

# ONE NASHVILLE

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FOURTH AND COMMERCE

[ONE-NASHVILLE.COM](http://ONE-NASHVILLE.COM)



# ON THE COVETED CORNER OF FOURTH AND COMMERCE

An unmistakable piece of the downtown skyline, One Nashville is an immersive workplace destination rising 24 stories above the vibrant neighborhood it's called home for more than three decades.

Located at the epicenter of Downtown's business and entertainment hubs, experience Music City at its core.

Sitting atop the start of Printer's Alley and with a walk score of 94, wherever you go within Nashville's dense urban fabric, One Nashville welcomes your return — always.



**100+ RESTAURANTS**

**WALK TO  
MUSIC CITY  
FAVORITES**

**START THE DAY  
WITH COFFEE**

Elegy Coffee – On-site

Drug Store Coffee (Noelle Hotel) –  
1 minute walk

Natura Nashville – 1 minute walk

Café at the Bobby – 3 minute walk



**TAKE CELEBRATED  
CLIENTS OUT TO EAT**

Deacon's New South – 1 minute walk

Merchant's – 4 minute walk

Gray & Dudley – 7 minute walk

The Southern Steak & Oyster –  
7 minute walk

**3 FOOD MARKETS**

**HAPPY HOUR**

Rare Bird – 2 minute walk

Skull's Rainbow Room –  
2 minute walk

Rooftop Lounge Bar at The Bobby –  
2 minute walk



**DINNER AND DRINKS**

Black Rabbit – 4 minute walk

River House – 6 minute walk

Etch – 8 minute walk



**10 HOTELS**



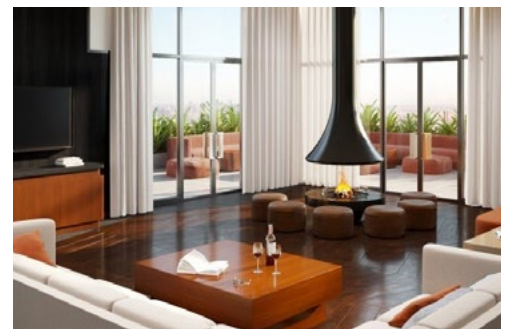
**AFTER HOURS**

The Ryman Auditorium –  
1 minute walk

Honky Tonks on Broadway –  
2 minute walk

Acme Feed & Seed –  
6 minute walk

Underground Cocktail Club –  
On-site



**STAY THE NIGHT**

Dream Nashville – 2 minute walk

Noelle – 2 minute walk

The Bobby – 3 minute walk

The Fairlane – 4 minute walk

21 C Museum Hotel – 6 minute walk

# A RADICALLY FRIENDLY EXPERIENCE

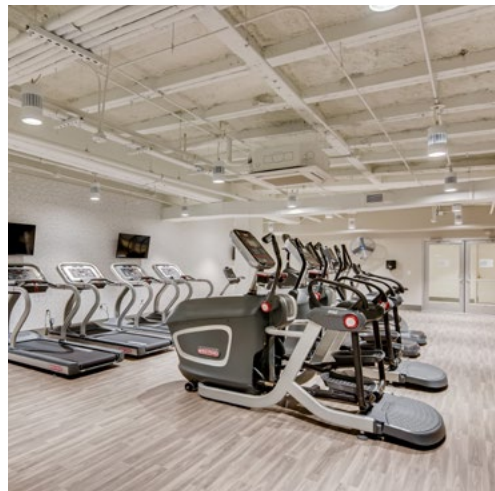
Completing a 3-phase renovation plan in 2021, One Nashville introduces new amenities aimed to elevate the tenant experience in a manner that holds true to Music City's cherished traditions.

## NEW ON-SITE RETAIL

- Elegy Coffee
- Underground Cocktail Club (opening Q1 2024 located directly off Printers Alley)

