

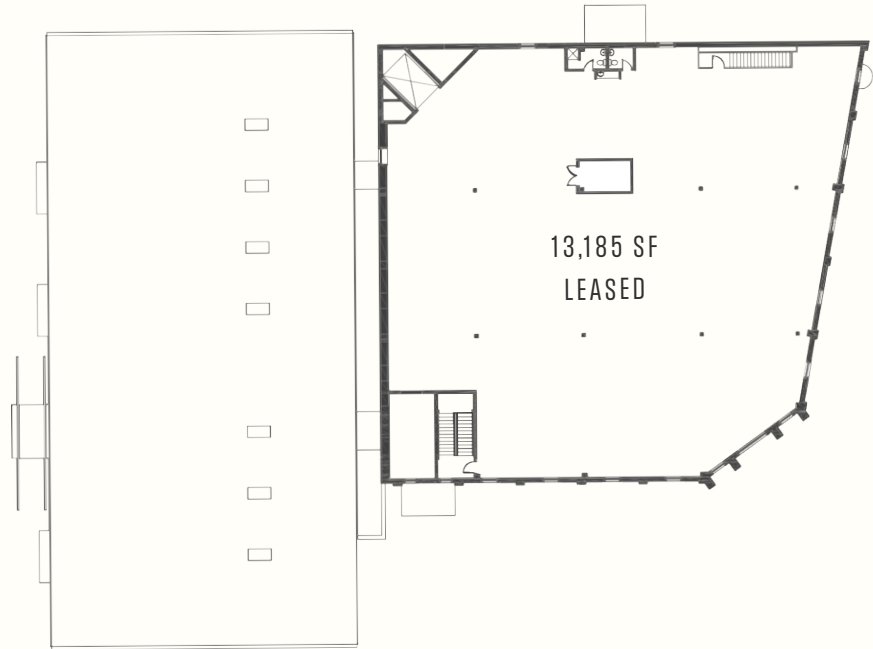
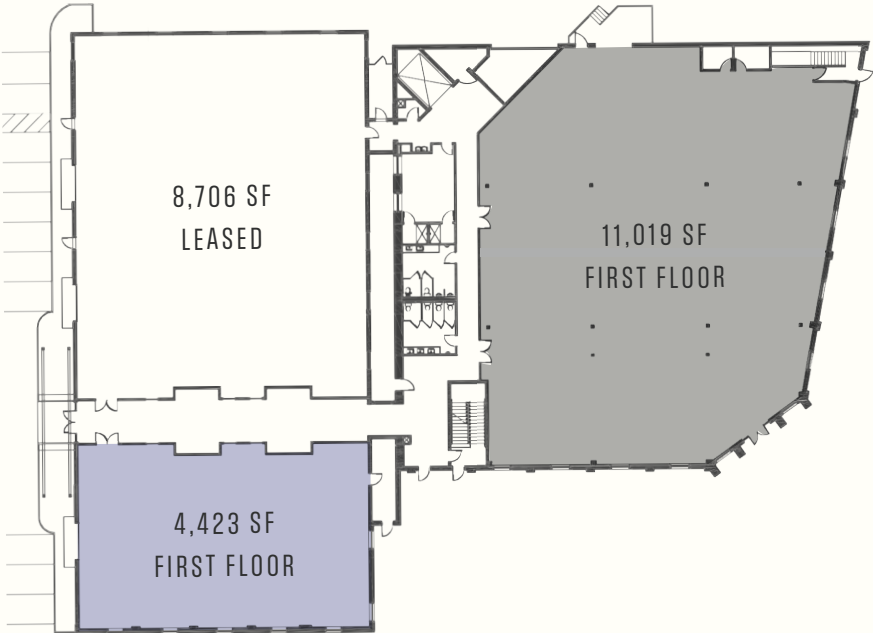
4,423 SF AVAILABLE

BOWTRUSS BUILDING

1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE | 4,423 SF AVAILABLE | OFFICE SPACE IN GERMANTOWN







