

FIFTH +  
BROADWAY

# 501

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## COMMERCE

OFFICE LEASING





BRIDGESTONE ARENA



LOWER BROADWAY



501 COMMERCE



DOWNTOWN NASHVILLE



## 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





## OFFICE TOWER

367,000 SF  
28,000 SF PER FLOOR

## RETAIL + ENTERTAINMENT

250,000 SF

## RESIDENTIAL TOWER

381 UNITS

## PARKING RATIO

2.5/1,000





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

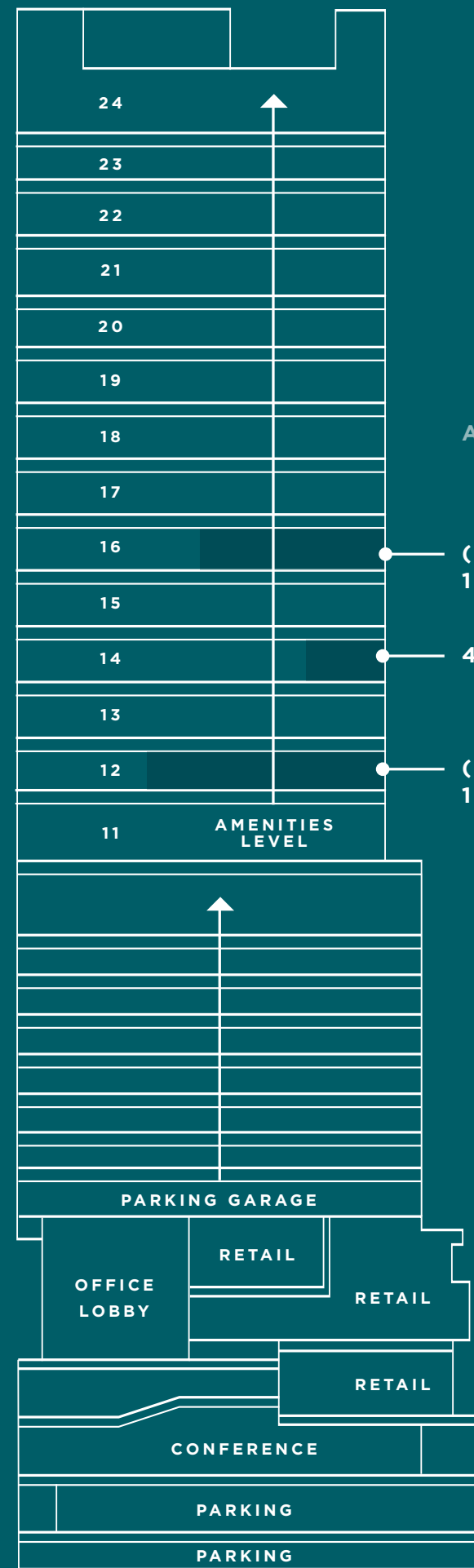
- Expansive tenant lounge connected to 3,200 SF outdoor terrace with built-in seating areas, outdoor TV, and fire pits
- 3,500 SF state-of-the-art fitness center with spin studio, yoga, and Pilates offerings with showers and lockers
- Green-landscaped roof with walking path, garden spots, and shade trees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







