

# ONE NASHVILLE

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FOURTH AND COMMERCE

[ONE-NASHVILLE.COM](http://ONE-NASHVILLE.COM)

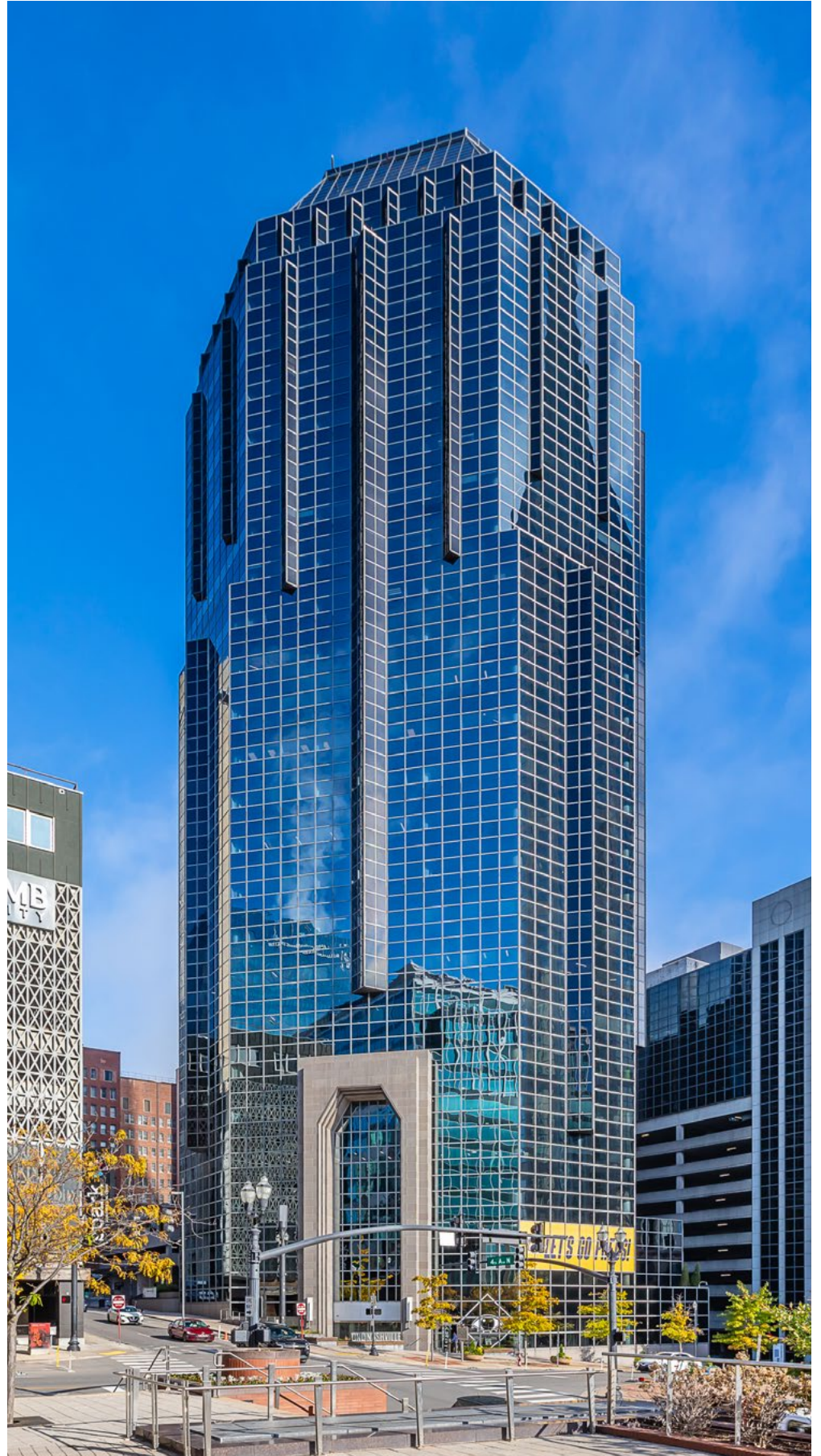


# ON THE COVETED CORNER OF FOURTH AND COMMERCE

An unmistakable piece of the downtown skyline, One Nashville is an immersive workplace destination rising 24 stories above the vibrant neighborhood it's called home for more than three decades.

Located at the epicenter of Downtown's business and entertainment hubs, experience Music City at its core.

Sitting atop the start of Printer's Alley and with a walk score of 94, wherever you go within Nashville's dense urban fabric, One Nashville welcomes your return — always.



