

UBS TOWER

315 DEADERICK STREET

For Lease | 16,032 SF Total | Retail / F&B Opportunity

OJAS



ABOUT THE PROPERTY

UBS Tower is a 600,000 square foot, 29 story property located in Downtown Nashville. The property has unobstructed views of downtown or the Cumberland River. The building is in the epicenter of Nashville's entertainment and culture centers, with over 100 restaurants and a variety of fitness studios, clothing boutiques, salons, museums, art galleries, hotels, food markets and historic entertainment venues surrounding the property.

PROPERTY SPECIFICATIONS

Space Available Retail 2: 16,032 SF Total

12,001 SF Ground Floor

4,031 SF Second Floor

9,588 Rooftop Patio

Delivery Date Immediately

PROPERTY FEATURES

- Heavy pedestrian traffic flow & affluent business and tourist clientele
- Co-tenancy with Jeff Ruby's Steakhouse & Back 40
- Within 1 mile of Bridgestone Arena, Music City Center, City Winery, Country Music Hall of Fame, The Ryman, Top Golf, National Museum of African American History, and Titans (NFL) Stadium

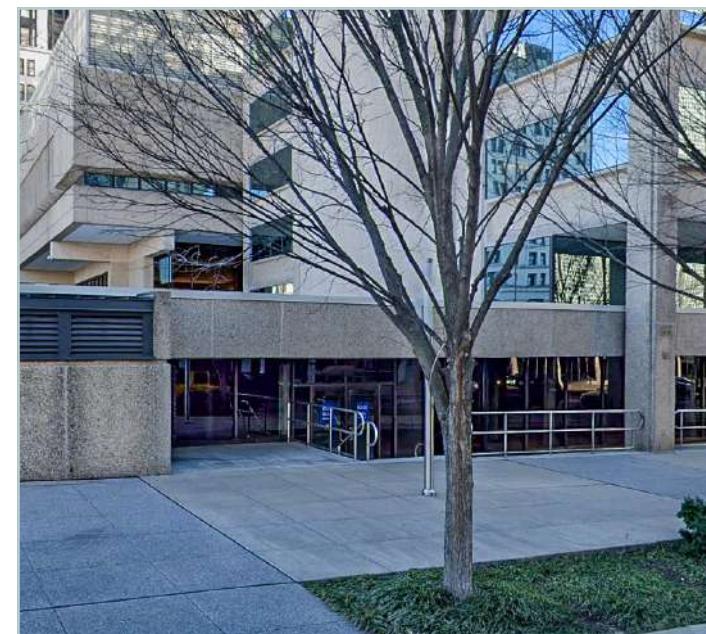


RETAIL 2

16,032 SF Total

12,001 SF Ground Floor
4,031 SF Second Floor
9,588 SF Rooftop Patio

- Outdoor patio space attached to second floor
- Utilities are metered separately
- Parking available onsite and across the street at Public Square Garage
- Terrific exterior signage





