



# FOR LEASE

**CREATIVE OFFICE SPACE IN THE HEART OF DOWNTOWN**

161 ROSA L PARKS BLVD | NASHVILLE, TN 37203

# PROPERTY OVERVIEW

## 161 ROSA L PARKS BLVD

NASHVILLE, TN 37203

- ◆ Newly renovated interior
- ◆ Built in 1912 and on the National Register of Historic Places
- ◆ Located in the Nashville CBD
- ◆ Immediate proximity to the Nashville Yards mixed-use development offering access to restaurants, retail and entertainment venues
- ◆ Across from Fred D Thompson Federal Building & Courthouse

## AVAILABILITY

**1st Floor:** 7,329 RSF on 5/1/26

**2nd Floor:** 7,258 RSF Available Now

**3rd Floor:** 7,323 RSF on 1/1/26

**4th Floor:** 7,309 RSF on 5/1/26

**5th Floor:** 3,499 RSF on 5/1/26

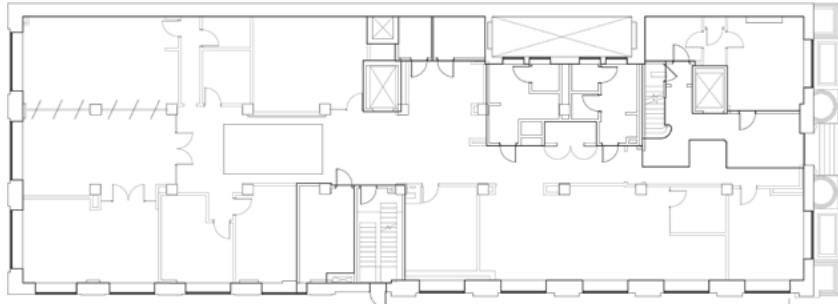




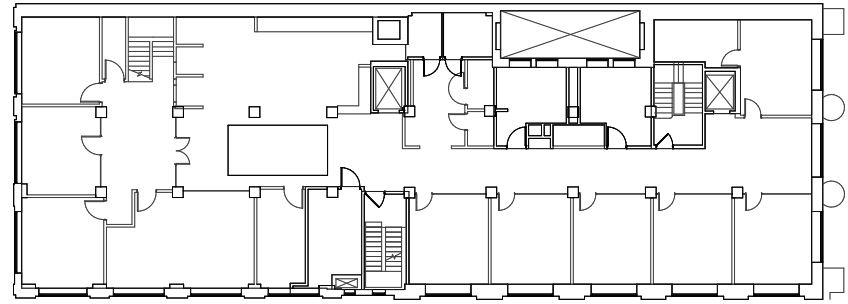


# FLOOR PLANS

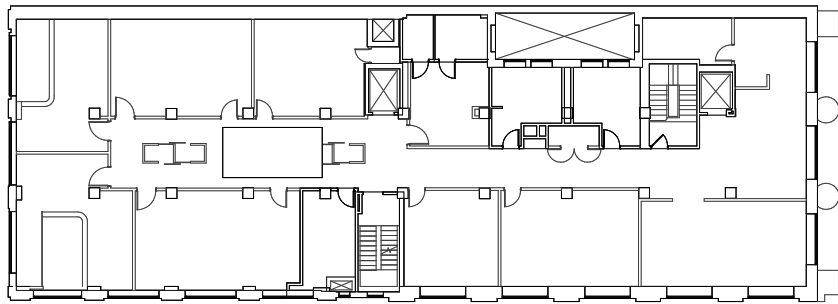
**LEVEL 1** - 7,329 RSF  
AVAILABLE 5/1/26



