

ONE 22 ONE

REDEFINING THE ENTRANCE TO DOWNTOWN NASHVILLE

OFFICE
365,000 SF



STREET LEVEL RETAIL
16,620 SF

Grand Lobby With 24-Hour
On-Site Security & Concierge

Covered Porte Cochère
& Drive Aisle

12 Story Garage
With Tenant & Guest Spaces

6 High Speed Elevators



With its prominent location at the corner of Broadway & 13th Avenue, ONE 22 ONE will be the landmark where The Gulch, Midtown & Downtown Nashville meet.



THE NEIGHBORHOOD

Located at the gateway to Downtown Nashville, ONE22ONE will become the most sought-after address in the affluent and highly desired Gulch neighborhood. Sitting at the corner of Broadway and 13th Avenue, ONE22ONE will be the landmark where The Gulch, Midtown, and Downtown Nashville join.

The Gulch offers a plethora of shopping destinations and critically acclaimed restaurants. It was the first LEED ND neighborhood in the South and boasts a strong focus on connectivity, walk-ability and public transportation. The neighborhood continues to be a model for sustainable community design in the region.

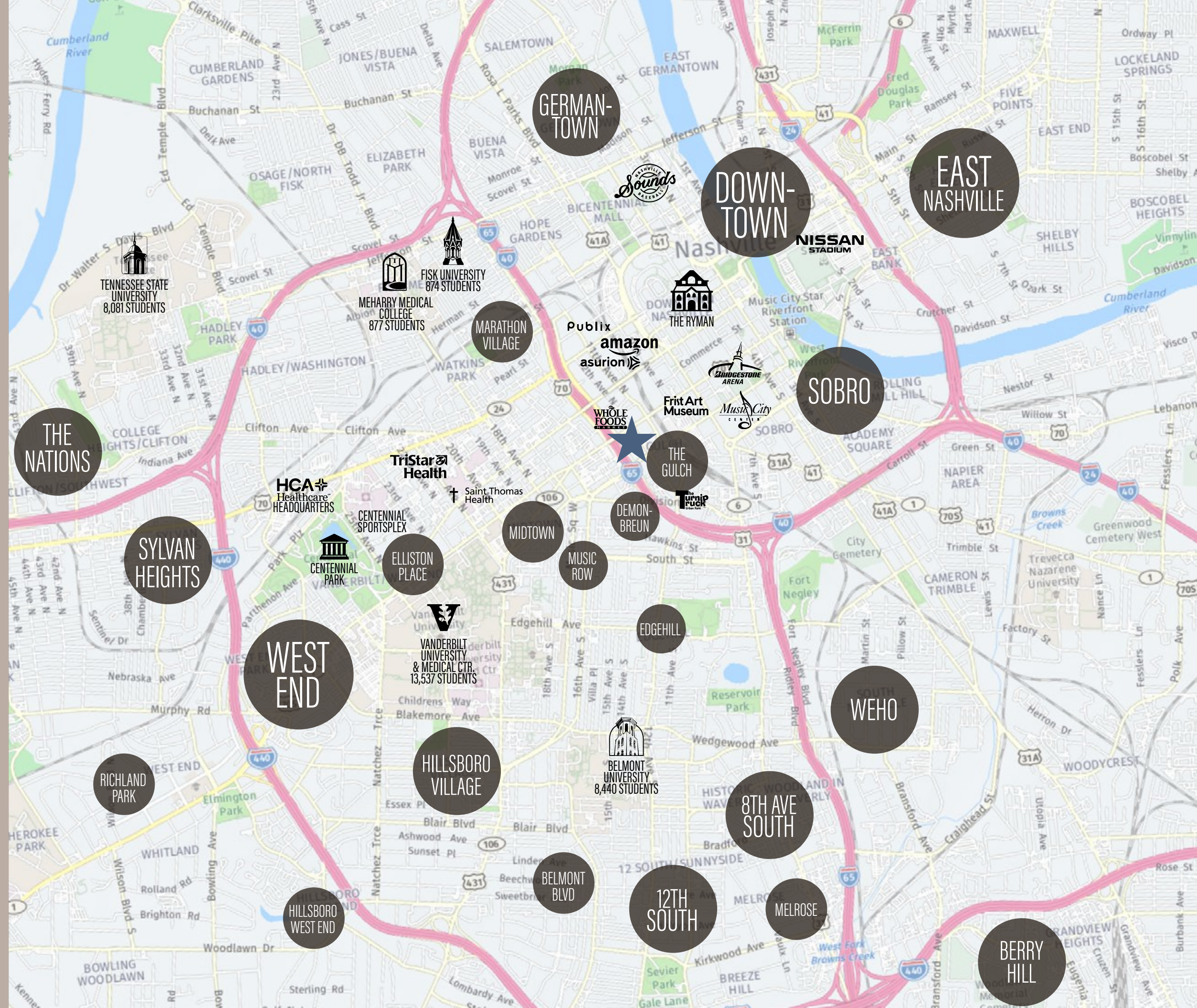
Downtown Nashville is home to a multitude of notable music venues and sporting arenas including Nissan Stadium (home of the Tennessee Titans), The Ryman, and Bridgestone Arena (home of the Nashville Predators). Downtown's 1.8 square mile boundaries hold 15,000 residents, 78,000 employees, and millions of visitors each year.