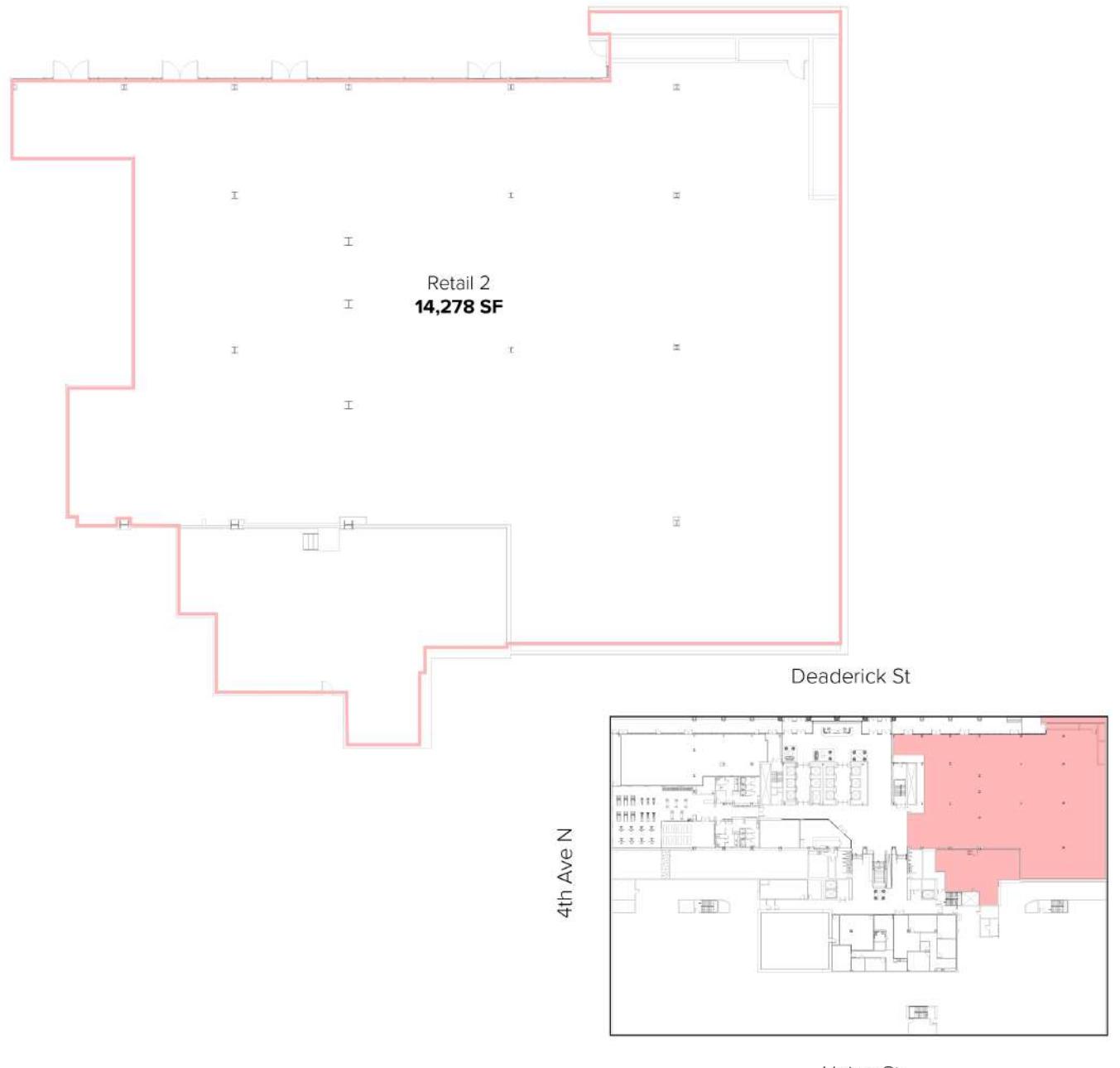
RETAIL 2

16,032 SF Total

12,001 SF Ground Floor

4,031 SF Second Floor

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Retail 2
14,278 SF