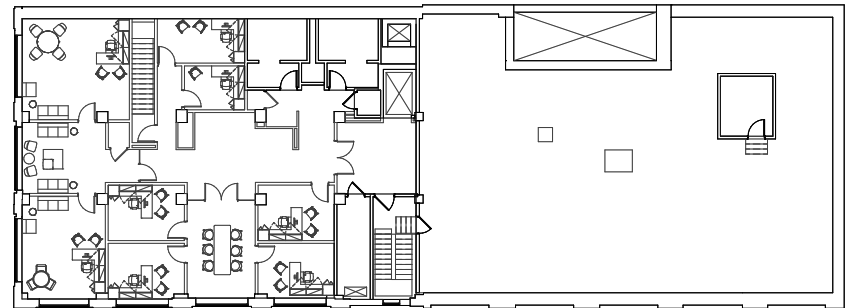
**LEVEL 4** - 7,309 RSF  
AVAILABLE 5/1/26



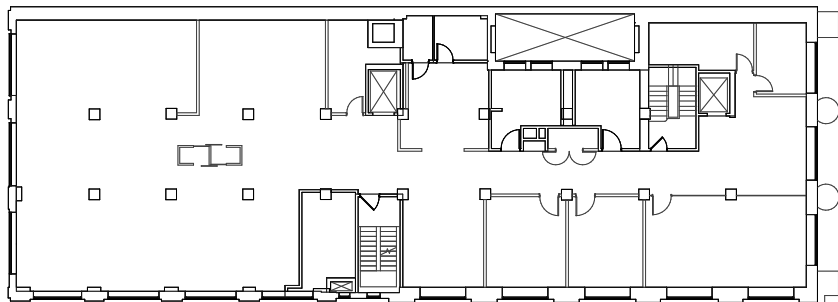
**LEVEL 2** - 7,258 RSF  
AVAILABLE NOW



**LEVEL 5** - 3,499 RSF  
AVAILABLE 5/1/26



**LEVEL 3** - 7,323 RSF  
AVAILABLE 1/1/26



# NEARBY AMENITIES

## RESTAURANTS

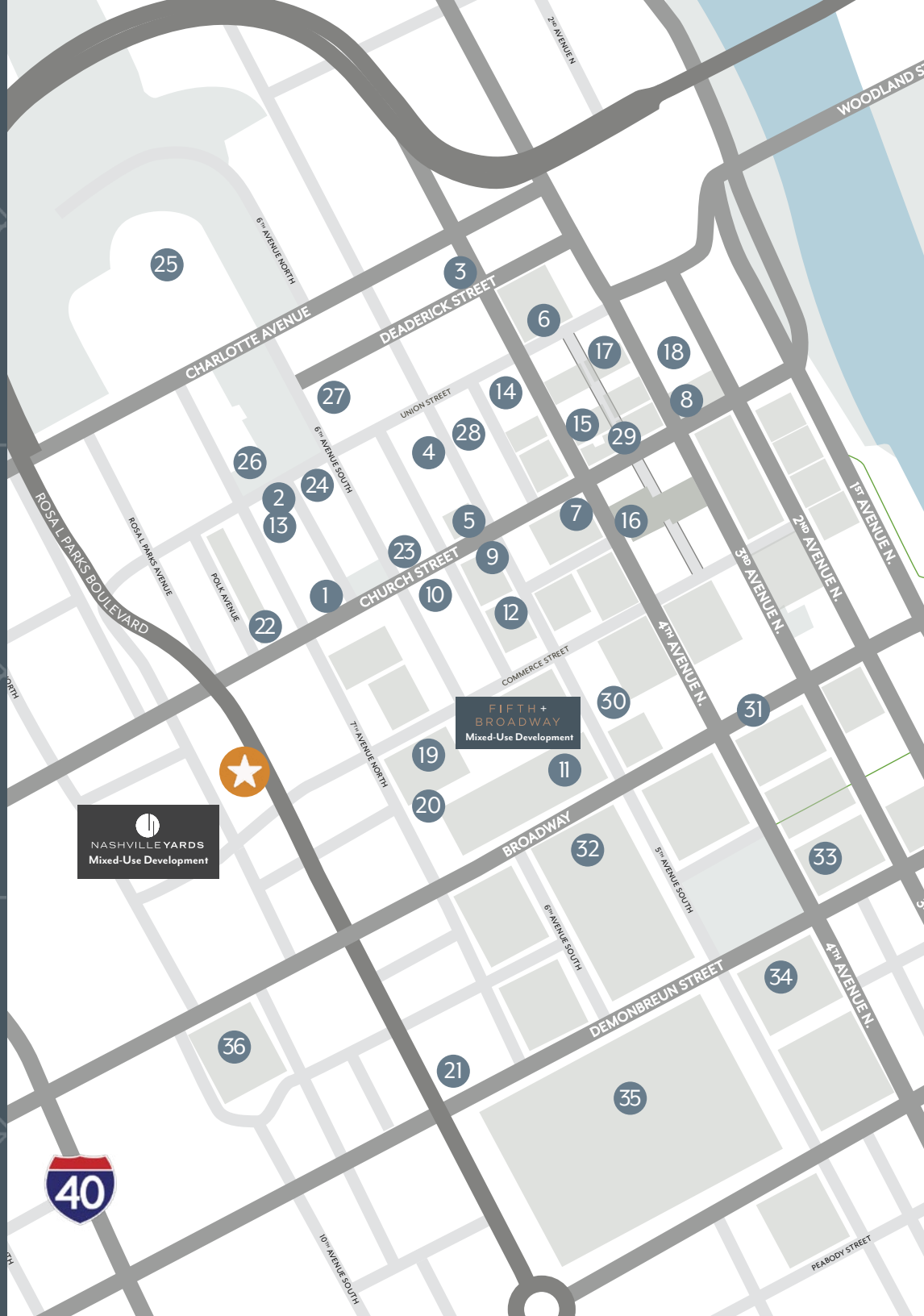
- 1 MORTON'S STEAKHOUSE
- 2 TILL FIVE PIZZA
- 3 STREET EATS DOWNTOWN
- 4 FROTHY MONKEY
- 5 PUCKETT'S GROCERY
- 6 JEFF RUBY'S
- 7 DEACON'S NEW SOUTH
- 8 GRAY AND DUDLEY
- 9 E + ROSE WELLNESS
- 10 D'ANDREWS BAKERY & CAFE
- 11 ASSEMBLY FOOD HALL
- 12 CORNER PUB

## HOTELS

- 13 SHERATON GRAND
- 14 FAIRLANE HOTEL
- 15 THE BOBBY
- 16 DREAM NASHVILLE
- 17 HOTEL INDIGO
- 18 THE BANKERS ALLEY HOTEL
- 19 RENAISSANCE
- 20 HOLSTON HOUSE
- 21 I HOTEL
- 22 HOMEWOOD SUITES
- 23 THE MADDOX HOTEL
- 24 THE HERMITAGE HOTEL

## PLACES OF INTEREST

- 25 STATE CAPITOL
- 26 WAR MEMORIAL AUDITORIUM
- 27 TENNESSEE PERFORMING ARTS CENTER
- 28 THE ARCADE
- 29 PRINTERS ALLEY
- 30 RYMAN AUDITORIUM
- 31 LOWER BROADWAY
- 32 BRIDGESTONE ARENA
- 33 SCHERMERHORN SYMPHONY CENTER
- 34 COUNTRY MUSIC HALL OF FAME
- 35 MUSIC CITY CENTER
- 36 FRIST ART MUSEUM



# MEET THE NEIGHBOR: NASHVILLE YARDS

**350,000 SF**

Retail, F&B, & Entertainment Space

**2,000+**

Residential Units

**7+ ACRES**

Open Plazas & Green Space

**1,000+**

Hotel Rooms

**4,500**

Person Capacity Music Venue,  
The Pinnacle





THE EMORY

  
NASHVILLE YARDS

AMAZON TOWERS

PRIME APARTMENTS

THE PINNACLE  
MUSIC VENUE

161 ROSA L PARKS BLVD



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