3 MILE RADIUS:

131,443 People
197,031 Daytime Population

\$84,011 Avg. HH Income
\$66,486 Med. HH Income

73.2% College/Higher
71.3% White Collar



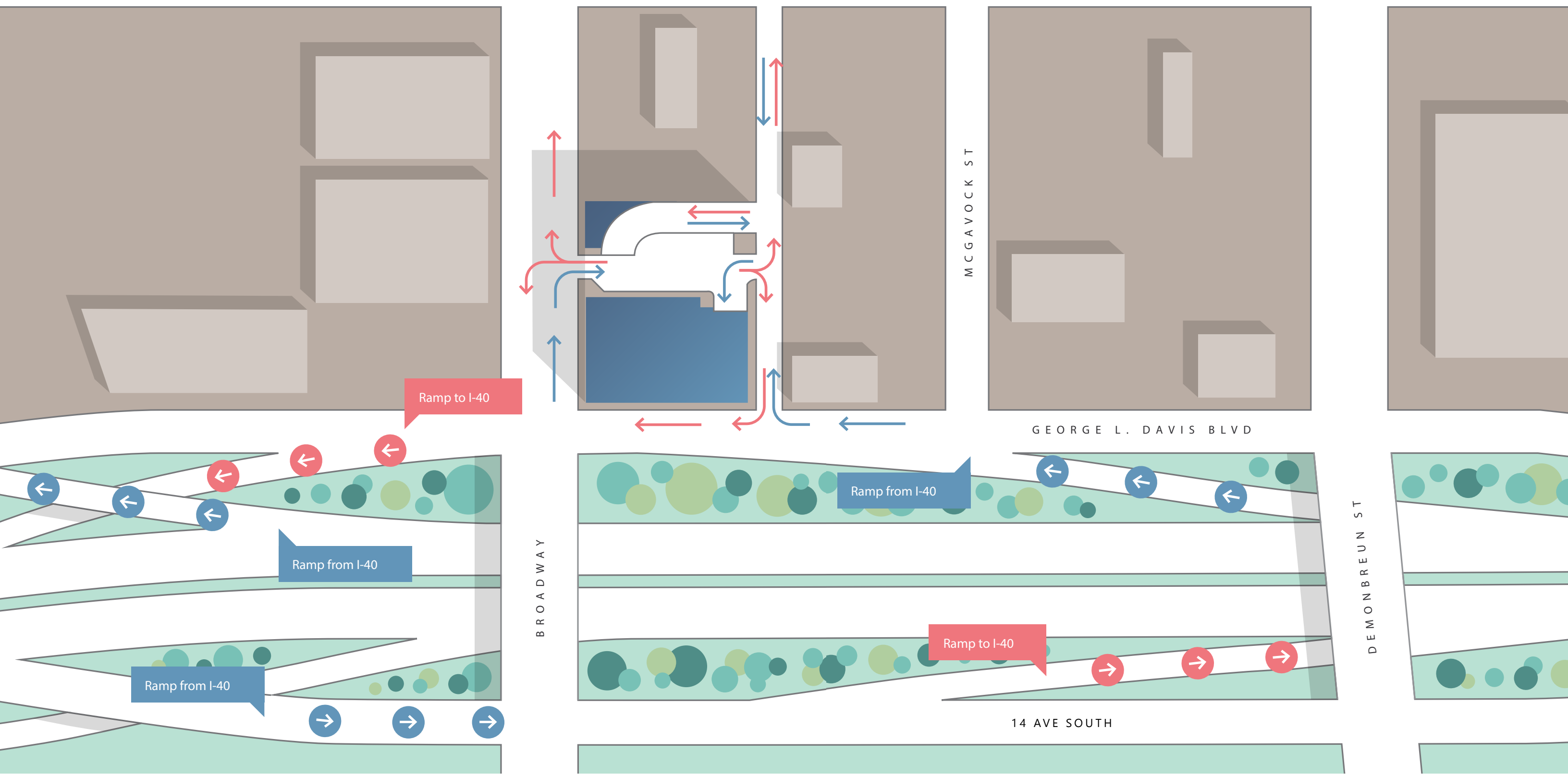


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|--------------------------|---------------------------|------------------------------------|--------------------|------------------------|--------------------------------|-----------------|------------------------|----------------------------------|--------|--------------------------|----------------------------|
| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
| MOTO
CUCINA · ENOTECA | Saint Anejo
CANTINA CO | virago
ROBATA GRILL & SUSHI BAR | KAYNE
P R I M E | { WHISKEY }
KITCHEN | CHAUHAN
ALE & MACALLA HOUSE | THE MOCKINGBIRD | DEL FRISCO'S
GRILLE | ADELE'S
THE GULCH · NASHVILLE | TANSUÖ | WHOLE
FOODS
MARKET | PiNS
MECHANICAL COMPANY |

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. Beyond the quick and direct commute to the Downtown business and entertainment district, and Midtown's Music Row, Vanderbilt, and medical districts, the area immediately surrounding ONE 22 ONE is distinguished by being adjacent to the metro's strongest concentration of destination dining options. The branded "M Street" concepts on McGavock Street and many of the diverse high-quality options within a one-mile radius have won numerous accolades for quality, service, ambiance, and value, among other distinctions.

