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Loft-Style Boutique Workplace
Redefining the Center of Nashville's
Premier Urban Neighborhood





Located at the intersection of 11th Ave S and Pine Street, Three Thirty Three sits at the most central point in the Gulch

Five-Story Mixed-Use Brick Building with Historic + Smart Design

Four Floors of Class A Office Space

Ground Floor Retail + Restaurants with Outdoor Patio Seating

Features that Emphasize Sustainability and Natural Light

Industrial Detailing with Modern Building Functions

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OFFICE LOFTS

Four Floors of Boutique Class A Office Space

17,750 Square Feet Per Floor Totaling 71,000 Rentable Square Feet

-
Open Office Floor Plates Providing Maximum Design Flexibility

-
13'4" Heavy Timber Ceilings

-
9'4" Window Heights to Maximize Natural Light

-
HVAC Systems with Lower Operating Costs for Tenants

-
Exposed Steel Structural System of Columns and Beams



Thoughtful Amenities

Parking in Close Proximity in Surface Lots + Garages

-

On-Site Dining + Retail Offerings

-

Spa Quality Locker Rooms with Showers

-

Noble Park: Urban Pocket Park with Programmed Community Events

-

Steps From a Renowned Mix of Local and National Retail Brands

-

Bike Storage + On-Site Visitor Parking

First-to-Market, Beautifully Designed Features

Sustainable and Renewable Design

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Cross Laminated Timber (CLT) Structural System: Laminated Layers of Wood Framing Lumber

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Authentic + Modern Interpretation of Historic 20th Century Industrial Warehouses

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Natural Exposed Wood Detailing

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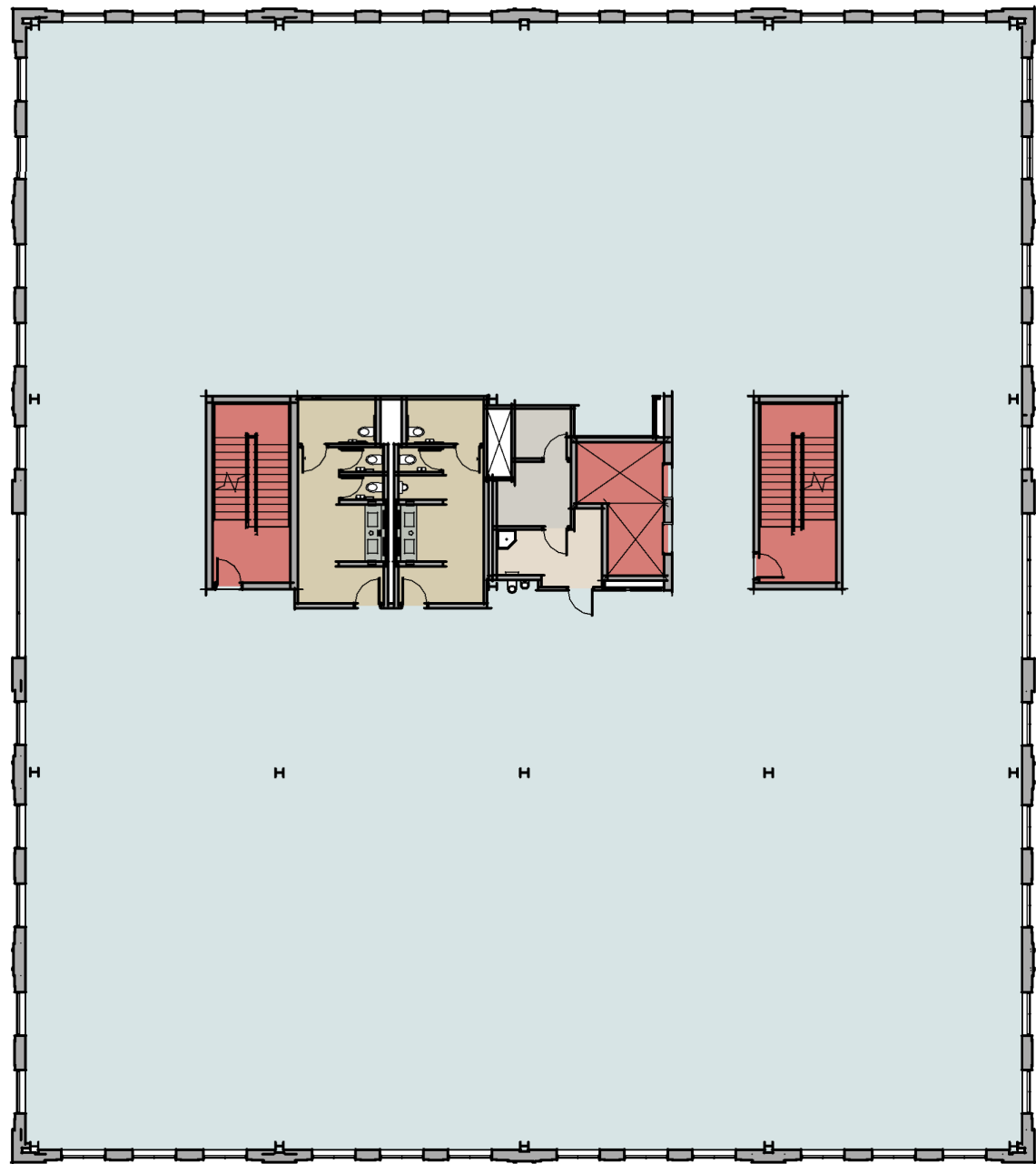
Variable Refrigerant Flow (VRF) HVAC System with Multiple Advantages:

Potential 20-30% Energy Savings

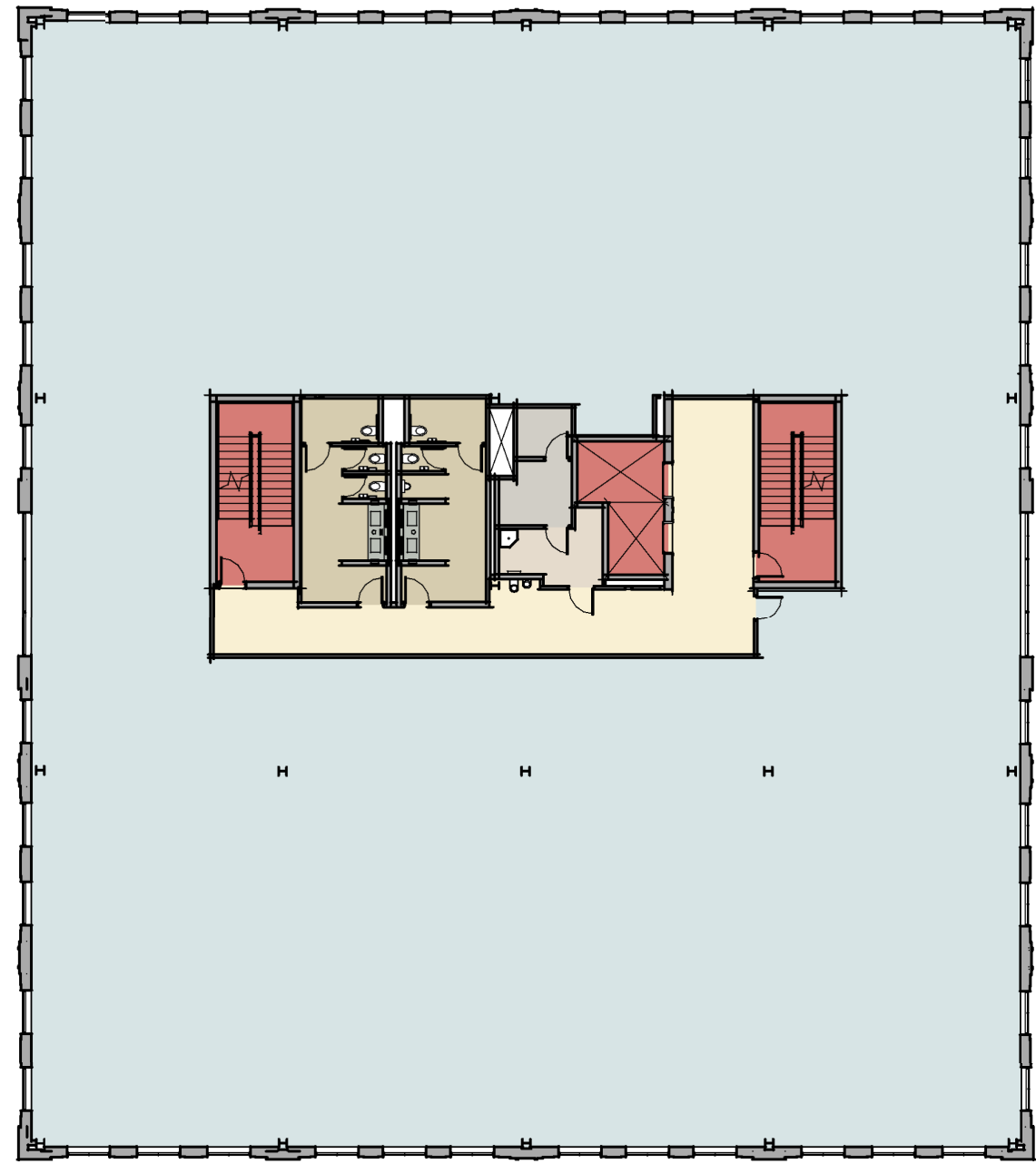
Less Duct Work Allowing for a More Compact Design