**100+ RESTAURANTS**

**WALK TO  
MUSIC CITY  
FAVORITES**

**START THE DAY  
WITH COFFEE**

Elegy Coffee – On-site

Drug Store Coffee (Noelle Hotel) – 1 minute walk

B-Side Cafe – 3 minute walk

Frothy Monkey - 4 minute walk



**TAKE CELEBRATED  
CLIENTS OUT TO EAT**

Deacon's New South – 1 minute walk

Merchant's – 4 minute walk

Gray & Dudley – 7 minute walk

The Southern Steak & Oyster – 7 minute walk

**3 FOOD MARKETS**

**HAPPY HOUR**

Rare Bird – 2 minute walk

Skull's Rainbow Room – 2 minute walk

Rooftop Lounge Bar at The Nash – 2 minute walk



**DINNER AND DRINKS**

Ophelia's Pizza + Bar – 1 minute walk

Black Rabbit – 4 minute walk

BrickTop's – 5 minute walk

Etch – 8 minute walk



**10 HOTELS**

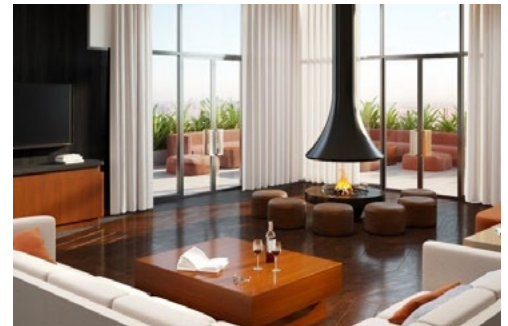


**AFTER HOURS**

The Ryman Auditorium – 1 minute walk

Honky Tonks on Broadway – 2 minute walk

Acme Feed & Seed – 6 minute walk



**STAY THE NIGHT**

Dream Nashville – 2 minute walk

Noelle – 2 minute walk

The Bobby – 3 minute walk

The Fairlane – 4 minute walk

The Banker's Alley Hotel – 6 minute walk



# A RADICALLY FRIENDLY EXPERIENCE

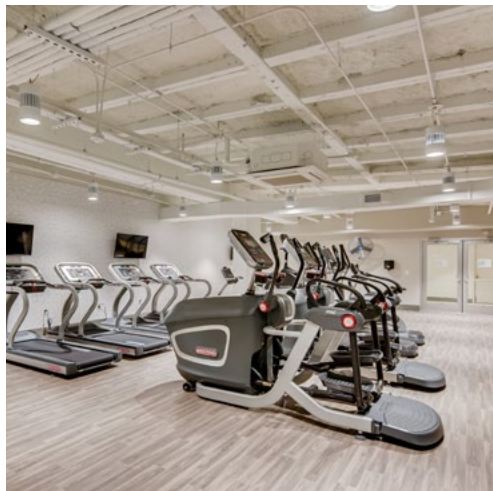
Completing a 3-phase renovation plan in 2021, One Nashville introduces new amenities aimed to elevate the tenant experience in a manner that holds true to Music City's cherished traditions.

