

 **NASHVILLE
CITY
CENTER**

511 UNION STREET
CLASS A OFFICE

FOR LEASE
3,334 - 38,868 SF



FOUNDRY
COMMERCIAL

ADDRESS

511 Union Street
Nashville, TN 37219

SPACE AVAILABLE

3,334 - 38,868 SF
~19,000 SF Typical Floor Plate
2 Full Floors Available in Upper Stack

SUBMARKET

Nashville CBD

PARKING

2.7 / 1,000
Above-market ratio
Covered walkway to underground parking

SECURITY

24 / 7 Security Desk
Onsite Property Management
COVID-19 Precautions



OVERVIEW

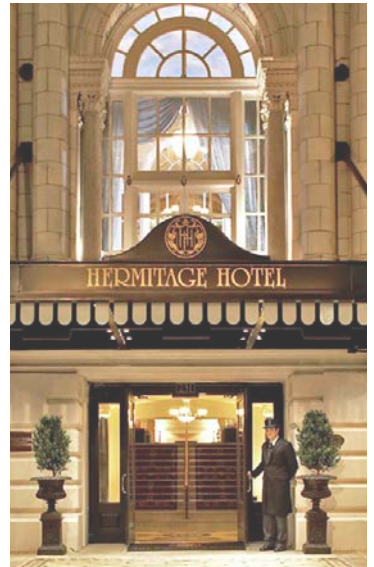
NEIGHBORHOOD

Nashville City Center sits in the heart of downtown with an abundance of nearby coffee shops, restaurants, shopping and entertainment. The amenities listed on the following page are within a half mile and quick walk or rideshare.

Only two blocks from 5th + Broadway filled with numerous restaurants, bars, shopping, and the National Museum of African American Music.



NASHVILLE CITY CENTER



BREW

- Frothy Monkey
- Drug Store Coffee
- The Well Coffeehouse
- Starbucks
- Dunkin'

EAT + DRINK

- Deacon's New South
- The Oak Bar
- The Arcade
- Capitol Grille
- Jeff Ruby's Steakhouse
- Rae's Sandwich Shoppe
- 417 Union
- Morton's Steakhouse
- Puckett's Grocery & Restaurant
- Oscar's Taco Shop
- Jimmy John's
- Subway
- Ellington's Midway Bar & Grill
- Katie's Meat & Three
- Black Rabbit

- Gray & Dudley
- Fleet Street Pub
- Sea Salt
- Alley Taps
- Panera Bread
- Jersey Mike's
- J. Gumbo's
- Varallo's
- E+ROSE Wellness
- TY'S Soup & Sandwiches
- Bagelshop
- Jane's Hideaway
- + many more**

SOCIAL

- The Ryman Auditorium
- Broadway Honky Tonks
- Printers Alley
- Bourbon Street Blues & Boogie
- Skull's Rainbow Room
- Tennessee Performing Arts Center
- The Escape Game
- The Arts Company

STAY

- The Hermitage Hotel
- Noelle
- The Bobby Hotel
- The Fairlane
- Dream Nashville
- 21C Museum Hotel
- Courtyard by Marriott
- Stay Alfred 505
- DoubleTree by Hilton
- Renaissance Hotel
- The Capitol Hotel
- Homewood Suites by Hilton
- Sheraton Grand Nashville
- Hotel Indigo

SOUTHERN HOSPITALITY, REDEFINED.



AMENITIES

BUILDING AMENITIES

- Onsite Fitness & Yoga Studio with Classes
- Onsite Tenant Lounge
- First Horizon Bank Branch in Lobby



Our Fitness Center proudly hosts a rotation of classes from top instructors in Nashville, including weekly Yoga & Meditation, Balance Barre, Core Pilates, and High Intensity Interval Training.

We are proud to announce Nashville City Center's JamNasium, the only music studio featuring best-in-class instruments and recording equipment in an office building. In addition to the music studio, we offer monthly sip & learn lecture series, pop-up errands, happy hours, and more to ensure there is something for everyone in the community.

