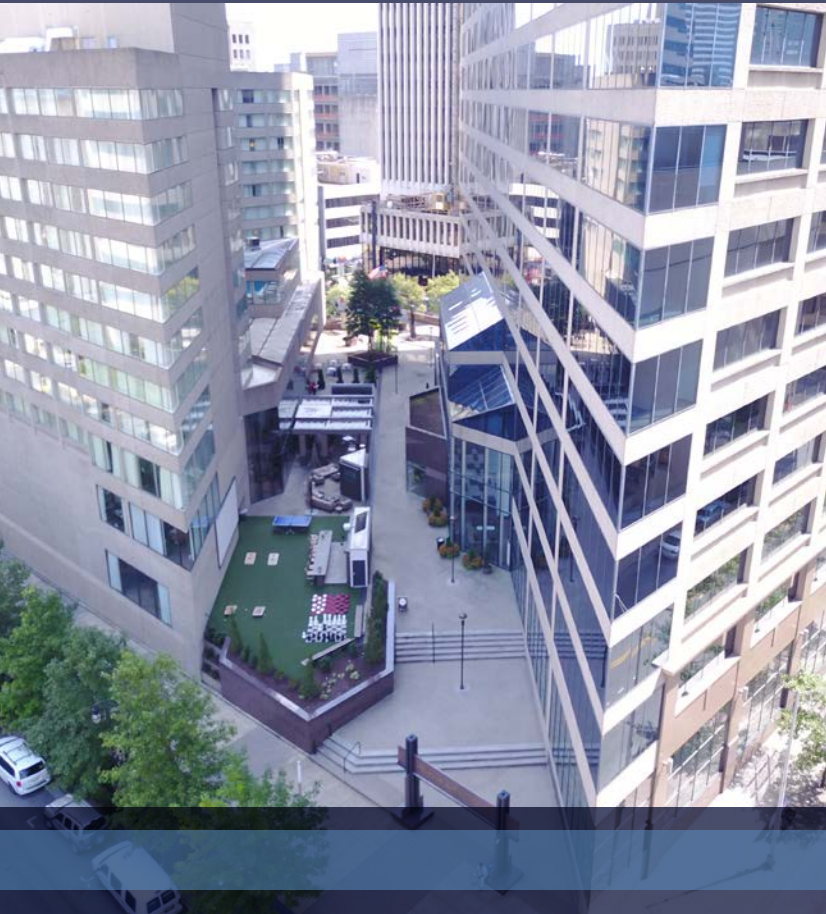


# 414 UNION

414 Union Street  
Nashville TN 37219

CBRE

## PRIME DOWNTOWN LOCATION



# 414UNION

## BUILDING FEATURES

435,525 Square Feet

20 Floors

Class A Office Space

Institutional Ownership

Reserved Parking with Executive Elevator for Large Anchor Tenant

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2.5 Million Building Renovation Completed in 2015:

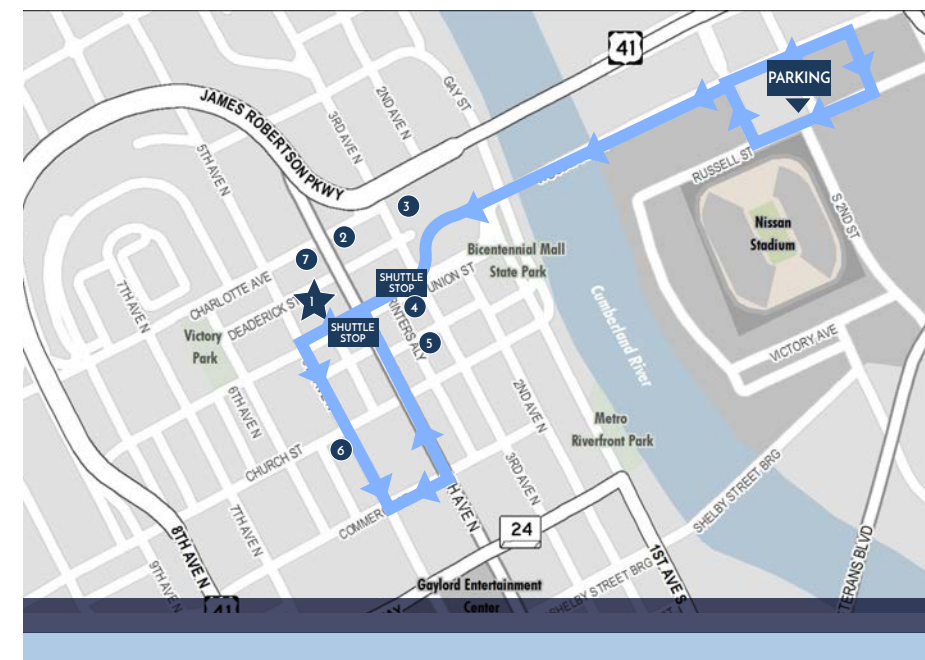
- Modern Finishes to the Lobby
- New 2,000 SF Conference Center
- Comprehensive Overhaul of the Building's HVAC Systems and Roof