## ON-SITE RETAIL

 Elegy Coffee

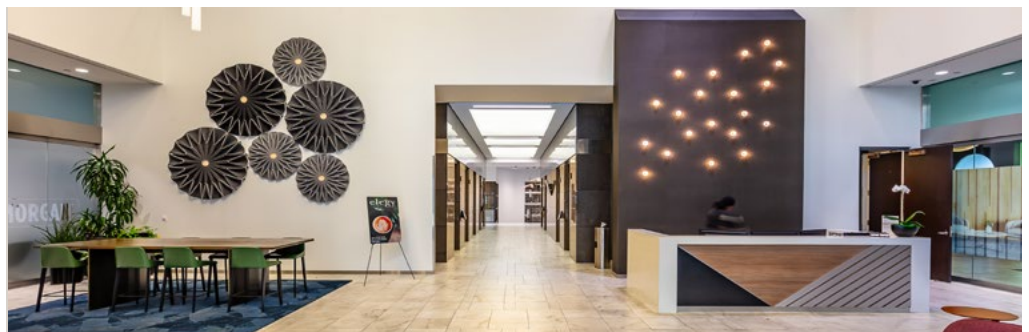
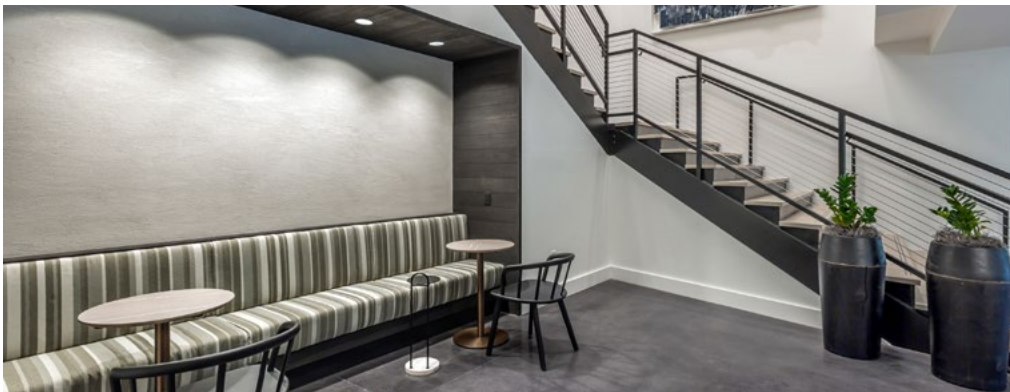
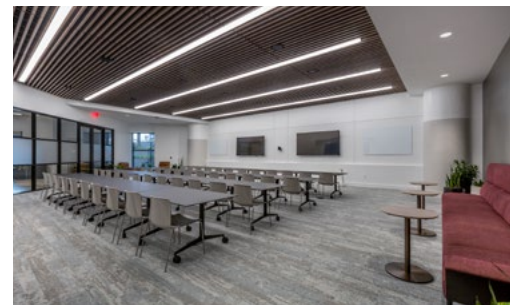
## INVITING ON-SITE AMENITIES

- Property Management
-  Tenant lounge, and conference center
- Ty's Soups and Sandwiches
-  On Fit, One Nashville's fitness club
- Secure bike storage with bike lockers, air compressor and repair tools
- Locker rooms with showers and towel service












## YOUR CAR IS NEVER FAR

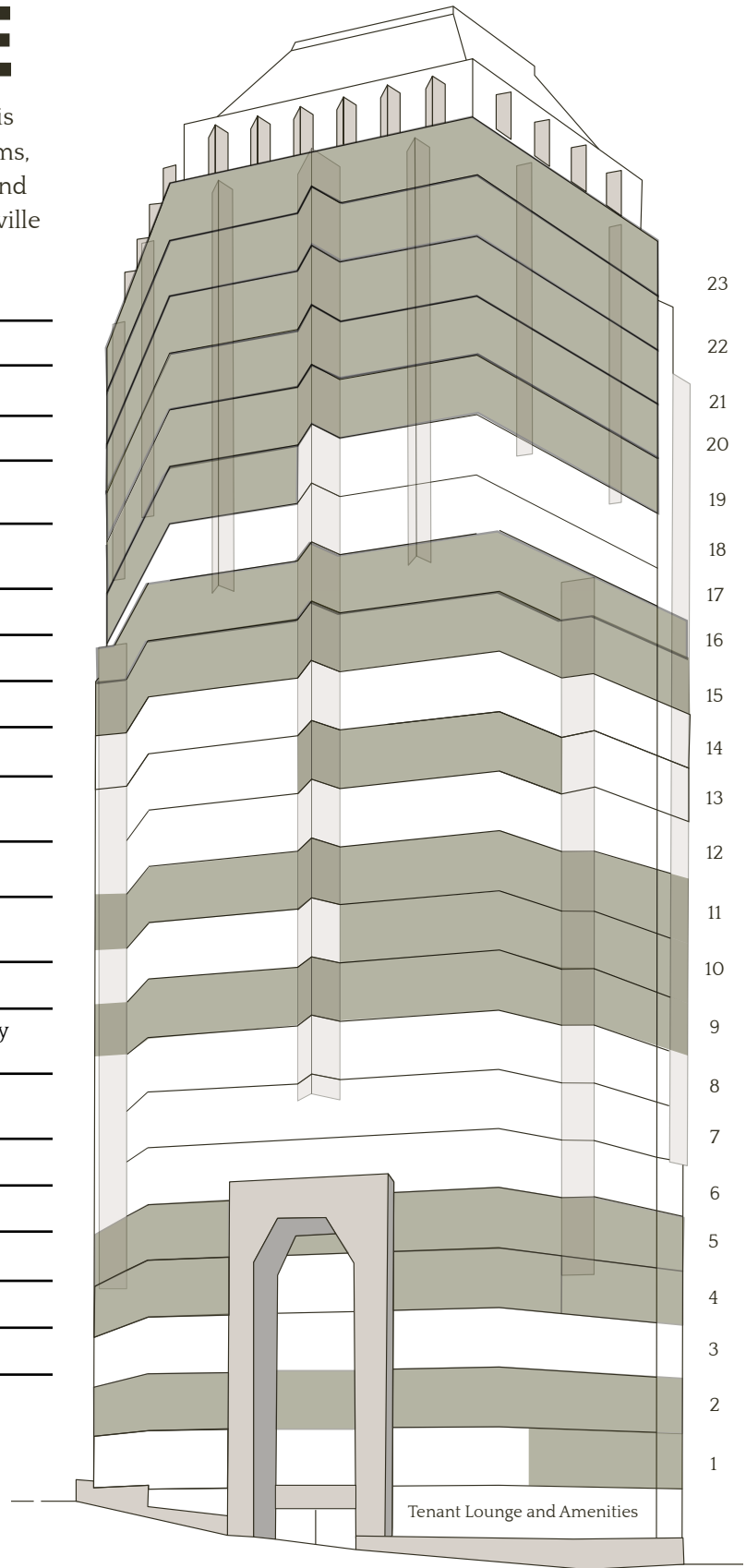
- 2.0/1,000 parking ratio in adjoining deck and executive deck
- Direct access to 3,800+ additional spaces in covered decks within 2 blocks



