

# BUILDING FEATURES

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Prominent Downtown location Recently renovated common areas in 2016 Great views of Nashville skyline, Cumberland River and Nissan Stadium Nashville City Club recently renovated First floor retail / restaurant planned Proactive on-site management Strong institutional ownership 24 Hour on-site security personnel Parking garage located in building Covered access to Starbucks Pressbox dry cleaning service now on-site New lighting and HVAC energy efficiencies Park-It shuttle stop Access to Music City Green Bus Stop Walk Score: 95 and Bike Score: 71

a Church





## VIEW OF NISSAN STADIUM FROM THE 14TH FLOOR

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4<sup>th</sup> & Church

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CUSHMAN & S WAKEFIELD

#### Fatherland St 2nd Ave N John Ave N Meharry Blud Aven 41A Gay St S 6th St SIN WALK SCORE **BIKE SCORE** 95 Nissan Stadium 71 S 5th St 31 Ch A LID S 2nd St FZ Stor Crutcher St ZJO Anth Pue Z Davids Pearl St 70 3rd Ave Cumberland River 70 5 Patterson St 6K 31 Clifton Ave ANes State St ١ 22nd Ave N 431 Zes St Hayes St 31 SIN ١ AND 705 Fain St Division St 14th Ave S 3rd Aves 0A) 2 41 Hawkins St South St South St Ast A

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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LOCATION: 201 Fourth Avenue North | Nashville, Tennessee

## BUILDING SIZE: 265,175 SF

#### **AVAILABLE SUITES:**

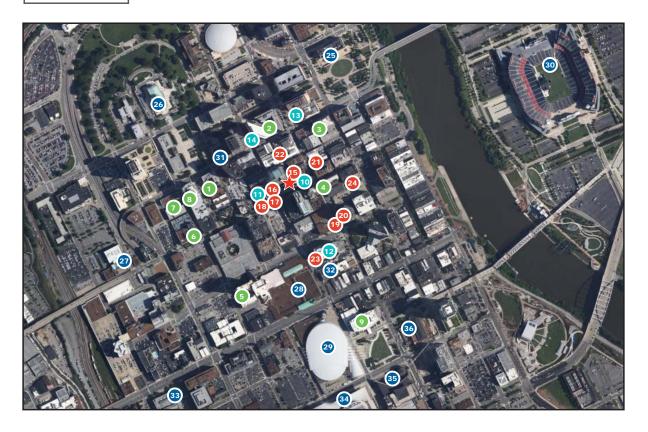
1,170 RSF				Suite 1930	1,170 RSF	
	2,804 RSF			Suite 1820	2,804 RSF	
	7	,782 RSF		Suite 1500	7,782 RSF	
		3,184 RSF 840 RSF		Suite 1220 Suite 1270	3,184 RSF 840 RSF	4,024 RSF Contiguous
1,852 RSF	5,379 RSF	4,259 RSF		Suite 900	11,490 RSF Total	Full floor available
				Retail space		
Available	Upcoming A	vailability Occupied	d	STORAGE Suite 170	5,033 RSF	

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AMENITIES MAP

4<sup>th</sup> & Church



#### Hotels

- 1. Hermitage
- 2. Doubletree
- 3. Hotel Indigo
- 4. Courtyard
- 5. Renaissance
- 6. Homewood Suites
- 7. Best Western
- 8. Sheraton
- 9. Hilton

#### Banks

- 10. Capstar Bank
- 11. Fifth Third Bank
- 12. SunTrust Bank
- 13. Regions Bank
- 14. Bank of America

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#### Restaurants

(walkable within 1/4 mile)

- 15. The Nashville City Club
- 16. Starbucks
- 17. Take a Break Deli
- 18. Puckett's Grocery
- 19. Chile Burrito
- 20. Subway
- 21. Taste of Italy
- 22. The Arcade (13 restaurants)
- 23. Panera Bread
- 24. Demos' Restaurant

#### Places of Interest

Metro Courthouse
State Capitol
YMCA

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- 28. Convention Center
- 29. Bridgestone Arena
- 30. Nissan Stadium (Titans Stadium)
- 31. Tennessee Performing Arts Center
- 32. Ryman Auditorium
- 33. Frist Center for the Visual Arts
- 34. Music City Center
- 35. Country Music Hall of Fame
- 36. Schermerhorn Symphony Center

