



ONE CENTURY
PLACE

26 CENTURY
BOULEVARD
NASHVILLE, TN 37214

OFFICE SPACE FOR LEASE





ONE CENTURY PLACE

Offering the premier office experience in Nashville's Airport North Submarket. One Century Place offers 540,000 RSF of office space on a beautifully landscaped 28+ acre campus. Building amenities include a brand new conference center, upscale cafe with an outdoor patio, and a state-of-the-art gym.



Efficient

Floor Plates



Parking

garage with direct elevator access to building

+



Renovations

to Common Area complete - including cafe, gym, and conference facility



Security

24-hour security guard & state-of-the-art security system in place

+



Easy Access

to Briley Parkway and Interstate 40



Visibility

is unmatched and allows views of downtown Nashville skyline



AVAILABILITY



TENANTS

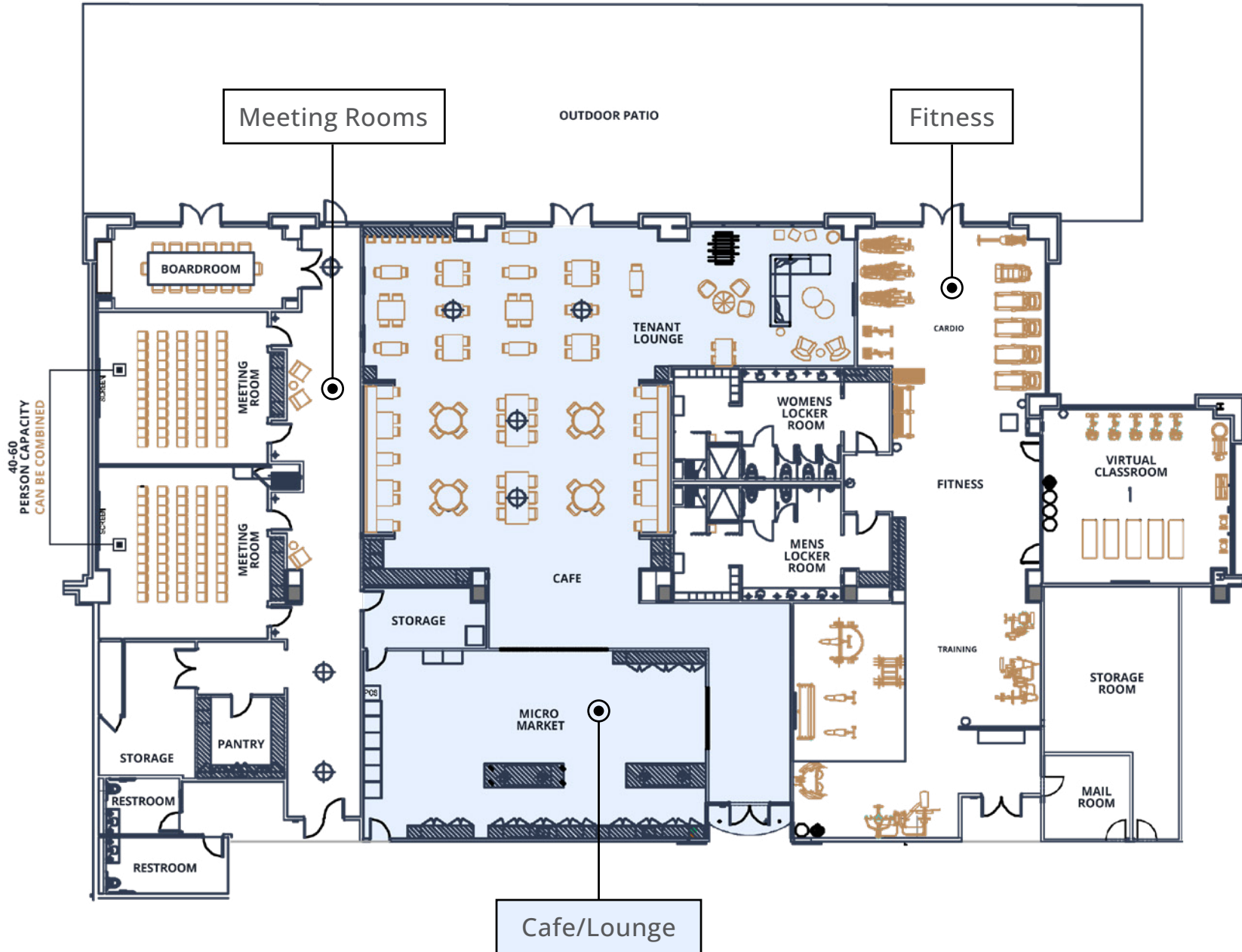






BRAND NEW AMENITY SPACE

Micro Cafe + Conference Facility + Fitness Center with Locker Rooms



BRAND NEW AMENITY SPACE

Micro Cafe + Conference Facility + Fitness Center with Locker Rooms





Upper level rendering

- +/- 35,000 RSF
- One-of-a-kind 2-level office suite
- Full-length windows on both levels
- Ceiling heights of 14'-18'
- Internal stairwell
- Private internal elevator
- Private restrooms on each floor
- Private outdoor patios
- Direct access to in-building garage
- Direct access to main building elevators

One-of-a-Kind office suite on the ground floor.

