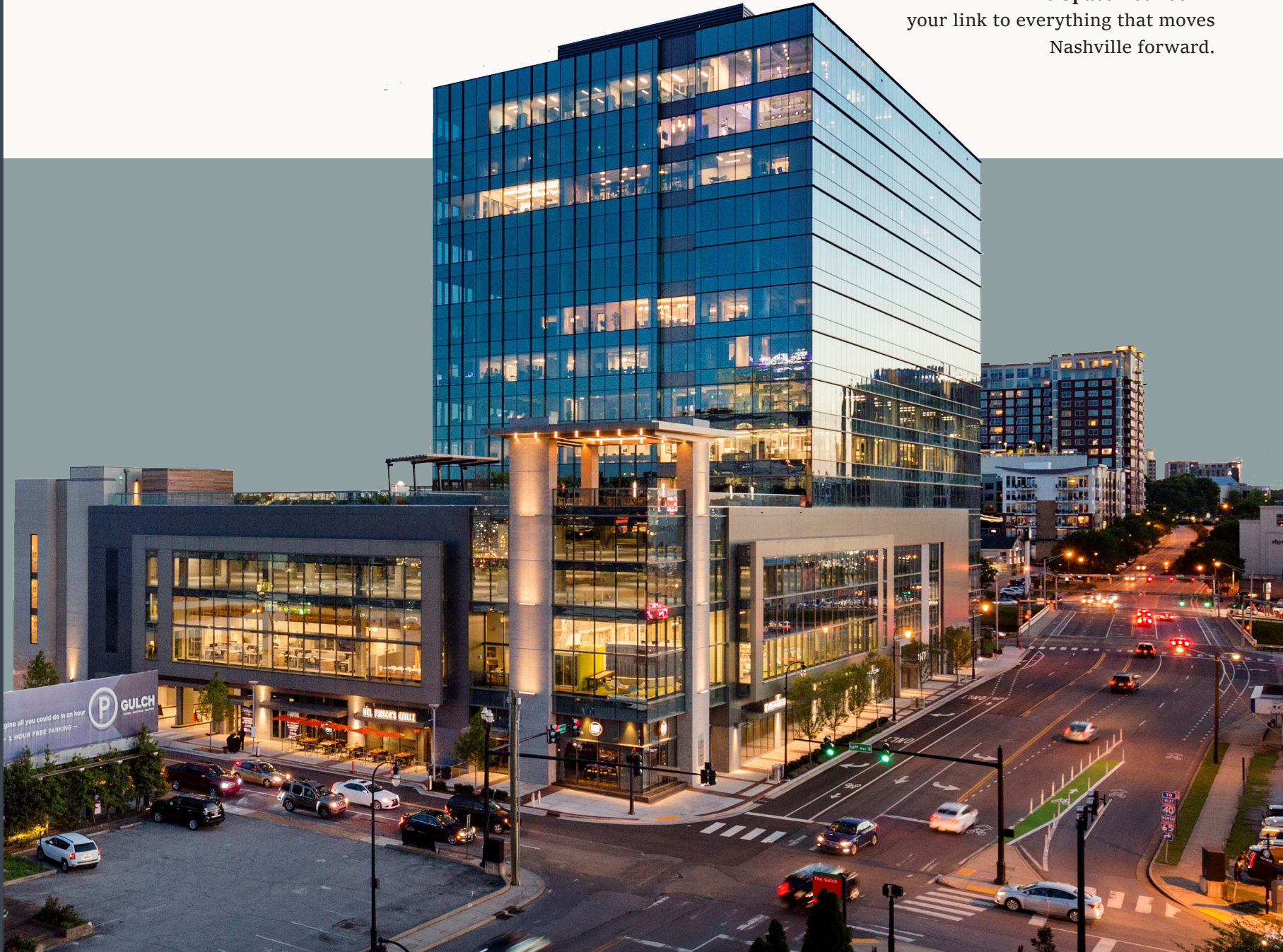


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Demonbreun Street



**The Space Between—**  
your link to everything that moves  
Nashville forward.

**WALKABLE  
DESTINATIONS**

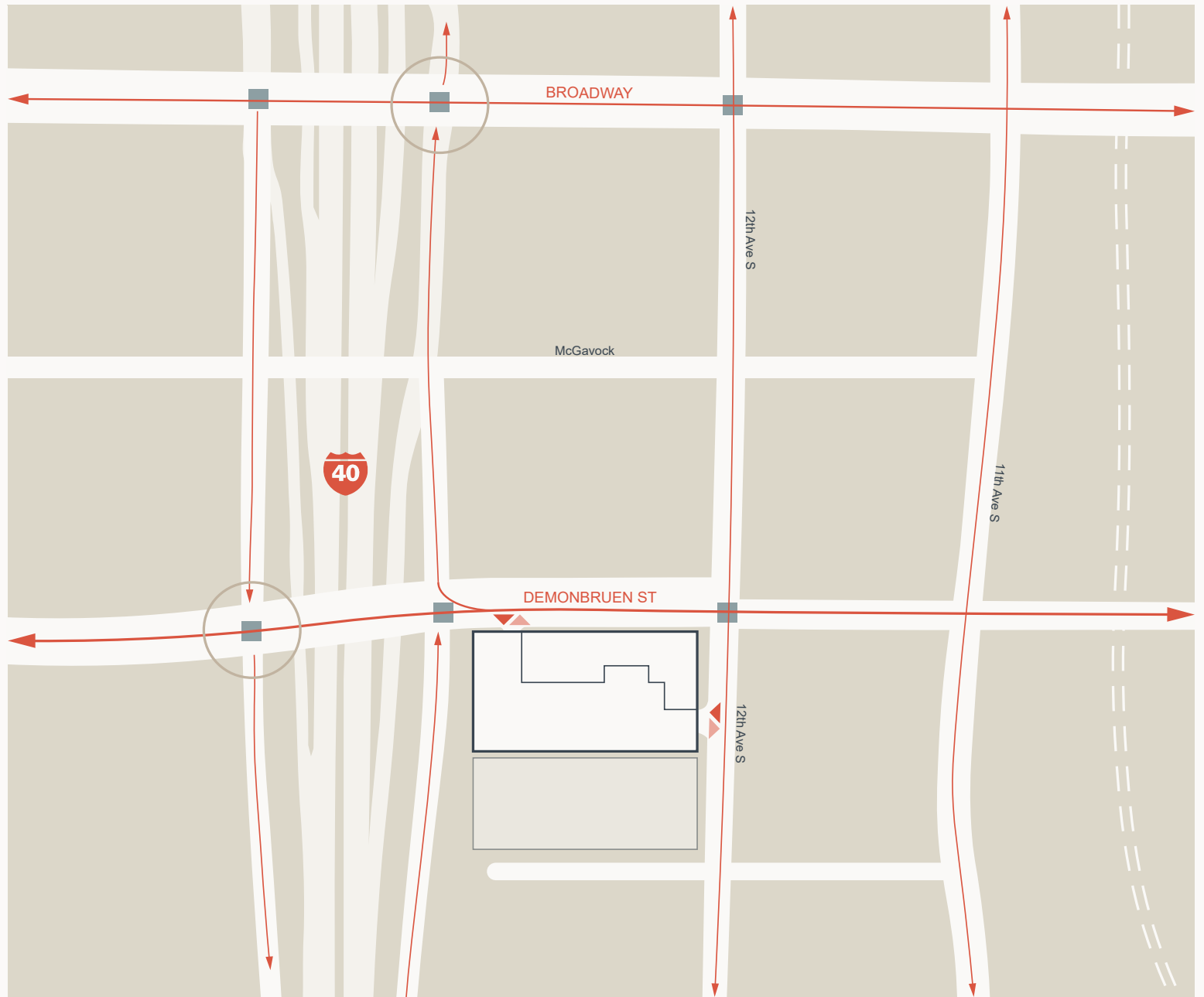
**8  
HOTELS**

