



**NASHVILLE  
CITY  
CENTER**



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511 UNION ST  
CLASS A OFFICE

FOR LEASE  
**1,937 - 57,127 SF**

**FOUNDRY**  
COMMERCIAL

**ADDRESS**

511 Union Street  
Nashville, TN 37219

**SPACE AVAILABLE**

1,937 - 57,127 SF  
~19,000 SF Typical Floor Plate  
3 Full Floors Available

**SUBMARKET**

Nashville CBD

**PARKING**

2.7 / 1,000  
Above-market ratio  
Covered walkway to underground parking

**SECURITY**

24 / 7 Security Desk  
Onsite Property Management  
COVID-19 Precautions

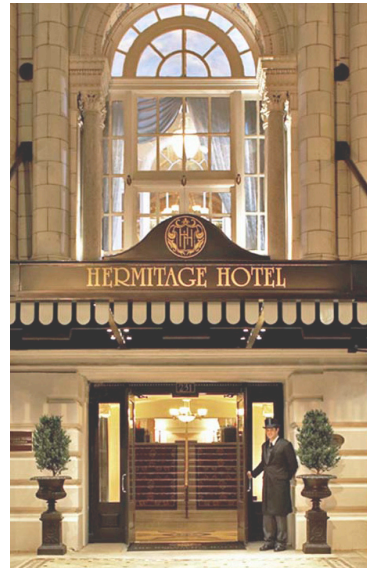


# NEIGHBORHOOD

Nashville City Center sits in the heart of downtown with an abundance of nearby coffee shops, restaurants, shopping and entertainment. The amenities listed on the following page are within a half mile and quick walk or rideshare.



NASHVILLE CITY CENTER



**BREW**

- Frothy Monkey
- Dunn Brothers Coffee
- Drug Store Coffee
- The Well Coffeehouse
- Starbucks
- Dunkin'

**EAT + DRINK**

- Deacon's New South
- The Oak Bar
- The Arcade
- Capitol Grille
- Jeff Ruby's Steakhouse
- Rae's Sandwich Shoppe
- 417 Union
- Morton's Steakhouse
- Puckett's Grocery & Restaurant
- Demos'
- Oscar's Taco Shop
- Woolworth on 5th
- Jimmy John's
- Koto Sushi
- Subway

- Ellington's Midway Bar & Grill
- Katie's Meat & Three
- Black Rabbit
- Gray & Dudley
- Fleet Street Pub
- Wild Eggs
- Sea Salt
- Alley Taps
- Panera Bread
- Jersey Mike's
- J. Gumbo's
- Varallo's
- E+ROSE Wellness
- TY'S Soup & Sandwiches
- + many more**

**SOCIAL**

- The Ryman Auditorium
- Broadway Honky Tonks
- Printers Alley
- Bourbon Street Blues & Boogie
- Skull's Rainbow Room
- Tennessee Performing Arts Center
- The Escape Game
- The Arts Company

**STAY**

- The Hermitage Hotel
- Noelle
- The Bobby Hotel
- The Fairlane
- Dream Nashville
- 21C Museum Hotel
- Courtyard by Marriott
- Stay Alfred 505
- DoubleTree by Hilton
- Renaissance Hotel
- The Capitol Hotel
- Homewood Suites by Hilton
- Sheraton Grand Nashville
- Hotel Indigo

SOUTHERN HOSPITALITY, REDEFINED.



# AMENITIES

**BUILDING AMENITIES**

- Onsite Fitness & Yoga Studio with Classes
- Onsite Cafe & Food Service
- Onsite Tenant Lounge
- Indoor / Outdoor Music Studio
- First Horizon Bank Branch in Lobby



Our Fitness Center proudly hosts a rotation of classes from top Goomi Group instructors in Nashville, including weekly Yoga & Meditation, Balance Barre, Core Pilates, and High Intensity Interval Training.

We are proud to announce Nashville City Center's JamNasium, the only music studio featuring best-in-class instruments and recording equipment in an office building. In addition to the music studio, we offer monthly sip & learn lecture series, pop-up errands, happy hours, and more to ensure there is something for everyone in the community.

