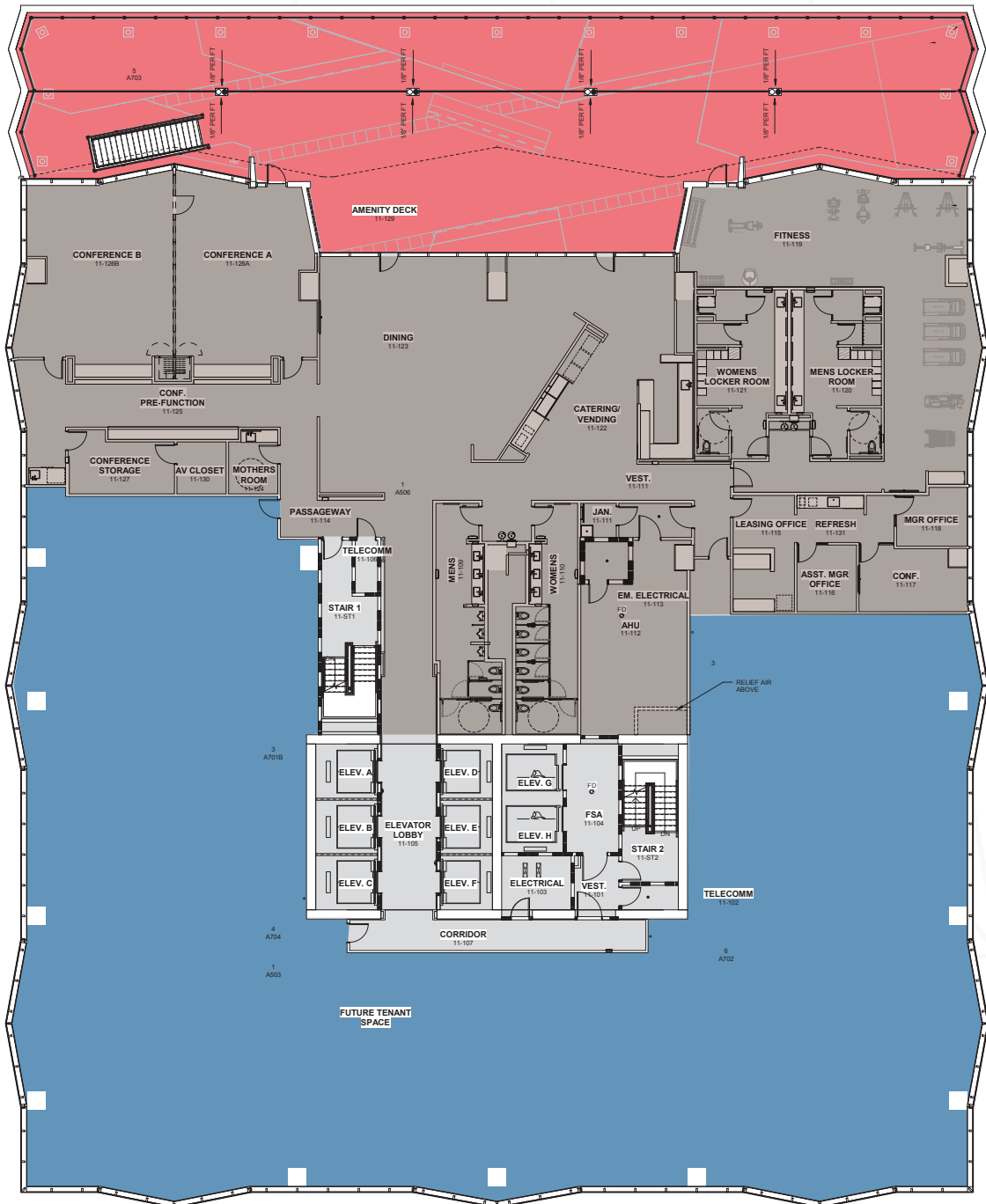
- + Ample parking on 12 levels for tenants and guests
- + 2.8/1,000 SF parking ratio
- + Designated tenant and visitor spaces
- + 3 levels below grade for executive and visitor parking
- + 9 levels above grade floors 2-10
- + Next-gen wayfinding technology