Deaderick St

4th Ave N

3rd Ave N

Union St

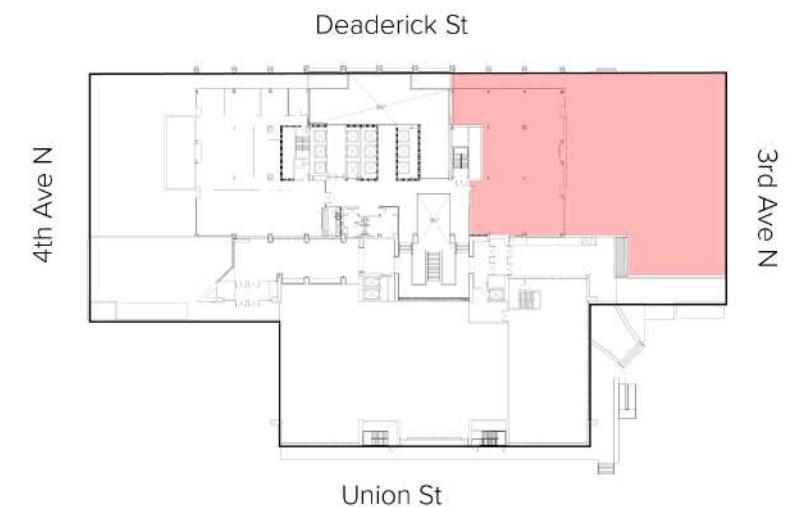
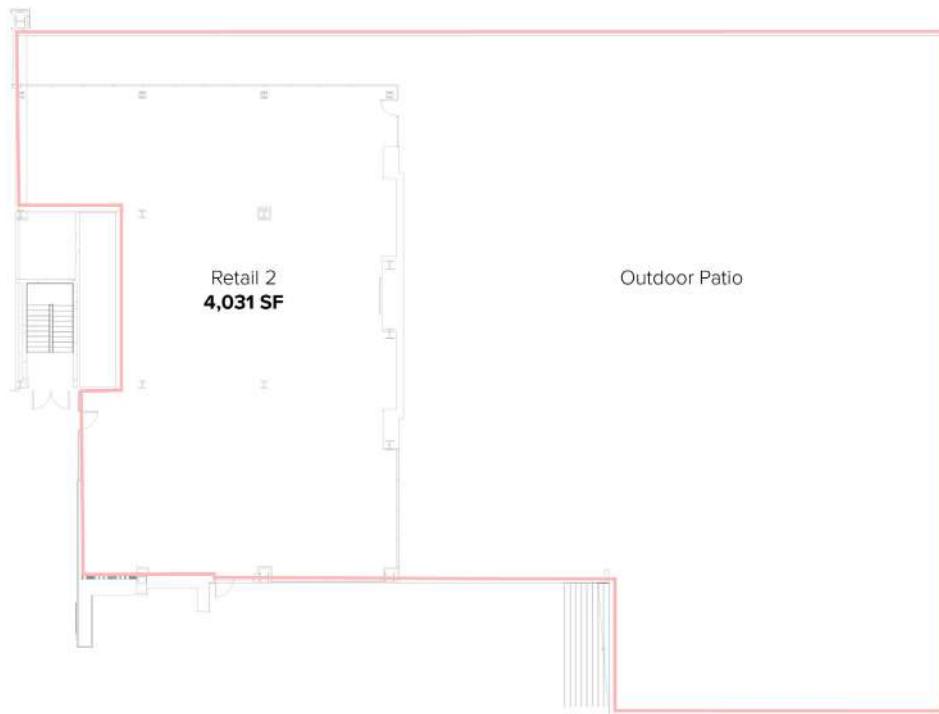
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16,032 SF Total

