

FIFTH +
BROADWAY

501 COMMERCE

OFFICE LEASING





501 COMMERCE

Prized for its one-of-a-kind cultural authenticity, premier talent base, low cost of living, and diversified economy, Nashville is a creative hub and magnet for businesses.

The state-of-the-art 501 Commerce office space is located in the heart of Downtown Nashville and is perfectly integrated within the larger Fifth + Broadway mixed-use project - a dynamic property bustling with the energy of eateries, retail shops, and performance venues - situated steps away from iconic Nashville destinations like Ryman Auditorium, Bridgestone Arena, and Lower Broadway.

NASHVILLE

#1
CITY FOR
ECONOMIC
GROWTH

120+
LIVE MUSIC
VENUES

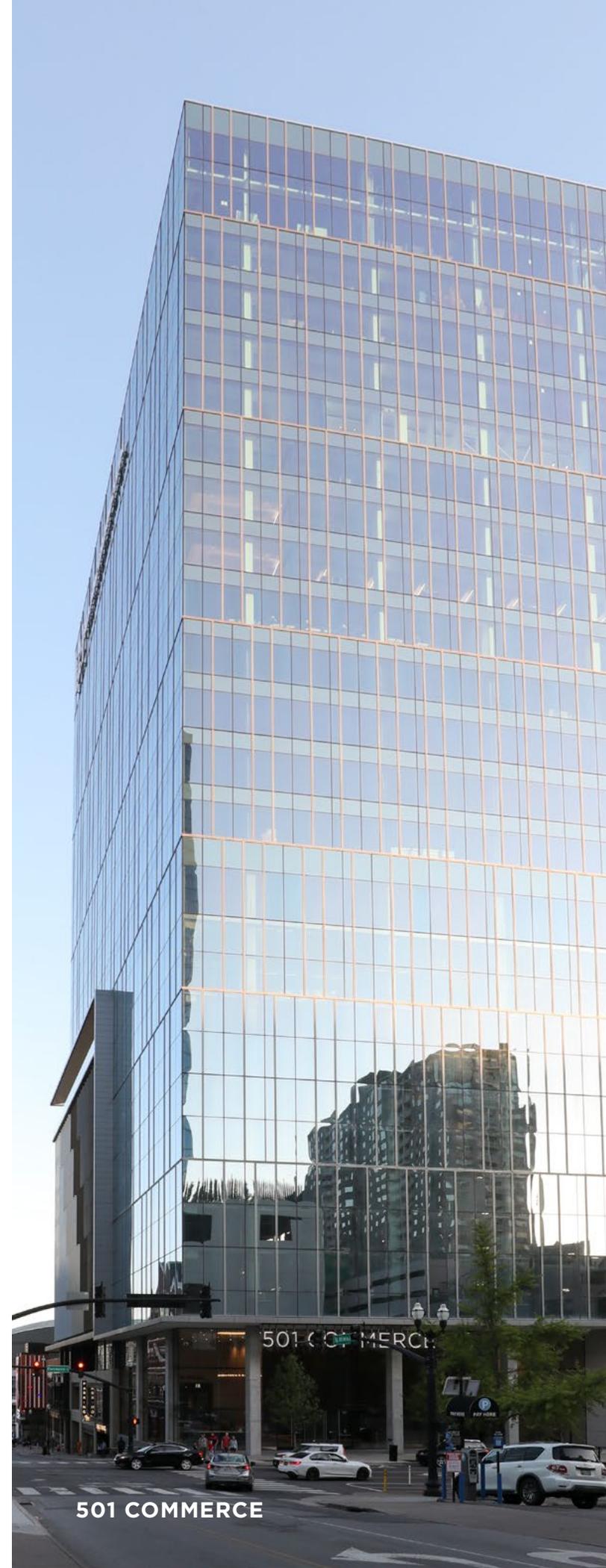
2M
RESIDENTS IN
GREATER
METRO AREA



BRIDGESTONE ARENA



LOWER BROADWAY



501 COMMERCE



FIFTH + BROADWAY

OFFICE TOWER

367,000 SF
28,000 SF PER FLOOR

RESIDENTIAL TOWER

381 UNITS

PARKING RATIO

2.5/1,000

RETAIL + ENTERTAINMENT

250,000 SF





30K SF OF OUTDOOR ENTERTAINMENT DECKS



**MORE THAN 40K SF OF CHEF-DRIVEN EATERIES
+ CATERING AND TAKE-OUT SERVICES**



AMENITIES

ENTRANCE

- 30' ceilings in the lobby create an open, inviting experience
- Coffee bar offering craft beverages for office guests
- 24/7 security with concierge-level service