# Amenity Office Floor Plate

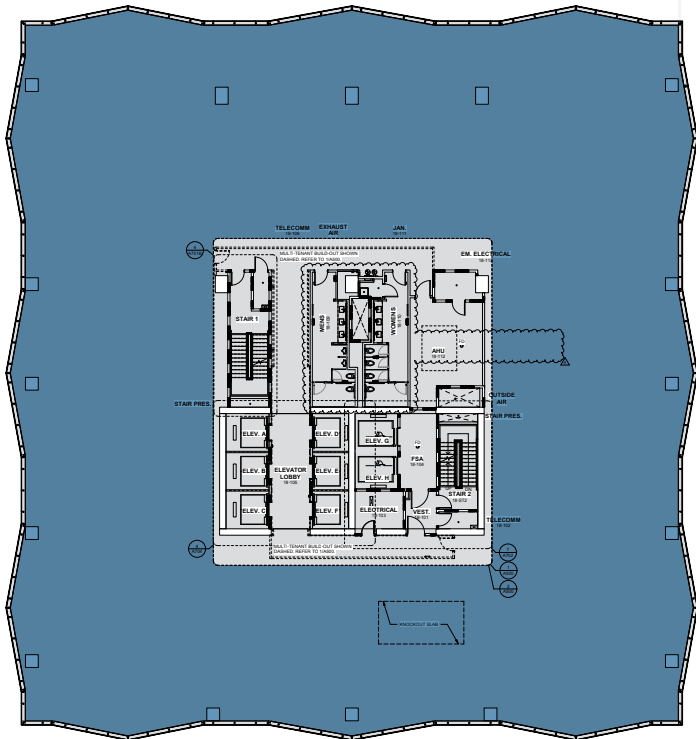
±16,803 SF

AVAILABLE FOR LEASE

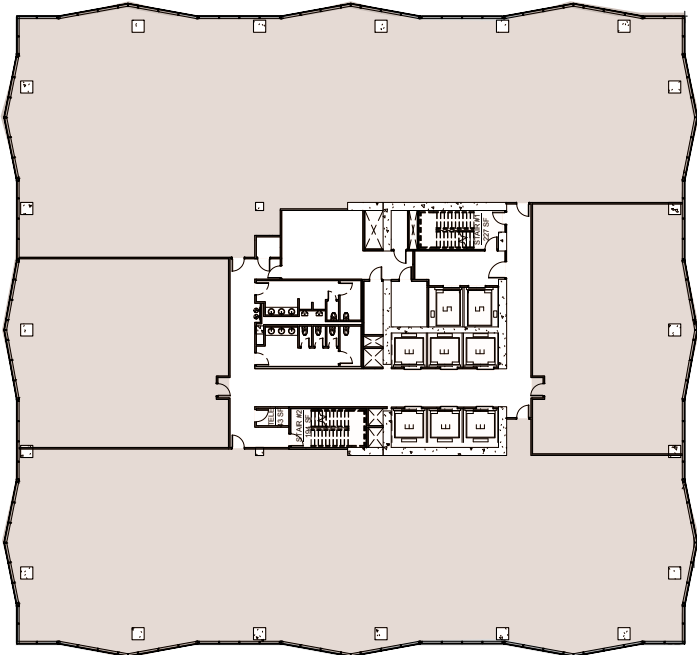


# Typical Office Floor Plate

±27,500 SF



# Multi-tenant Floor Plate



# Unmatched Location

Get to work faster and save time with convenient interstate access and multiple points of ingress and egress.