**45+  
RESTAURANTS**

**7  
FITNESS  
OPTIONS**

**2  
GROCERY  
STORES**

**10+  
COFFEE  
SHOPS**



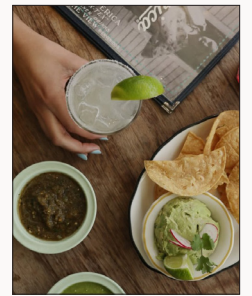
▼  
ENTRY

▲  
EXIT

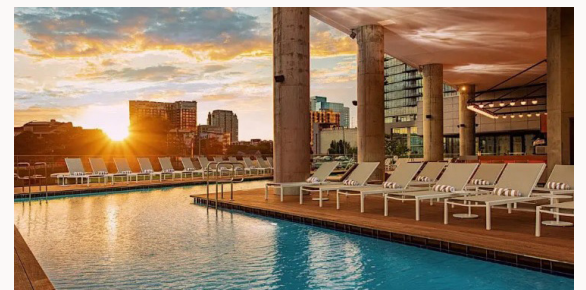
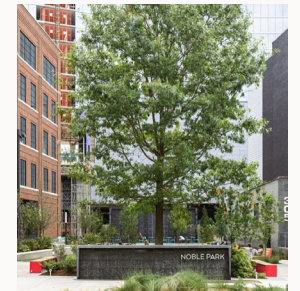
○  
INTERSTATE  
ACCESS