AVAILABLE

(2) SPEC SUITES  
11,106 SF TOTAL

4,792 SF

(4) SPEC SUITES  
17,802 SF TOTAL

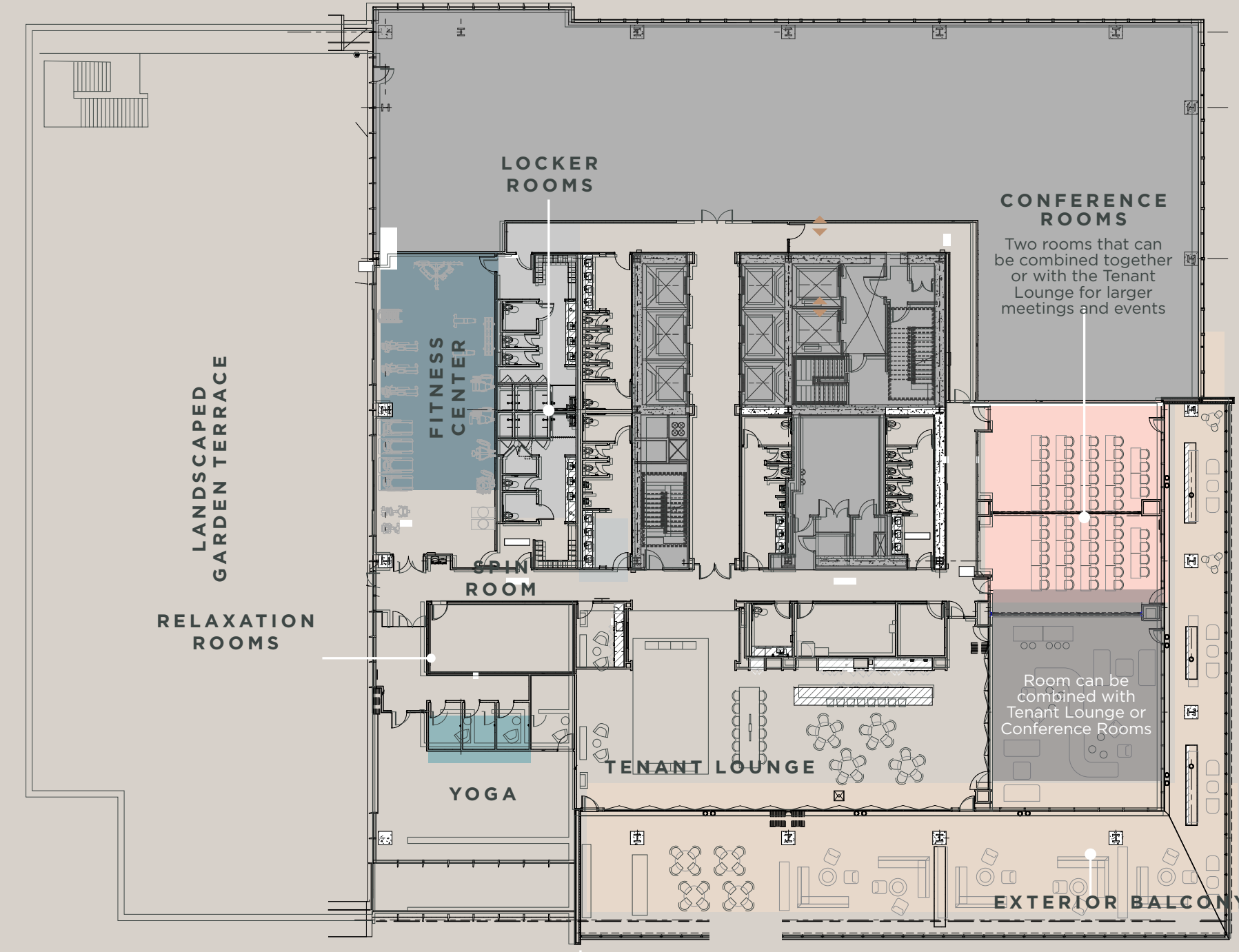
## STACKING PLAN

LEED SILVER CERTIFIED  
BUILDING WITH  
UNPARALLELED VIEWS





# AMENITIES LEVEL 11



VIRTUAL TOUR

WITH SEATING AND TV'S



# ACCESS

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

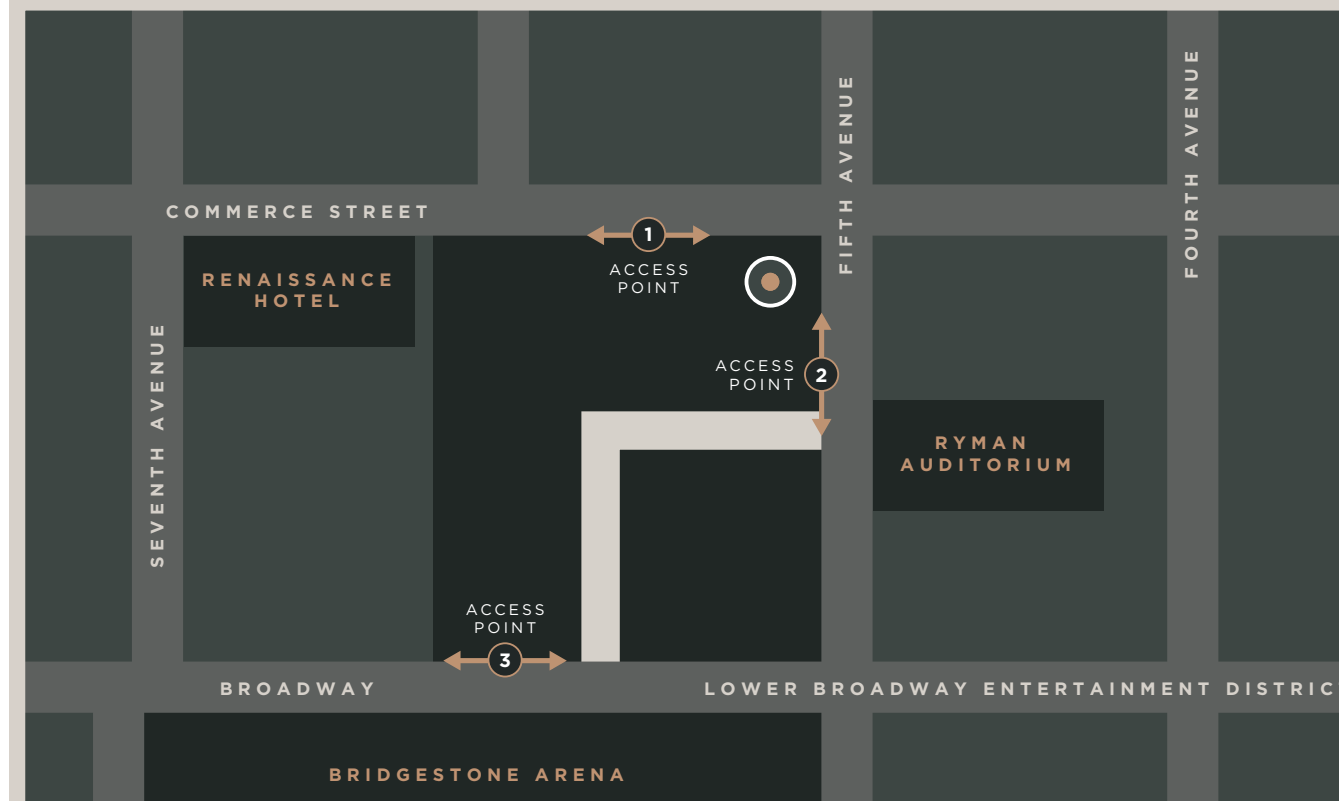
**DEDICATED PARKING GARAGE  
FOR OFFICE TENANTS**  
(PARKING RATIO 2.5/1,000)

**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 ST
- 2 FIFTH AVENUE
- 3 BROADWAY



LEVEL 12 - SPEC SUITES  
AVAILABLE SOON

- SUITE B - 3,746 RSF
- SUITE C - 9,061 RSF\*
- SUITE D - 2,510 RSF
- SUITE E - 2,485 RSF

\*CAN BE DEMISED TO 3,838 RSF AND 5,223 RSF



LEASING CONTACT

STEWART LYMAN / 615.336.9055  
ROBBY DAVIS / 615.618.3967



LEVEL 14  
AVAILABLE SPACE / 4,792 RSF

LEVEL 16 - SPEC SUITES  
AVAILABLE SPACE / 3,500-11,106 RSF  
SUITES CAN BE COMBINED  
FLEXIBLE LEASE TERM - 1+ YEARS



LEASING CONTACT

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SUITE 1630  
3,500-5,769 RSF

SUITE 1620  
3,500-5,337 RSF





# 501 COMMERCE



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