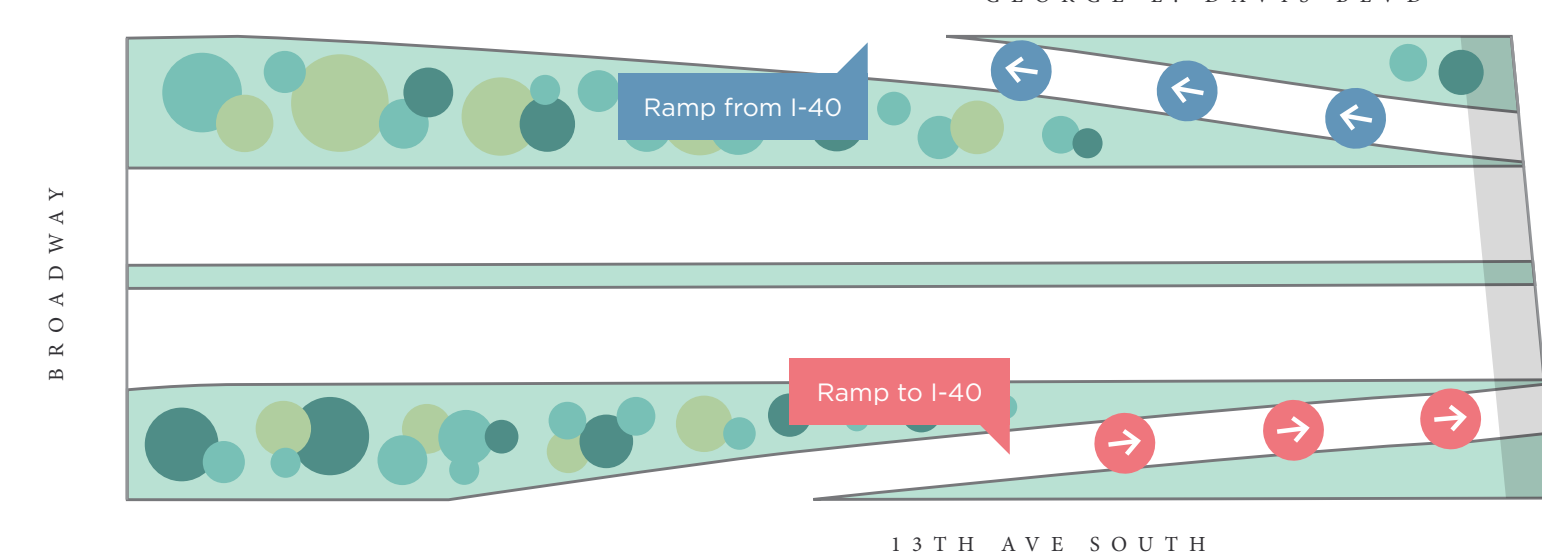
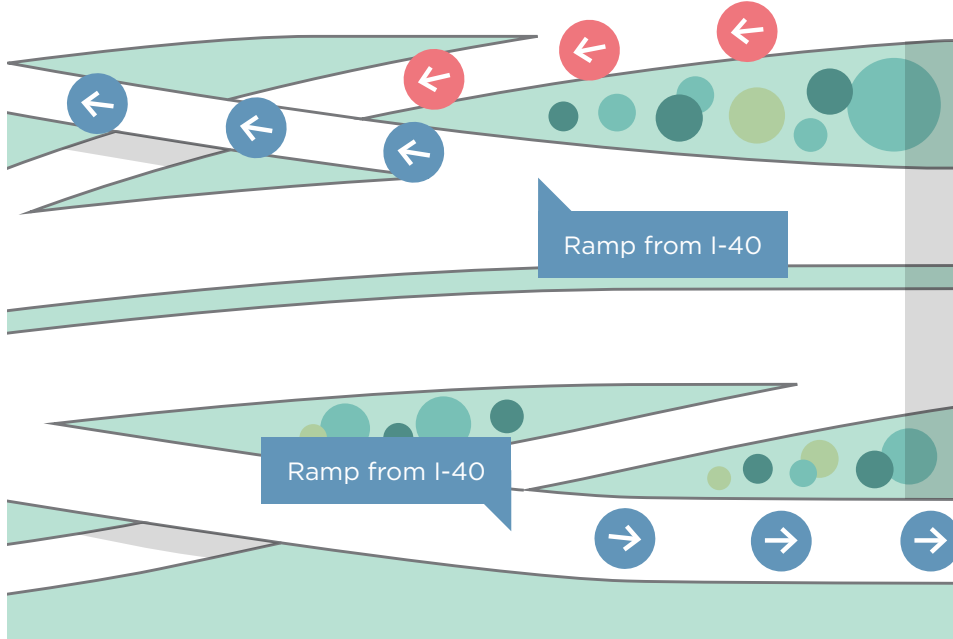