OPERATIONS

- On-site management office
- Individual workspace areas with access to Wi-Fi, printers, and more
- DAS system offering full Wi-Fi and the latest technology for office customers
- Efficient floor plate for both full-floor and partial-floor tenants
- Noise-reducing elements for a quiet, productive work environment



PARKING

- Easy vehicular access to upper parking levels
- Designated executive parking on select levels
- Parking deck access off Commerce St., Fifth Ave., and Broadway
- Designated areas for drop-off and rideshare parking





LEVEL 11

- Expansive tenant lounge connected to 3,200 SF outdoor terrace with built-in seating areas, outdoor TV, and fire pits
- 3,500 SF state-of-the-art fitness center with spin studio, yoga, and pilates offerings with showers and lockers
- Green-landscaped roof with walking path, garden spots, and shade trees
- Multiple meeting facilities in various sizes to accommodate large groups

PROXIMITY

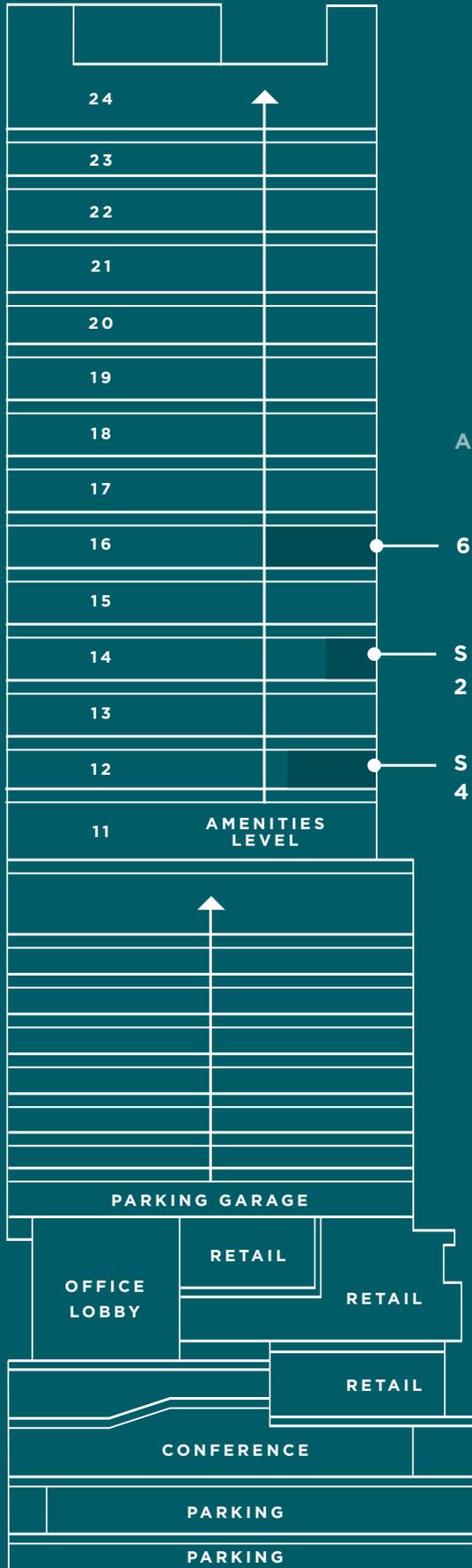
- Direct access to Assembly Food Hall with 30+ eateries and Skydeck rooftop concert venue
- Adjacent to Renaissance Hotel with over 675 rooms and 14 suites
- Across the street from Bridgestone Arena, Ryman Auditorium, and Lower Broadway