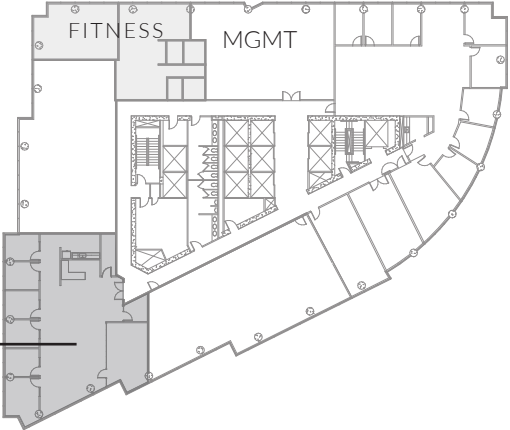
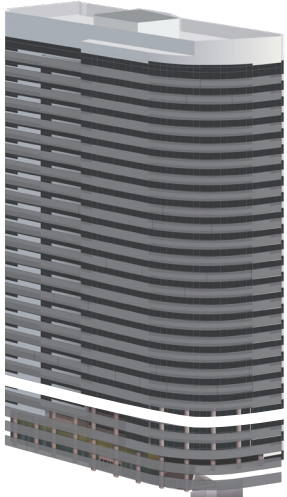
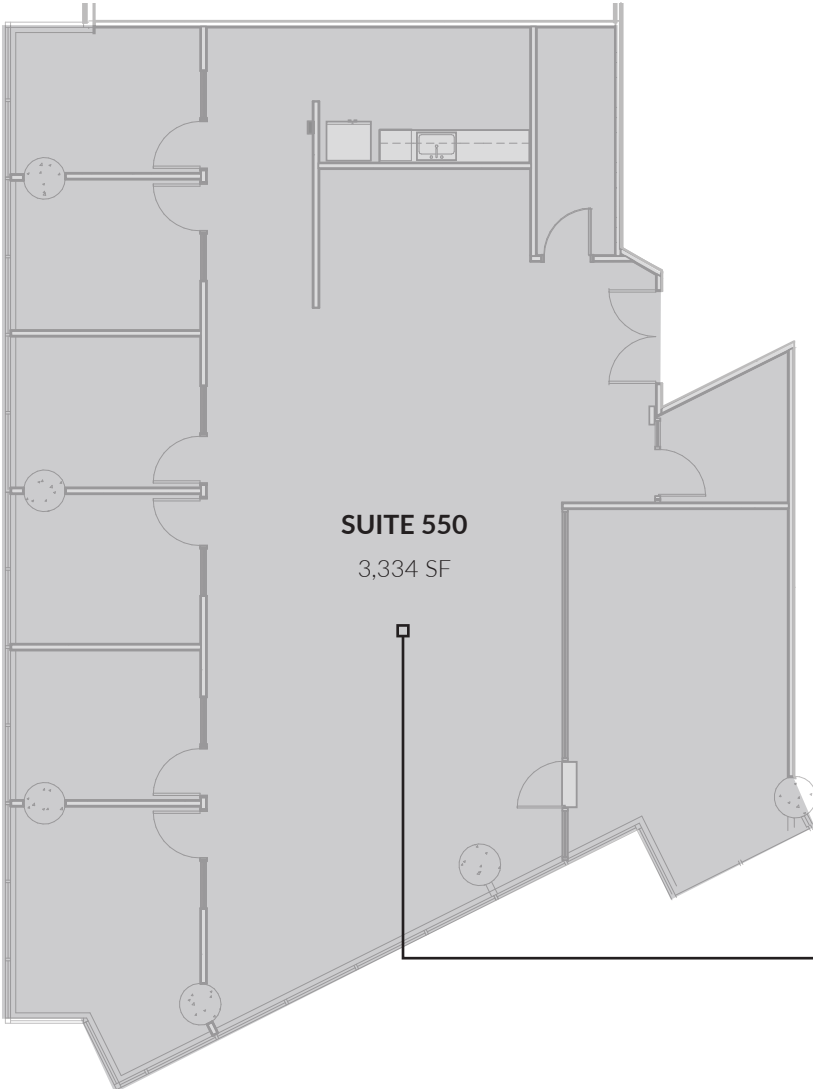
# COVID-19 RESPONSE

- Destination Dispatch in Elevators
- Rigorous, Upgraded Cleaning Protocols Throughout Property
- Auto Valves in Restrooms Throughout
- Touchless Light Switches in New Buildouts
- Step & Pulls on Restroom Doors
- Merv 13 Filters on HVAC Units

