

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

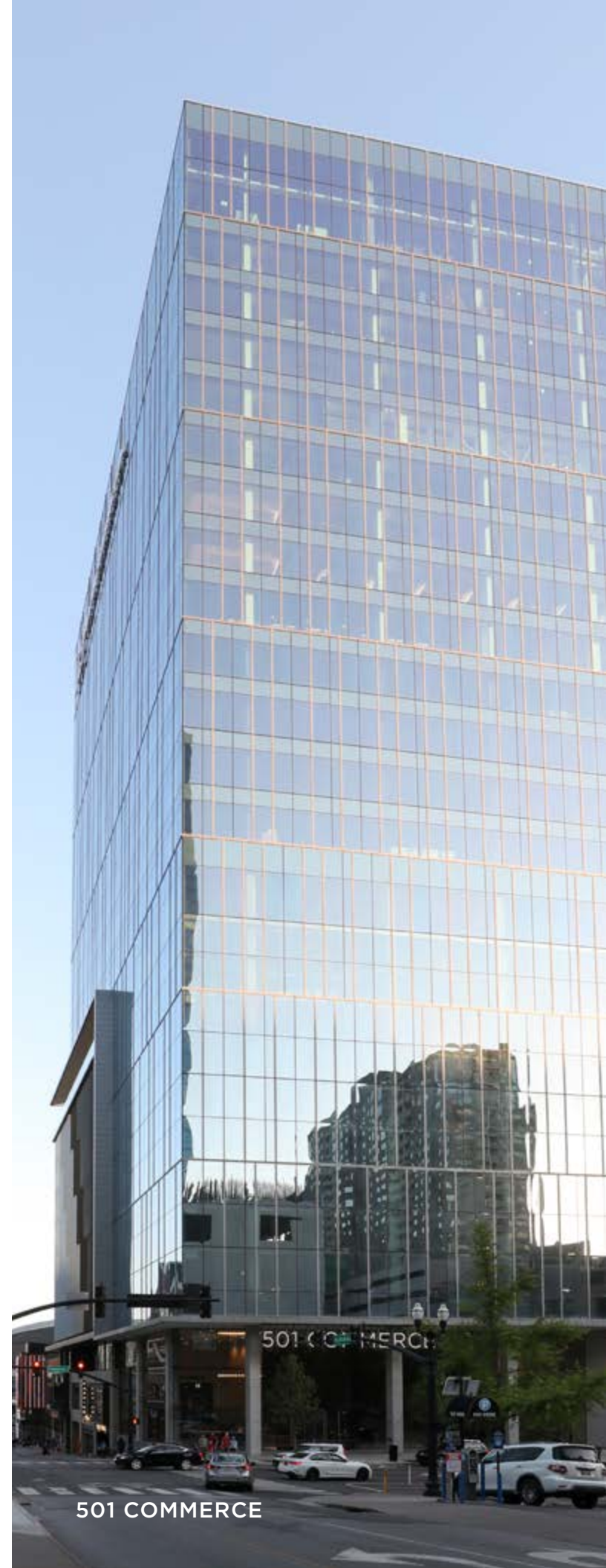
**2M**  
RESIDENTS IN  
GREATER  
METRO AREA