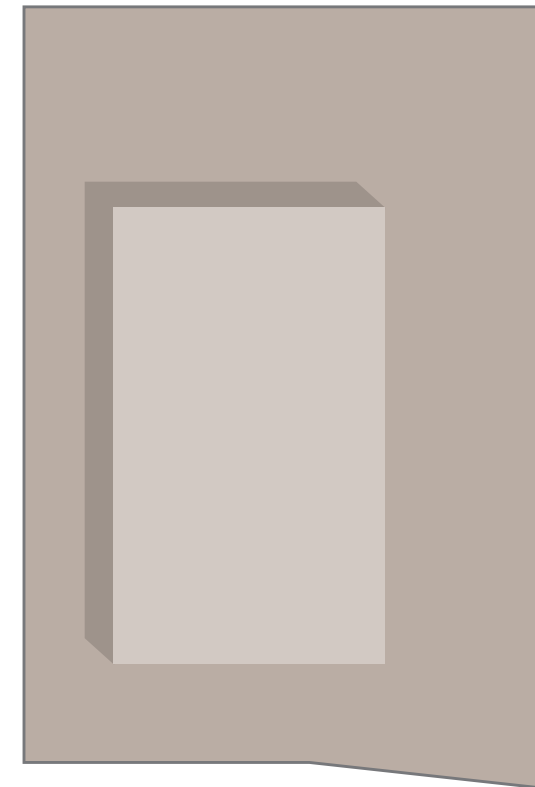
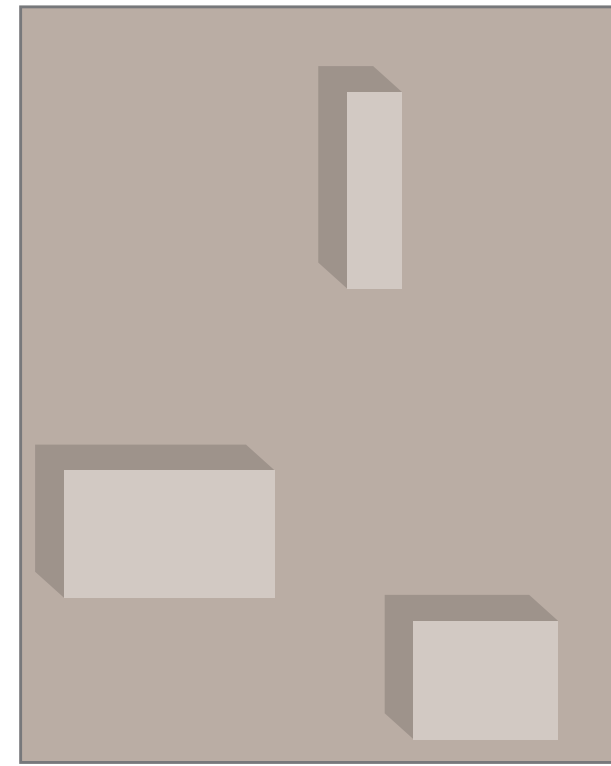
