

ROOFTOP SIGNAGE AVAILABLE

COMMAND THE SKYLINE

333 COMMERCE

FEATURES & HIGHLIGHTS

One of the most recognizable buildings across any U.S. skyline, 333 Commerce offers an iconic, best-in-class Nashville experience.

Nationally recognized for its 2022 renovations, this Class A tower combines refined amenities with large block availability, offering a unique opportunity to establish prominent presence in one of America's most dynamic and fastest-growing markets..



600,739
Total Sf

9'0"
Floor-To-Ceiling

27
Floors

12'4"
Floor-To-Beam Height

2022
2022 BOMA Award for Building
Renovation of the Year and 2022
ESG Challenge Southeast Regional
Award

LANDSCAPED
Outdoor Courtyards (2)
with Patio Seating

2/1,000
Parking ratio in on-site garage with
two points of ingress/egress

24/7
On-site Security

Efficient Energy Management
Systems have reduced electrical and
water usage for the overall building
by 35%.

PRICKLY PEAR
coffee co.

Serving
*Ladybird
Taco*

Top of Building
Signage Available





BEST IN CLASS.

INSIDE AND OUT.

From a hospitality-inspired arrival to flexible gathering spaces and activated outdoor environments, every detail of 333 Commerce is designed to elevate the workday delivering a best-in-class workplace experience.

Lobby Entrance & Commerce Area Amenities

- + Stunning winter garden lobby with tenant gathering space and seating areas, high-end finishes and expansive all-glass ceilings.
- + Security desk and entrance to the office tower
- + Renovated restrooms and common areas on multi-tenant floors
- + State-of-the-art, 8,000 SF fitness center
- + Grab-and-go options include a lobby coffee bar and lower level honor market

Spacious Outdoor Courtyards

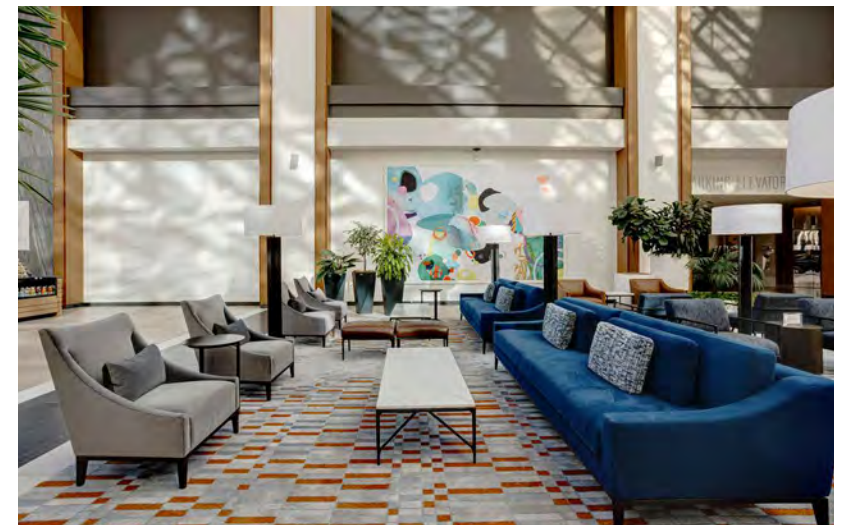
- + Stunning outdoor plaza with separate and private, Wifi-enabled meeting and event space
- + Activated outdoor green space with seating and new landscaping
- + Park-like setting in the middle of downtown, across from the Ryman Auditorium

State-of-the-Art Conference Facility & Meeting Space

- + State-of-the-art, 75-person conference center with pre-function space for catering/events
- + Designed to accommodate multiple size groups
- + Touch-down seating workspace

Parking

- + 1,294 stall parking garage directly under the building, dedicated for office tenants





TENANT EXPERIENCE PROGRAM

333 Commerce offers a unique and specialized tenant experience program that is the first of its kind in Nashville. Focusing on tenant engagement, activation, and utilization offers 333 Commerce's tenants the most elevated and tailored experience.

- + Tenant Experience provided through a comprehensive activation program concentrating on local business partnerships offered for tenants only at 333 Commerce, monthly tenant events, and individual employee concierge services.
- + 333 Commerce utilizes Cove for tenant work orders, tenant experience, amenity booking, and tenant visitor management.