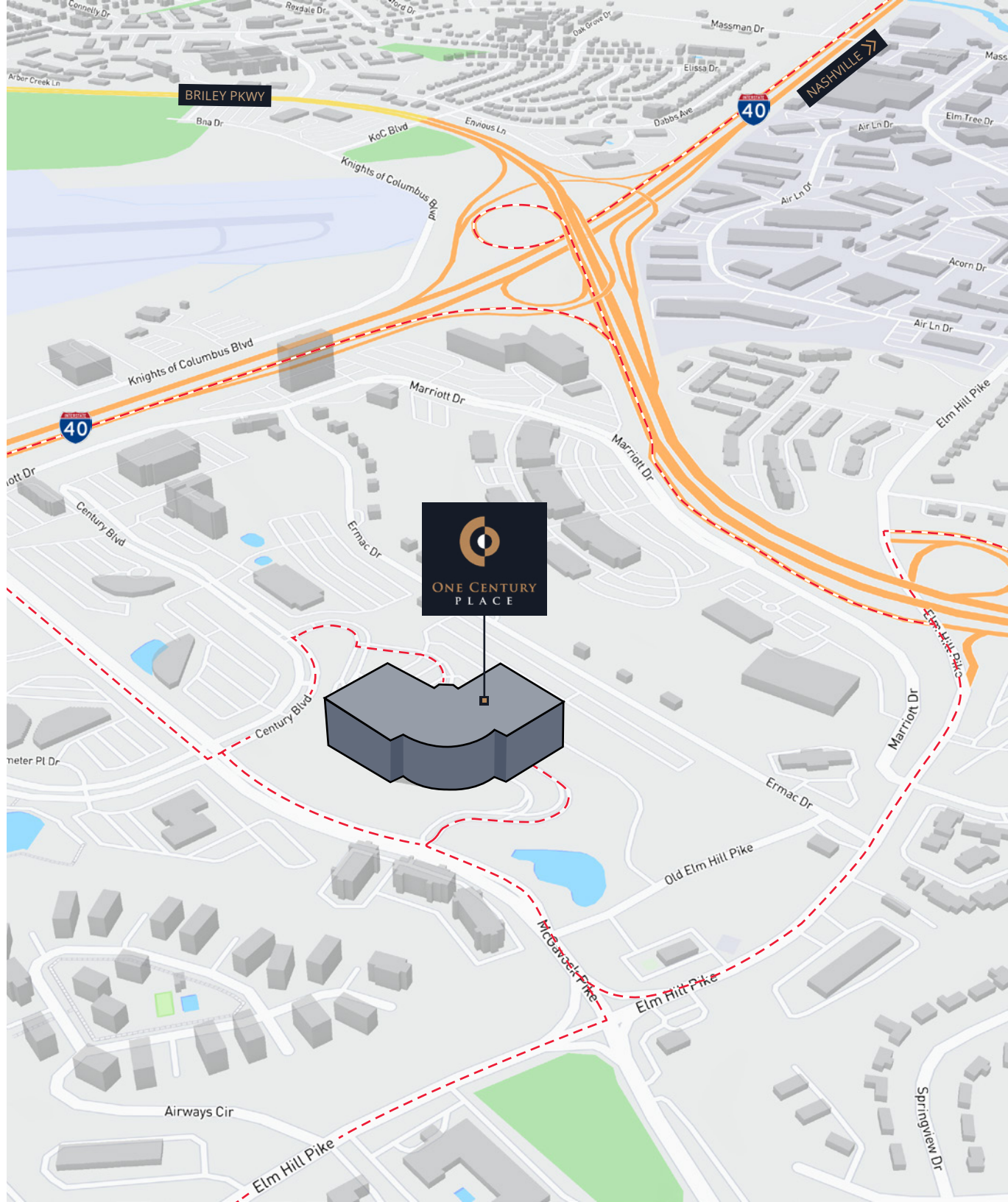


Lower level rendering





Easy Local Access To
Briley Parkway
Donelson
Interstate 40





Easy freeway
access



5 minutes to
the Airport



15 minutes to
Downtown
Nashville



Many retail, eateries
& hospitality options
nearby

Location Matters



NASHVILLE, TN MARKET OVERVIEW

Commonly known as “Music City”, Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of ±2 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

NOTABLE CORPORATE HEADQUARTERS:

- Nissan North America
- Bridgestone Americas
- HCA Healthcare
- Dollar General
- Tractor Supply
- Healthways
- Mars Petcare
- CHS

LIVABILITY:

- Home to NFL, NHL, MLB (AAA), MLS & NCAA sports teams
- World class airport
- Nationally recognized food scene
- 80 miles of greenways and 30,000 acres of inland lakes
- Lower taxes and cost of living
- Low rents relative to other markets

CENTRALLY LOCATED:

- 65% of the US population resides within 650 miles
- 75% of the US market within a 2-hour flight
- 9.5 million people within a 3-hour drive



2M
People



1.08M
Labor Force



33.2%
Job Growth
Since 2010



\$58k
Per Capita
Income



98.5
Cost of Living
Index



14k
Downtown
Residences



ONE CENTURY PLACE

**26 CENTURY
BOULEVARD**
NASHVILLE, TN 37214

CONTACT US:

CHRIS GREAR, CCIM, SIOR

615.850.2702

chris.grear@colliers.com

CHARLOTTE FORD, CCIM

615.850.2751

charlotte.ford@colliers.com

MIKE DRISCOLL

615.850.3220

mike.driscoll@colliers.com

Colliers