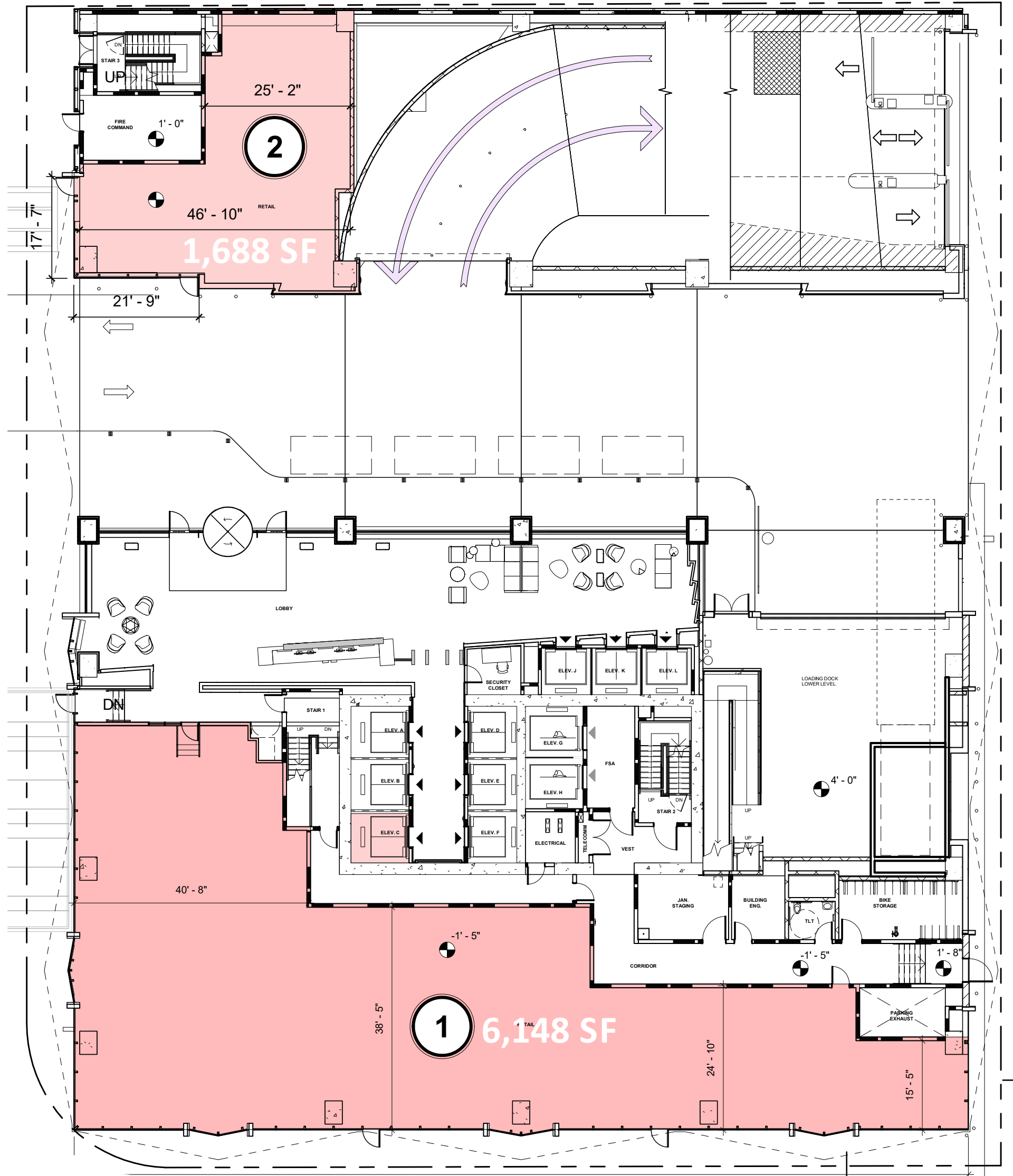
LOCAL RESTAURANTS & ENTERTAINMENT

● Property → Ingress → Egress



INGRESS | EGRESS

BROADWAY

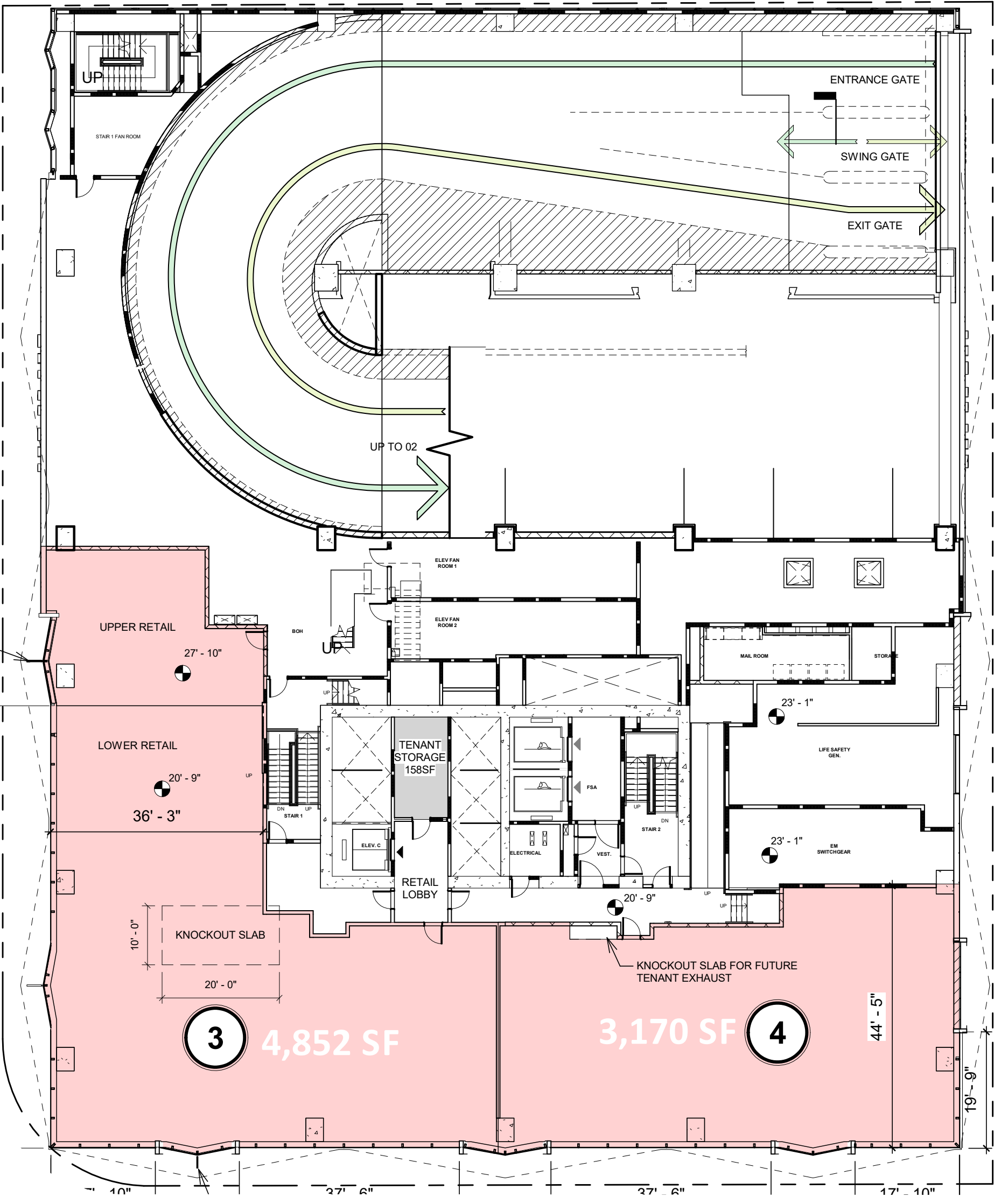


13 AVE SOUTH

SITE PLAN - LEVEL 1