UNMATCHED BUILDING ACTIVATION

- + Extensive events throughout the year
- + Complementary Health & Wellness events
- + Merchandise and Pop-Up events
- + Building Networking and Holiday events
- + Extensive Employee Engagement
- + Weekly Car Detailing Services provided
- + Bi-Weekly on site Dry Cleaning Services provided



UNBEATABLE ACCESSIBILITY

A destination in a class of its own, 333 Commerce offers tenants an exceptional Nashville experience, with hassle-free access to parking, major roadways and Music City's most exciting venues.

LOCATION HIGHLIGHTS

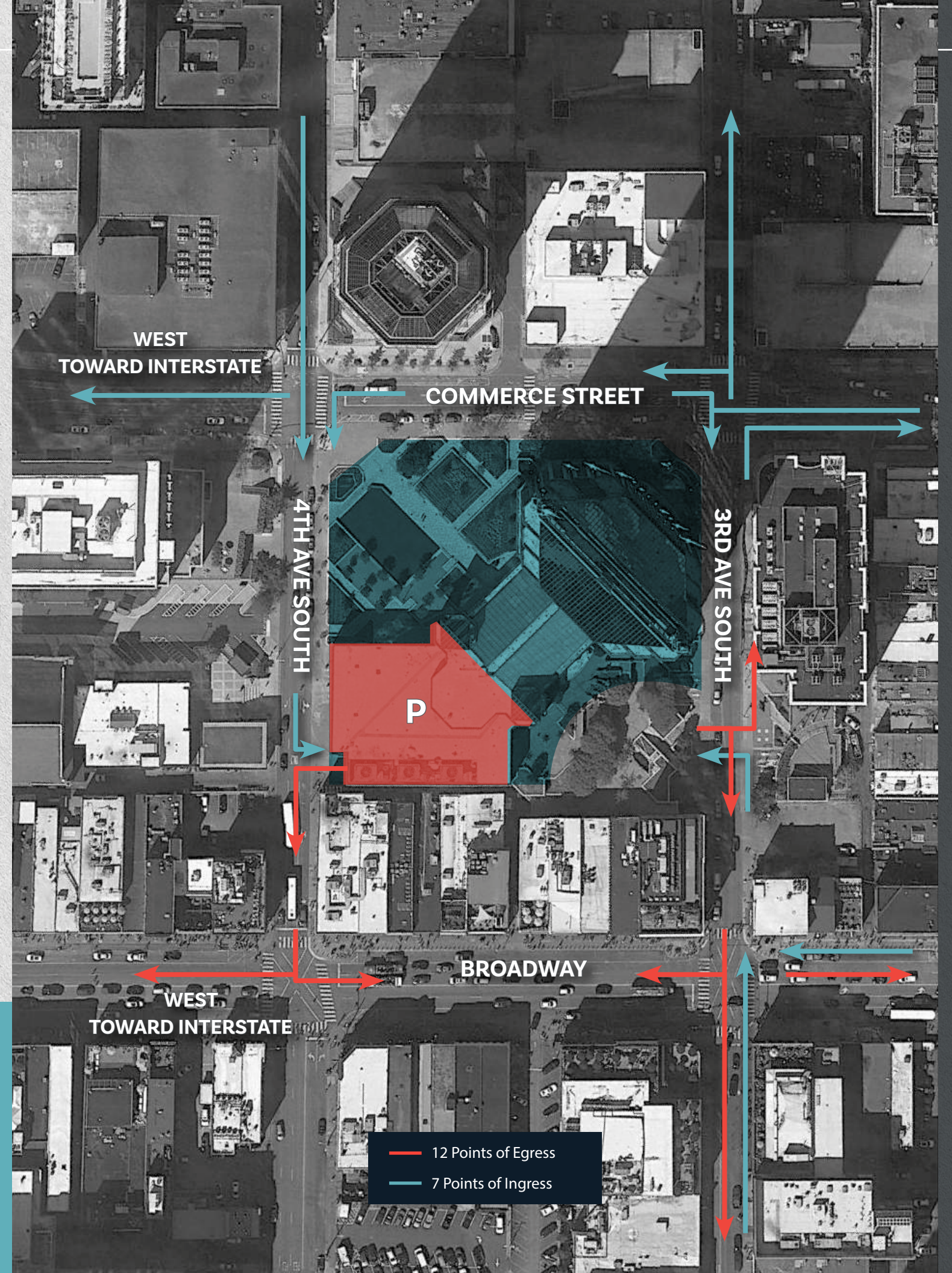
Fifth & Broadway	5 min. walk	Germantown	8 min. drive
Rolling Mill Hill/Peabody	15 min. walk	Wedgewood Houston	10 min. drive
East Nashville	6 min. drive	Midtown	10 min. drive
The Gulch	7 min. drive	The Nations	13 min. drive
Interstates 40/24/65	7 min. drive	Green Hills	14 min. drive

