

BACK TO MARKET IN

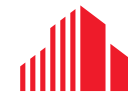
WEHO



WEDGEWOOD HOUSTON



1034 4TH AVE S
NASHVILLE, TN



CUSHMAN &
WAKEFIELD



SPACE AVAILABLE

RETAIL/OFFICE SPACE AVAILABLE WITH ROOF TOP OPPORTUNITY

F+B 7,000 SF

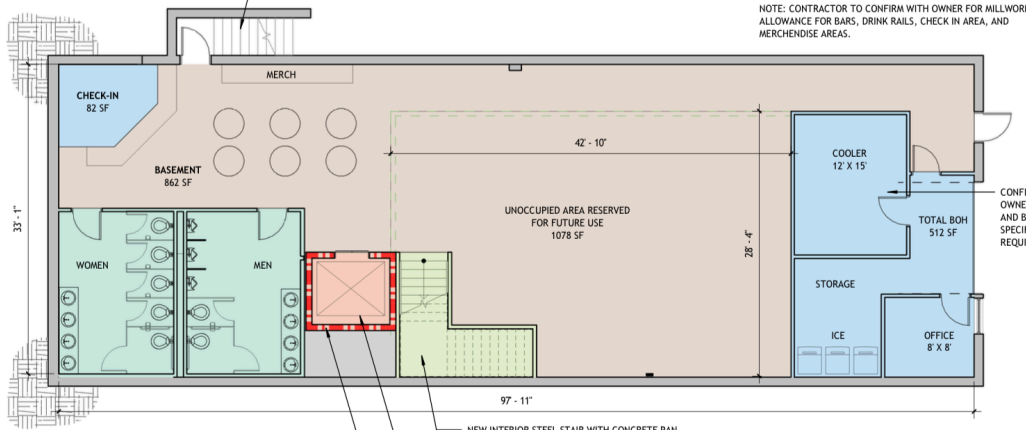
ROOF TOP 3,432 SF

PERMIT APPROVED FOR 2 STORY ROOF TOP F+B

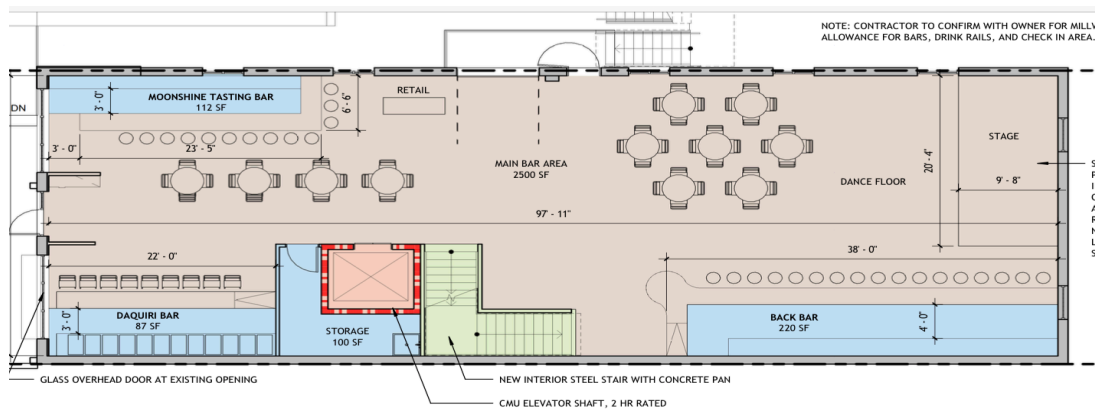
- GREAT VISIBILITY
- EXTERIOR BRANDING OPPORTUNITY
- ONSITE PARKING
- POSITIONED BETWEEN NEW HEIGHT DISTRICT AND WEDGEWOOD HOUSTON



