

A WORLD-CLASS, CREATIVE HUB
IN THE HEART OF NASHVILLE

159
4TH AVENUE

AT L & C TOWER

1
5
9

 CUSHMAN &
WAKEFIELD

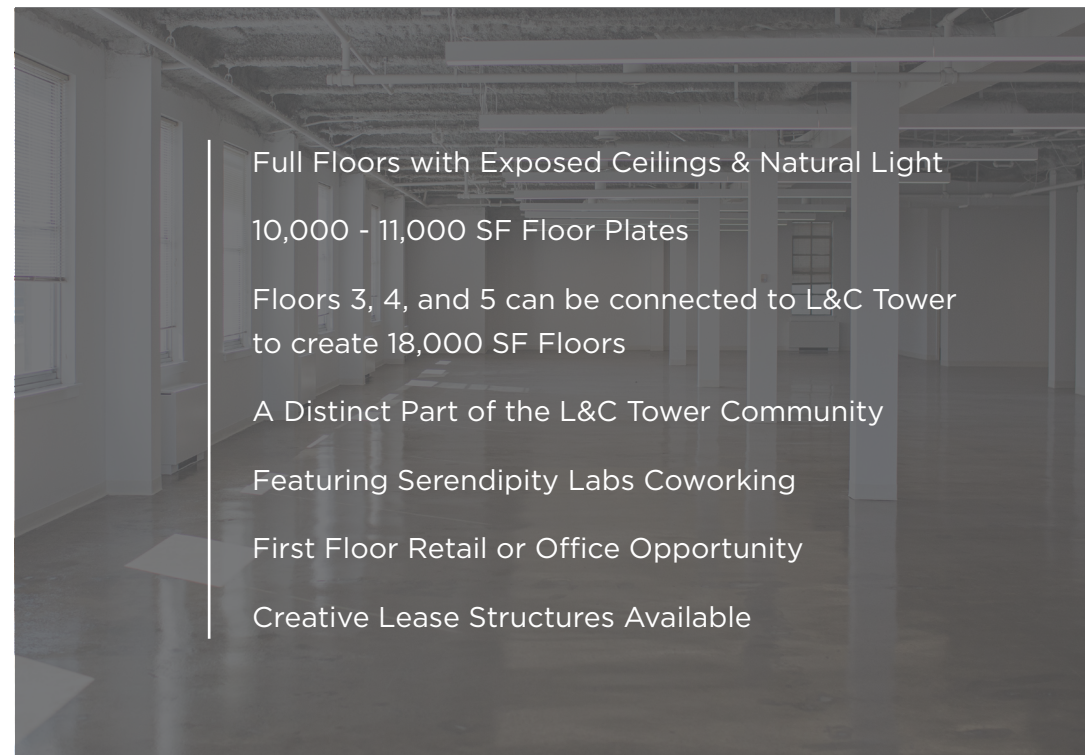


MULTI-MILLION DOLLAR, FULL BUILDING RENOVATION

159 4th Avenue offers tenants creative office space with large contiguous blocks at an excellent value. The 9-story **boutique** office building has top of building **signage** and naming rights available. It is **connected** to L&C Tower, and provides a separate street entrance.

4TH AVENUE





- Full Floors with Exposed Ceilings & Natural Light
- 10,000 - 11,000 SF Floor Plates
- Floors 3, 4, and 5 can be connected to L&C Tower to create 18,000 SF Floors
- A Distinct Part of the L&C Tower Community
- Featuring Serendipity Labs Coworking
- First Floor Retail or Office Opportunity
- Creative Lease Structures Available

OUTSTANDING AMENITIES

L&C Tower is home to Deacon's New South, a modern steak house with southern & global inspiration, and retailers including Dunn Brothers Coffee and Metropolitan Wine.



TENANTS OF 159 4TH AVENUE
HAVE THE BENEFIT OF
**ALL THE AMENITIES
OF L&C TOWER**

30TH FLOOR TENANT
SKY LOUNGE & BALCONIES

TENANT ONLY
CONFERENCE CENTER



**SPA-QUALITY
FITNESS CENTER
WITH SHOWERS & LOCKERS**



SUPERIOR LOCATION

IN THE HEART OF DOWNTOWN NASHVILLE



A SENSE OF COMMUNITY



THE CULINARY SCENE

01	Deacon's New South
02	Jeff Ruby's
03	Merchants
04	The Southern Steak & Oyster
05	Etch
06	The Farm House
07	Bob's Steak and Chop House
08	Capitol Grille

HOTELS

01	Noelle - Coming Soon
02	Courtyard by Marriott
03	Hotel Indigo
04	Hermitage Hotel
05	Doubletree
06	Hilton
07	Renaissance Nashville

COFFEE, QUICK BITES AND MARKETS

01	Dunn Brothers Coffee
02	H.G. Hill Urban Market
03	Starbucks
04	Chili Burrito
05	Cafe LeCrumbs
06	Another Broken Egg Cafe
07	Panera Bread
08	Cafe Lula
09	Provence Breads & Cafe
10	The Arcade - Food Court
11	Frothy Monkey
12	Wild Eggs
13	Lasaters Coffee & Tea
14	Street Food Thursdays

NIGHTLIFE

01	Puckett's Grocery & Restaurant
02	Tootsie's Orchid Lounge
03	Rippy's Smokin' Bar & Grill
04	Robert's Western World
05	The Stage on Broadway
06	Honky Tonk Central
07	Acme Feed & Seed
08	Wildhorse Saloon
09	B.B. King's Blues Club



CIM

Founded in 1994 by a trio of **entrepreneurs** with a vision to invest in urban communities, CIM today is a real estate and infrastructure investment firm that manages approximately **\$18.1 billion*** in assets and possesses the rare combination of significant **scale and scope** with a **commitment** to staying loyal to our urban roots.

REPRESENTATIVE PROJECTS





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