



4,423 SF AVAILABLE

# BOWTRUSS BUILDING

1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE

| 4,423 SF AVAILABLE

| OFFICE SPACE IN GERMANTOWN

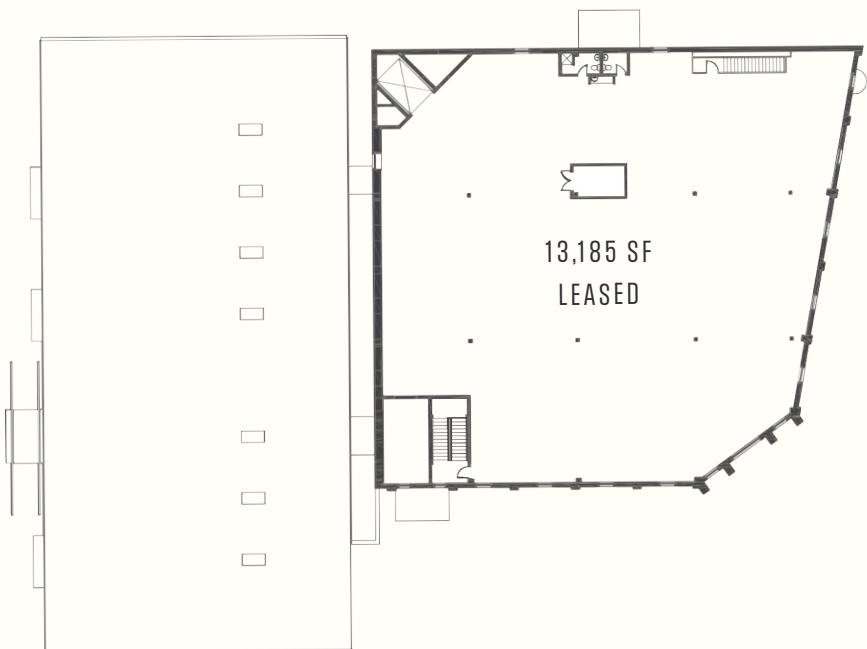
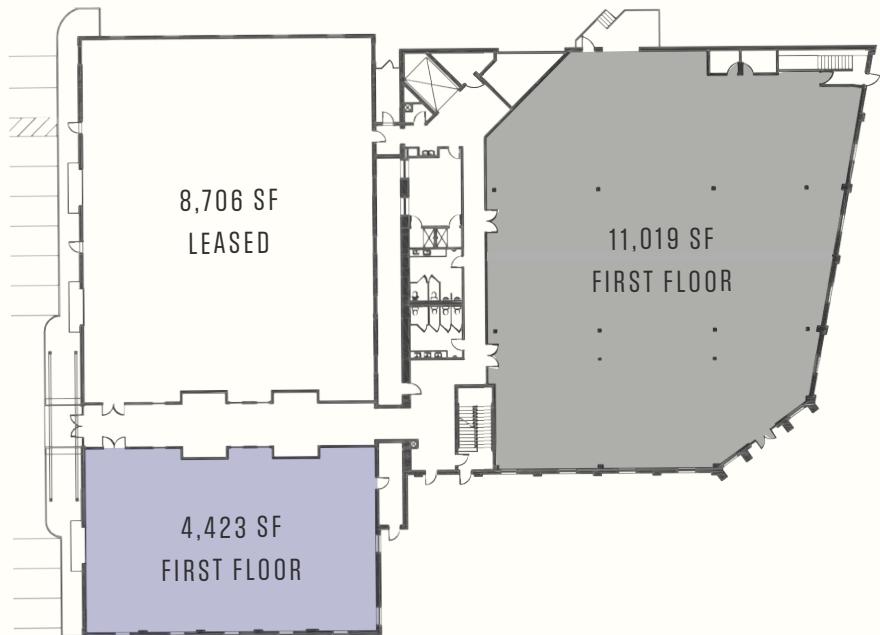
**BOWTRUSS**  
BUILDING  
Germantown