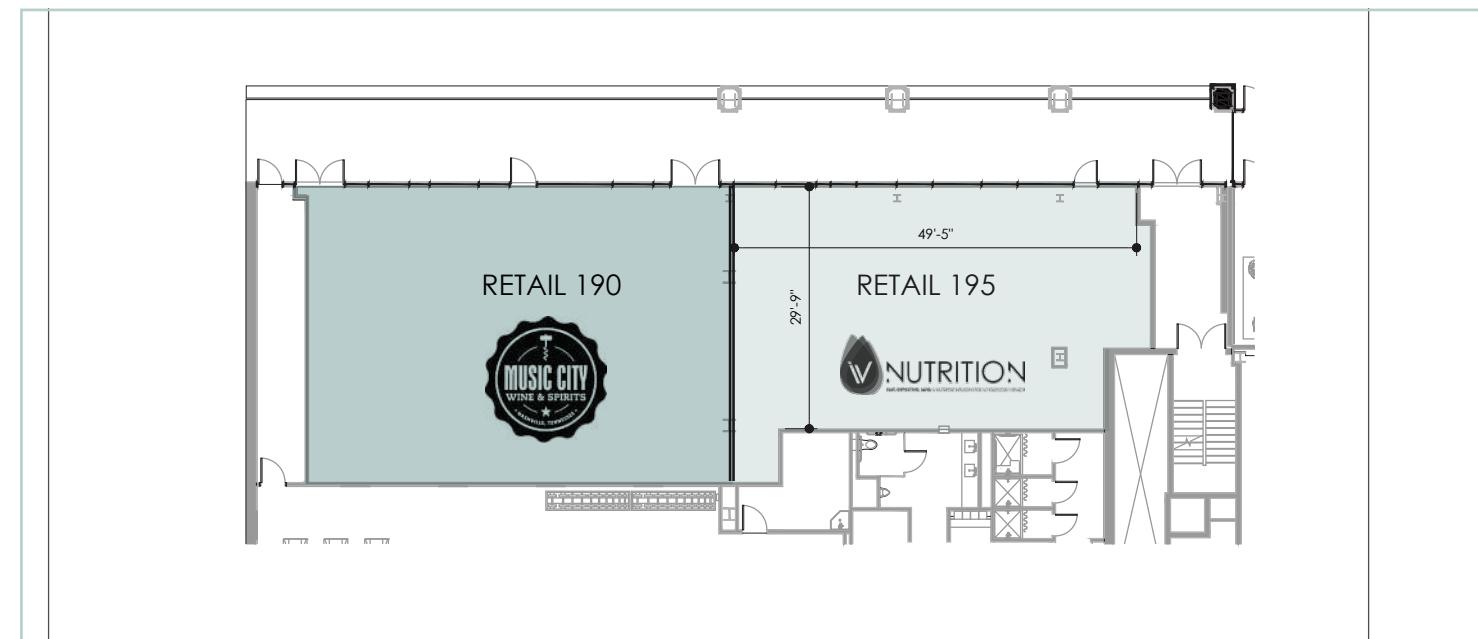
12,001 SF Ground Floor

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RECENTLY SIGNED CO-TENANCY



RECENTLY SIGNED CO-TENANCY



CENTRAL BUSINESS DISTRICT

The Central Business District (CBD) of Downtown Nashville has experienced tremendous growth and transformation over the past decade, emerging as a vibrant hub for tourism, commerce, and urban living. Over the last five years, the area has seen an influx of new high-rise developments, including luxury residential towers and modern office spaces, attracting both young professionals and established businesses. Major companies have relocated to or expanded within the district, solidifying Nashville's reputation as a rising economic powerhouse. Tourism continues to thrive, with millions of visitors drawn to Broadway's live music scene, upscale dining, and cultural attractions like the Country Music Hall of Fame. This boom in tourism has greatly bolstered the local economy, with hotels and short-term rentals rapidly expanding to meet demand.