# ACCESS

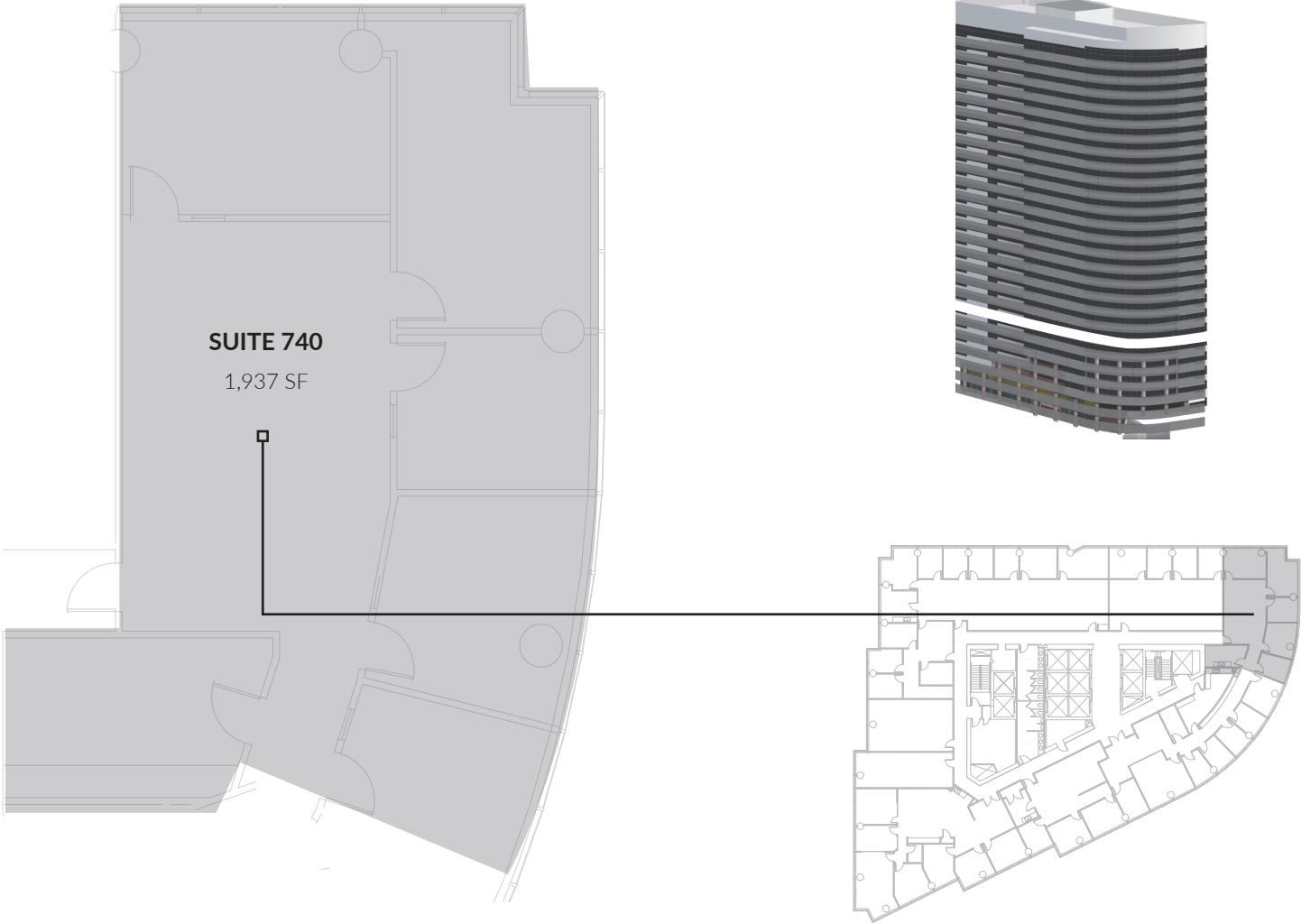
Nashville City Center boasts the best access in CBD





