



EQ Office

424 Church Street
Nashville, TN



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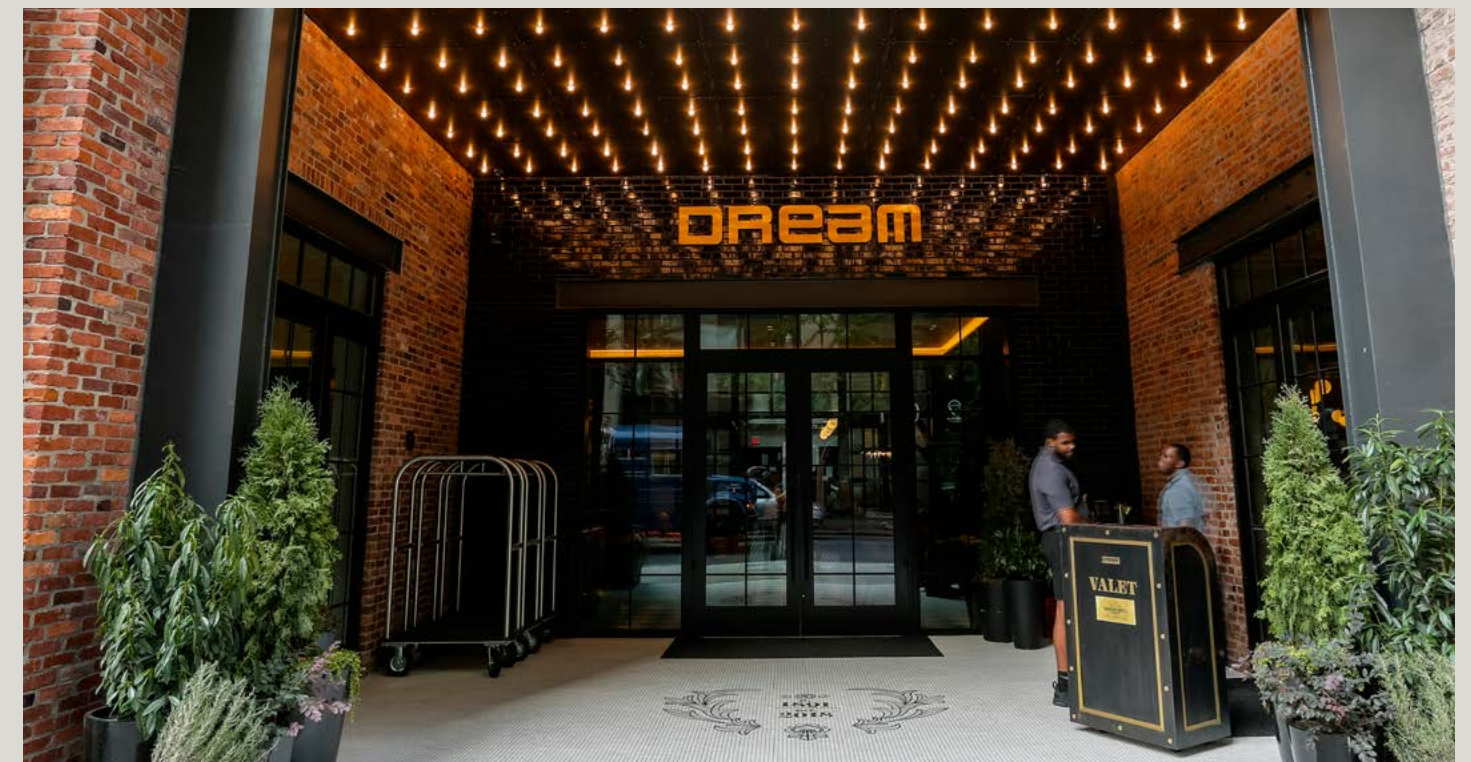
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Evoking the Energy of the Unexpected

Fifth Third hails the vibrancy of a new Nashville rising from its deep heritage. Alive with music, arts, and creation, Fifth Third Center evokes the energy of the unexpected and emerging Nashville to a storied street in the heart of the CBD. This place, where culture, community, and inspiration pulse, embodies what Church Street once was: the street where Nashville gathered for celebration.



Fifth Third Center is one of Nashville's most admired office towers with breathtaking views of the city from all directions.

