

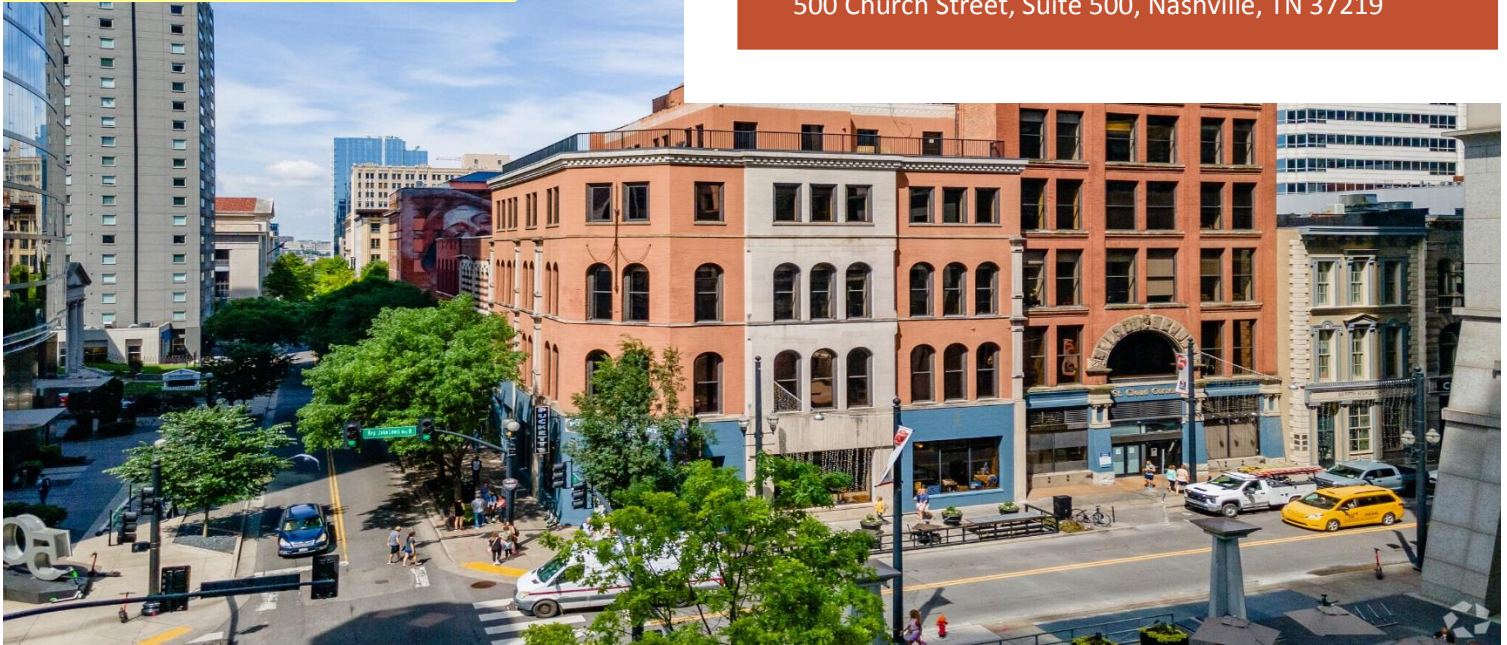
# SUBLEASE

±12,062 SF Available

Rare Opportunity to Sublease Historic Boutique Office Space in the Heart of Downtown Nashville

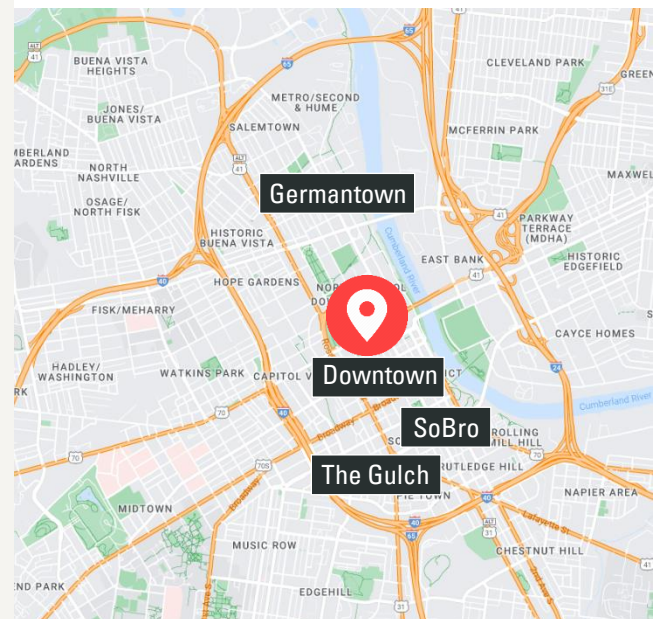
500 Church Street, Suite 500, Nashville, TN 37219