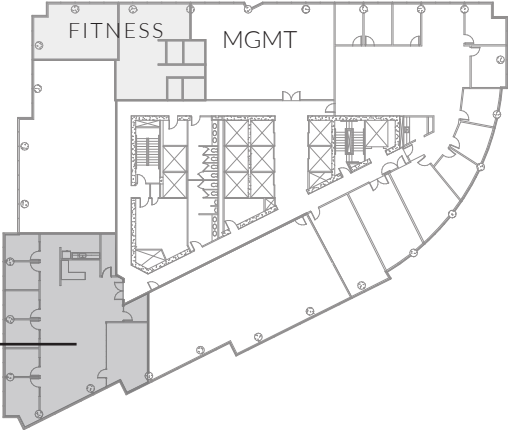
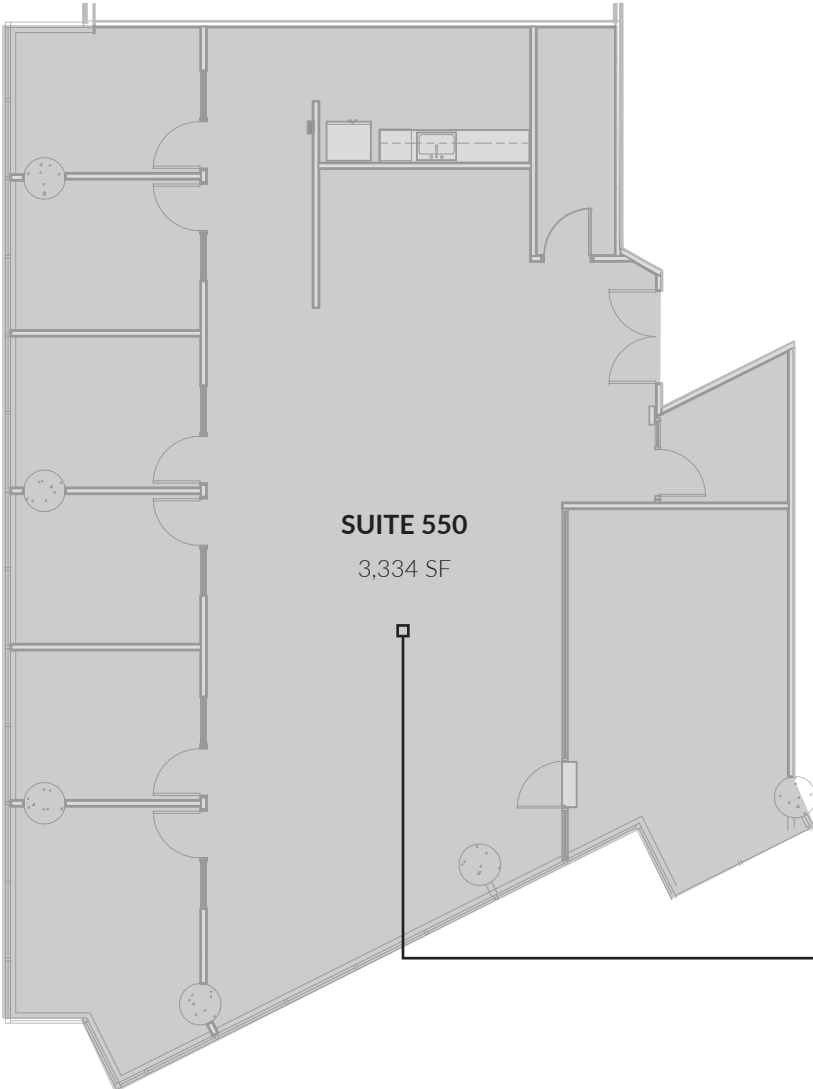
COVID-19 RESPONSE

- Destination Dispatch in Elevators
- Rigorous, Upgraded Cleaning Protocols Throughout Property
- Auto Valves in Restrooms Throughout
- Touchless Light Switches in New Buildouts
- Step & Pulls on Restroom Doors
- Merv 13 Filters on HVAC Units