## BUILDING AMENITIES

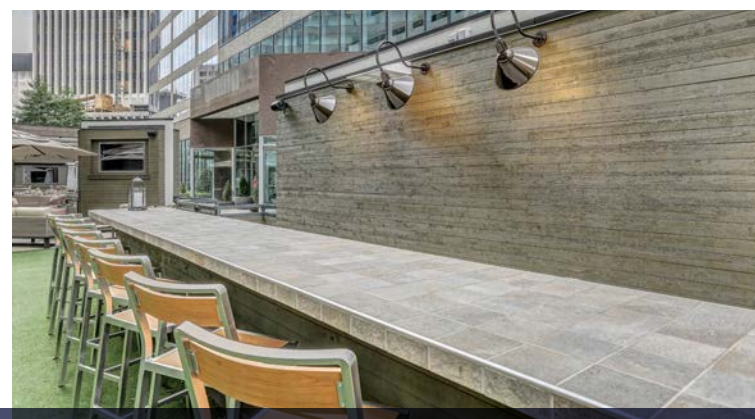
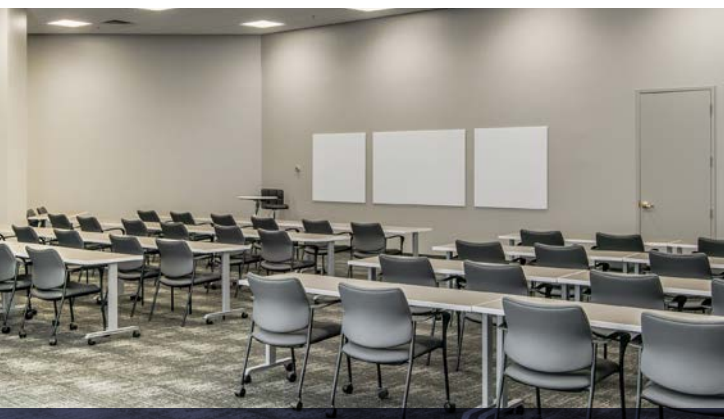


- Conference Center
- Visitor Valet Parking
- 24-Hour On-Site Security and Concierge Service
- On-Site Property Management
- Outdoor Plaza with WiFi and Working Space

## CONVENIENT PARKING OPTIONS



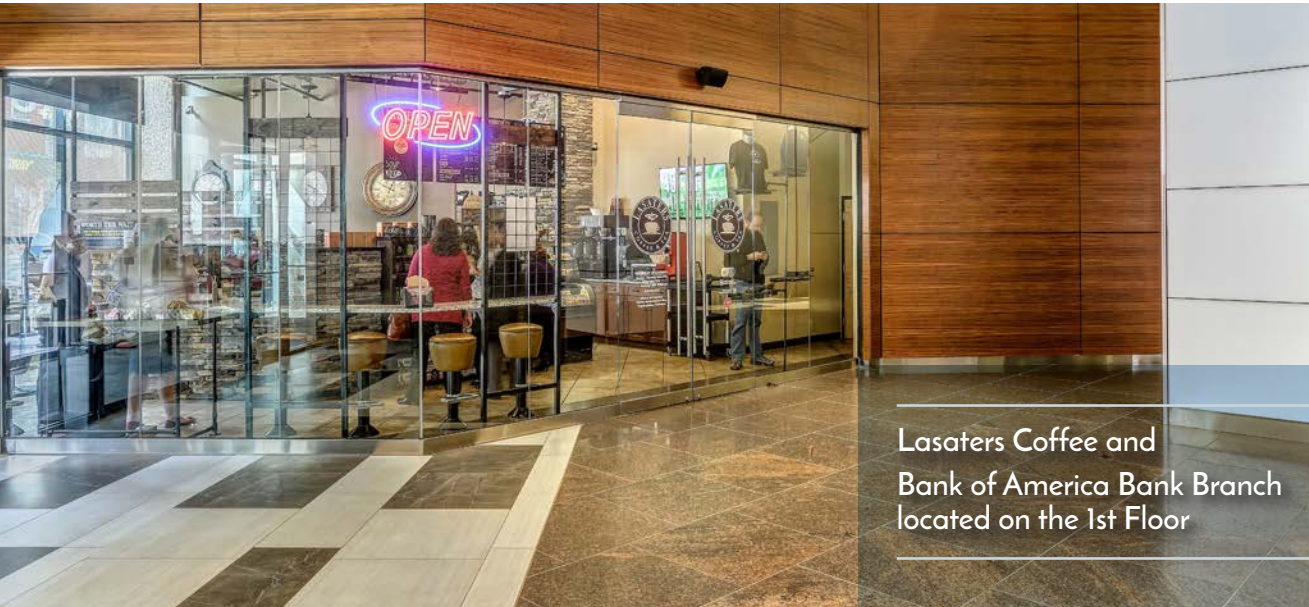
- Park It! Express
- Parking Options
- 1 414 UNION
- 2 Public Square Garage
- 3 Metro Courthouse/Public Square
- 4 NCB Garage
- 5 Printers Alley Garage
- 6 5th Avenue of the Arts Garage
- 7 Music City Central