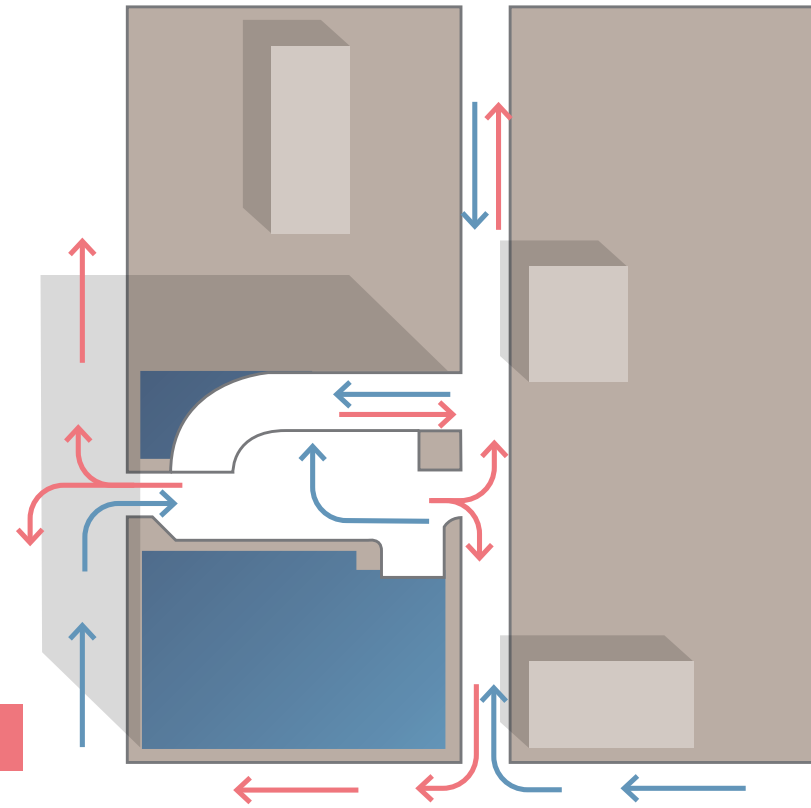
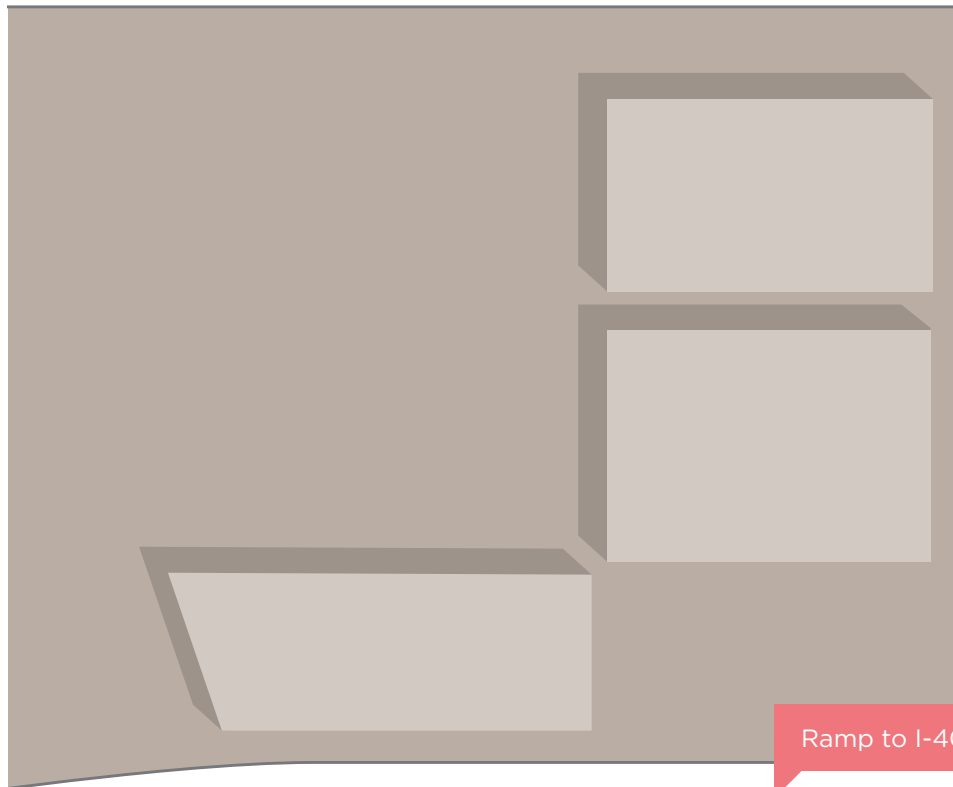
Ingress / Egress