AVAILABLE RETAIL:	7,836 SF
OFFICE:	365,000 SF
PARKING:	12 LEVELS
RATIO:	2.8/1,000

BROADWAY



13 AVE SOUTH

SITE PLAN - LEVEL 1M

AVAILABLE RETAIL:	8,022 SF
OFFICE:	365,000 SF
PARKING:	12 LEVELS
RATIO:	2.8/1,000









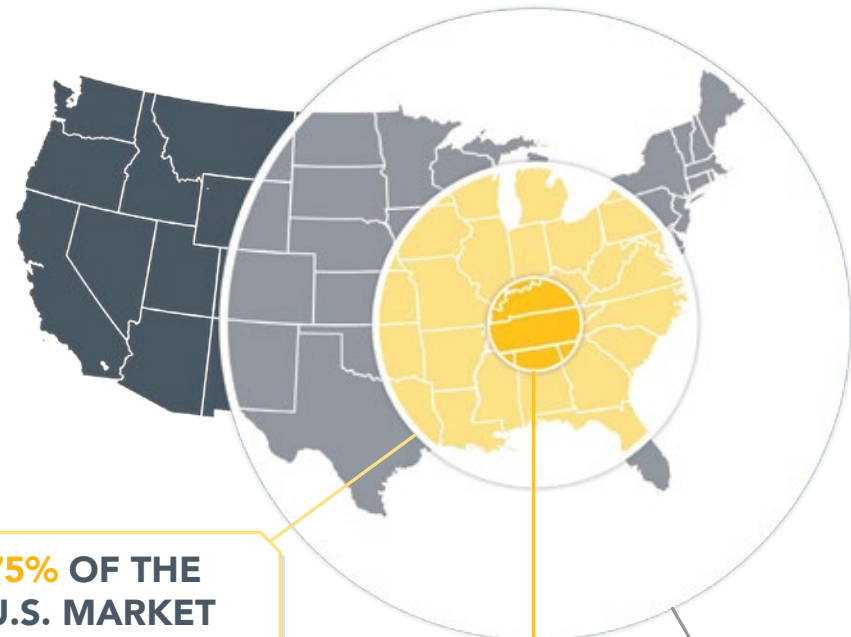


1206 DA WY.COM

WHOLE FOODS

Country Music Hall of Fame
Frist Art Museum
Arena Music City Center
Vanderbilt Univ
Ryman Auditorium

WHY NASHVILLE?