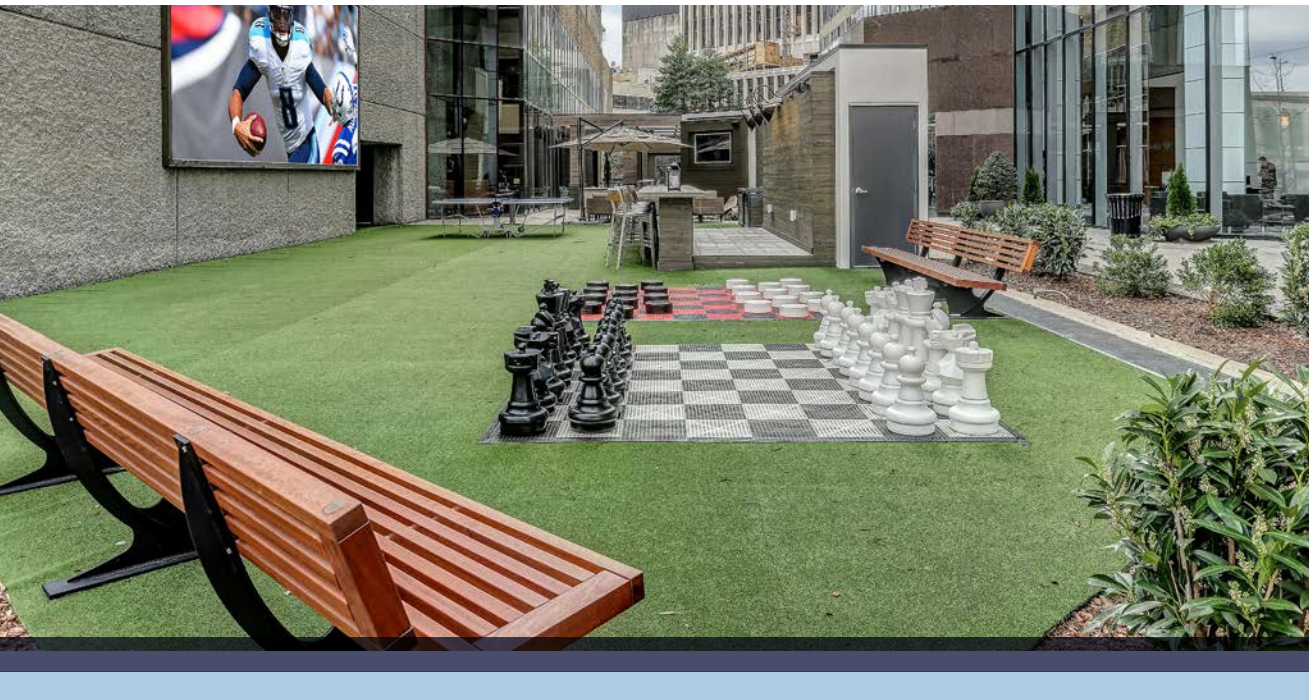
# ON-SITE RETAIL

Doubletree by Hilton Hotel located across from 414 Union's main entrance includes:

- Starbucks
- Fourth & U, Restaurant with outdoor WiFi access
- Patio 315, where tenants can enjoy outdoor space that includes lawn games, fire pits, TVs and a large projection screen to watch games and events