REDUCED RATE/BELOW MARKET



## HIGHLIGHTS

- Entire 5th floor with private balcony in the heart of Downtown
- ±12,062 SF Available
- Newly built out space with high-end/ modern finishes with a great mix of private offices, open area, and conference room
- Large break room
- **Reduced Rate: \$22/SF FSG**
- Sublease through November 30, 2028
- Onsite security with 24/7 secured access
- New tenant lounge and conference center
- Highly walkable site
- Acclaimed Puckett's Grocery and Restaurant occupies the ground floor retail space
- Unparalleled location two blocks from the historic Ryman Auditorium, Bridgestone Arena, and Honky-Tonks on Lower Broadway



**Brents Herron**  
Vice President  
C: 615.485.4538  
bherron@charleshawkinsco.com

**R. Stephen Prather**  
First Vice President  
O: 615.345.7254  
sprather@charleshawkinsco.com

**Ryder Ballard**  
Vice President  
O: 615.345.7209  
rballard@charleshawkinsco.com

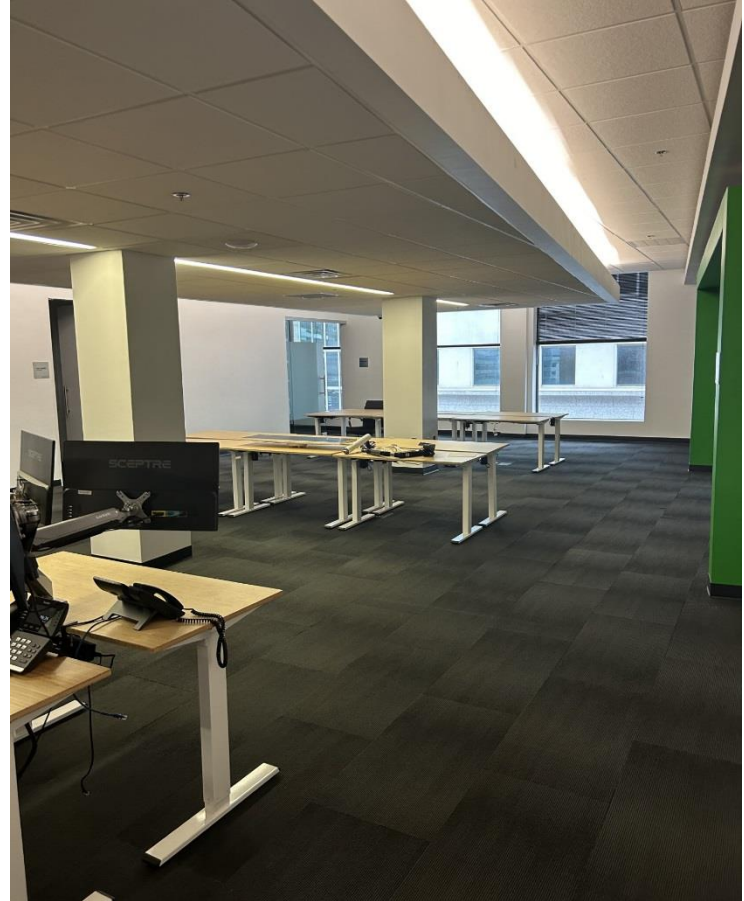
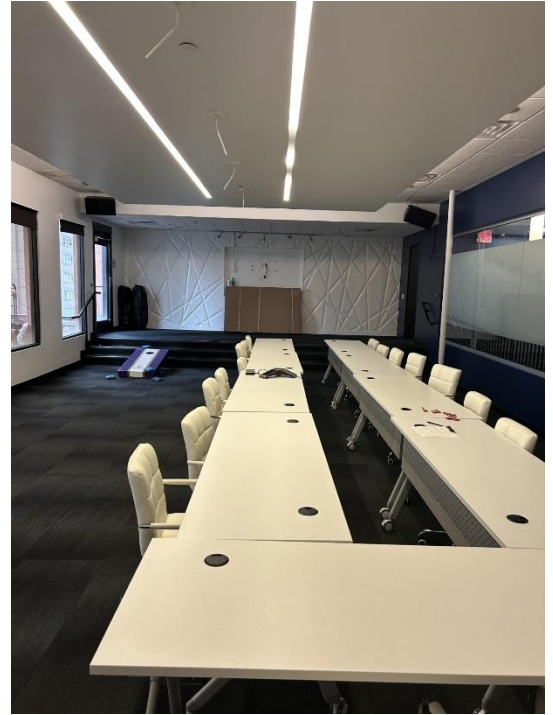
Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
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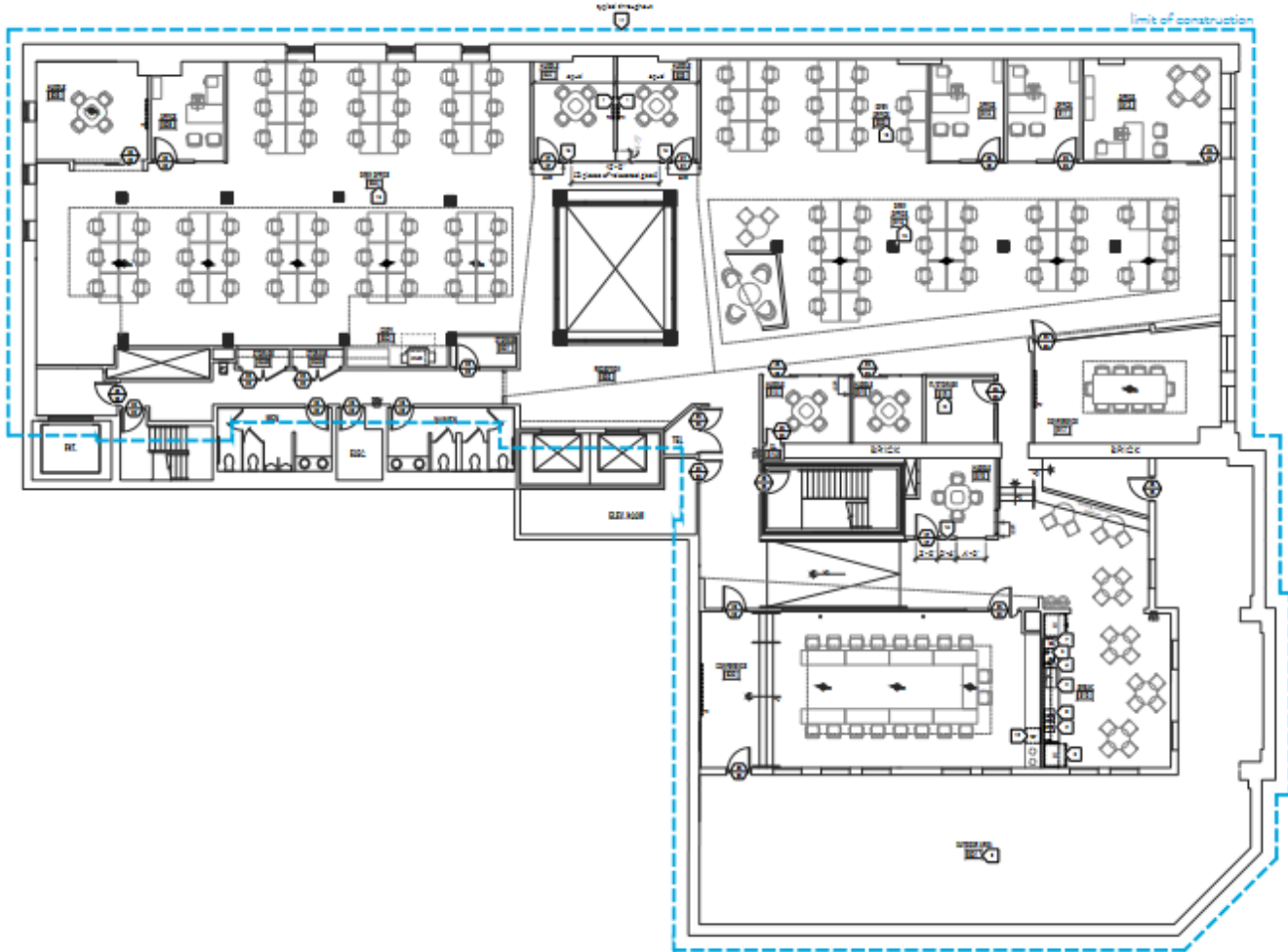
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## FLOOR PLAN