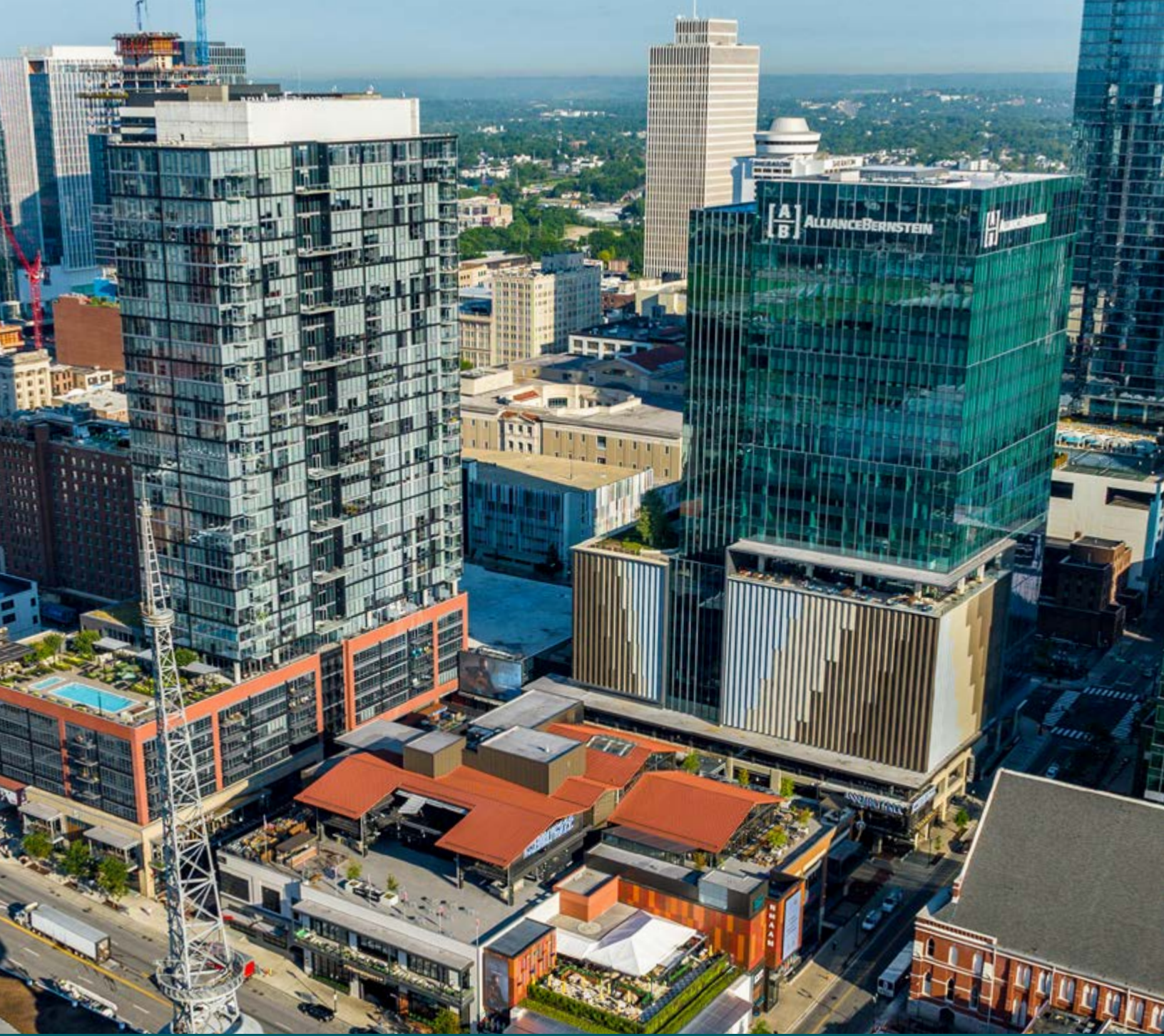
BRIDGESTONE ARENA



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

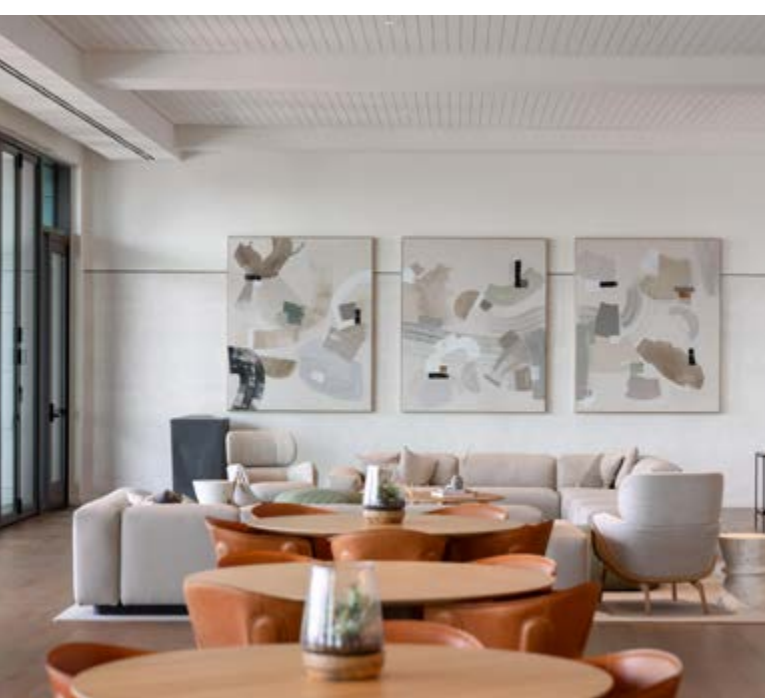






## LEVEL 11

- 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

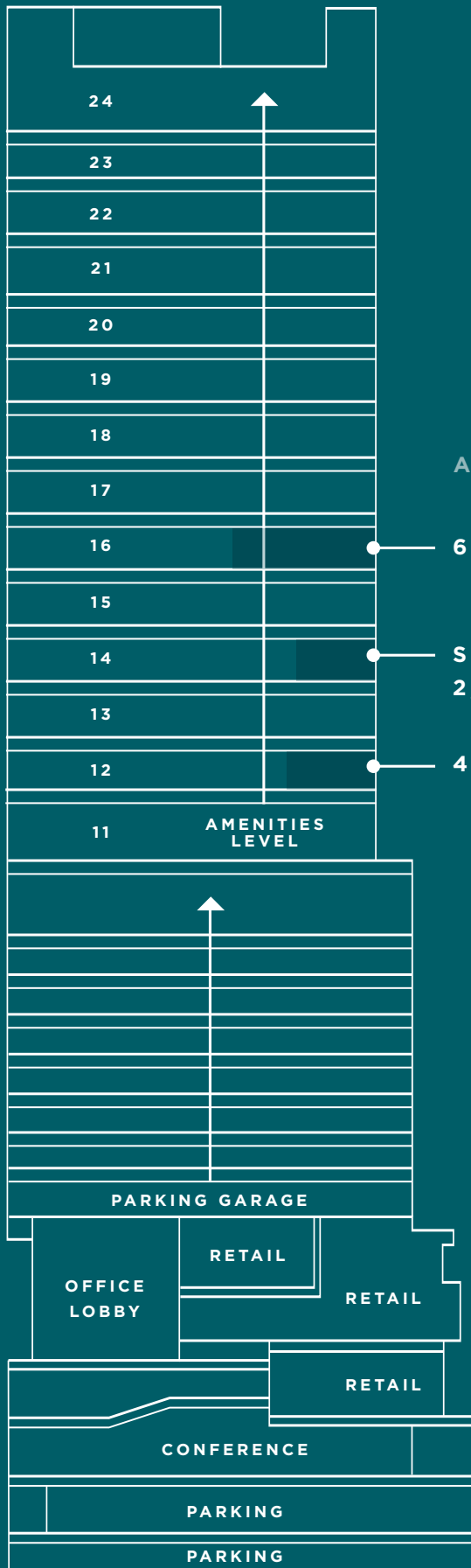
- Direct access to Assembly Food Hall with 30+ eateries and Skydeck rooftop concert venue
- Adjacent to Renaissance Hotel with over 675 rooms and 14 suites
- Across the street from Bridgestone Arena, Ryman Auditorium, and Lower Broadway