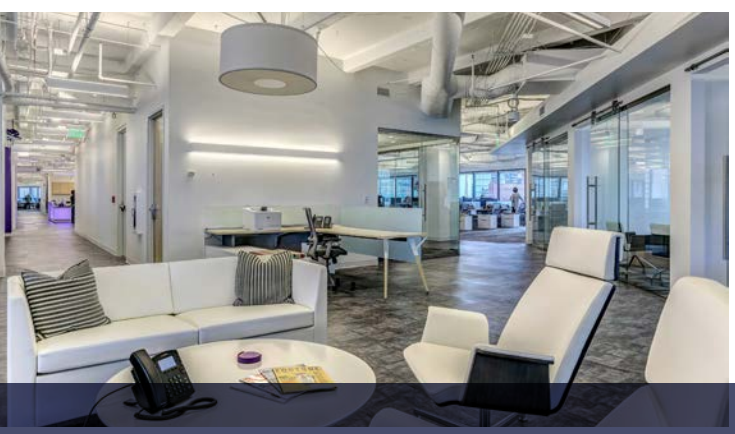
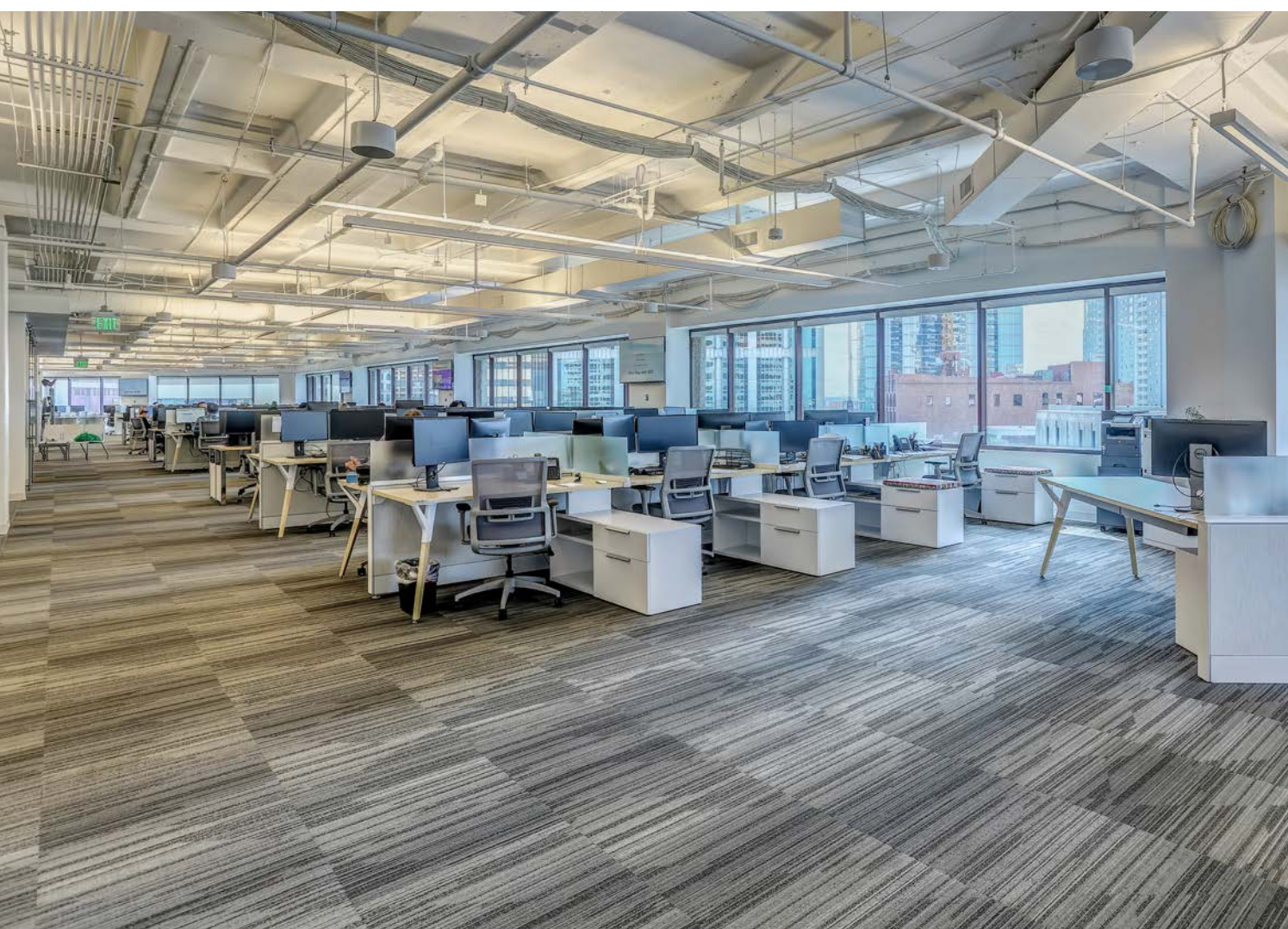
Lasaters Coffee and Bank of America Bank Branch located on the 1st Floor