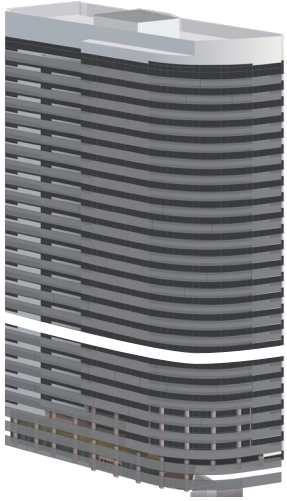
# 5TH FLOOR





# 7TH FLOOR

NASHVILLE CITY CENTER



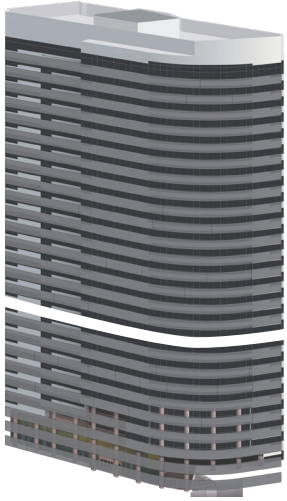
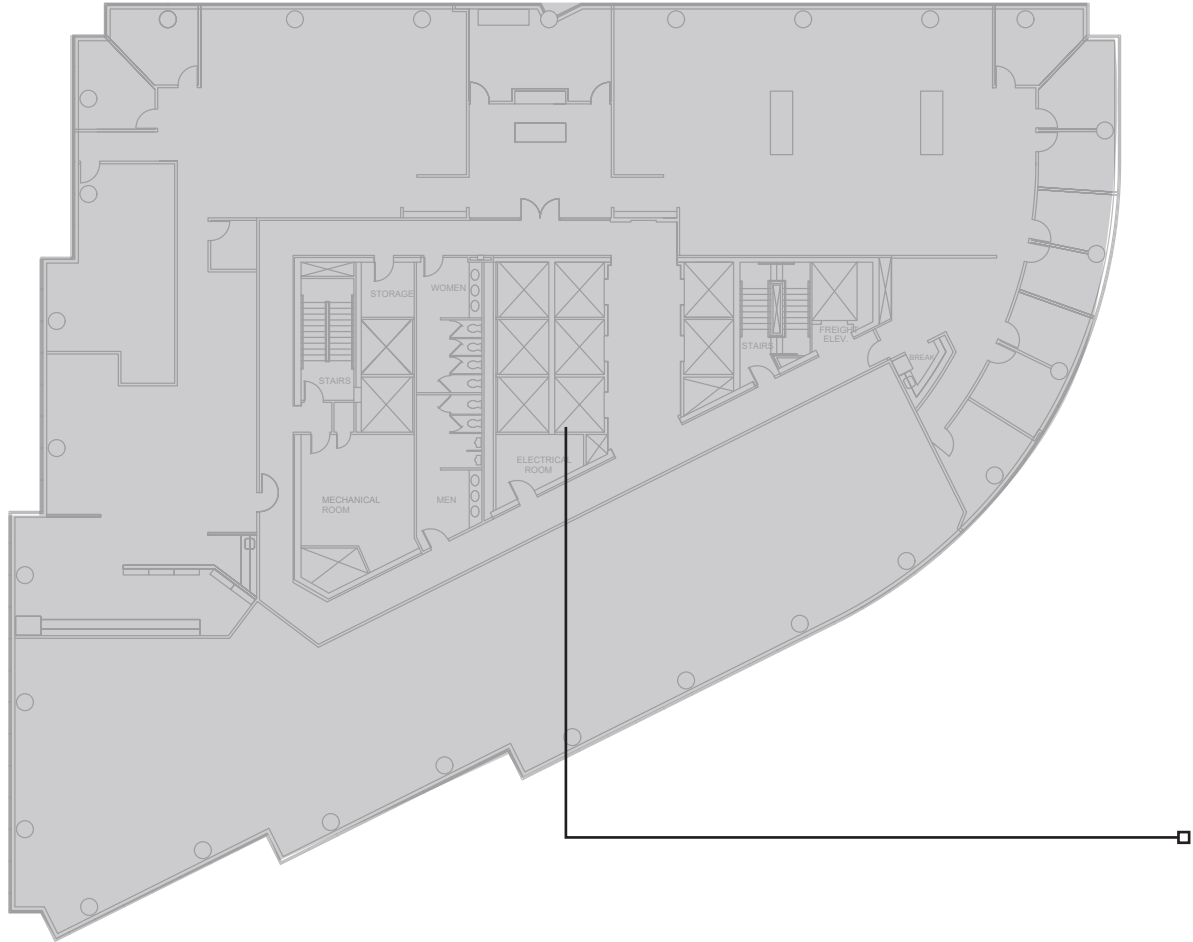
**FULL FLOOR - SUITE 900**