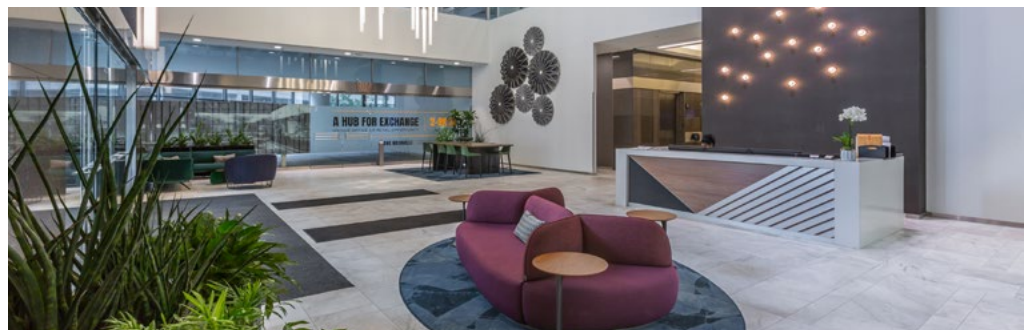
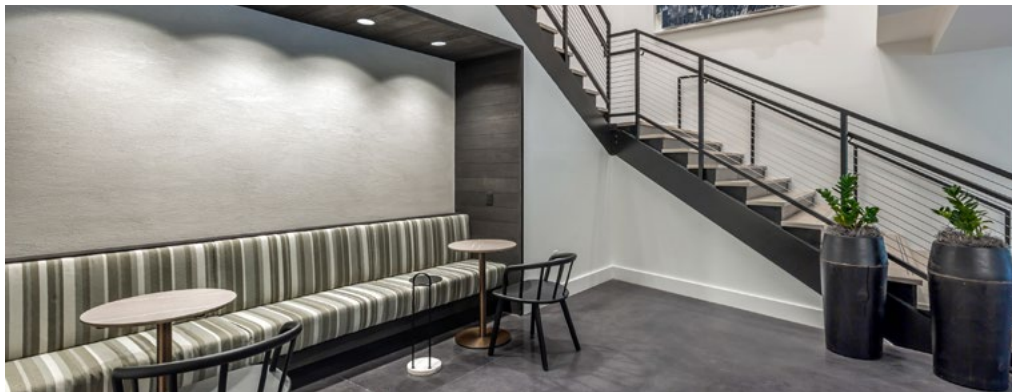
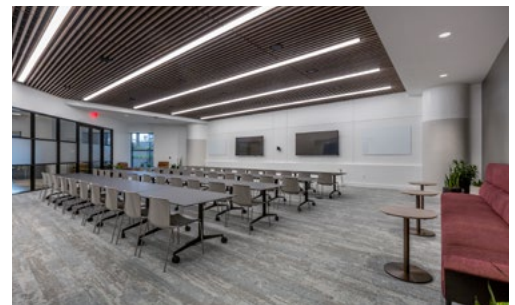
## INVITING ON-SITE AMENITIES

- Property Management
- Tenant lounge, and conference center
- Ty's Soups and Sandwiches
- On Fit, One Nashville's fitness club
- Secure bike storage with bike lockers, air compressor and repair tools
- Locker rooms with showers and towel service



## YOUR CAR IS NEVER FAR

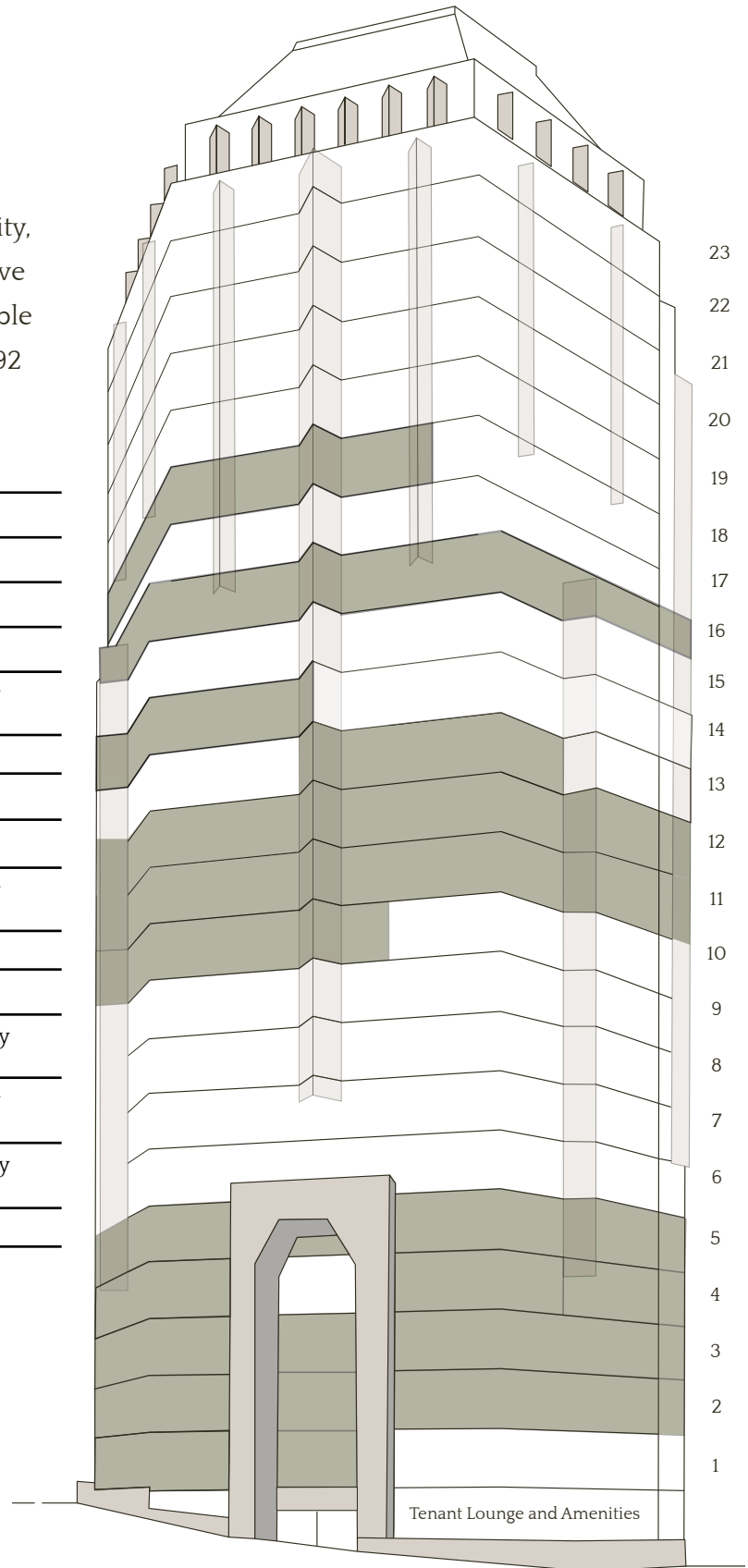
- 2.0/1,000 parking ratio in adjoining deck and executive deck
- Direct access to 3,800+ additional spaces in covered decks within 2 blocks