5 MINUTE WALK TO:

- Multiple Sports & Entertainment Venues
- Assembly Food Hall

WITHIN A FOUR BLOCK RADIUS

- 100+ Dining & Fast Casual Options
- 68+ Hotels
- More than 4,000 Covered Parking Spaces Available in Garages



A WALKERS' PARADISE

WALKABLE RETAIL & ATTRACTIONS

13 Coffee Shops

100+ Restaurants

24 Banks

68+ Hotels

40+ Parking

12+ Shopping

6 Health & Wellness

RETAIL & RESTAURANTS

Apple Store

ASSEMBLY
FOOD HALLBLANCO
COCINA • GANTINA

SHAKE SHACK

Rare Bird



CAVA

Merchants
EST. 1892

ENTERTAINMENT

RYMAN
AUDITORIUMJOHNNY CASH
MUSEUM

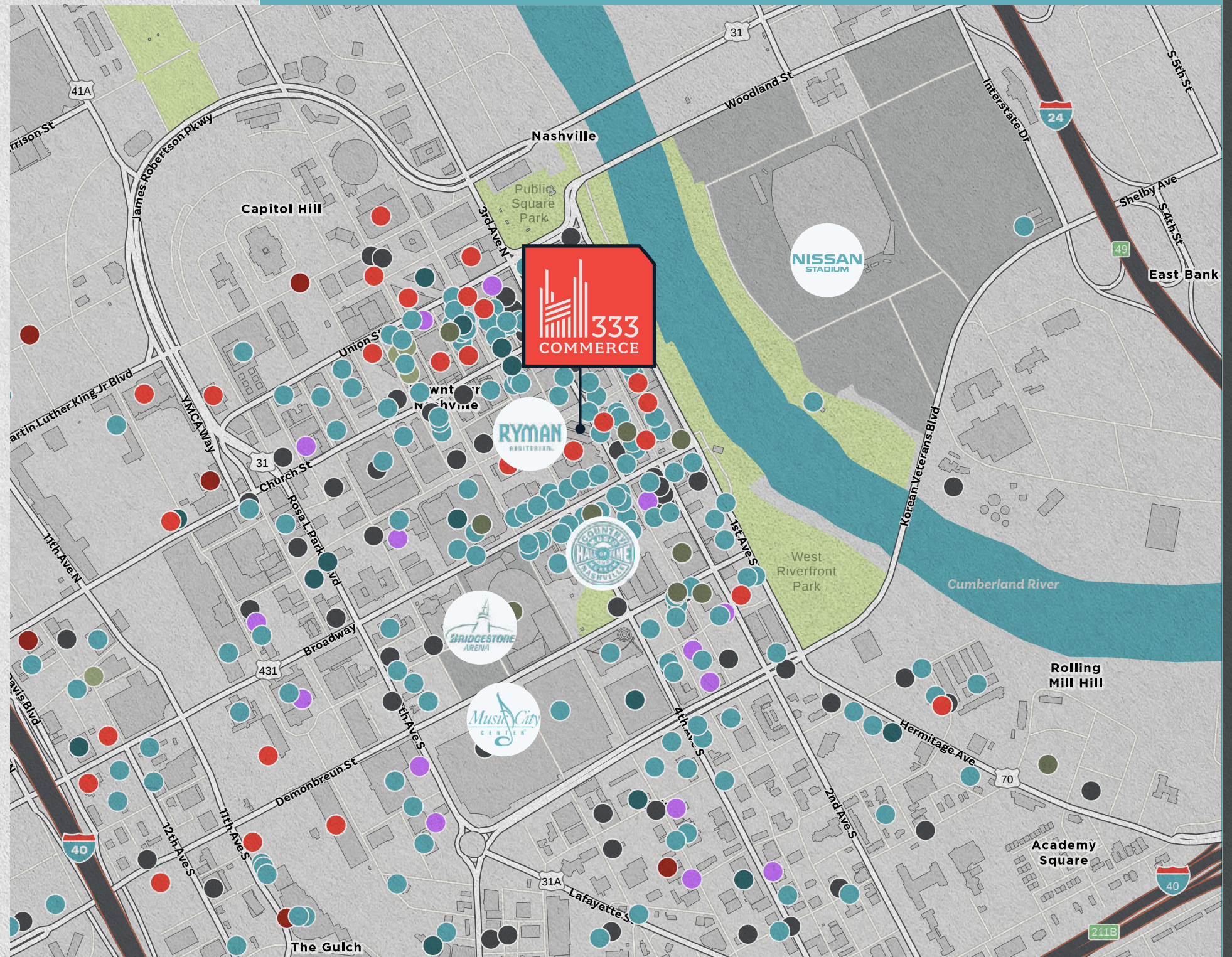
HOTELS

BOBBY
HOTELFAIRLANE
HOTEL

NOELLE

21C
MUSEUM HOTELDREAM
NASHVILLE | PRINTER'S ALLEY

With a Walk Score of 95, 333 Commerce's location on 3rd Ave. N. and Commerce St. puts tenants in the heart of Nashville's vibrant downtown neighborhood.



23-30
16586.16
TAA

23-29
16227.06
TAA

23-28
14114.09
TAA

23-25
220.83
TAA

23-22
234.88
MVP

23-21
145.18
TAA

23-18
176.79
TAA

23-17
235.79
TAA

23-15
300.35
FSA