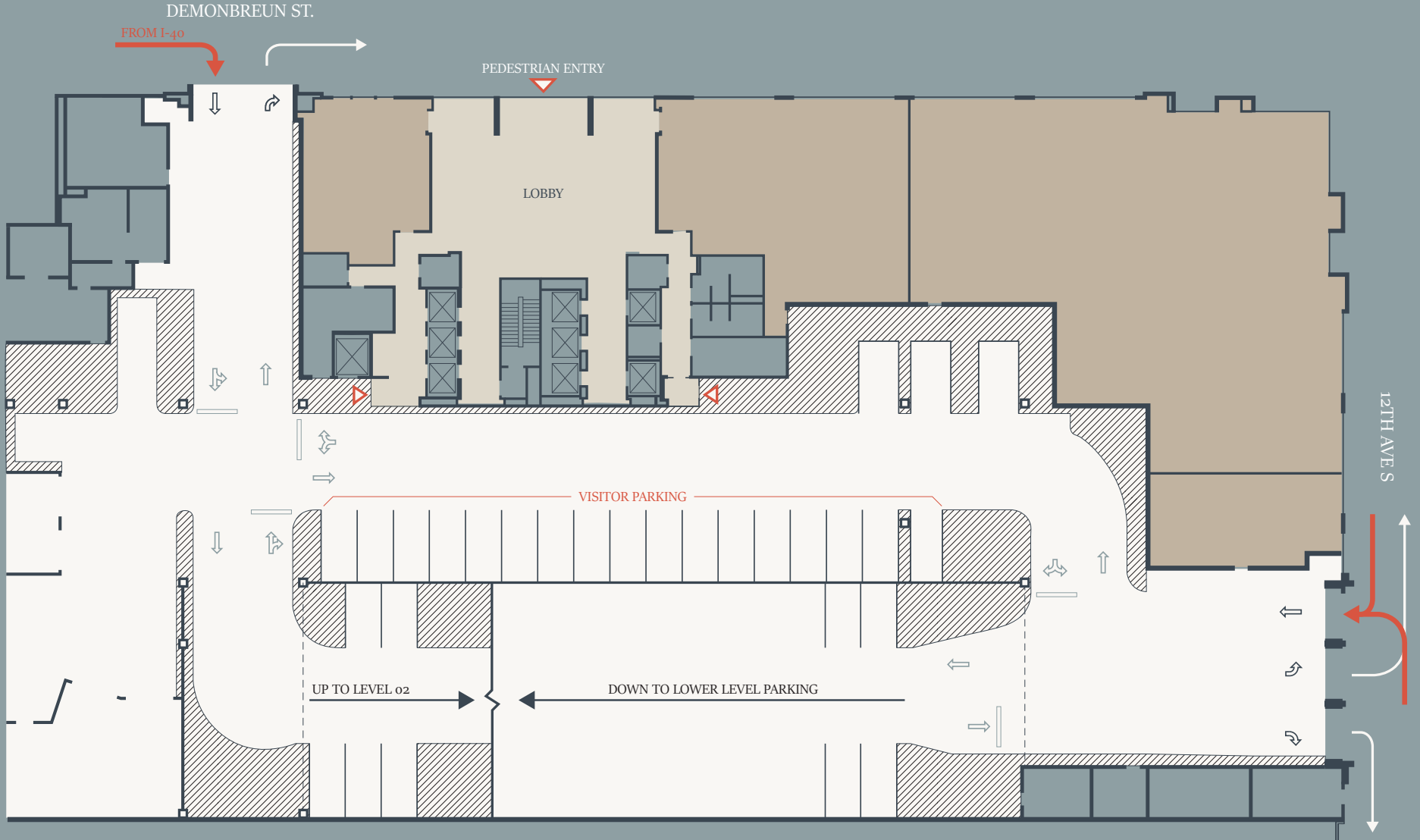
→  
DIRECTION OF  
TRAFFIC

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TRAFFIC SIGNAL



Steps from Music Row’s storied legacy and nestled within the Gulch’s contemporary energy, this building isn’t just a place to work—it’s a **bridge between two of Nashville’s most iconic neighborhoods.**





## Year Developed:

2016

## Twelveo1 Terrace:

6th floor outdoor amenity deck that is open to tenants