# A HUB FOR EXCHANGE

Offering first class office space in the heart of Music City, this is a connected community and home to progressive law firms, banking and entrepreneurs alike. With flexible floor plans and availabilities ranging from 1,875 to 71,492 RSF, One Nashville has something to offer everyone.

Suite	RSF	Notes
Suite 130	5,151 RSF	
Suite 200	16,218 RSF	
Suite 300	18,422 RSF	
Suite 410	5,970 RSF	
Suite 430*	2,500 - 5,831 RSF	High-end move-in ready spec suite
Suite 440	2,042 RSF	
Suite 550	17,858 RSF	
<b>Floors 1-5</b>	<b>71,492 RSF</b>	
Suite 1050*	2,500 - 8,098 RSF	High-end move-in ready spec suite
Floor 1100	17,698 RSF	
Suite 1340	4,572 RSF	
Suite 1440	2,500 - 5,221 RSF	High-end move-in ready spec suite
Suite 1600*	17,695 RSF	High-end move-in ready spec suite
Suite 1820	5,497 RSF	High-end move-in ready spec suite
Suite 1870	1,875 RSF	



\* Suites Furnished

FOR LEASING  
INFORMATION,  
PLEASE CONTACT:

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# WALK TO MUSIC CITY FAVORITES

100+ RESTAURANTS

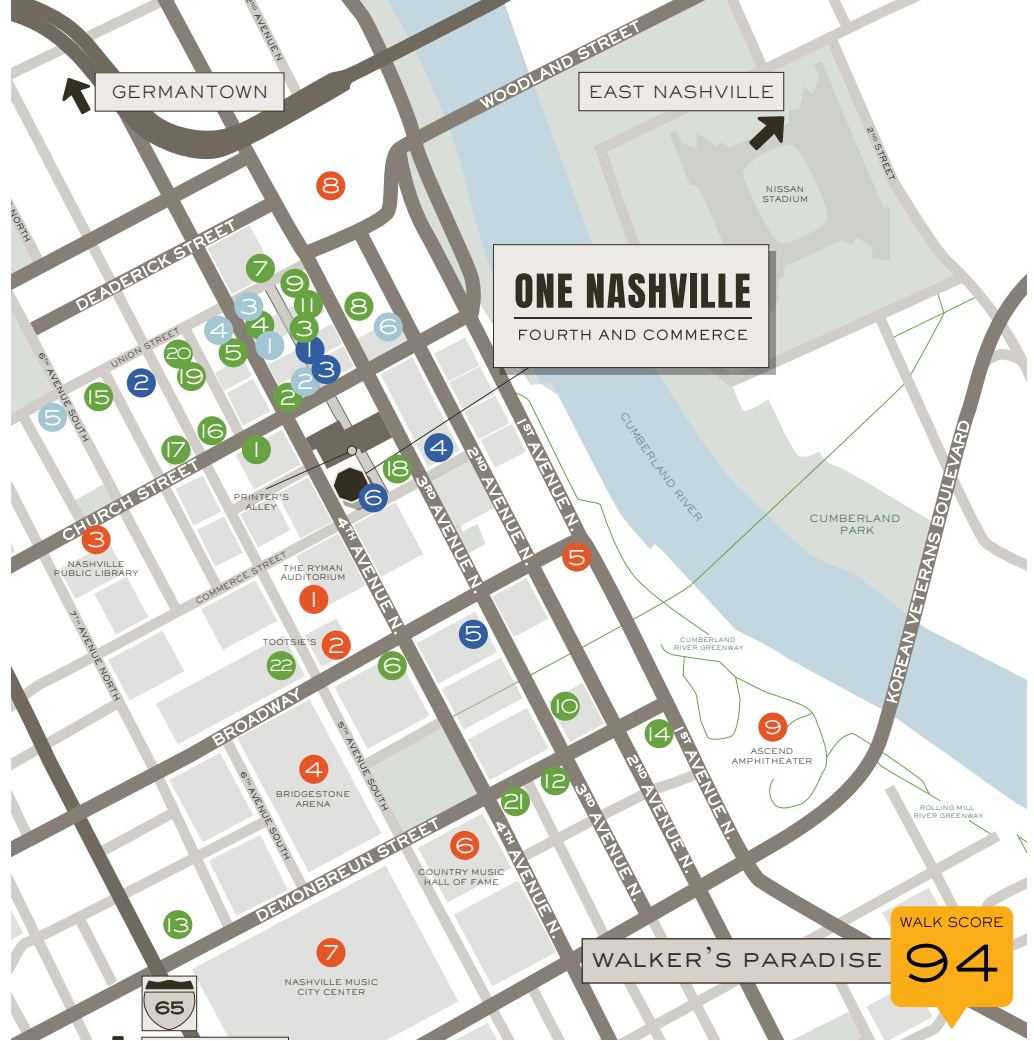
10+ HOTELS

180+ LIVE MUSIC  
VENUES

\*WITHIN A 1 MI RADIUS

## DINING + DRINKS

- 1 Deacon's New South
- 2 Rare Bird
- 3 Skull's Rainbow Room
- 4 Rooftop Lounge Bar at The Bobby
- 5 The Arcade (13 restaurants)
- 6 Merchant's
- 7 Jeff Ruby's Steakhouse
- 8 Black Rabbit
- 9 The District Bar & Kitchen
- 10 Cafe Lula (at The Ryman)
- 11 The Southern Steak & Oyster
- 12 Gray & Dudley
- 13 Etch
- 14 Bourbon Steak
- 15 Liberty Common