- Class A+ Top Quality
- 490,541 RSF
- 31 Stories
- ± 17,000 SF Floor Plates
- 2.7/1000 Parking Ratio
- 96 Walk Score



Beautiful Post Modern Architecture

Standing 31 stories tall and designed by renowned architect Kohn Pedersen Fox, the tower features timeless design elements and an elegant two story marble lobby.

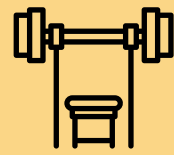


On-site Amenities

Plaza Activation Coming Q1 2021 →



Valet parking on-site and ample additional parking at the brand new MDHA 505 Garage



State of the art fitness center



Locker room & showers



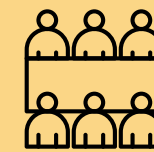
Covered walkways



Bike storage



Restaurants & Dining
- Starbucks
- Jimmy Johns



New conference center



Outdoor plaza

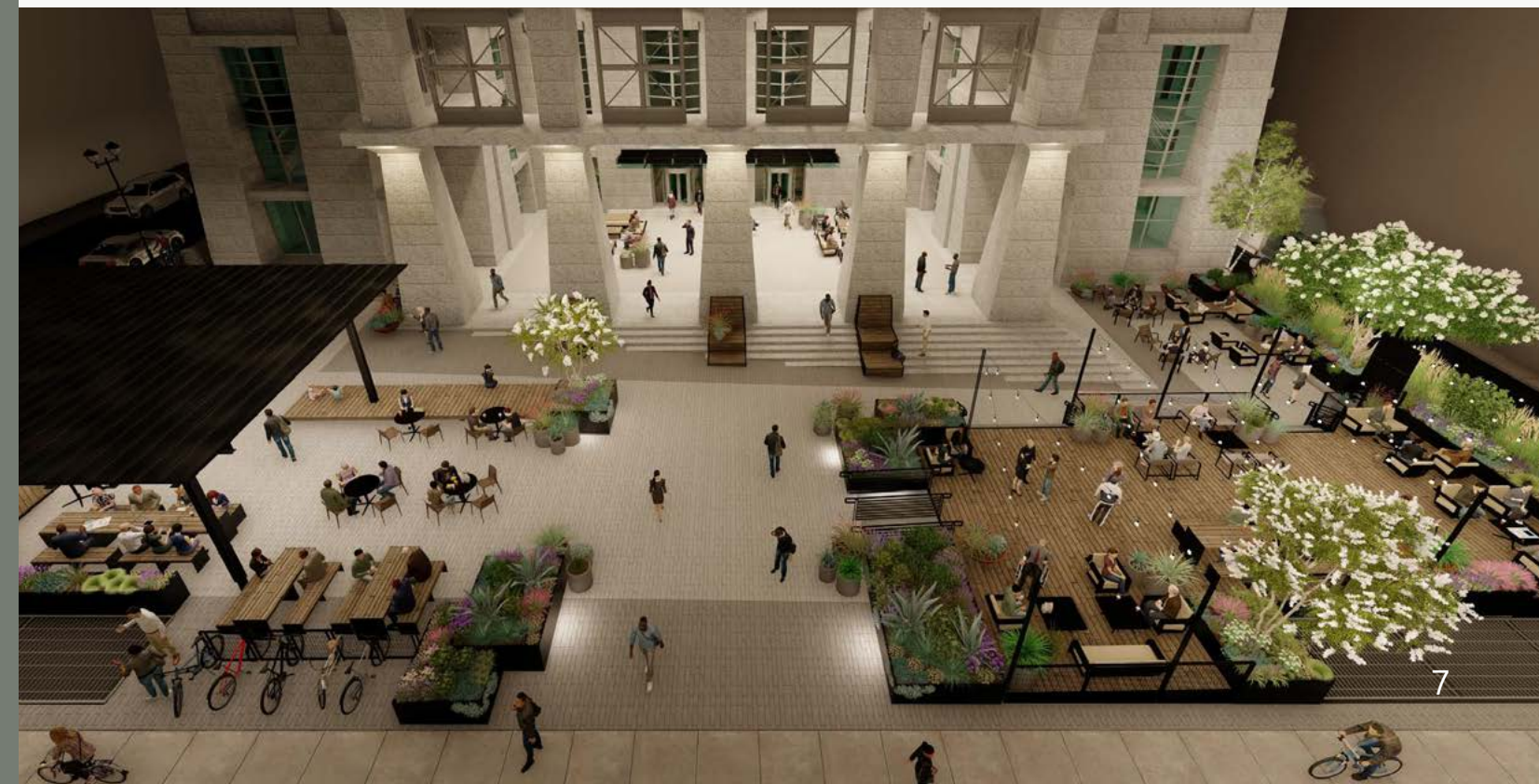


Retail bank - Fifth Third



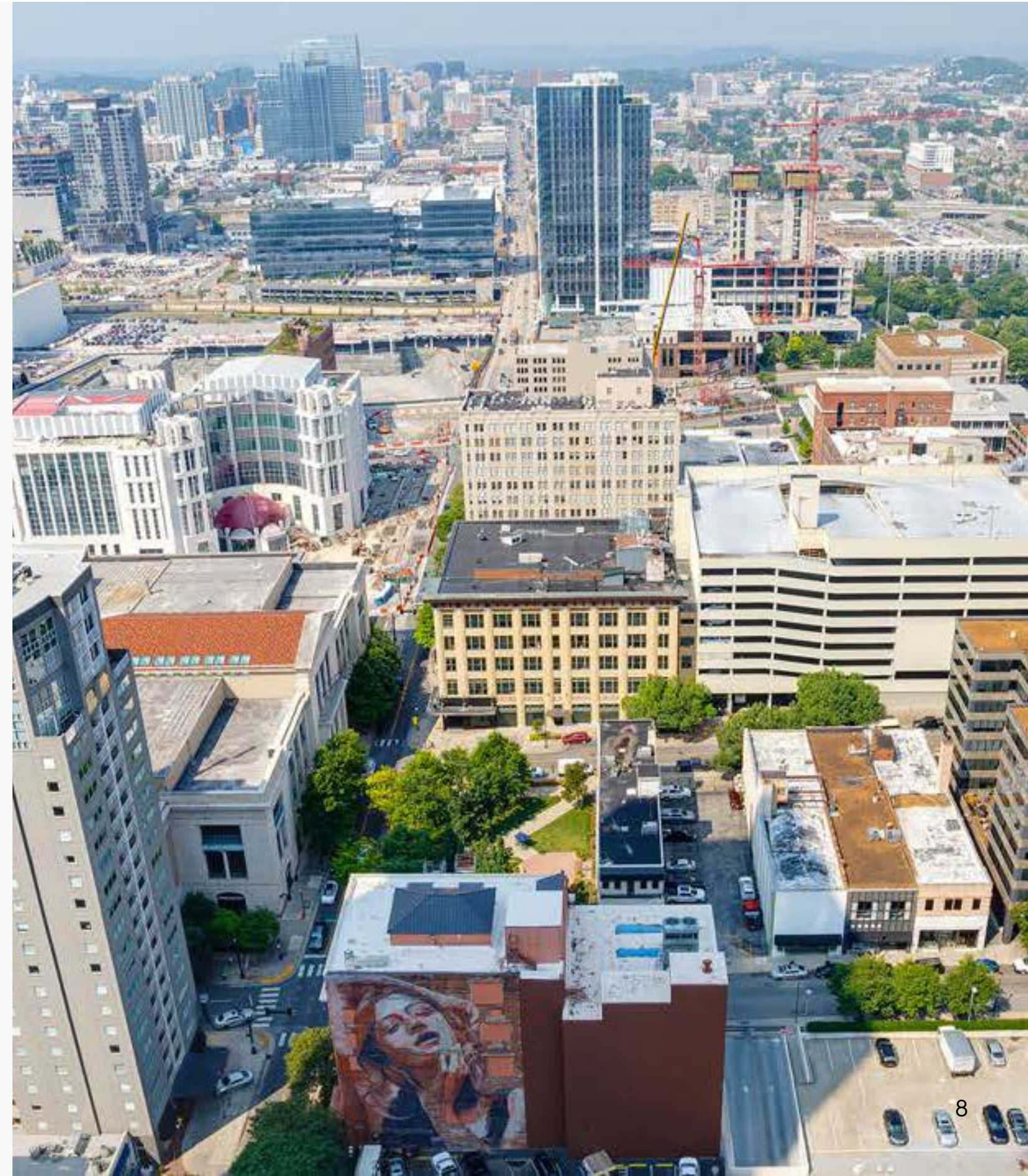
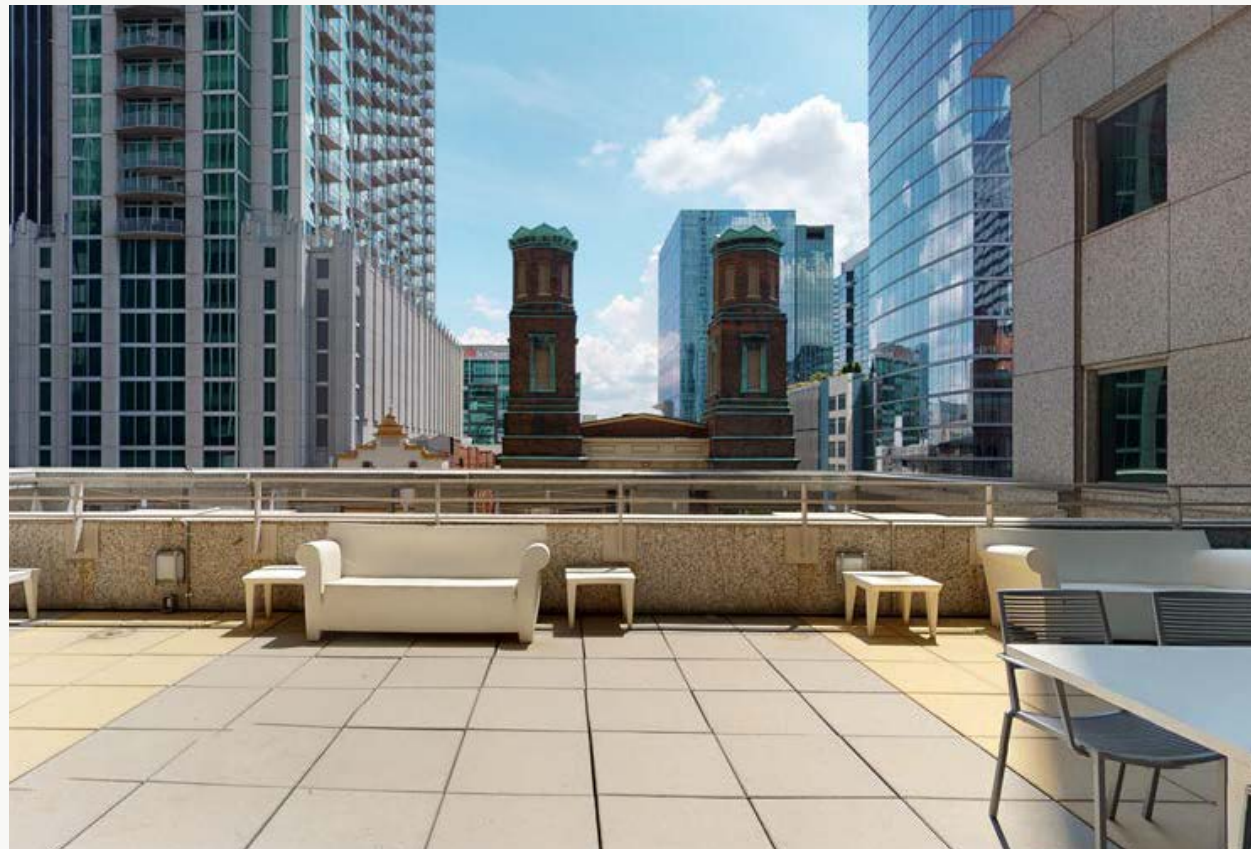
Plaza Activation Coming Soon

- Amenity for the office tenants and neighborhood
- Ample outdoor space for tenants to enjoy sunlight and fresh air
- A variety of lounge and meeting areas with Wi-Fi provide a hospitality level experience
- Lushly landscaped with planters throughout
- Space that creates a sense of community and welcomes visitors



Unique Full Floor Availabilities With Large Outdoor Terraces

- 3rd & 4th floor with interconnected stairwell and private balcony overlooking Church Street
- 27th & 28th floor with interconnected stairwell and private balcony with soaring views





Soaring Views on 27th Floor



In the Neighborhood

Located in The Arts District at the northeast corner of Rep. John Lewis Way N and Church Street, Fifth Third Center is “Center Stage” for downtown Nashville connecting the arts and the central business district environment.