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**



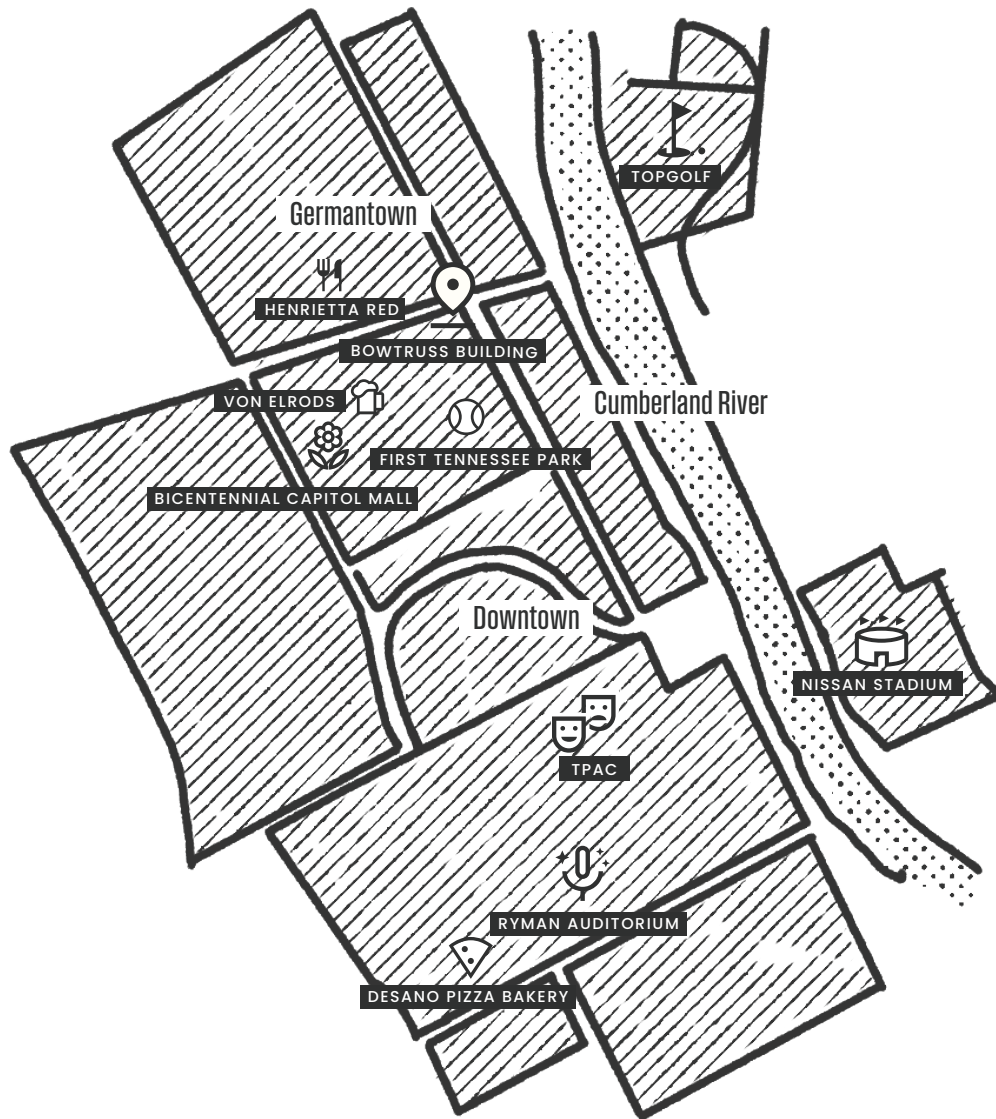
EASE OF SURFACE PARKING:
Security System, Controlled Access,
Video Monitoring and Secure Parking



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

ATTRACTIONS:

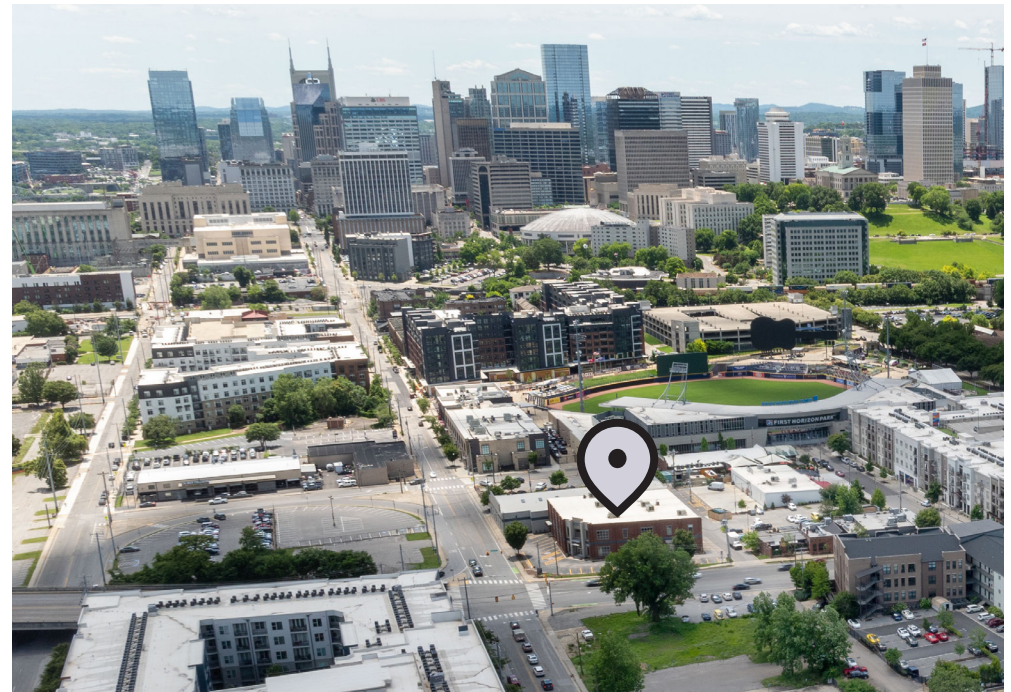
Morgan Park – 5 min walk
Cumberland Greenway Park – 3 min drive
Bicentennial Capitol Mall – 4 min walk
First Tennessee Park – 1 min walk
Farmers Market – 8 min walk
Tennessean State Museum – 8 min walk
Nissan Stadium – 5 min drive

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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