during business hours; may be used for special tenant events after-hours by reservation only; can accommodate up to 450 people

## On-Site Fitness:

SHED Fitness (a full-service fitness facility) with locker rooms and showers

## On-Site Food & Beverage & Amenities:

Del Frisco's Grill, Tin Cup Coffee, E+Rose, and Old National Bank Branch

## Storage:

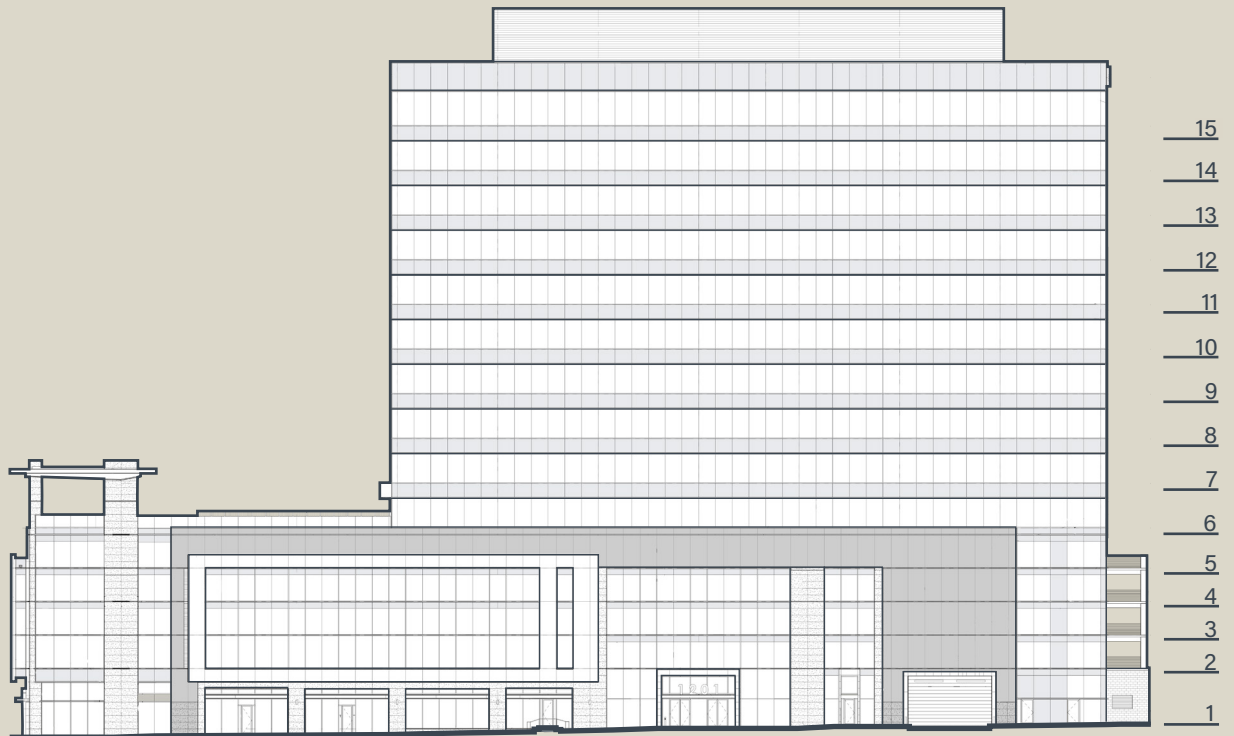
Bike Racks located on the pedestrian level of garage