75% OF THE U.S. MARKET IS WITHIN A 2-HOUR FLIGHT

12 MILLION PEOPLE LIVE WITHIN A 3-HOUR DRIVE

2-DAY TRUCKING DISTANCE

3 MAJOR INTERSTATES CONVERGE IN NASHVILLE

\$34.7 BILLION

Total Tennessee goods exported around the world in 2021

TOP 5 FORTUNE 500/1000 COMPANIES



10-COUNTY MSA
Nashville at the core

#4 METRO
For economic strength 2022

TENNESSEE #6 GROWTH RATE
U-Haul's annuan index

OVER 2.5 MILLION PEOPLE
Predicted to live in the Nashville area by the year 2040

24.3% POPULATION INCREASE
Between 2011-2021

OVER HALF OF THE U.S. POPULATION
Resides within 650 miles of Nashville

#8 BEST-PERFORMING CITIES 2021
Based on jobs, wages & high-tech growth

13 FORTUNE 1000 COMPANIES & 5 FORTUNE 500 HEADQUARTERS
Call Nashville home

#1 METRO AREA
For music related job growth

#2 IN THE NATION
For net inflow of tech workers

#2 TOP CITY
Where professionals are relocating

#6 CITY
For job seekers in 2022

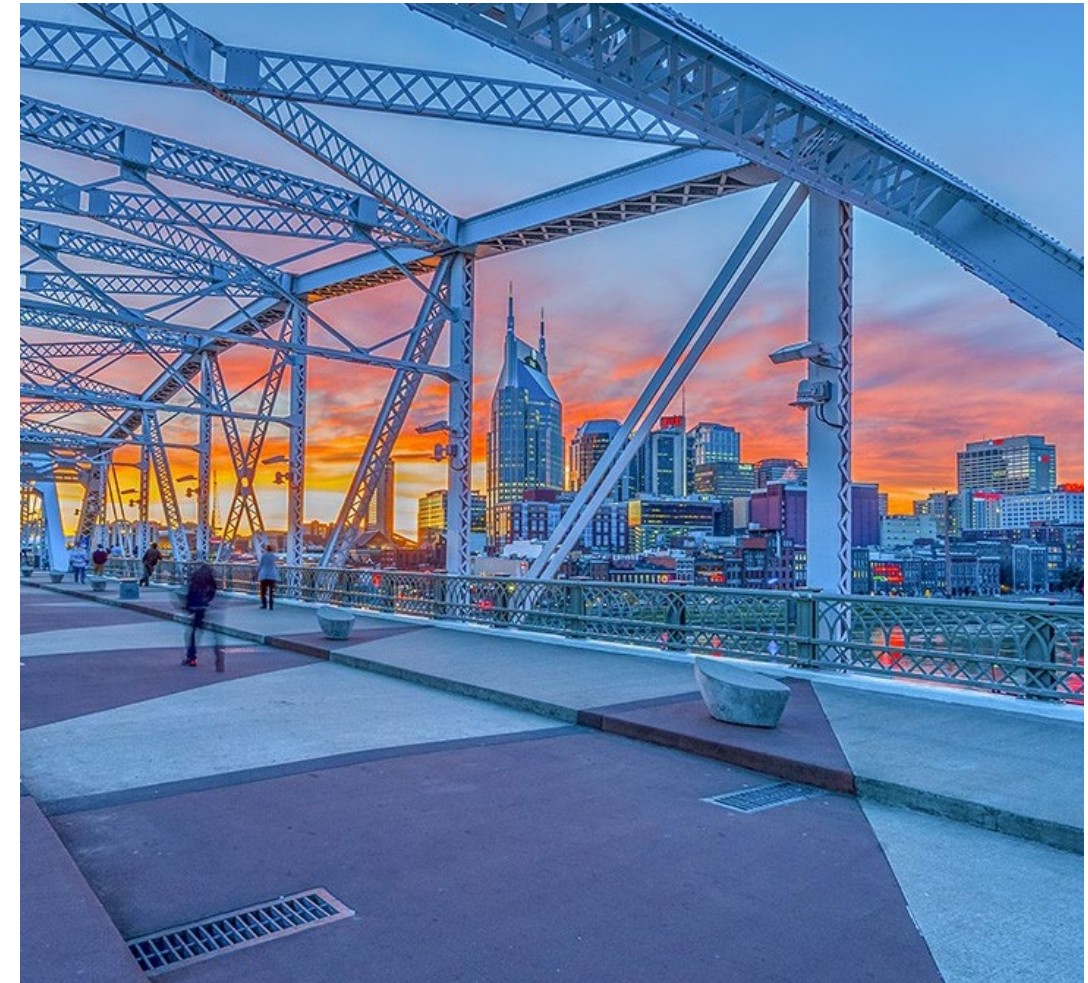
TOP 10 CITY
Where millenials are moving to

2ND HOTTEST JOB MARKET
In the country

NEARLY 120,000 STUDENTS
Attend the area's colleges & universities

TOP 5 REGIONAL EMPLOYERS

Vanderbilt University Medical Center	(28,300)
HCA Healthcare Inc.	(10,600)
Nissan North America	(10,500)
Amazon	(10,000)
Vanderbilt University	(8,822)



ECONOMIC DRIVERS

HEALTH CARE MANAGEMENT

362,560 Jobs
\$67B Annual Economic Impact

TOURISM & HOSPITALITY

259,170 Jobs
\$7.5B Annual Economic Impact

ADVANCED MANUFACTURING

236,613 Jobs
\$69.7B Annual Economic Impact

MUSIC & ENTERTAINMENT

80,757 Jobs
\$15.6B Annual Economic Impact

ONE 22 ONE



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