● Property

→ Ingress

→ Egress

12TH ST NORTH



13TH AVE SOUTH



# Gulch Restaurants

- |                               |                                 |                         |
|-------------------------------|---------------------------------|-------------------------|
| 1. Chauhan Ale & Masala House | 17. Sambuca                     | 33. ML Rose             |
| 2. Adele's                    | 18. The 404 Kitchen             | 34. Starbucks           |
| 3. Virago                     | 19. The Marsh House             | 35. Central BBQ         |
| 4. Moto                       | 20. L.A. Jackson                | 36. Tansuo              |
| 5. Saint Anejo                | 21. Killebrew Coffee            | 37. The Mockingbird     |
| 6. Whiskey Kitchen            | 22. Bar Louie                   | 38. The Eastern Peak    |
| 7. Kayne Prime                | 23. Biscuit Love                | 39. Pins Mechanical     |
| 8. Del Frisco's Grille        | 24. The Pub Nashville           | 40. Carter's            |
| 9. Pemrose                    | 25. Burger Republic             | 41. Your Pie            |
| 10. Potbelly Sandwich Shop    | 26. City Fire                   | 42. DeSano Pizza Bakery |
| 11. I Love Juice Bar          | 27. Sunda                       | 43. Tin Roof            |
| 12. Taziki's                  | 28. Otaku Ramen                 | 44. Thai Esane          |
| 13. Superica                  | 29. Milk & Honey                | 45. Sushi Yobi          |
| 14. The Turnip Truck          | 30. Barista Parlor Golden Sound | 46. McDonald's          |
| 15. Little Octopus            | 31. Tiff's Treats               | 47. The Continental     |
| 16. Peg Leg Porker            | 32. Clean Juice                 | 48. Kona Coffee         |