18,887 SF

37,774 SF Contiguous  
on Floors 9, 10

Additional 19,353 SF  
available on Floor 23

# 9TH FLOOR



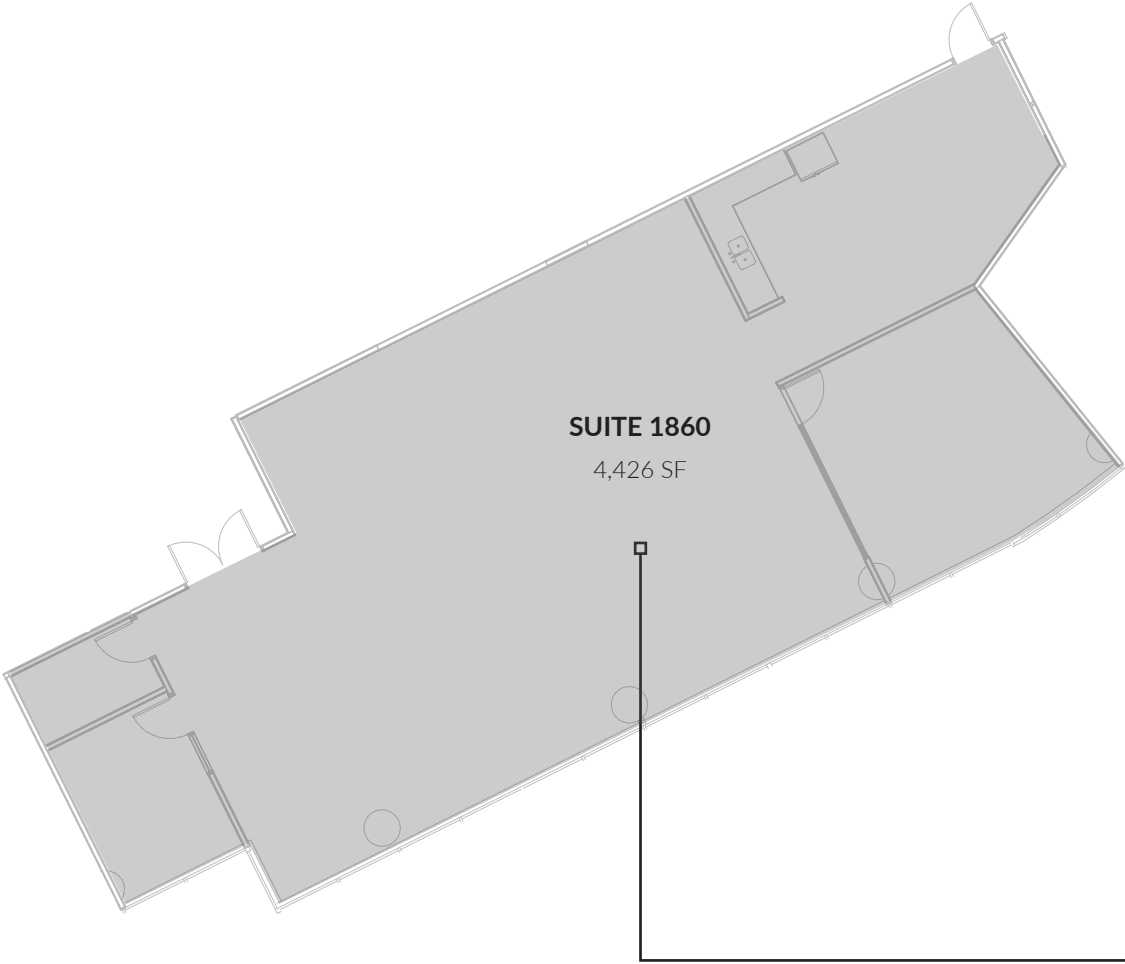
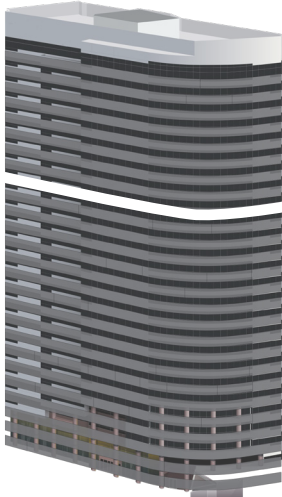
**FULL FLOOR - SUITE 1000**

18,887 SF

37,774 SF Contiguous  
on Floors 9, 10

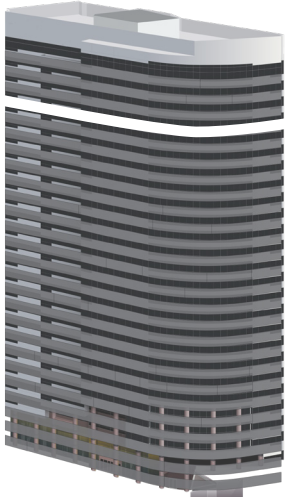
Additional 19,353 SF  
available on Floor 23

# 10TH FLOOR



# 18TH FLOOR

NASHVILLE CITY CENTER



**FULL FLOOR - SUITE 2300**

19,353 SF

Can be combined with 37,774 SF  
Contiguous on Floors 9, 10 for a  
total of 57,127 SF

# 23RD FLOOR

**ANDREW MAXWELL**

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