

FOR LEASE

CREATIVE OFFICE SPACE IN THE HEART OF DOWNTOWN

161 ROSA L PARKS BLVD | NASHVILLE, TN 37203

PROPERTY OVERVIEW

161 ROSA L PARKS BLVD

NASHVILLE, TN 37203

- ◆ Newly renovated interior
- ◆ Built in 1912 and on the National Register of Historic Places
- ◆ Located in the Nashville CBD
- ◆ Immediate proximity to the Nashville Yards mixed-use development offering access to restaurants, retail and entertainment venues
- ◆ Across from Fred D Thompson Federal Building & Courthouse

AVAILABILITY

1st Floor: 7,329 RSF on 4/1/26

2nd Floor: 7,258 RSF Available Now

3rd Floor: 7,323 RSF on 1/1/26

4th Floor: 7,309 RSF on 4/1/26

5th Floor: 3,499 RSF on 4/1/26





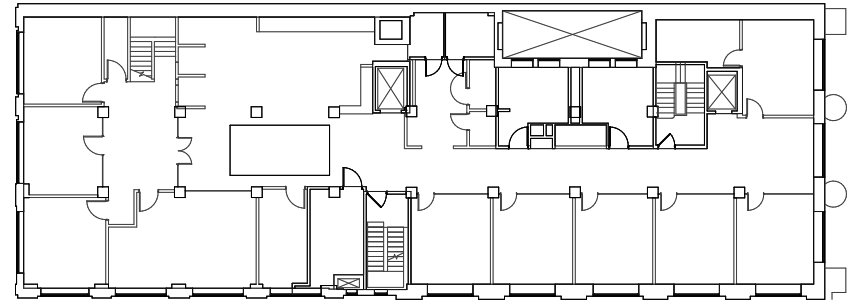


FLOOR PLANS

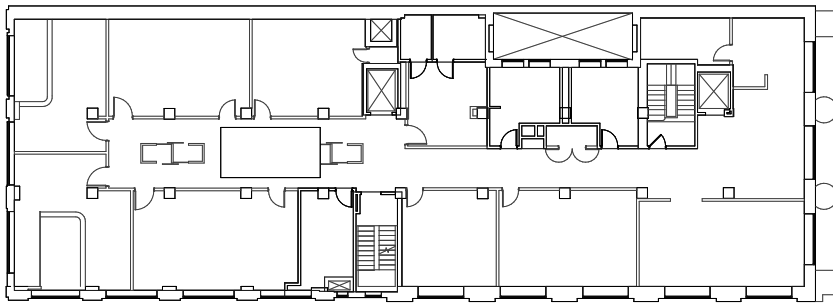
LEVEL 1 - 7,329 RSF
AVAILABLE 4/1/26



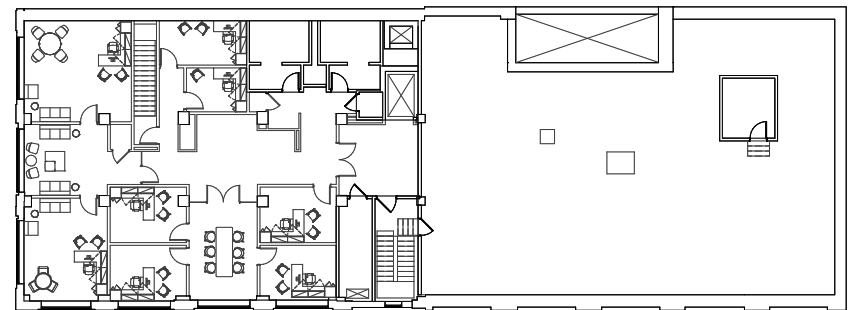
LEVEL 4 - 7,309 RSF
AVAILABLE 4/1/26



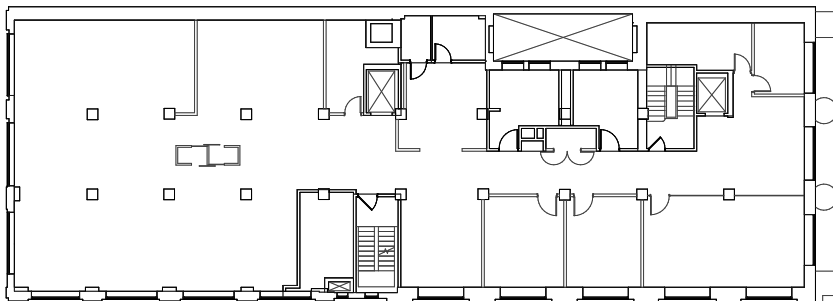
LEVEL 2 - 7,258 RSF
AVAILABLE NOW



LEVEL 5 - 3,499 RSF
AVAILABLE 4/1/26



LEVEL 3 - 7,323 RSF
AVAILABLE 1/1/26



NEARBY AMENITIES

RESTAURANTS

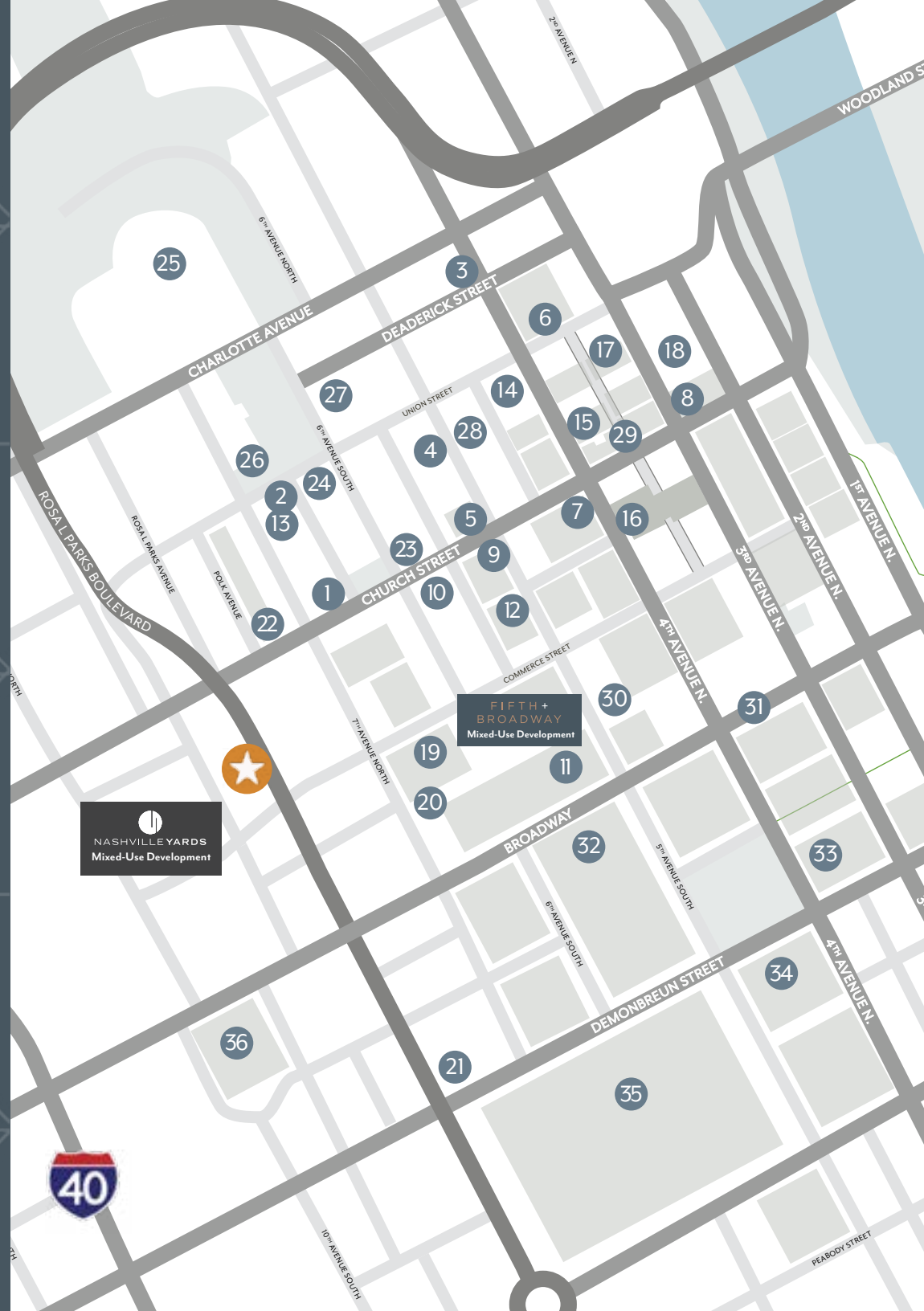