ACCESS

Nashville City Center boasts the best access in CBD



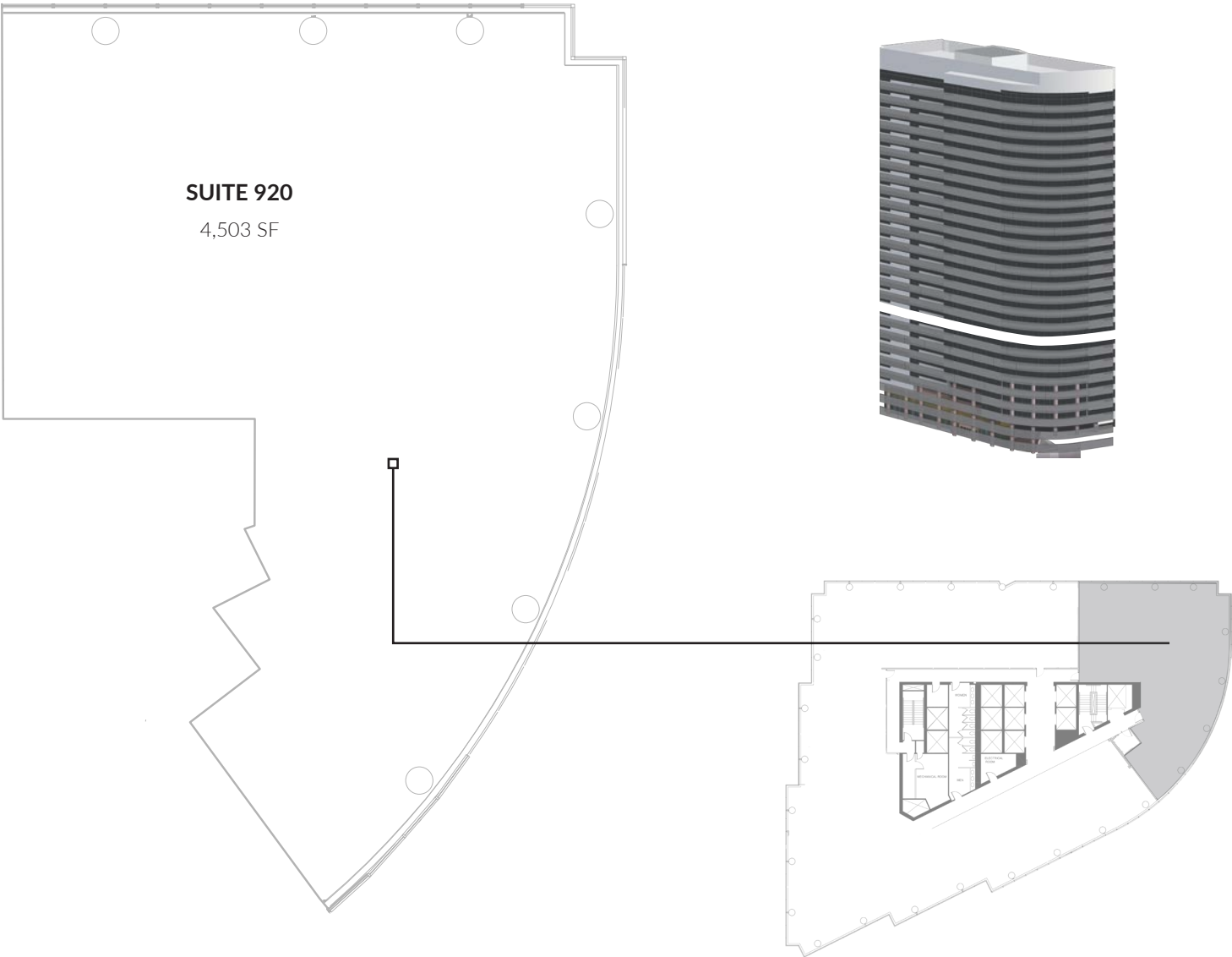


5TH FLOOR



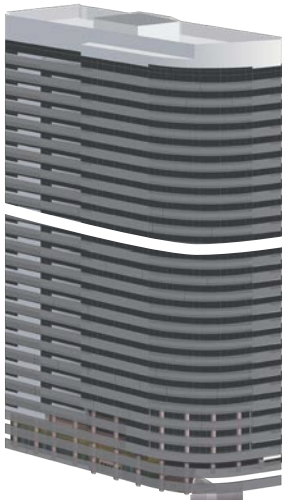
5TH FLOOR

NASHVILLE CITY CENTER



9TH FLOOR

NASHVILLE CITY CENTER

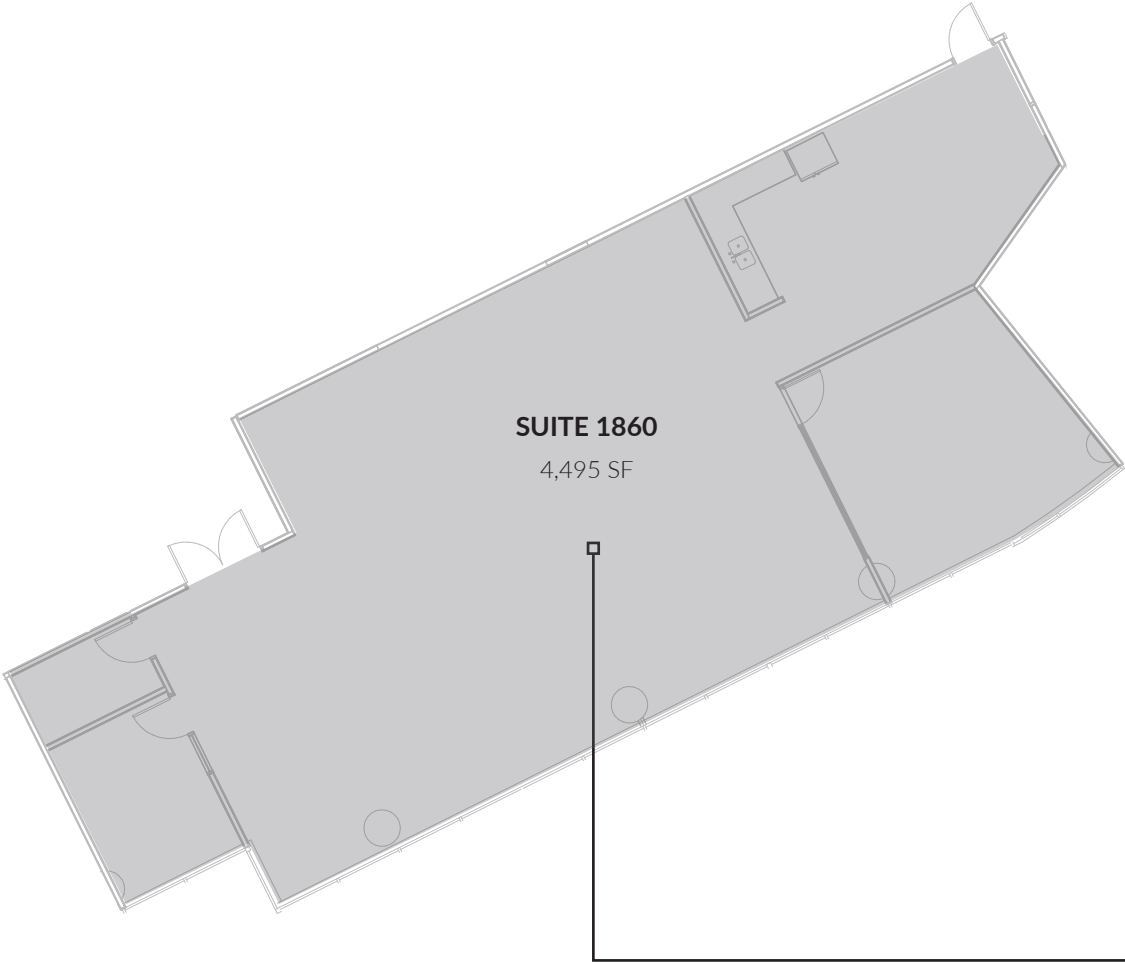


FULL FLOOR - SUITE 1600

19,515 SF

Additional 19,353 SF