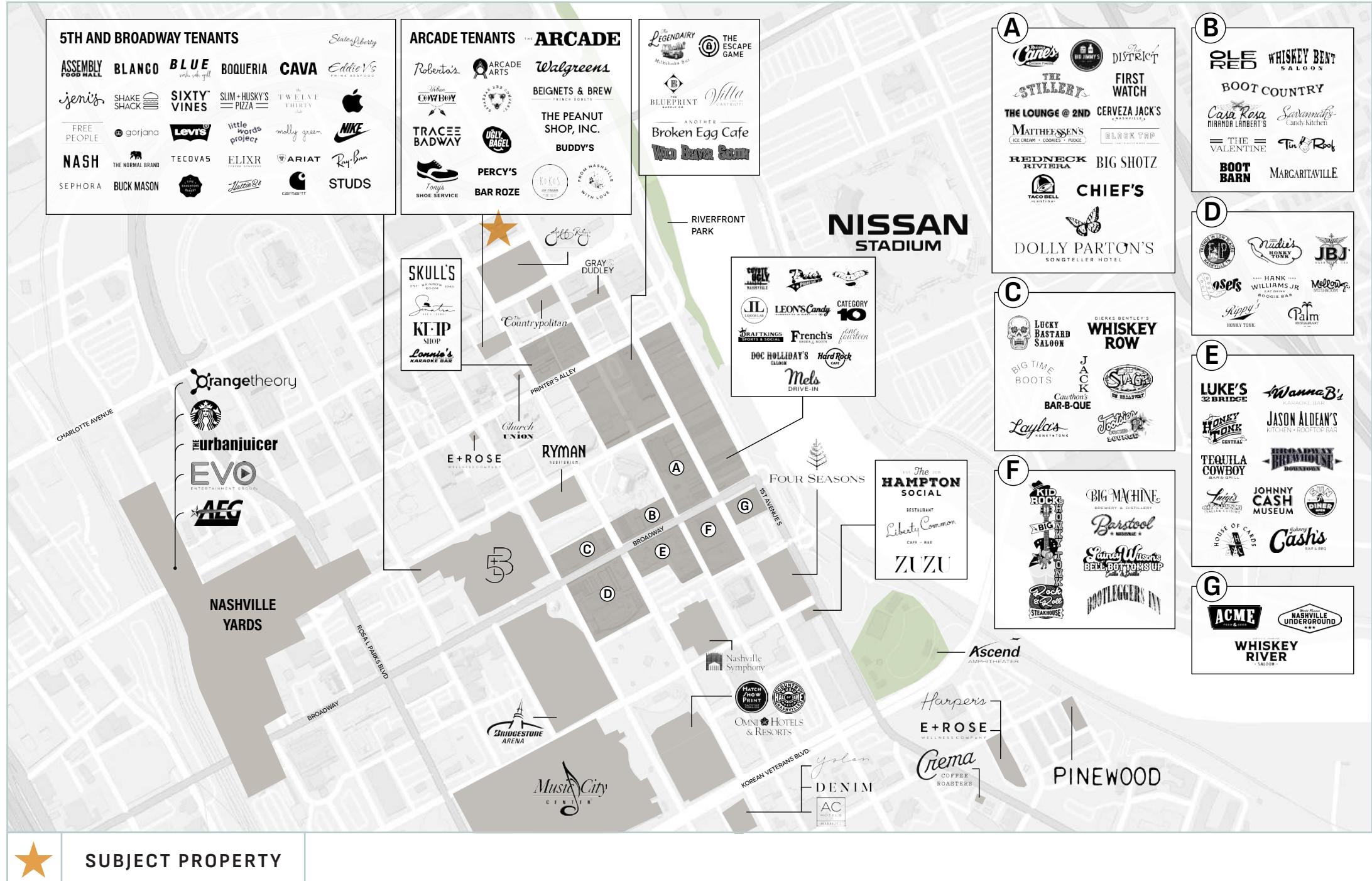
The demographic landscape of the Central Business District has also evolved, with a younger, more diverse population now calling the area home. Millennials and Gen Z professionals make up a significant portion of the district's residents, drawn by its proximity to entertainment, work opportunities, and its walkability. The area is now highly pedestrian-friendly, with well-maintained sidewalks, public green spaces, and easy access to major venues. As downtown has transformed, new public transit options and ride-sharing services have further improved connectivity, allowing residents and visitors to enjoy the district's energy without needing to rely on cars. This vibrant urban core has become a prime destination for both locals and tourists, contributing to Nashville's rapid ascent as one of the nation's top cities for growth and development.