**VIRTUAL TOUR**

# STACKING PLAN

LEED SILVER CERTIFIED  
BUILDING WITH  
UNPARALLELED VIEWS



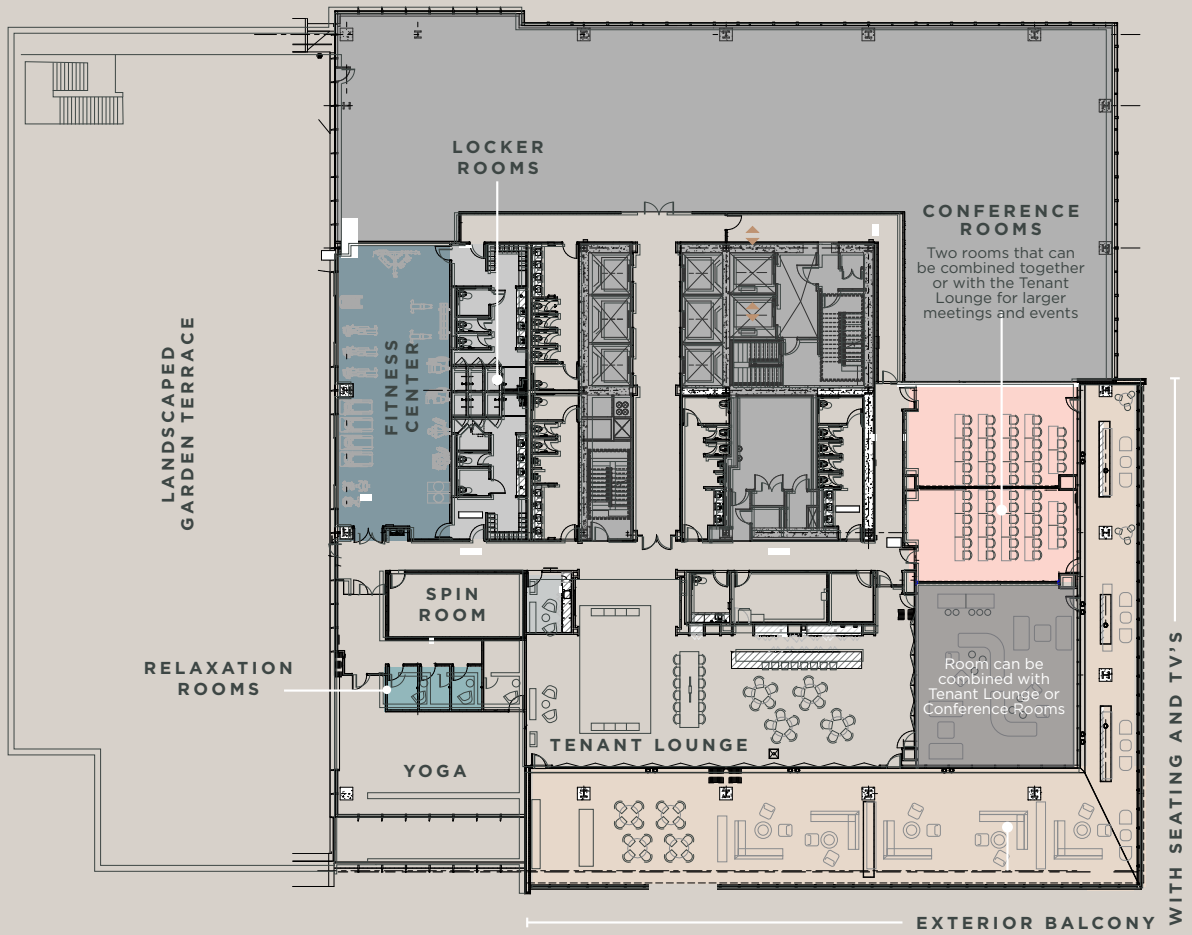
AVAILABLE

6,704 SF

SPEC SUITE  
2,188 SF TOTAL

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

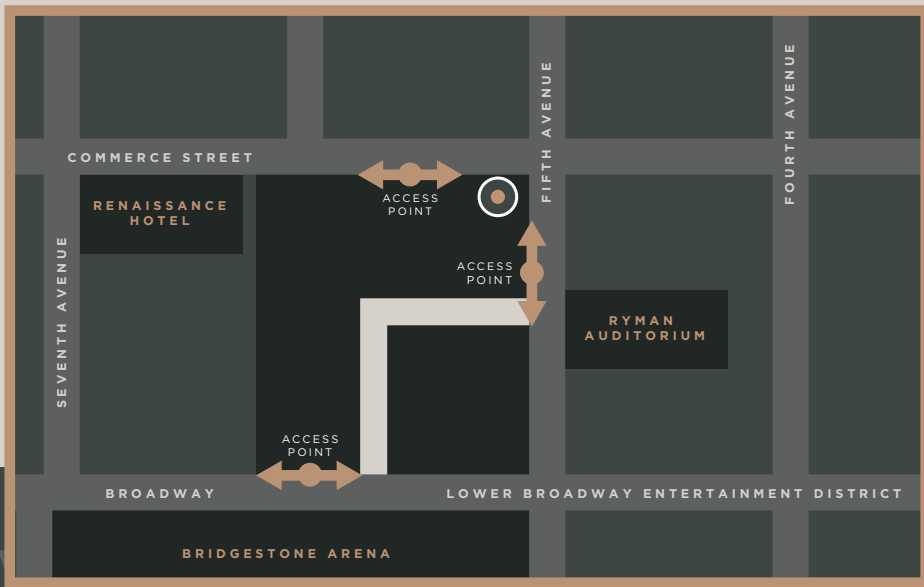
## EXECUTIVE PARKING

AND RESERVED PARKING  
AVAILABLE

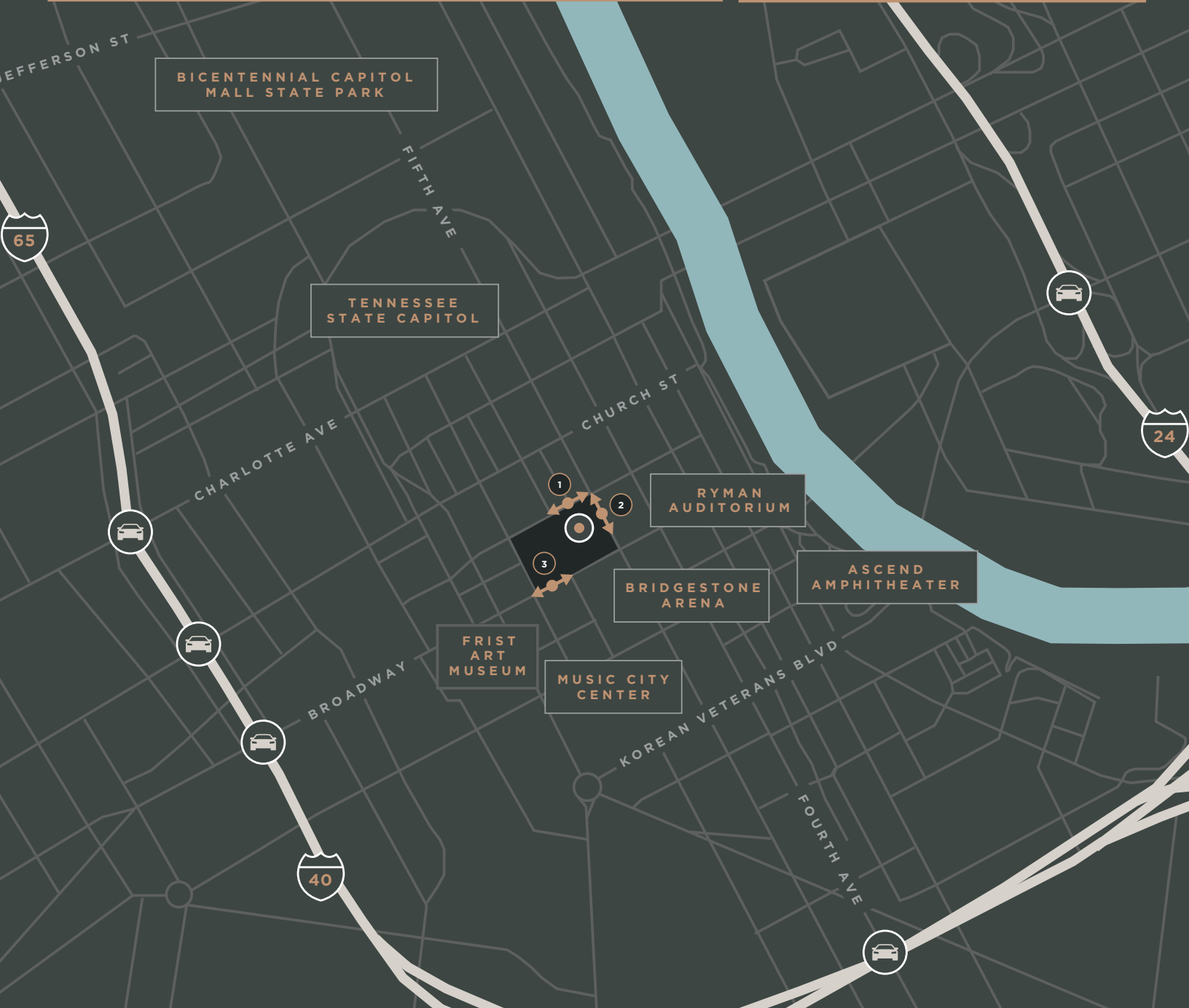
## DEDICATED OFFICER + ATTENDANT

FOR IMPROVED TRAFFIC  