VIRTUAL TOUR

STACKING PLAN

LEED SILVER CERTIFIED
BUILDING WITH
UNPARALLELED VIEWS



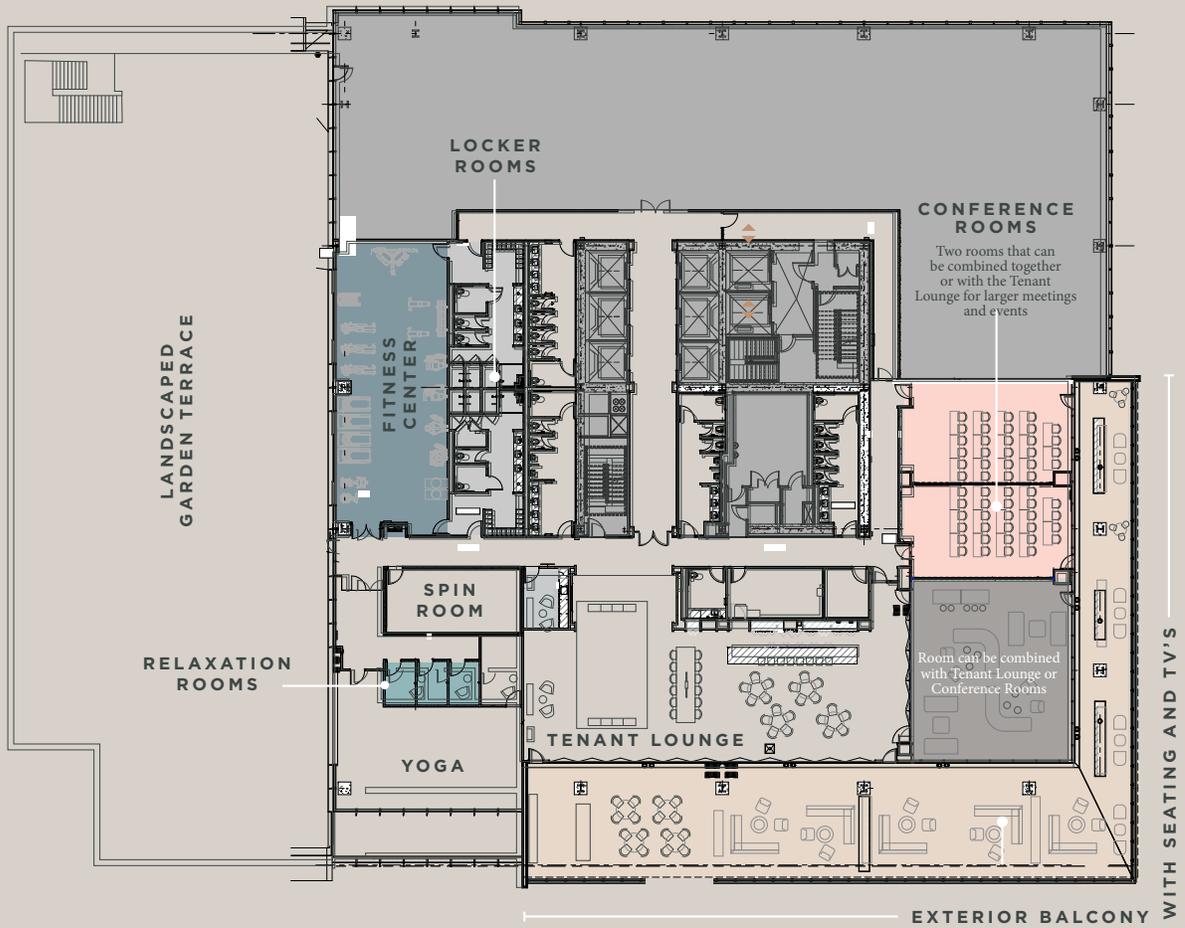
AVAILABLE

● 6,704 SF

● SPEC SUITE
2,188 SF

● SPEC SUITE
4,804 SF

AMENITIES LEVEL 11



VIRTUAL TOUR



ACCESS

INGRESS + EGRESS
THREE POINTS OF ACCESS -
FIFTH AVE., COMMERCE,
AND BROADWAY