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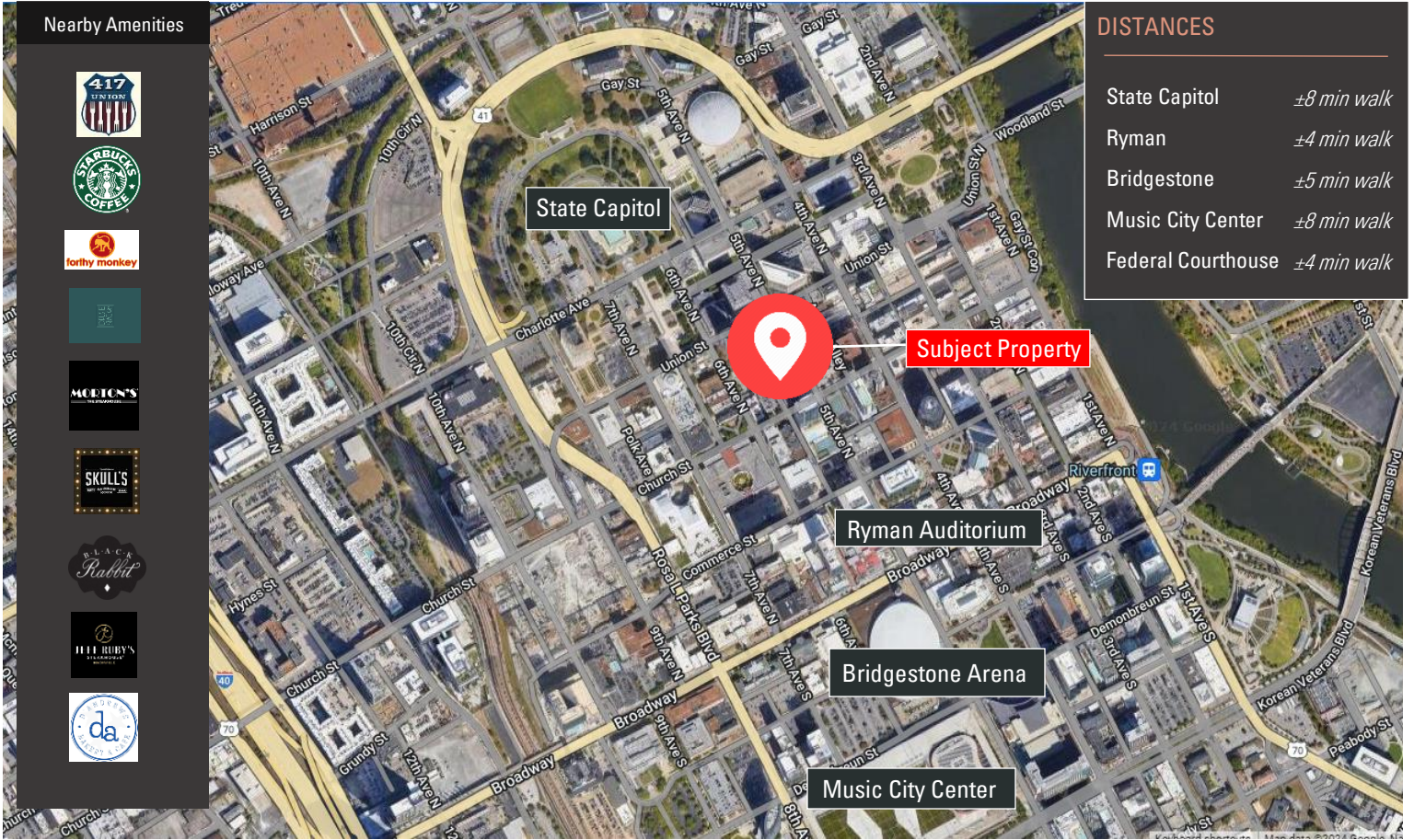
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