FLOW MORNINGS + EVENINGS





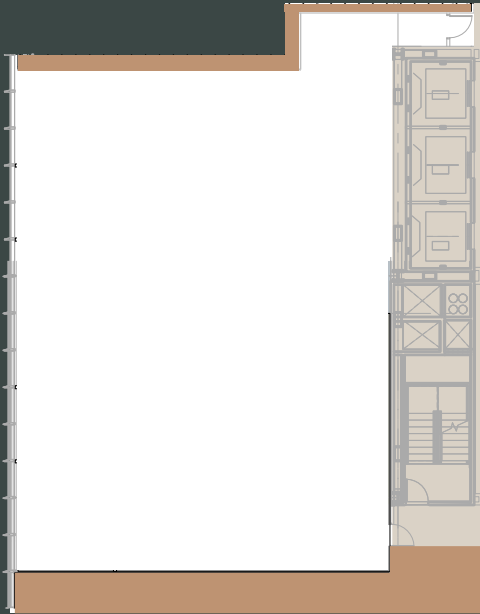
-  501 COMMERCE
-  INGRESS/EGRESS
-  INTERSTATE ACCESS
-  1 COMMERCE STREET
-  2 FIFTH AVENUE
-  3 BROADWAY





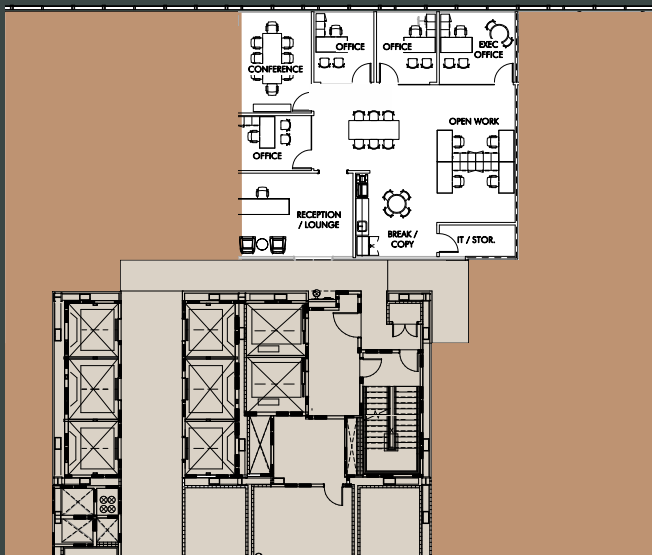
## LEVEL 12

AVAILABLE SPACE -  
4,804 RSF



## LEVEL 14 SPEC SUITE

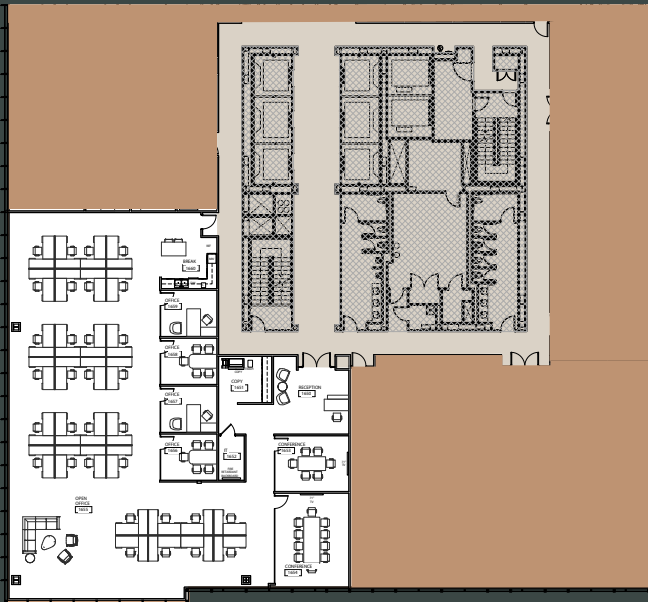
AVAILABLE SPACE -  
2,188 RSF



LEASING CONTACT

STEWART LYMAN / 615.336.9055  
ROBBY DAVIS / 615.618.3967

STREAM



## LEVEL 16

AVAILABLE SPACE -  
6,704 RSF

LEASING CONTACT

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ROBBY DAVIS / 615.618.3967

  
STREAM

[A/B] ALLIANCE

# 501 COMMERCE

ASSEMBLY FOOD HALL



FIFTHANDB.COM

## LEASING CONTACT

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STREAM

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NASHVILLE, TN 37203

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