23-10
45.20
FSA

23-09
180.33
MVP

23-08
107.55
FSA

23-07
212.84
TAA

23-06
357.18
TAA

23-03
181.77
FSA

23-02
181.29
FSA

23-01
10.67
MVP

23-24
202.77
MVP

23-20
248.01
TAA

23-19
172.80
MVP

23-16
210.85
MVP

23-15
247.45
FSA

23-14
201.47
FSA

23-13
34.11
FSA

23-05
230.16
MVP

23-37
217.82
TAA

23-26
211.96
TAA

SIGNAGE RIGHTS AVAILABLE

139,154^{SF}
Available at top of building stack with Incredible views of Nashville

5,068^{SF}
Spec suite available

6,712^{SF}
Spec suite available

4,186 SF & 4,645^{SF}
Spec suites available

64,000^{SF}
2nd - 4th Contiguous

LEASING AVAILABILITY	
SUITE 2700	17,392 RSF
SUITE 2600	18,781 RSF
SUITE 2500	18,781 RSF
SUITE 2400	20,319 RSF
SUITE 2300	20,324 RSF
SUITE 2200	20,991 RSF
SUITE 2100	22,566 RSF
SPEC SUITE 1650	5,068 RSF
SPEC SUITE 1050	6,712 RSF
SUITE 900	21,236 RSF
SPEC SUITE 810	4,186 RSF
SPEC SUITE 800	4,645 RSF
SUITE 705	9,449 RSF
SUITE 400	21,439 RSF
SUITE 300	21,451 RSF
SUITE 200	21,130 RSF
SUITE 100	5,466 RSF
GROUND LEVEL	5,762 - 10,000 RSF Opportunity