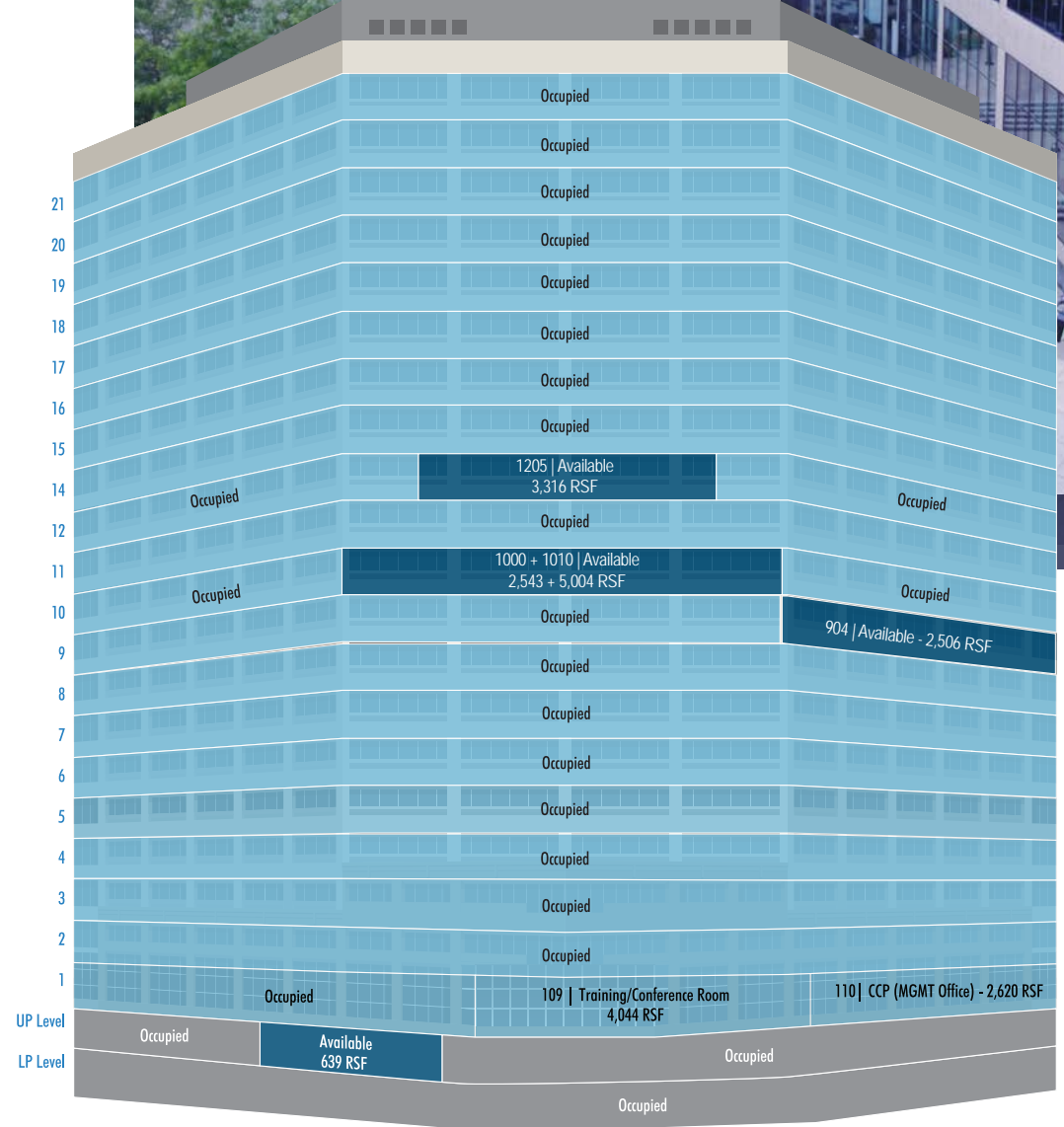