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## Building Highlights



**15,442 SF TOTAL**  
Office or Retail  
Space Available



**LARGE WINDOWS & SKYLIGHTS:**  
Providing an Abundance of  
Natural Light



**CLASS A CREATIVE DESIGN:**  
While Maintaining the Building's  
Character and Design



**EXPOSED BRICK AND METAL  
BOW TRUSS BEAMS**



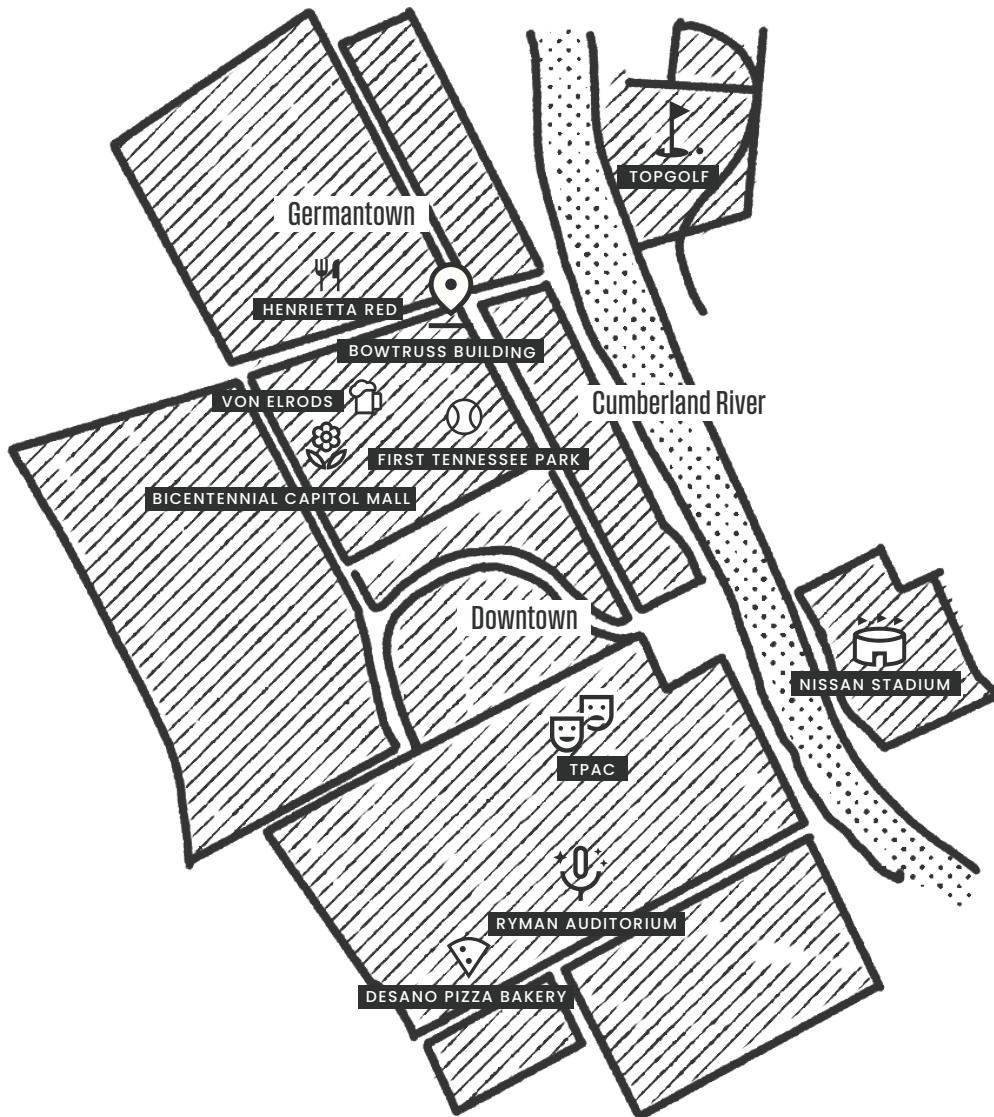
**EASE OF SURFACE PARKING:**  
Security System, Controlled Access,  
Video Monitoring and Secure Parking