available on Floor 23

16TH FLOOR



SUITE 1860
4,495 SF



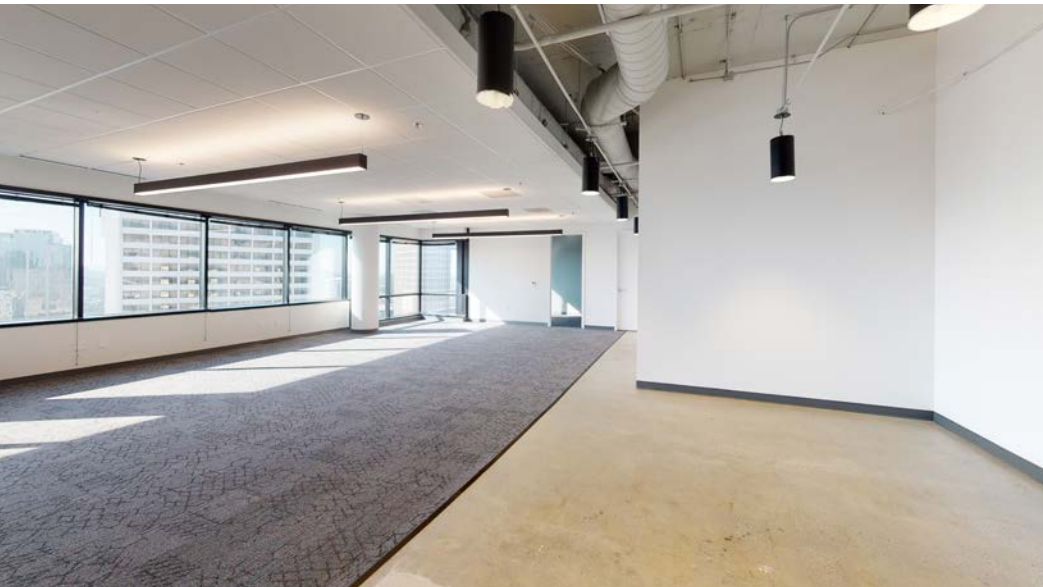
18TH FLOOR

NASHVILLE CITY CENTER



18TH FLOOR

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18TH FLOOR

NASHVILLE CITY CENTER



FULL FLOOR - SUITE 2300

19,353 SF

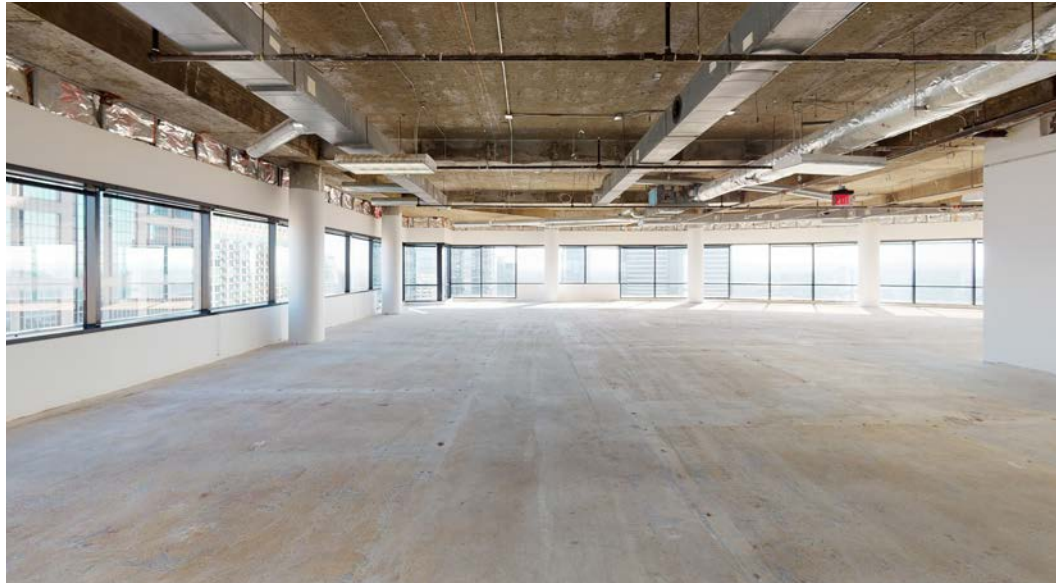
Additional 19,515 SF
available on Floor 16

23RD FLOOR



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ANDREW MAXWELL

615.324.0793
ANDREW.MAXWELL@FOUNDRYCOMMERCIAL.COM

JASON HOLWERDA

615.771.0440
JASON.HOLWERDA@FOUNDRYCOMMERCIAL.COM

JOHN KELLER

615.324.0786
JOHN.KELLER@FOUNDRYCOMMERCIAL.COM



FOUNDRYCOMMERCIAL.COM
615.997.0010