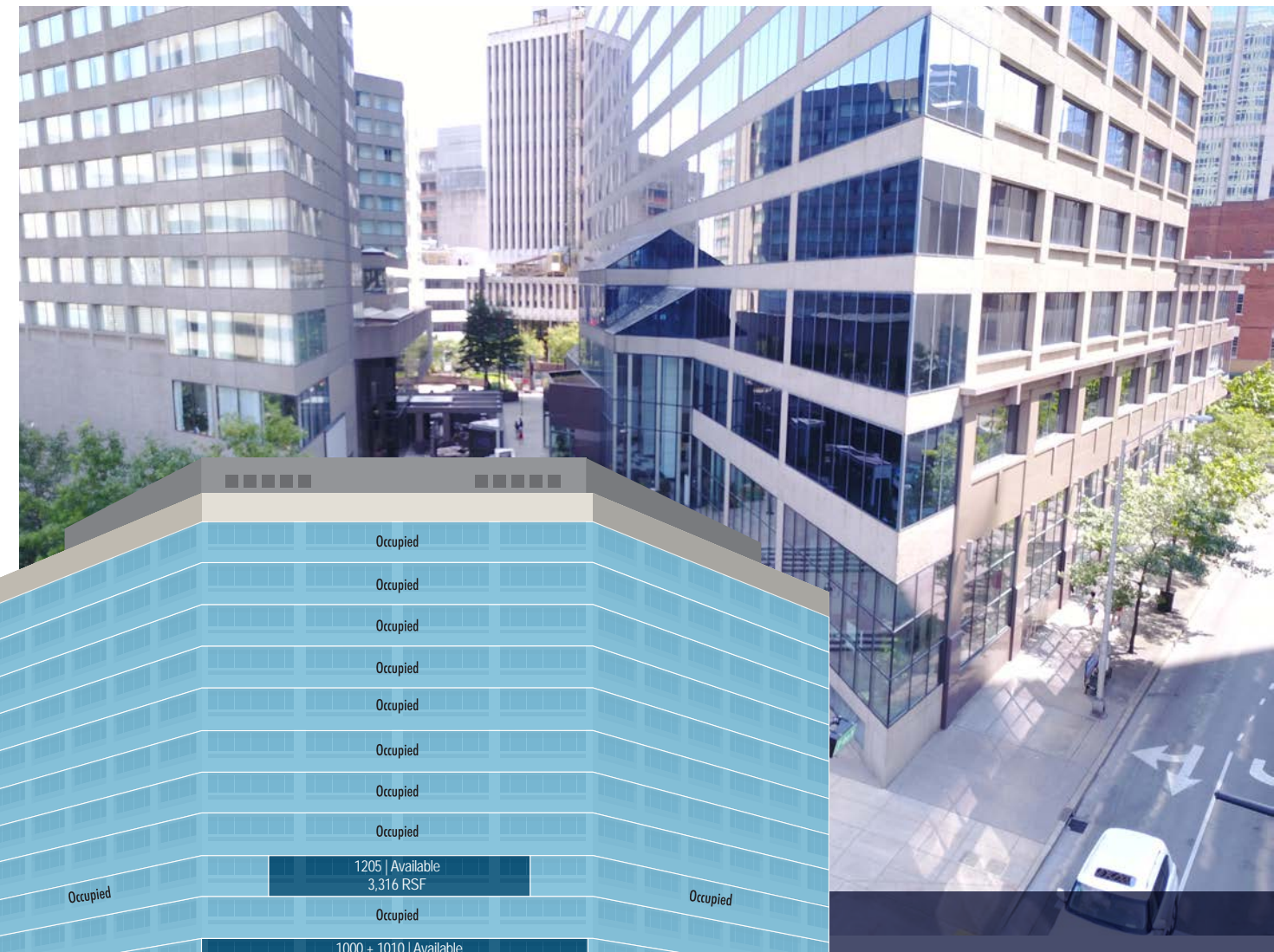
## FOOD TRUCK THURSDAY'S