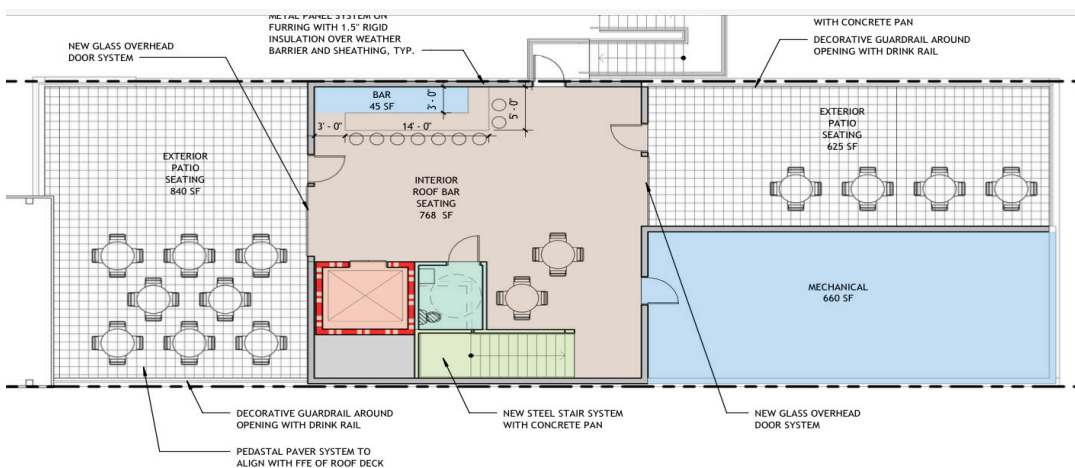
BASEMENT



MAIN FLOOR



ROOFTOP



FLOORPLANS

F+B 7,000 SF
 ROOF TOP 3,432 SF
 PERMIT APPROVED FOR 2 STORY ROOF
 TOP F+B

BASEMENT 3,500 SF

MAIN FLOOR 3,500 SF

ROOFTOP 3,432 SF

TOTAL AVAILABLE RSF 10,432 SF

*NOTE: THIS IS A PROPOSED PLAN OF HOW THE SPACE CAN BE UTILIZED

BAR AND STAGE



OPEN AREA AND BAR SCHEMATIC



***NOTE: THIS IS A PROPOSED PLAN OF HOW THE SPACE CAN BE UTILIZED**

BAR/STAGE WITH STAIRS TO ROOF TOP



RESTROOM LAVATORY WALL



RESTROOM SCHEMATIC



***NOTE: THIS IS A PROPOSED PLAN OF HOW THE SPACE CAN BE UTILIZED**

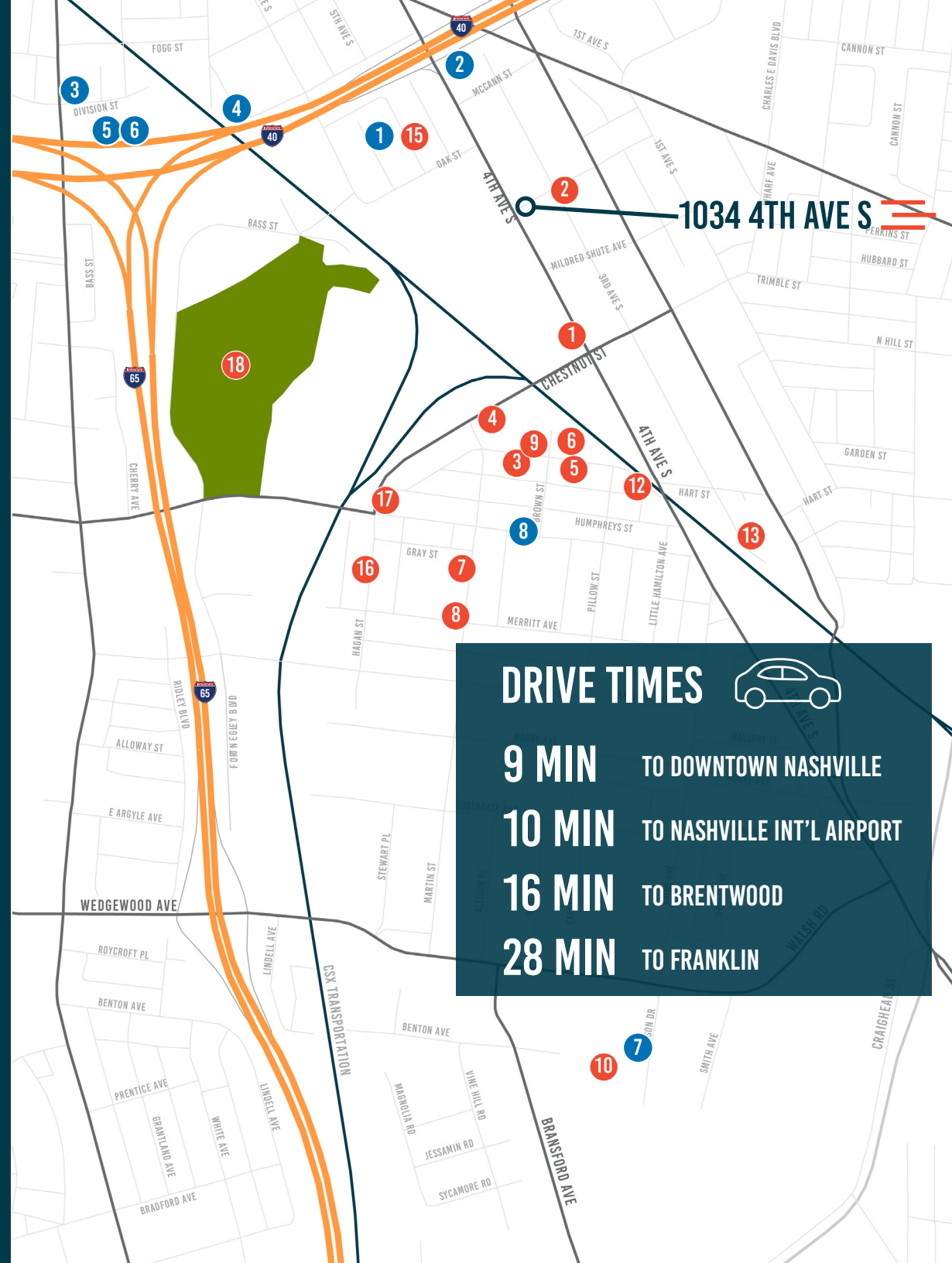
LOCATION

AMENITIES

- | | |
|---------------------------|------------------------------|
| 1 NASHVILLE WAREHOUSE | 10 GEODIS PARK |
| 2 FUOCO - CREATIVE OFFICE | 11 SANTA'S PUB |
| 3 FALCON AND FLAMINGO | 12 NEVER NEVER |
| 4 DICEY'S PIZZA TAVERN | 13 IL FORNO |
| 5 JACKALOPE BREWING CO. | 14 BODEGA TAQUERIA Y TEQUILA |
| 6 BASTION | 15 NEW HEIGHTS BREWING |
| 7 DISKIN CIDER | 16 DOZEN BAKERY |
| 8 EROSE | 17 GABBY'S BURGERS & FRIES |
| 9 SOHO HOUSE | 18 FORT NEGLEY PARK |

NEW DEVELOPMENT

- | | |
|--------------------------|----------------------|
| 1 NEW HEIGHTS DISTRICT | 5 ALBION |
| 2 MIXED USE PROJECT 212' | 6 HAVEN AT THE GULCH |
| 3 PASEO & SOMERA ROAD | 7 445 PARK COMMONS |
| 4 MODERA SOBRO | 8 AJ CAPITAL PROJECT |