# A HUB FOR EXCHANGE

Offering first class office space in the heart of Music City, this is a connected community and home to progressive law firms, banking and entrepreneurs alike. With flexible floor plans and availabilities ranging from 1,837 RSF to full floors, One Nashville has something to offer everyone.

Suite	RSF	Notes
Suite 100	3,490 RSF	
Suite 200	16,218 RSF	
Suite 410	5,970 RSF	
 Suite 430*	2,500 - 5,831 RSF	High-end move-in ready spec suite
Suite 440	2,042 RSF	High-end move-in ready spec suite
Suite 550	17,858 RSF	
Suite 900	17,935 RSF	
Suite 1025	3,285 RSF	
Floor 1100	17,698 RSF	
 Suite 1345	1,837 RSF	High-end move-in ready spec suite
Suite 1500	17,524 RSF	
 Suite 1600*	17,695 RSF	High-end move-in ready spec suite
 Suite 1810	4,091 RSF	
Suite 1825	3,751 RSF	High-end move-in ready spec suite
 Suite 1870	1,875 RSF	High-end move-in ready spec suite
 Suite 1900*	17,584 RSF	
 Suite 2000*	17,658 RSF	
 Suite 2100*	17,636 RSF	
 Suite 2200*	17,827 RSF	
Suite 2300	15,673 RSF	



 Click for virtual tours \* Suites Furnished

FOR LEASING  
INFORMATION,  
PLEASE CONTACT:

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# WALK TO MUSIC CITY FAVORITES