**DEDICATED PARKING GARAGE
FOR OFFICE TENANTS**
(PARKING RATIO 2.5/1,000)

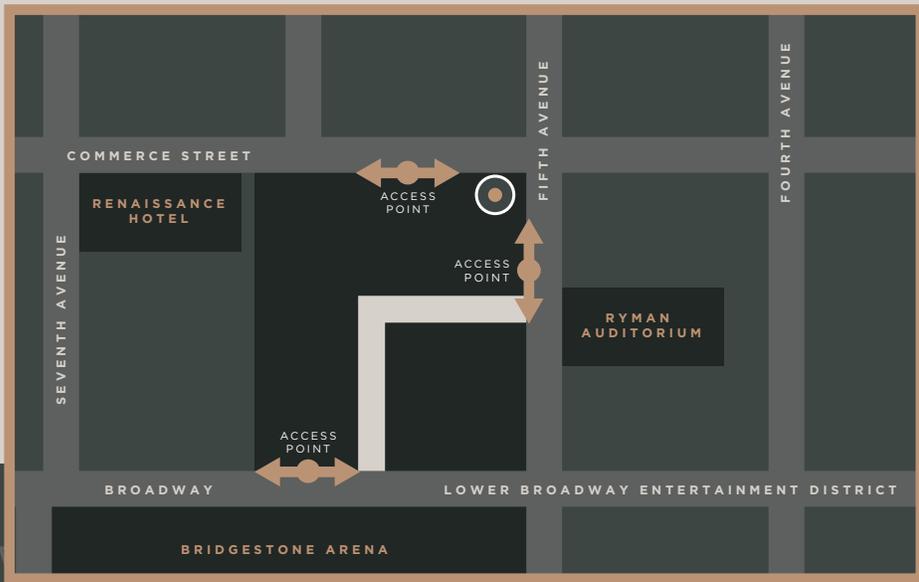
SPEED RAMPS
PROVIDE QUICK ENTRY AND
EXIT FROM THE BUILDING

FLAT PARKING LEVELS
ELIMINATE INCONVENIENCE
OF PARKING ON RAMPS

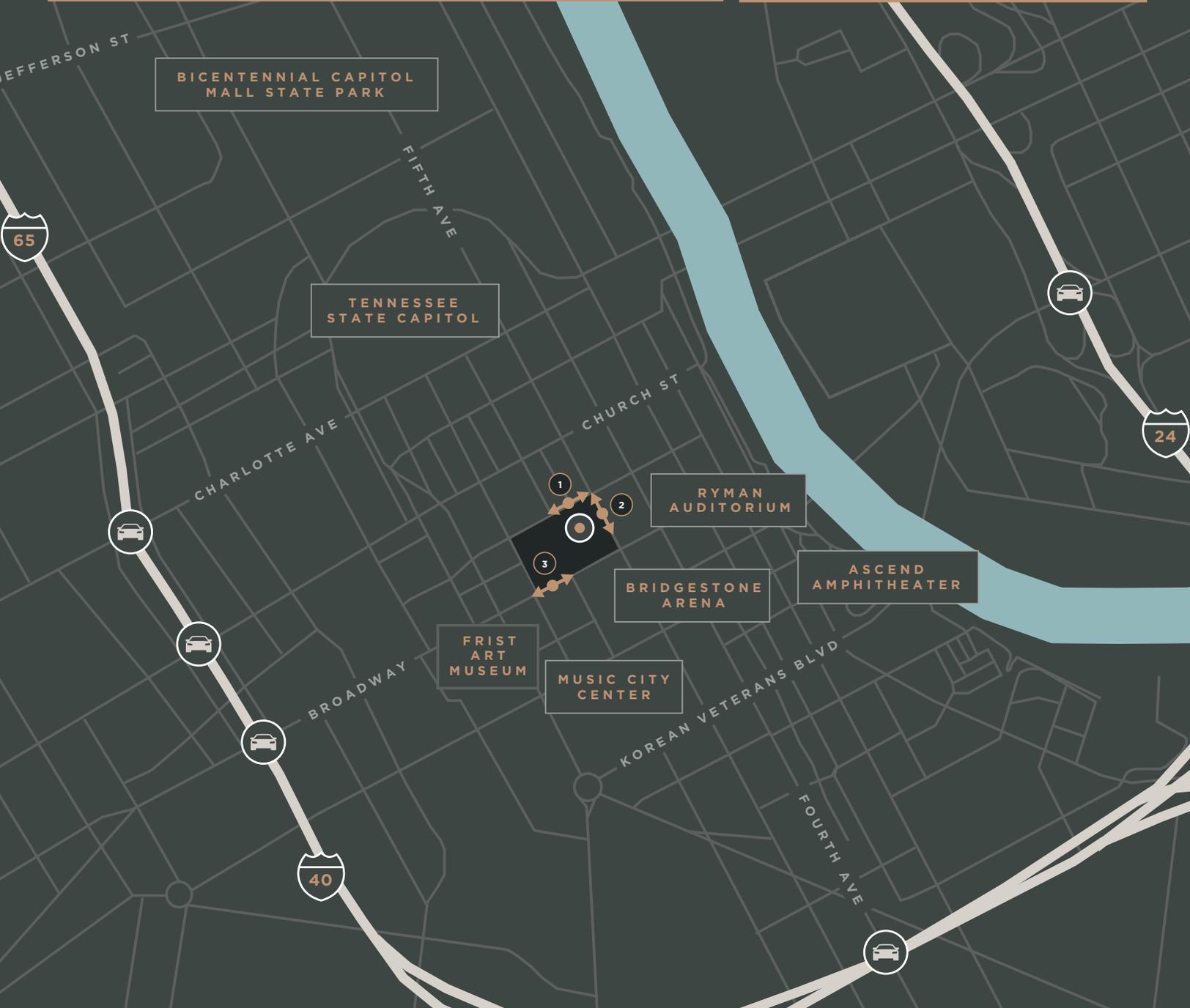
**EXECUTIVE PARKING
AND RESERVED PARKING
AVAILABLE**