Superior Customization of Heating and Cooling Zones

Noise Reduction



SINGLE TENANT FLOOR



MULTI-TENANT FLOOR

The Gulch's First Urban Pocket Park

Programmed Community Events + Activities

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Large Central Lawn Wrapped with Bench Seating

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Elevated Deck + Movable Seating Areas

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Wooden Boardwalk + Elevated Planters with Landscaping and Trees

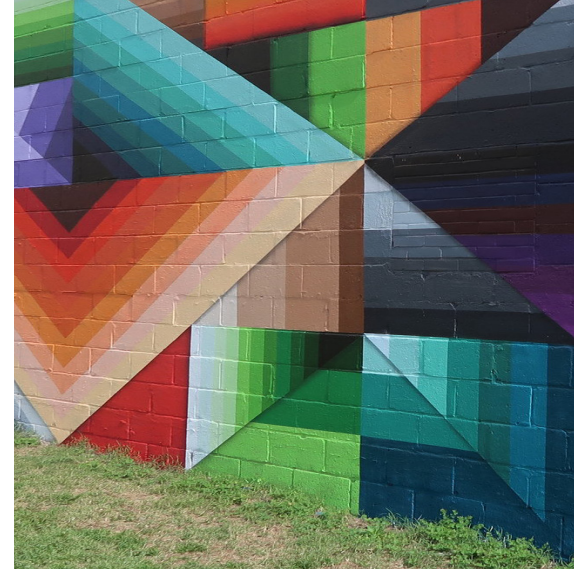
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Landscaped Entrance Featuring a 19 FT Long Water Wall

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12 FT x 42 FT Long Water Wall with Custom Stonework





Located in the Heart of the Gulch, Three Thirty Three is the Optimal Place to Attract and Retain Top Talent



| THREE THIRTY THREE |

Centrally Located Between Downtown + Music Row

1 Hour Free Parking in Garages + Surface Lots

Highly Walkable and Accessible:

Quick + Easy Interstate Access to I-24, I-40 + I-65

Pedestrian Stairs Providing Easy Access to and from Downtown

Access to the Gulch Greenway

MTA Green Circuit: Free Bus Downtown

B-Cycle Bike Share Program with Designated Bike Lanes

Rapid Growth Within Walking Distance:

Over 3,000 Residential Units + Over 920 Units Planned or Under Construction

Over 500 Hotel Rooms + Over 1,290 Rooms Planned or Under Construction

Over 600,000 SF of Office + Over 690,000 SF Planned or Under Construction

1st LEED ND Neighborhood in the South

Gulch Business Improvement District to Ensure a Clean and Safe Neighborhood



A Vibrant Mix of Hospitality, Retail, Residential and Office



● EAT/DRINK

Adele's
 Arnold's Country Kitchen
 Bar Louie
 Bar Otaku
 Barista Parlor
 Biscuit Love
 Burger Republic
 City Fire
 Del Frisco's Grille
 Emmy Squared
 Gertie's Bar
 Hops & Crafts
 I Love Juice Bar
 Jackalope Brewing Co.
 Kayne Prime
 Killebrew
 Kona Espresso Bar
 LA Jackson
 Marsh House
 Milk & Honey
 Moto
 Night Train Pizza
 Otaku Ramen
 Party Fowl
 Peg Leg Porker
 Pemrose
 Potbelly
 Saint Anejo
 Sambuca
 STK
 Stock and Barrel

Sunda
 Superica
 Taziki's
 The 404 Kitchen
 The Chef & I
 The Pub
 The Turnip Truck
 Up
 Virago
 Whiskey Kitchen
 Zolli Koffee

● FITNESS

Barre3
 Barry's
 Cycle Bar
 Hotbox Fitness
 Pure Barre
 SHED Fitness
 TruMav Fitness