100+ RESTAURANTS

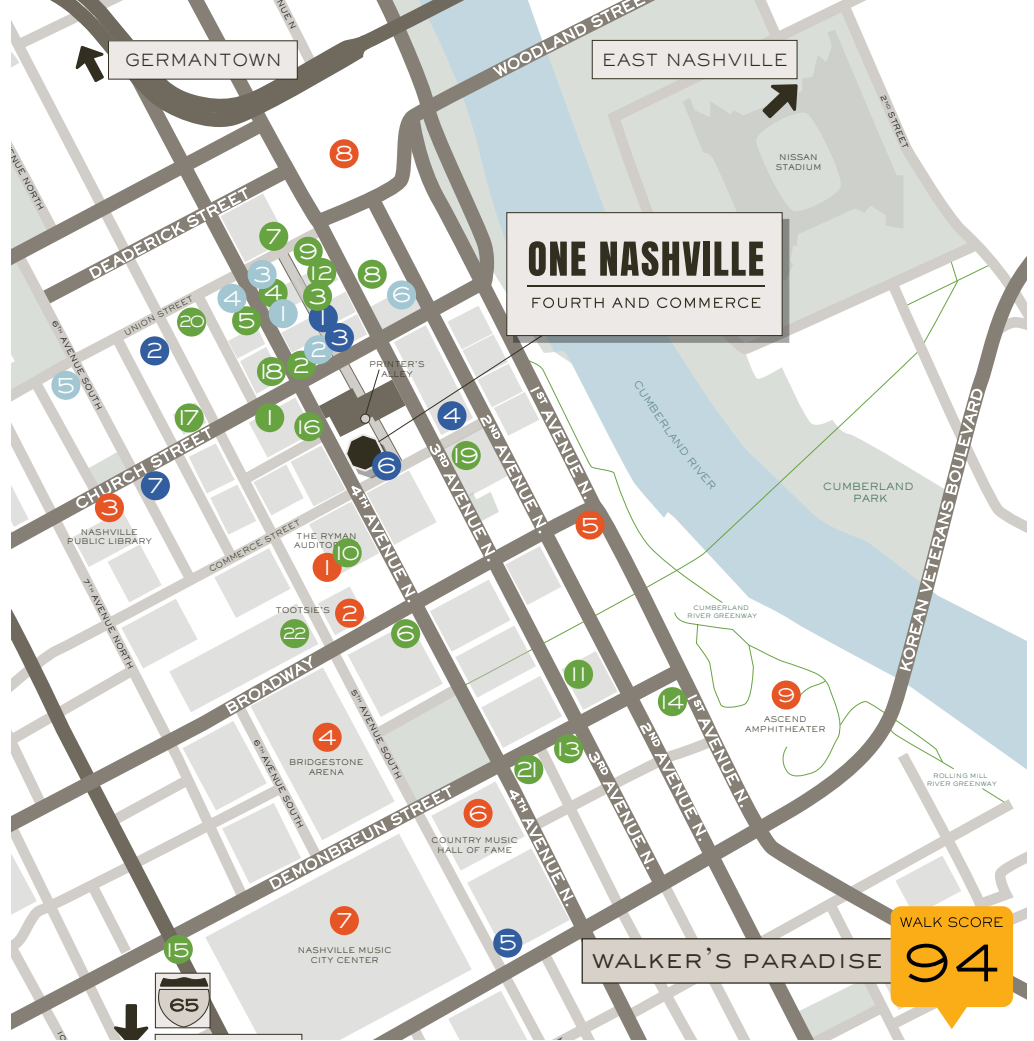
10+ HOTELS

180+ LIVE MUSIC  
VENUES

\*WITHIN A 1 MI RADIUS

## DINING + DRINKS

- 1 Deacon's New South
- 2 Rare Bird
- 3 Skull's Rainbow Room
- 4 Rooftop Lounge Bar at The Nash
- 5 The Arcade (13 restaurants)
- 6 Merchant's
- 7 Jeff Ruby's Steakhouse
- 8 Black Rabbit
- 9 The Countryopolitan Bar & Kitchen
- 10 Cafe Lula (at The Ryman)
- 11 The Southern Steak & Oyster
- 12 Gray & Dudley
- 13 Etch
- 14 Liberty Common
- 15 Bourbon Steak
- 16 Ophelia's
- 17 Puckett's
- 18 Church & Union
- 19 Black Tap Burgers & Beer
- 20 417 Union
- 21 BrickTop's
- 22 Assembly Food Hall



## COFFEE

- 1 Starbucks
- 2 Frothy Monkey
- 3 Drug Store Coffee
- 4 Another Broken Egg
- 5 Bongo Java
- 6 Elegy Coffee
- 7 D'Andrews Bakery & Cafe

## LODGING

- 1 Dream Nashville
- 2 Noelle
- 3 The Nash
- 4 The Fairlane
- 5 Hermitage Hotel
- 6 The Banker's Alley Hotel

## ENTERTAINMENT

- 1 The Ryman Auditorium
- 2 Tootsie's
- 3 Nashville Public Library
- 4 Bridgestone Arena
- 5 Acme Feed & Seed
- 6 Country Music Hall of Fame
- 7 Nashville Music City Center
- 8 Nashville Public Square Park
- 9 Ascend Amphitheater
- + Over 30 Live Music Venues on Broadway and 2nd Avenue

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## OWNERSHIP

# A STRATEGIC INVESTMENT OF UNICO PROPERTIES

One Nashville is a strategic investment of Unico Properties — a Seattle-based private real estate investment firm offering user-centered investment, development, management and sustainability services in emerging markets across the U.S.

Their first debut in the Nashville market, Unico acquired the property in 2018 with a fearless spirit and simple strategy to make the building a place people want to be.

6+  
DECADES  
EXPERTISE

250+  
REAL ESTATE  
OBSESSED TEAM  
MEMBERS

17MM+ SF  
PORTFOLIO



# ONE NASHVILLE

FOURTH AND COMMERCE

150 4<sup>TH</sup> AVENUE N · NASHVILLE, TN

[ONE-NASHVILLE.COM](http://ONE-NASHVILLE.COM)



Fitwel<sup>®</sup>  
Viral Response  
Certified



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