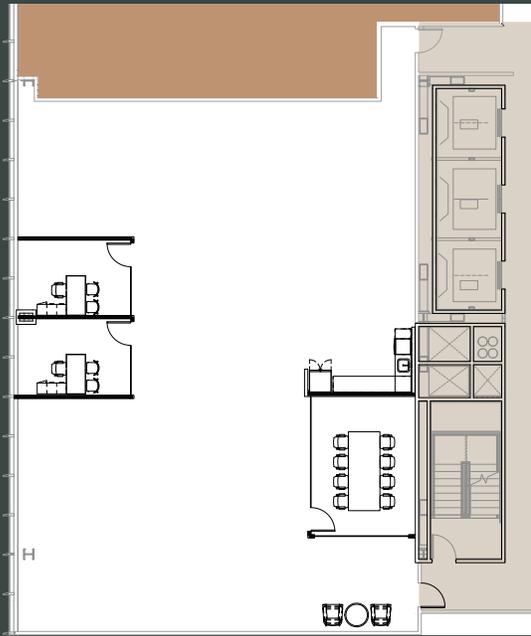
**DEDICATED OFFICER
+ ATTENDANT**
FOR IMPROVED TRAFFIC
FLOW MORNINGS + EVENINGS





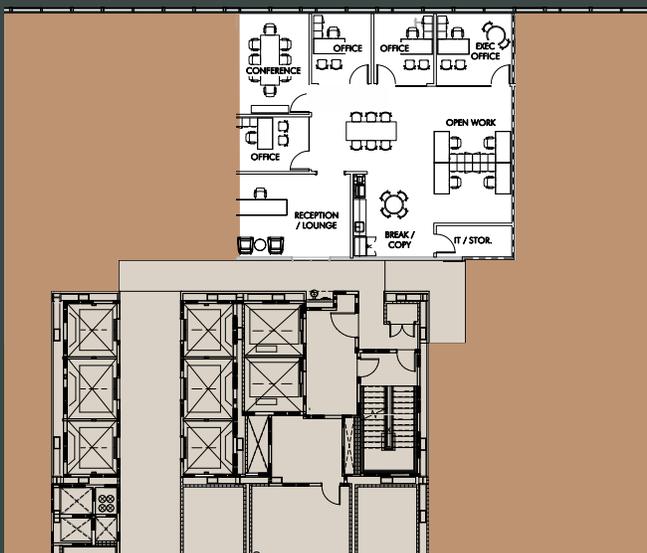
-  501 COMMERCE
-  INGRESS/EGRESS
-  INTERSTATE ACCESS
-  1 COMMERCE STREET
-  2 FIFTH AVENUE
-  3 BROADWAY





LEVEL 12 SPEC SUITE

AVAILABLE SPACE -
4,804 RSF



LEVEL 14 SPEC SUITE

AVAILABLE SPACE -
2,188 RSF

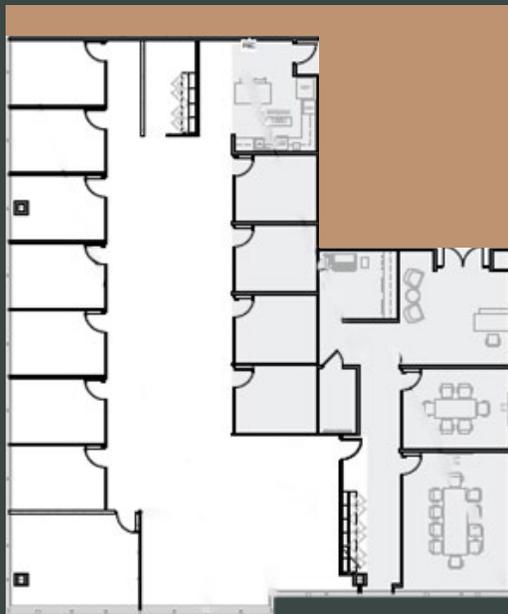


VIRTUAL TOUR

LEASING CONTACT

STEWART LYMAN / 615.336.9055
ROBBY DAVIS / 615.618.3967

STREAM®



LEVEL 16

AVAILABLE ON 6/1/26 -
6,704 RSF



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LEASING CONTACT

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ROBBY DAVIS / 615.618.3967

STREAM®

[A/B] ALLIANCE

501 COMMERCE

ASSEMBLY FOOD HALL



FIFTHANDB.COM

LEASING CONTACT

STEWART LYMAN / 615.336.9055
ROBBY DAVIS / 615.618.3967



501 COMMERCE STREET | SUITE 1120
NASHVILLE, TN 37203

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