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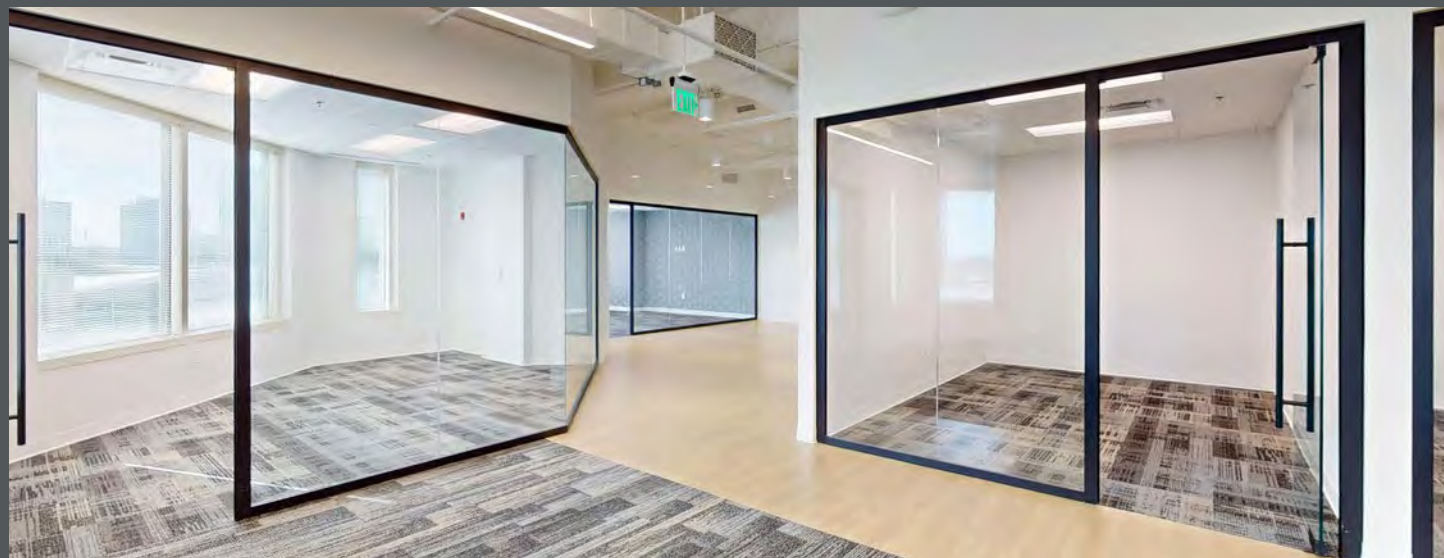
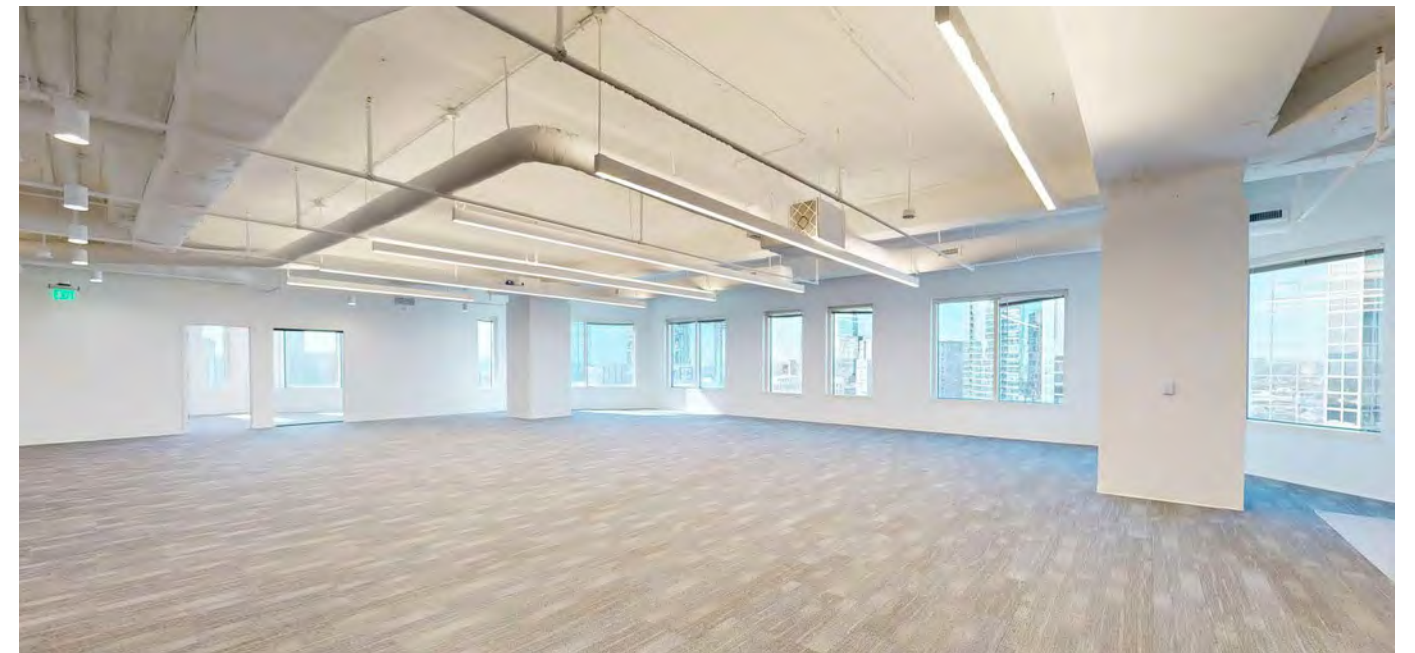
SUITE 200 21,130 RSF

SUITE 100 5,466 RSF

GROUND LEVEL 5,762 - 10,000 RSF Retail Opportunity

64,000^{SF}
2nd - 4th floors
Contiguous block

5,466^{SF}
Retail/Bank Branch





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