**OPEN SPACE:**  
That Encourages Collaboration  
With Private Offices



**FITNESS CENTER:**  
That Promotes a Healthy Work-Life  
Balance for Tenants



**7 MINUTES**  
Downtown

**4 MINUTES**  
East Bank

**9 MINUTES**  
The Gulch

**11 MINUTES**  
Midtown

# Unparalleled Access

## ATTRACTI0NS:

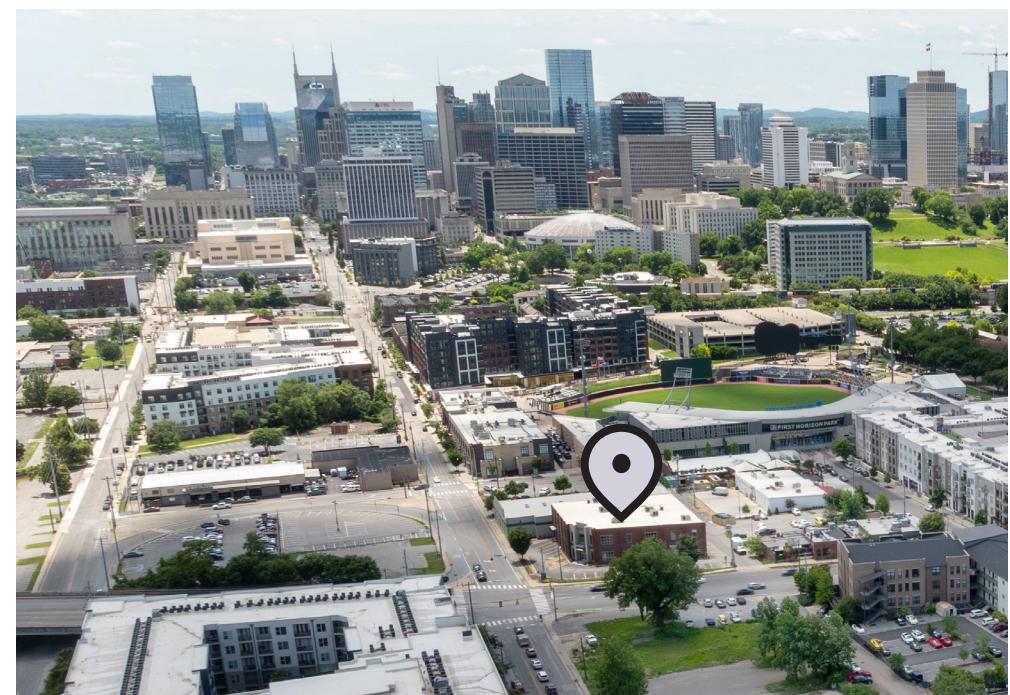
Morgan Park – 5 min walk  
Cumberland Greenway Park – 3 min drive  
Bicentennial Capitol Mall – 4 min walk  
First Tennessee Park – 1 min walk  
Farmers Market – 8 min walk  
Tennessean State Museum – 8 min walk  
Nissan Stadium – 5 min drive

## ENTERTAINMENT:

Tennessee Performing Arts Center – 5 min drive  
Downtown Broadway – 7 min drive  
Bridgestone Arena – 8 min drive  
Ascend Amphitheater – 6 min drive  
Ryman Auditorium – 8 min drive  
Marathon Village – 6 min drive

## HOSPITALITY & RETAIL:

Brooklyn Bowl – 2 min walk  
Geist – 1 min walk  
The Optimist – 10 min walk  
5th & Taylor – 11 min walk  
Rolf & Daughters – 5 min drive  
Steadfast Coffee – 1 min walk  
City House – 6 min walk  
312 Pizza Company – 7 min walk  
Henrietta Red – 5 min walk  
Barista Parlor – 7 min walk  
Taco Mamacita – 9 min walk  
Neighbors Sports Bar – 1 min walk  
DeSano Pizza Bakery – 9 min drive  
Von Elrod's Beer & Hall Kitchen – 2 min walk



# For Leasing Inquiries:

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