Nashville's Food Truck Thursday is a gathering of 20+ local food trucks parking on Deaderick Street Between 4th & 5th Avenue North. The event takes place every other Thursday and is a great meeting space for employees and nearby businesses.

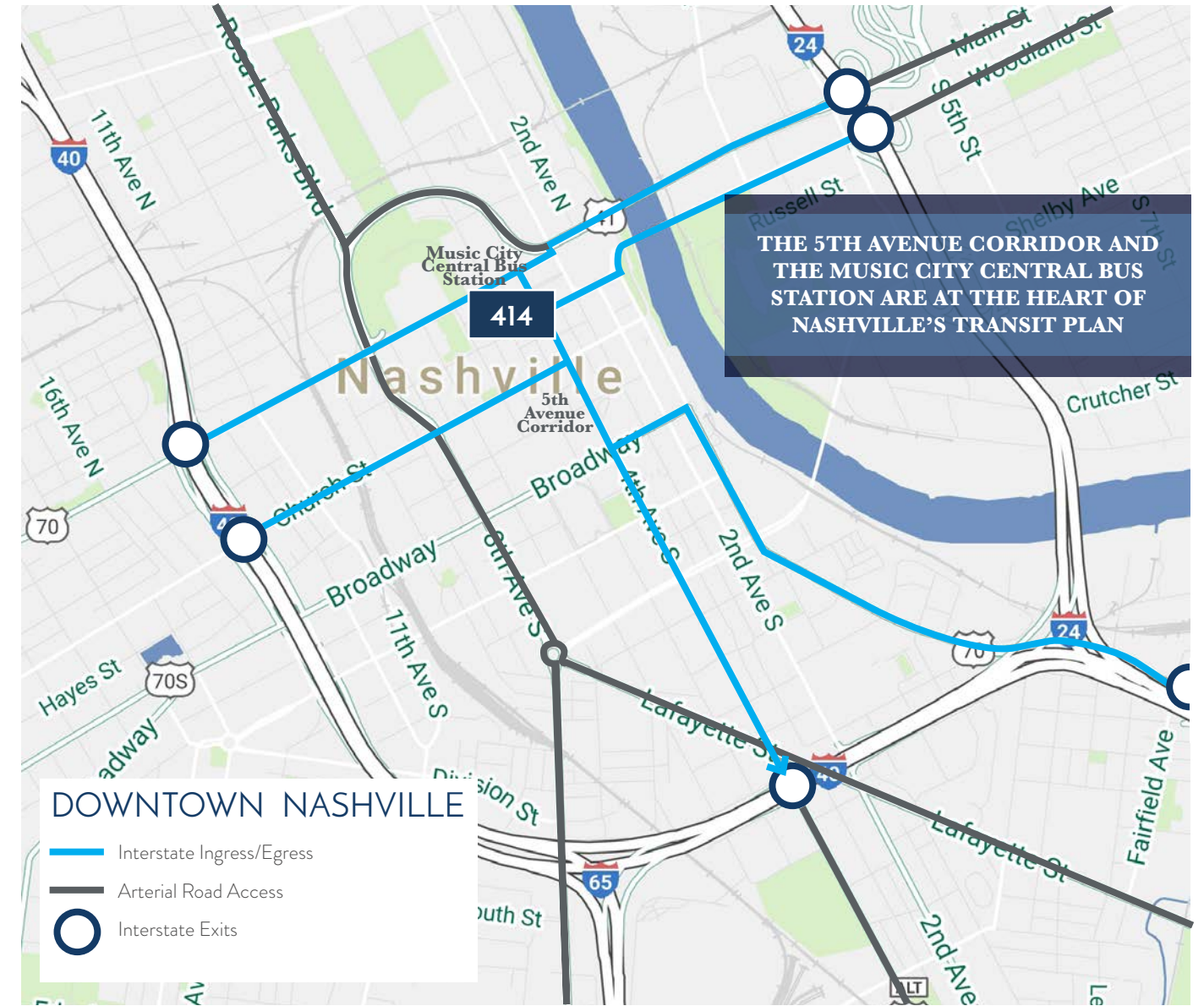
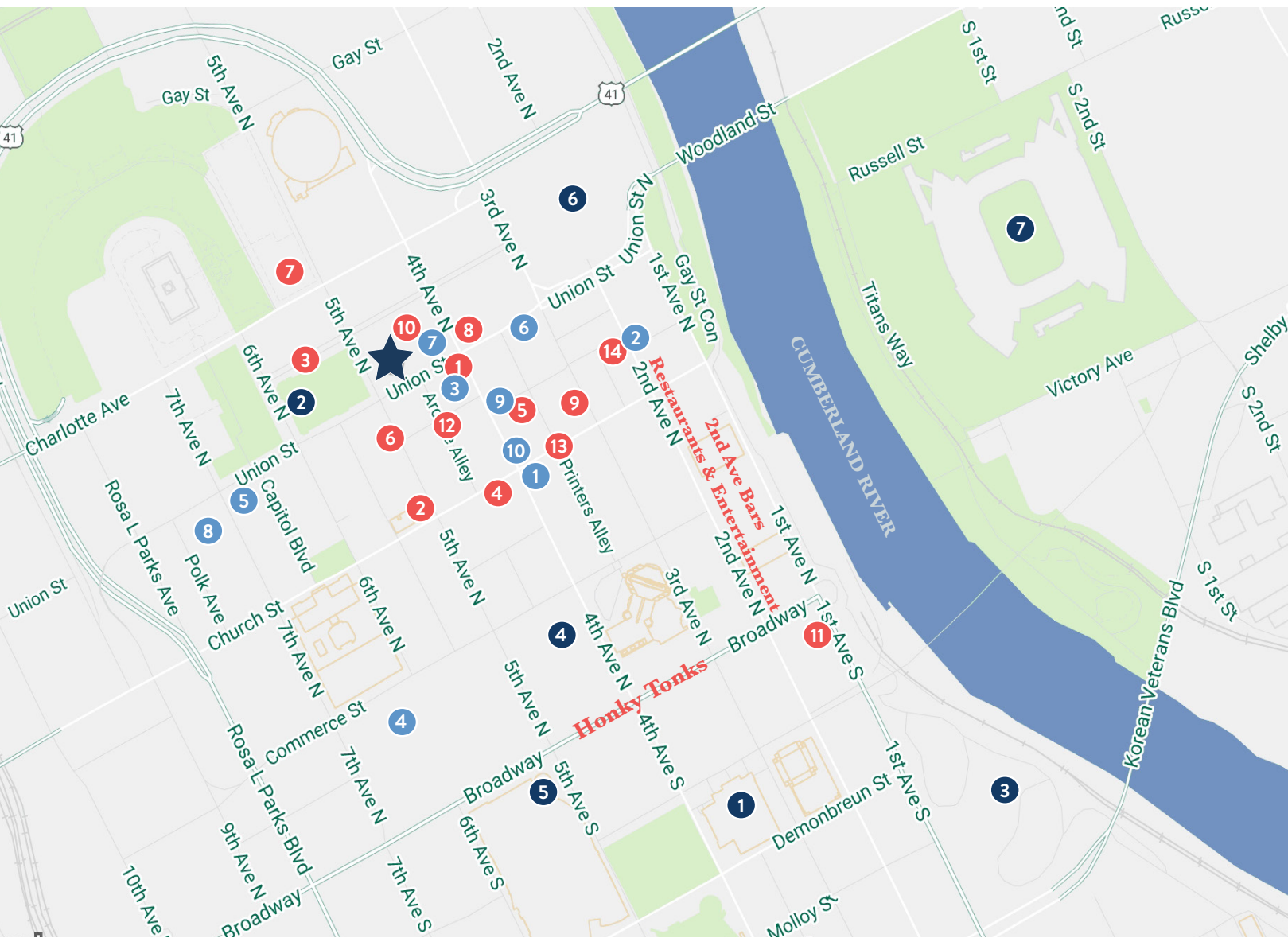
## BUILDING STACK



Floors designed for High Density users



## AREA AMENITIES



Easy access to 414 Union from all points of Nashville

### RESTAURANTS

- 1 Ellington's
- 2 Puckett's
- 3 Food Truck Thursday's
- 4 Deacon's New South
- 5 Skulls Rainbow Room
- 6 Frothy Monkey
- 7 The Perch
- 8 Jeff Ruby's
- 9 Sea Salt
- 10 Starbucks
- 11 Acme
- 12 The Arcade - 13 Restaurants
- 13 Printer's Alley
- 14 Gray and Dudley

### HOTELS

- 1 Courtyard by Marriott
- 2 21c Museum Hotel Nashville
- 3 The Fairlane
- 4 Renaissance Hotel
- 5 Hermitage Hotel
- 6 Hotel Indigo
- 7 Doubletree
- 8 Sheraton
- 9 The Bobby
- 10 Noelle

### ENTERTAINMENT

- 1 Schermerhorn Symphony
- 2 TPAC
- 3 Ascend Amphitheater
- 4 Ryman Auditorium
- 5 Bridgestone Arena
- 6 Live on the Green
- 7 Nissan Stadium





## For More Information, Please Contact:

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