● ENTERTAINMENT

The Rosewall
 Station Inn
 Rudy's Jazz Room
 Wellspire

● SHOP/SERVICE

12th & Pine Wine
 Accessoreyes
 Bark Public House
 Blush

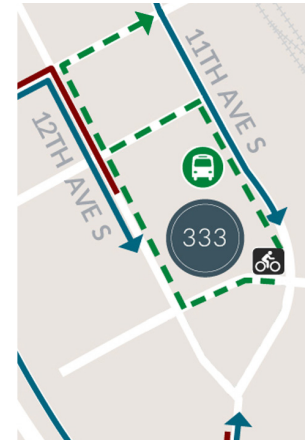
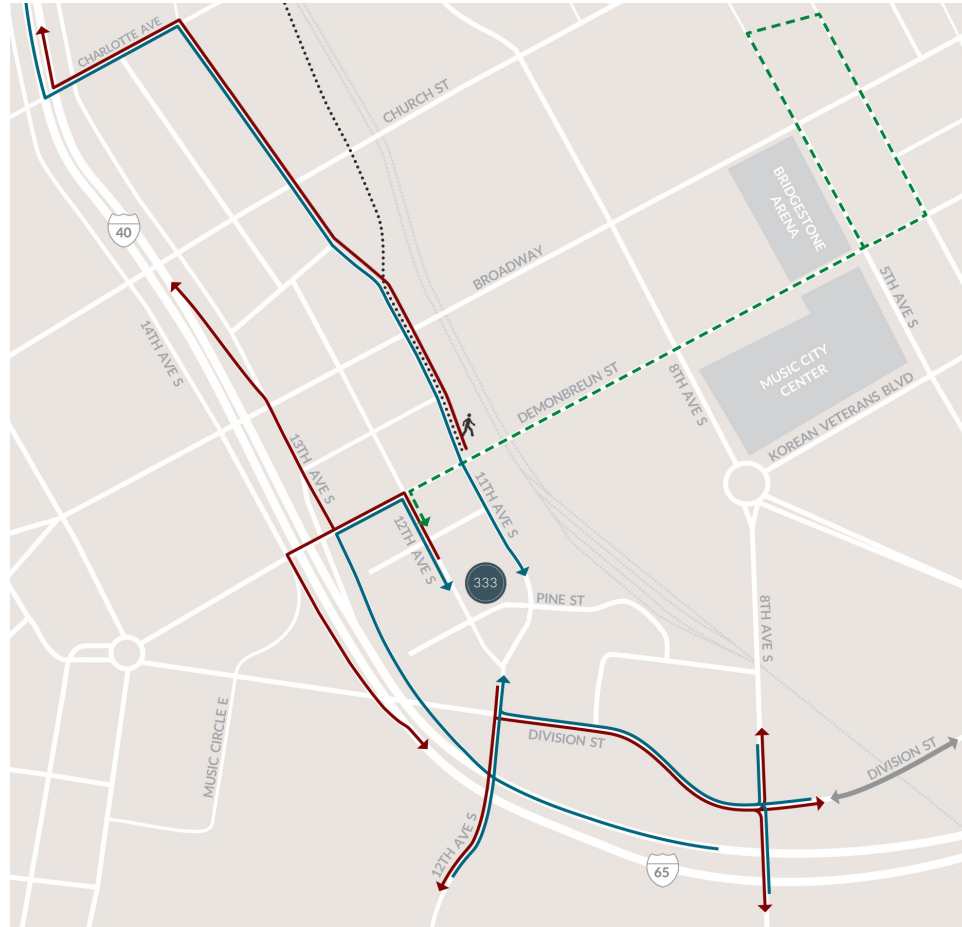
Carter Vintage Guitars
 Casa de Montecristo
 Design Within Reach
 e.Allen
 Epiphany Design
 Studio
 FRYE Company
 Google Fiber
 Gulch Dental Studio
 King Baby Studio
 Kittenish
 LOFT
 Lucchese
 Parish
 Patagonia
 Pet Wants
 Pioneer Barbershop
 Scout's Barbershop
 The Blowout Co.
 The Gulch Nail Bar
 Two Old Hippies
 Uncommon James
 Urban Outfitters
 Whole Foods*
 Winky Lux*








● STAY

404 Hotel
 Element*
 Fairfield Inn
 M12*
 Thompson Nashville
 WHOTEL*

*Coming soon





-  Ingress
-  Egress
-  B-cycle Station
-  Gulch Greenway
-  Division Street Connector
-  Music City Green Circuit
-  Music City Green Circuit Stops





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