- 1 MORTON'S STEAKHOUSE
- 2 TILL FIVE PIZZA
- 3 STREET EATS DOWNTOWN
- 4 FROTHY MONKEY
- 5 PUCKETT'S GROCERY
- 6 JEFF RUBY'S
- 7 DEACON'S NEW SOUTH
- 8 GRAY AND DUDLEY
- 9 E + ROSE WELLNESS
- 10 D'ANDREWS BAKERY & CAFE
- 11 ASSEMBLY FOOD HALL
- 12 CORNER PUB

HOTELS

- 13 SHERATON GRAND
- 14 FAIRLANE HOTEL
- 15 THE BOBBY
- 16 DREAM NASHVILLE
- 17 HOTEL INDIGO
- 18 THE BANKERS ALLEY HOTEL
- 19 RENAISSANCE
- 20 HOLSTON HOUSE
- 21 I HOTEL
- 22 HOMEWOOD SUITES
- 23 THE MADDOX HOTEL
- 24 THE HERMITAGE HOTEL

PLACES OF INTEREST

- 25 STATE CAPITOL
- 26 WAR MEMORIAL AUDITORIUM
- 27 TENNESSEE PERFORMING ARTS CENTER
- 28 THE ARCADE
- 29 PRINTERS ALLEY
- 30 RYMAN AUDITORIUM
- 31 LOWER BROADWAY
- 32 BRIDGESTONE ARENA
- 33 SCHERMERHORN SYMPHONY CENTER
- 34 COUNTRY MUSIC HALL OF FAME
- 35 MUSIC CITY CENTER
- 36 FRIST ART MUSEUM



MEET THE NEIGHBOR: NASHVILLE YARDS

350,000 SF

Retail, F&B, & Entertainment Space

2,000+

Residential Units

7+ ACRES

Open Plazas & Green Space

1,000+

Hotel Rooms

4,500

Person Capacity Music Venue,
The Pinnacle





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