1034 4TH AVE S

DRIVE TIMES

- 9 MIN TO DOWNTOWN NASHVILLE
- 10 MIN TO NASHVILLE INT'L AIRPORT
- 16 MIN TO BRENTWOOD
- 28 MIN TO FRANKLIN

RECENT CORPORATE RELOCATIONS



Oracle
8,500 JOBS



Amazon
7,500 JOBS



Smile Direct Club
2,010 JOBS



AllianceBernstein
1,050 JOBS



Philips Healthcare
815 JOBS



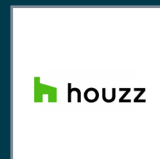
Bridgestone
600 JOBS



Ernst & Young
600 JOBS



NTT Data Services
500 JOBS



Houzz
400 JOBS



Schneider Electric
250 JOBS



Mitsubishi
200 JOBS



Revance Therapeutics
150 JOBS

NASHVILLE – AMONG THE BEST IN THE U.S. FOR JOB GROWTH

- OVER THE PAST FIVE YEARS, NASHVILLE'S OFFICE-USING EMPLOYMENT PERCENTAGE GROWTH OF 25% IS 6TH AMONG ALL U.S. MSA'S
- NASHVILLE RANKED SECOND BEST MARKET FOR JOB POSTING RECOVERY AT A 43.0% INCREASE FROM APRIL 2020 TO DECEMBER 2020
- WITHIN ONLY NINE MONTHS, NASHVILLE SHRANK IT'S UNEMPLOYMENT RATE FROM 15.2% TO 4.3% WITH THE LOCAL ECONOMY REBOUNDED AT A RAPID RATE
- NASHVILLE CONTINUES TO SEE SIGNIFICANT ECONOMIC DEVELOPMENT AS LARGE COMPANIES SUCH AS AMAZON, ORACLE, REVANCE, THERAPEUTICS, AND IHEARTRADIO PLAN TO OPEN THEIR NEW HQ'S. ALONE, THESE COMPANIES WILL CREATE OVER 13,000 NEW OFFICE-USING JOBS.



NASHVILLE — A DIVERSE & GROWING ECONOMY

NASHVILLE, THE STATE CAPITAL OF TENNESSEE, IS A VITAL BUSINESS, TOURISM, AND TRANSPORTATION CENTER IN THE US. THE NASHVILLE MSA INCLUDES 14 COUNTIES AND A TOTAL POPULATION APPROACHING TWO MILLION. THE CITY CONTINUES TO IMPRESS BUSINESS LEADERS AND REAL ESTATE INVESTORS ALIKE FOR ITS OVERALL QUALITY OF LIFE, PRO-BUSINESS GOVERNMENT AND RICH OFFERING OF CULTURAL AND ENTERTAINMENT OPTIONS. COMMONLY KNOWN AS "MUSIC CITY USA," NASHVILLE IS THE CENTER OF AMERICA'S COUNTRY MUSIC SCENE AND IS HOME TO NUMEROUS ARTISTS, RECORDING STUDIOS, AND RECORD LABELS, MAKING IT THE LARGEST MUSIC PRODUCTION CENTER IN THE US OUTSIDE OF NEW YORK CITY. THE CITY IS ALSO HOME TO THREE MAJOR LEAGUE SPORTS FRANCHISES: THE NFL'S TENNESSEE TITANS, THE NHL'S NASHVILLE PREDATORS, AND THE MLS' NASHVILLE SC, AND A MILB TEAM: THE NASHVILLE SOUNDS WITH AN INITIATIVE TAKING PLACE TO BRING MLB TO THE CITY.

NASHVILLE IS CONSISTENTLY RECOGNIZED FOR ITS HIGHLY EDUCATED WORK FORCE, COMPELLING DEMOGRAPHICS, AND VIBRANT, GROWING ECONOMY. THESE CHARACTERISTICS SET THE CITY APART FROM MANY OTHER METROPOLITAN AREAS AND HAVE RESULTED IN A TREND OF SIGNIFICANT ECONOMIC GAIN, MAKING IT THE ENVY OF OTHER CITIES AND CONTINUING TO ATTRACT NEW NATIONAL AND INTERNATIONAL INVESTMENT.

NASHVILLE'S TOP EMPLOYERS



LEASING

PLEASE CONTACT US FOR MORE INFORMATION:

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WEHO

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