Walkable Amenity Rich Location



THE CULINARY SCENE

- 01 Deacon's New South
- 02 Makeready
- 03 Black Rabbit
- 04 Gray & Dudley's
- 05 Jeff Ruby's
- 06 Ellington's
- 07 417 Union
- 08 Puckett's Grocery
- 09 Capitol Grille
- 10 Morton's Steakhouse
- 11 The Standard



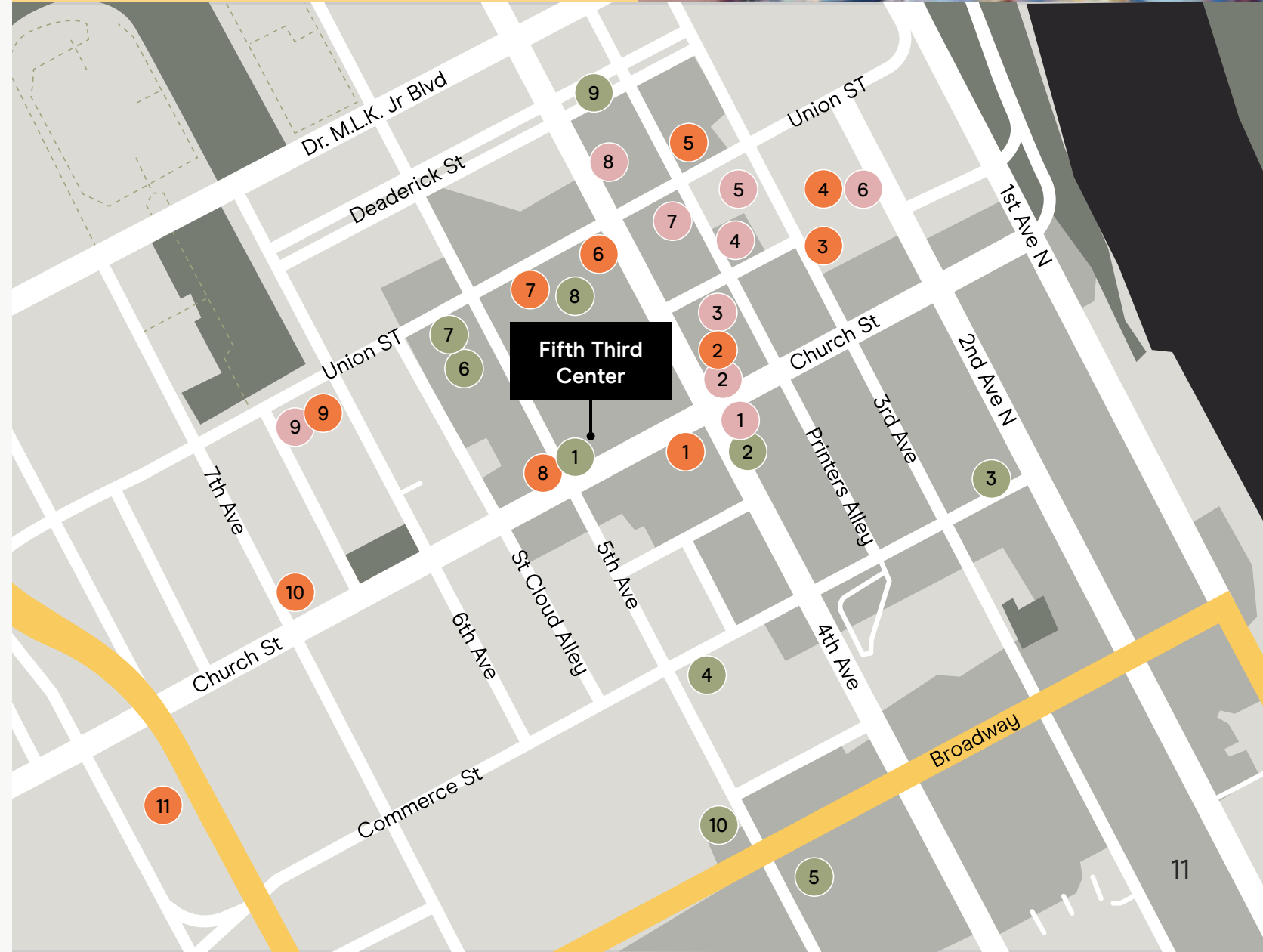
COFFEE, LUNCH & MARKETS

- 01 Starbucks
- 02 Chile Burrito
- 03 Another Broken Egg Cafe
- 04 Panera Bread
- 05 Mellow Mushroom
- 06 The Frothy Monkey
- 07 Rae's Sandwich Shoppe
- 08 The Arcade - Food Court
- 09 Street Food Thursdays
- 10 Fifth + Broadway - Food Hall



HOTELS

- 01 Courtyard by Marriott
- 02 Noelle
- 03 Dream
- 04 Bobby
- 05 Hotel Indigo
- 06 21c Museum Hotel
- 07 Fairlane
- 08 Doubletree
- 09 Hermitage



Health and safety

With additional amenities and capital improvements coming soon.



Building

- Increased Personnel For Touch-Free Experience
- Hand Sanitizer Dispensers Placed Throughout Entry and Common Areas
- Elevator Markers with 4-Person Max
- Supply of PPE Available On-Site
- IAQ Upgrades, Including Installation of Merv-15 Filters in Fan Systems
- Increased Bicycle Storage
- Increased Access to Building Stairwells
- Hands Free Entry Technology & Hardware (Under Review)

Restaurant

- Socially Distanced Seating Plan
- Touch Free Payment System
- Catering Menu and Delivery System
“Pick-Up” Area with Grab & Go Shelving