- 16 Capitol Grille
- 17 Puckett's
- 18 Woolworth on Fifth



## COFFEE

- 1 Starbucks
- 2 Frothy Monkey
- 3 Drug Store Coffee
- 4 Another Broken Egg
- 5 Bongo Java
- 6 Elegy Coffee

## LODGING

- 1 Dream Nashville
- 2 Noelle
- 3 The Bobby
- 4 The Fairlane
- 5 Hermitage Hotel
- 6 21c Museum Hotel

## ENTERTAINMENT

- 1 The Ryman Auditorium
- 2 Tootsie's
- 3 Nashville Public Library
- 4 Bridgestone Arena
- 5 Acme Feed & Seed
- 6 Country Music Hall of Fame
- 7 Nashville Music City Center
- 8 Live on the Green
- 9 Ascend Amphitheater
- + Over 30 Live Music Venues on Broadway and 2nd Avenue

**ADDITIONAL  
ON-SITE AMENITIES  
COMING SOON**

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## OWNERSHIP

# A STRATEGIC INVESTMENT OF UNICO PROPERTIES

One Nashville is a strategic investment of Unico Properties — a Seattle-based private real estate investment firm offering user-centered investment, development, management and sustainability services in emerging markets across the U.S.

Their first debut in the Nashville market, Unico acquired the property in 2018 with a fearless spirit and simple strategy to make the building a place people want to be.

6+  
DECADES  
EXPERTISE

250+  
REAL ESTATE  
OBSESSED TEAM  
MEMBERS

17MM+ SF  
PORTFOLIO



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150 4TH AVENUE N · NASHVILLE, TN

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Fitwel<sup>®</sup>  
Viral Response  
Certified

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