## Loading Dock:

Located on the first floor of the garage, with direct access to the freight elevator

## Parking:

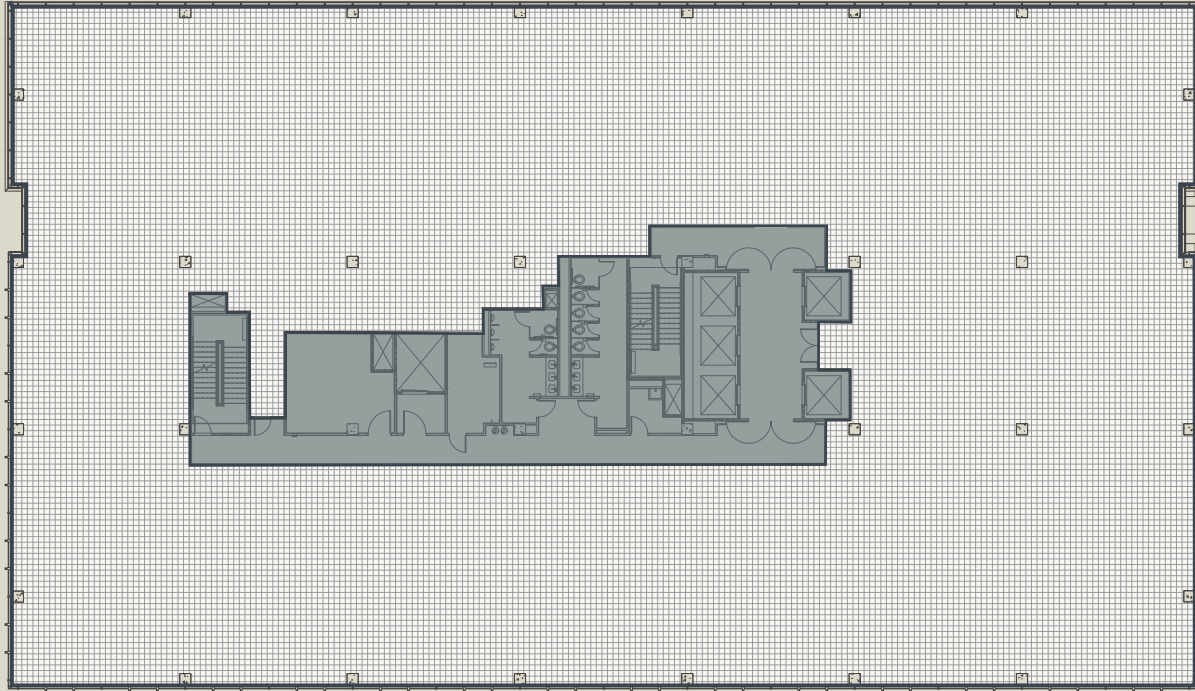
940 on-site spaces  
2 points of ingress/ egress  
Split Garage with 3 levels down and 5 up



# Typical Floor Plate

26,635 Rentable Square Feet

Column Free Corners, Full Height Glass



## Floor Height:

Slab to slab is 13 feet and 4 inches  
9 feet to top of window and finished ceiling

## Elevators:

Three elevators serving the garage  
Five elevators serving the tower/office space  
One freight elevator

## Security:

On-site security 24/7 and building engineers on-site  
Key card access after hours

## Sustainability:

LEED Silver certified



1201's location isn't just convenient — it's where the analog soul of Music Row flows into the digital pulse of the Gulch, offering space for ideas to collide, collaborate and scale.

It's street-level activations invite public life back into the corridor, while upper floors offer workplaces that connect visually and energetically to the city.



A curated mix of local favorites puts lunch meetings, post-work drinks, and everyday errands within effortless reach. Designed to engage with the flow of the street, the entry experience is welcoming, walkable, and wired into the neighborhood.



# Stunning Views of the Gulch Neighborhood from the **twelve** Terrace 01



Perched above the city with sweeping views of Nashville, this outdoor amenity is more than a backdrop—it's a destination.



Morning coffee, midday meetings, or golden hour happy hours—it all happens here, elevated by fresh air and the rhythm of the city below.

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*Trusted with more than 40 years of experience*

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