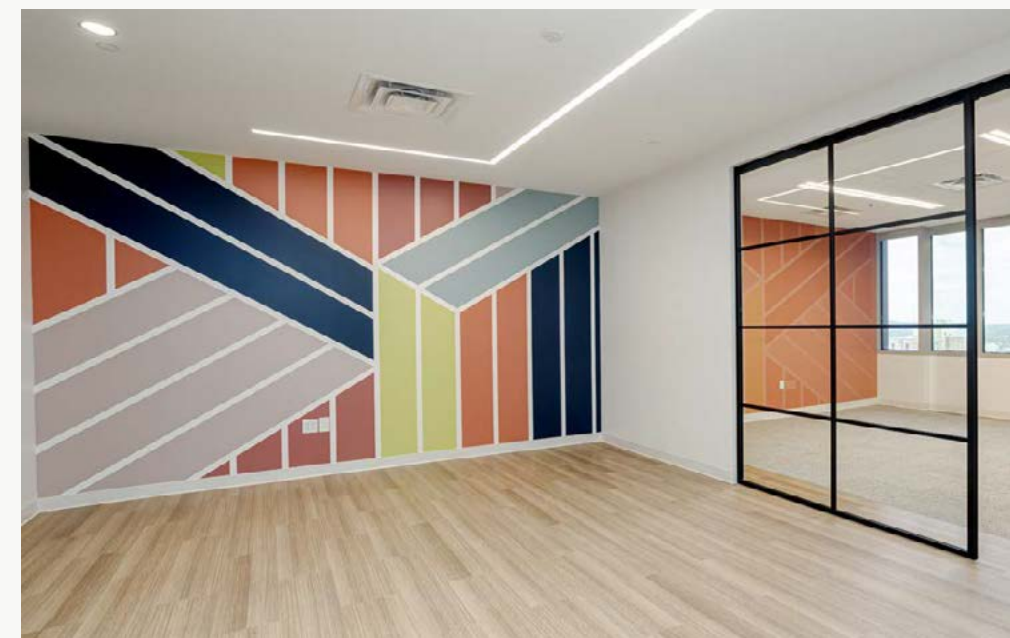
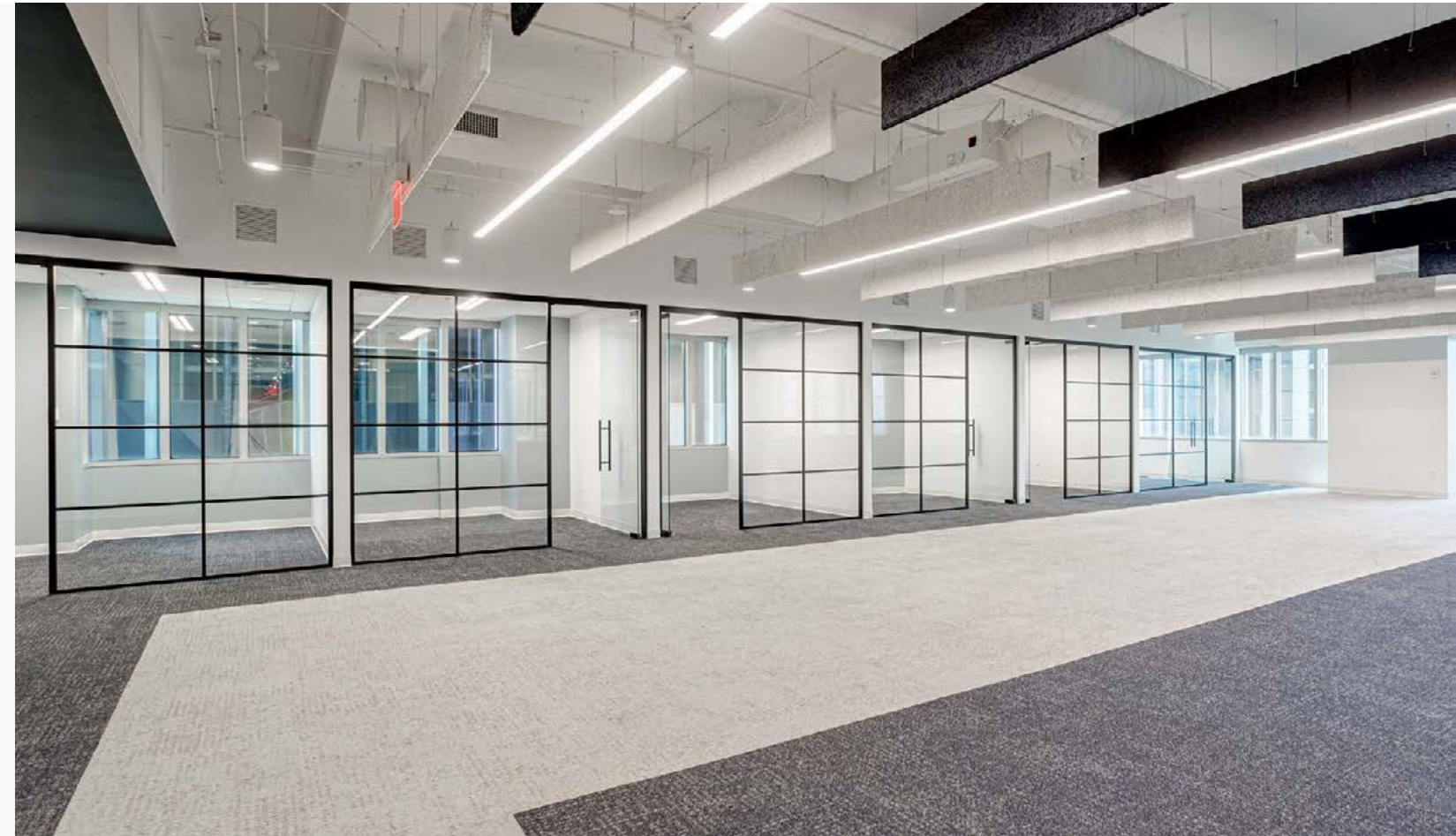
Spec Suite 900

8,341 sq. ft.



Spec Suite 1325

6,345 sq. ft.



Spec Suite 1700

6,570 sq. ft.



About EQ Office

EQ Office is a leading real estate company focused on bringing humanity back to the workplace.

While other real estate owners talk about square footage and floor plans, EQ focuses on the experience - how space feels, activates, and performs.

Our vision, centered around our customers' success, is to co-create experiences so people thrive. We partner with business leaders to find, design, and manage balanced workspaces that inspire talent.

Our teams are dedicated to being responsible and giving members of our communities. We are invested in making the best decisions with the resources we consume, and we are committed to the well-being of our team members, tenants, and surrounding neighborhoods.





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Nashville, TN



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