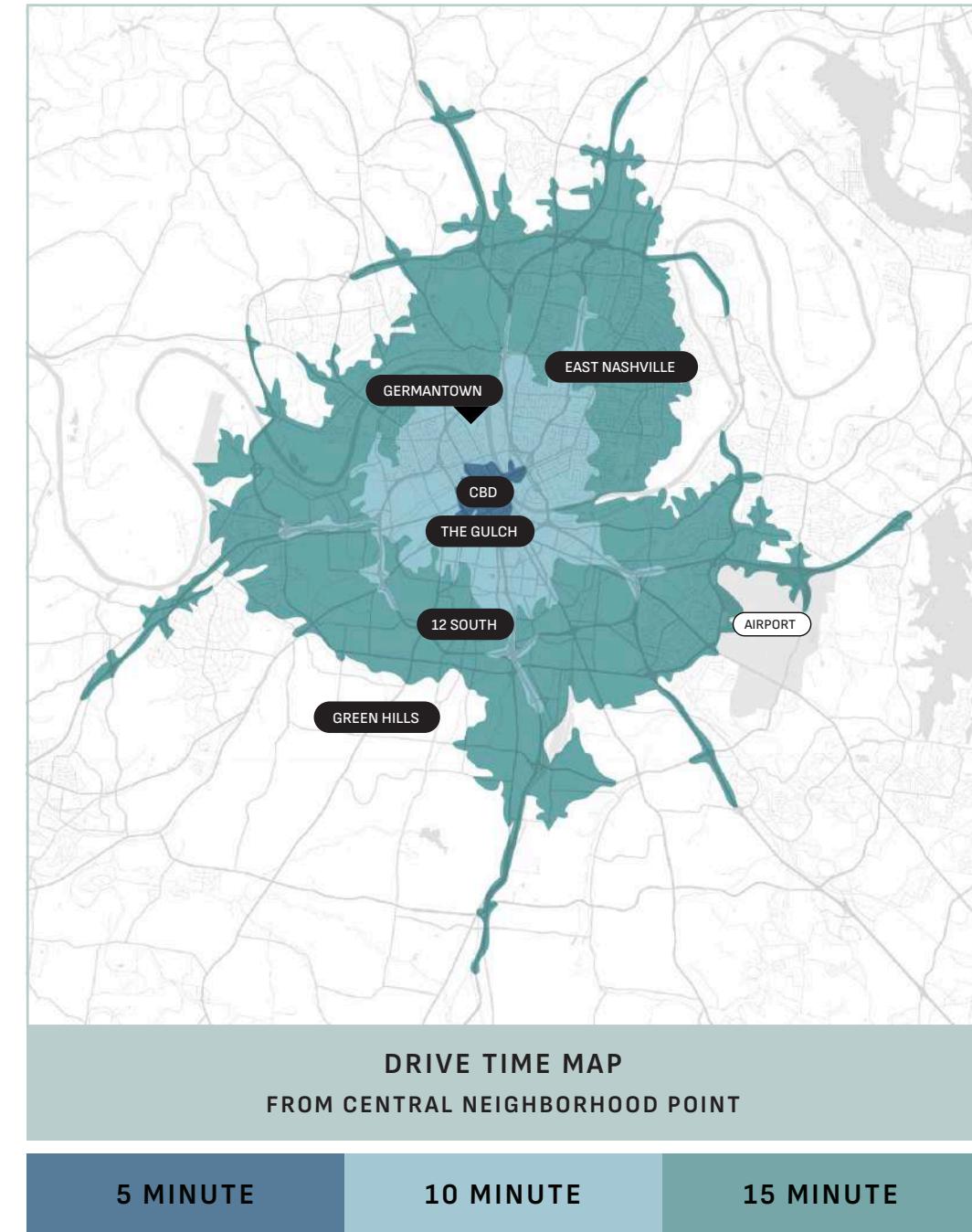
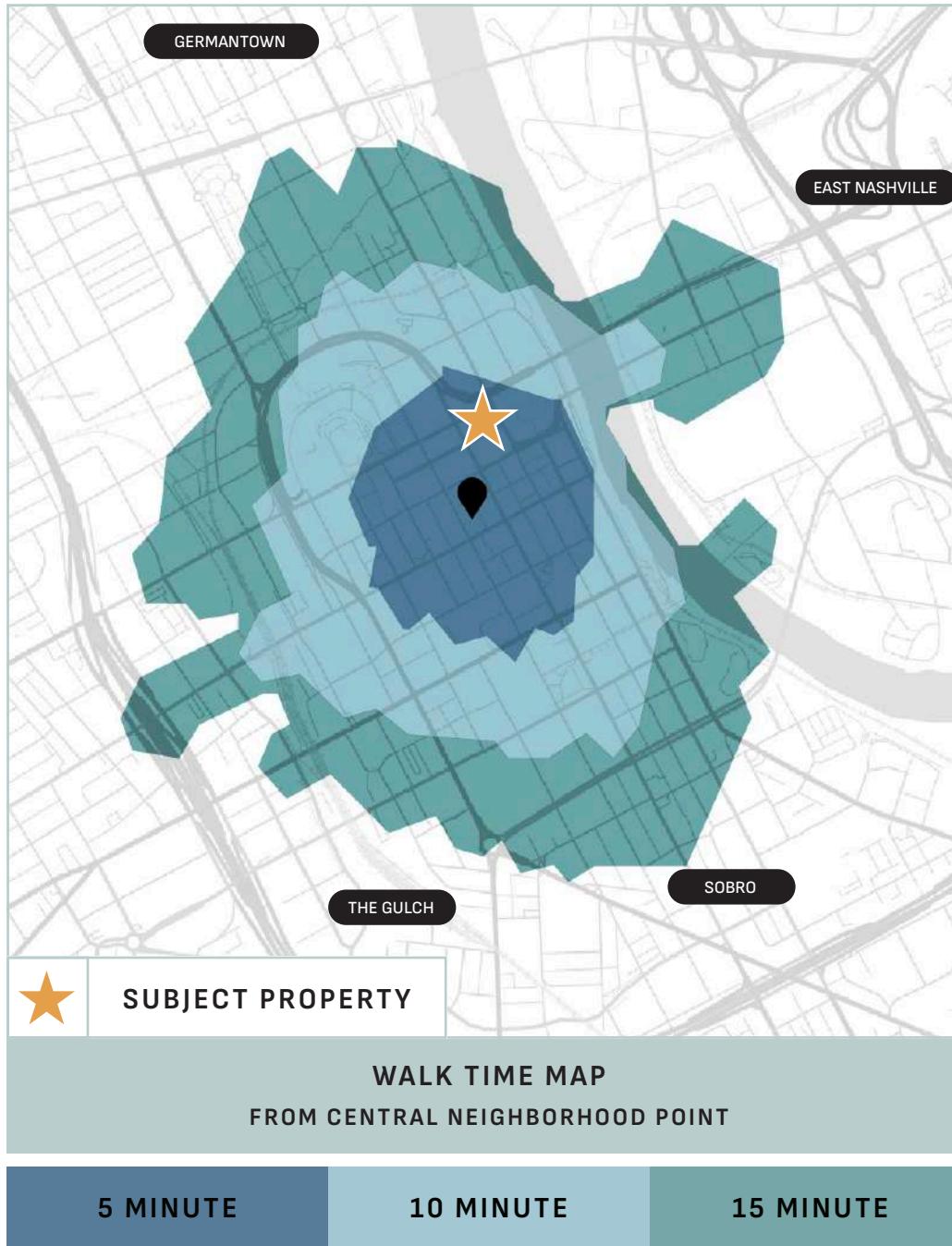
**17,682**TOTAL
POPULATION**73,530**TOTAL
DAYTIME
POPULATION**\$132K**AVERAGE
HOUSEHOLD
INCOME**32.9**

MEDIAN AGE

10,996TOTAL
HOUSEHOLDS

These statistics represent the demographics within a 1-mile radius of the neighborhood's central point.





NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster. Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators such as New York - based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city.

As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market. The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others are circling neighborhoods like Wedgewood Houston, having identified their customer through their e-commerce channels.

The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Roark, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Hart**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market. Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.

TOP 10

Large Metros
for job growth
and population
growth for the
past 9 years¹

3.2%

Retail Vacancy
Rate²

15M

Visitors to
Nashville in
2023¹

\$5B

Generated
every year from
Nashville's F&B
industry³

4TH

Best Real
Estate Market
in the US⁴

75%

of the US
is within a
2-hour flight of
Nashville¹

\$102K

Average
Household
Income⁵

2.01M

People living in
Nashville's
Metro Area⁶

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