# Gulch Retailers

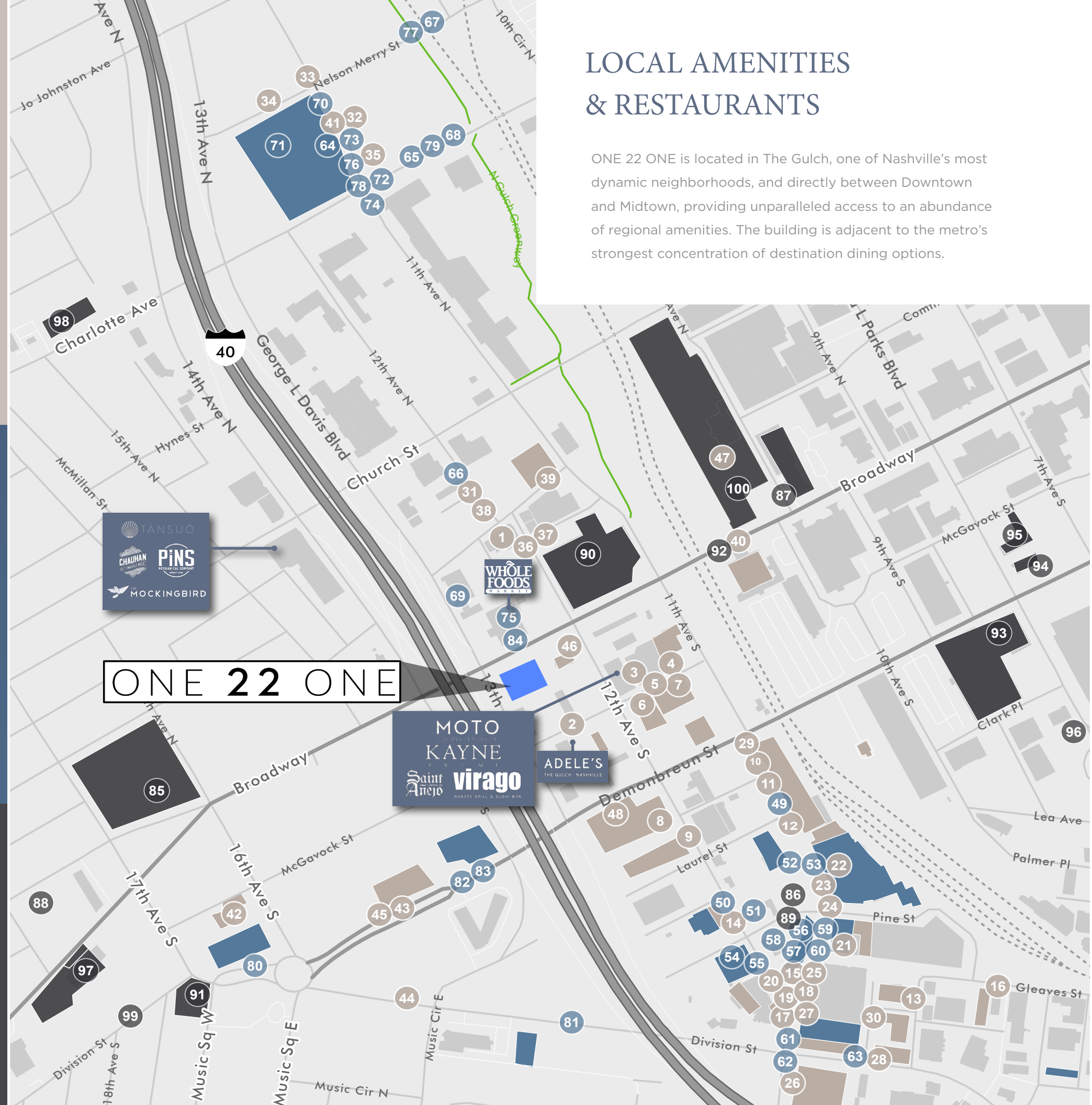
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|---------------------------------|---------------------------|--------------------------------|
| 49. Apothecary                  | 61. Cashmere Salonspa     | 74. Message LuXe               |
| 50. 12th & Pine Spirits         | 62. Blush Boutique        | 75. Whole Foods                |
| 51. The Turnip Truck Urban Fare | 63. Google Fiber          | 76. Sercy + Co.                |
| 52. AccessorEyes                | 64. Valerie Boutique      | 77. Rukus Cycling Studio       |
| 53. e. Allen Boutique           | 65. Vici                  | 78. SVM Boutique               |
| 54. Two Old Hippies             | 66. Tylt Cycle            | 79. CareNow Urgent Care        |
| 55. Urban Outfitters            | 67. HOTBOX Fitness        | 80. Regions Bank               |
| 56. Lucchese                    | 68. Publix Capitol View   | 81. Adagio Massage Co. and Spa |
| 57. Parish                      | 69. QNTM Fit Life         | 82. Oxana Salon Partners       |
| 58. Frye Boots                  | 70. Pinnacle Financial    | 83. N2SKIN                     |
| 59. Pioneer Gentleman's Barber  | 71. Drybar                | 84. PNC Bank                   |
| 60. LOFT                        | 72. Club Pilates          |                                |
|                                 | 73. J'on Alan Aveda Salon |                                |

# Gulch Hotels

- |                                    |                              |                            |
|------------------------------------|------------------------------|----------------------------|
| 85. Conrad Hotel at Broadwest      | 88. Aloft Nashville West End | 96. The Westin             |
| 85a. future retail                 | 89. The Thompson Hotel       | 97. Hilton Garden Inn      |
| 85b. future restaurant             | 90. Flank Hotel              | 98. Towne Place Suites     |
| 86. The W Hotel                    | 91. Virgin Hotel             | 99. Home2 Suites by Hilton |
| 87. Holiday Inn Express            | 92. Endavor Hotel            | 100. Grand Hyatt           |
| 87a. Shaun Brock future restaurant | 93. JW Marriott              |                            |
|                                    | 94. Embassy Suites           |                            |
|                                    | 95. Cambria Suites           |                            |

# LOCAL AMENITIES & RESTAURANTS

ONE 22 ONE is located in The Gulch, one of Nashville's most dynamic neighborhoods, and directly between Downtown and Midtown, providing unparalleled access to an abundance of regional amenities. The building is adjacent to the metro's strongest concentration of destination dining options.









# ONE 22 ONE

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