



A NASHVILLE ICON

RE

IMAGINED

333 COMMERCE

FEATURES & HIGHLIGHTS

One of the most recognizable buildings across any U.S. skyline, 333 Commerce offers an iconic and first-class Nashville experience. Large blocks of available space provide a rare opportunity to establish a prominent presence and boldly make your mark in a booming market.



600,739
Total Sf

9'0"
Floor-To-Ceiling

US BANK
On-site Branch

27
Floors

12'4"
Floor-To-Beam Height

LANDSCAPED
Outdoor Courtyards (2)
with Patio Seating

2/1,000
Parking ratio in on-site garage with
new LED lighting, card reader access
and two points of ingress/egress

2022
Newly Renovated

24/7
On-site Security

New Efficient Energy Management
Systems, which have reduced
electrical and water usage for the
overall building by 35%.

PRICKLY PEAR
coffee co.

Top of Building
Signage Available



A NASHVILLE ICON REIMAGINED





RE-IMAGINED

BEST-IN-CLASS RENOVATIONS

The recently completed renovations of 333 Commerce helped the building earn the BOMA TOBY Renovation of the Year Award for Nashville

Beautiful New Lobby Entrance & Commerce Areas

- + Stunning winter garden lobby with new tenant gathering space and seating areas, high-end finishes and expansive all-glass ceilings.
- + New security desk and entrance to the office tower
- + New restrooms and common areas on multi-tenant floors
- + Grab-and-go options to include a lobby coffee bar and lower level honor market

Spacious New Outdoor Courtyards

- + Revamped outdoor plaza with separate and private, Wifi-enabled meeting and event space
- + Activated outdoor green space with seating and new landscaping
- + Park-like setting in the middle of downtown, across from the Ryman Auditorium

State-of-the-Art Conference Facility & Meeting Space

- + New state-of-the-art, 75-person conference center with pre-function space for catering/events
- + Designed to accommodate multiple size groups
- + Touch-down seating workspace

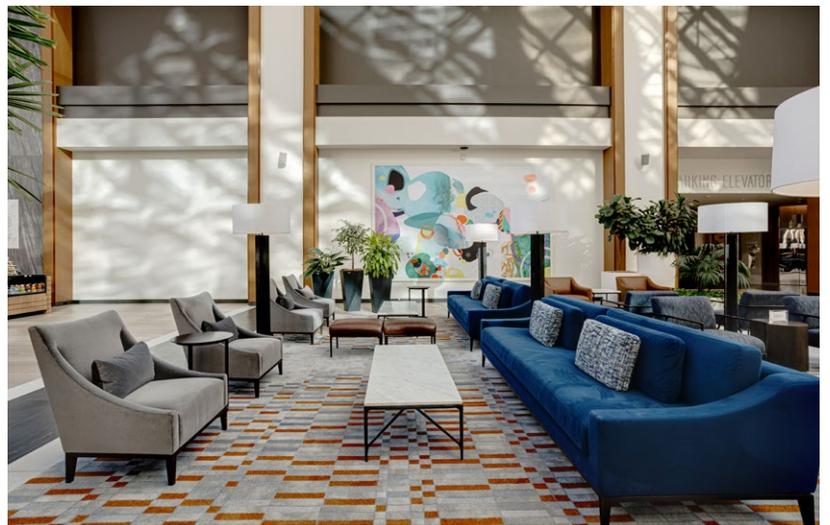


RENOVATIONS COMPLETED

NEW 8,000 SF FITNESS CENTER

ELEVATOR MODERNIZATION

ACTIVATION OF LOBBY COFFEE BAR





▲ FITNESS
▲ BIKE STO
▲ PARKING
▲ HONESTY
▲ ELEVATO

GROUND
G

A

G

G



GROUND
333 KENNEDY BL

IN CASE OF FIRE
DO NOT USE ELEVATORS.
USE STAIRWAY FOR EXIT.

TENANT EXPERIENCE PROGRAM



333 Commerce offers a unique and specialized tenant experience program that is the first of its kind in Nashville. Focusing on tenant engagement, activation, and utilization offers 333 Commerce's tenants the most elevated and tailored experience.

- + Tenant Experience provided through a comprehensive activation program concentrating on local business partnerships offered for tenants only at 333 Commerce, monthly tenant events, and individual employee concierge services.
- + 333 Commerce utilizes Cove for tenant work orders, tenant experience, amenity booking, and tenant visitor management.





UNMATCHED BUILDING ACTIVATION

- + Extensive events throughout the year
- + Complementary Health & Wellness events
- + Merchandise and Pop-Up events
- + Building Networking and Holiday events
- + Extensive Employee Engagement
- + Weekly Car Detailing Services provided
- + Bi-Weekly on site Dry Cleaning Services provided



UNBEATABLE ACCESSIBILITY

A destination in a class of its own, 333 Commerce offers tenants an exceptional Nashville experience, with hassle-free access to parking, major roadways and Music City’s most exciting venues.

LOCATION HIGHLIGHTS

Fifth & Broadway	5 min. walk	Germantown	8 min. drive
Rolling Mill Hill/Peabody	15 min. walk	Wedgewood Houston	10 min. drive
East Nashville	6 min. drive	Midtown	10 min. drive
The Gulch	7 min. drive	The Nations	13 min. drive
Interstates 40/24/65	7 min. drive	Green Hills	14 min. drive

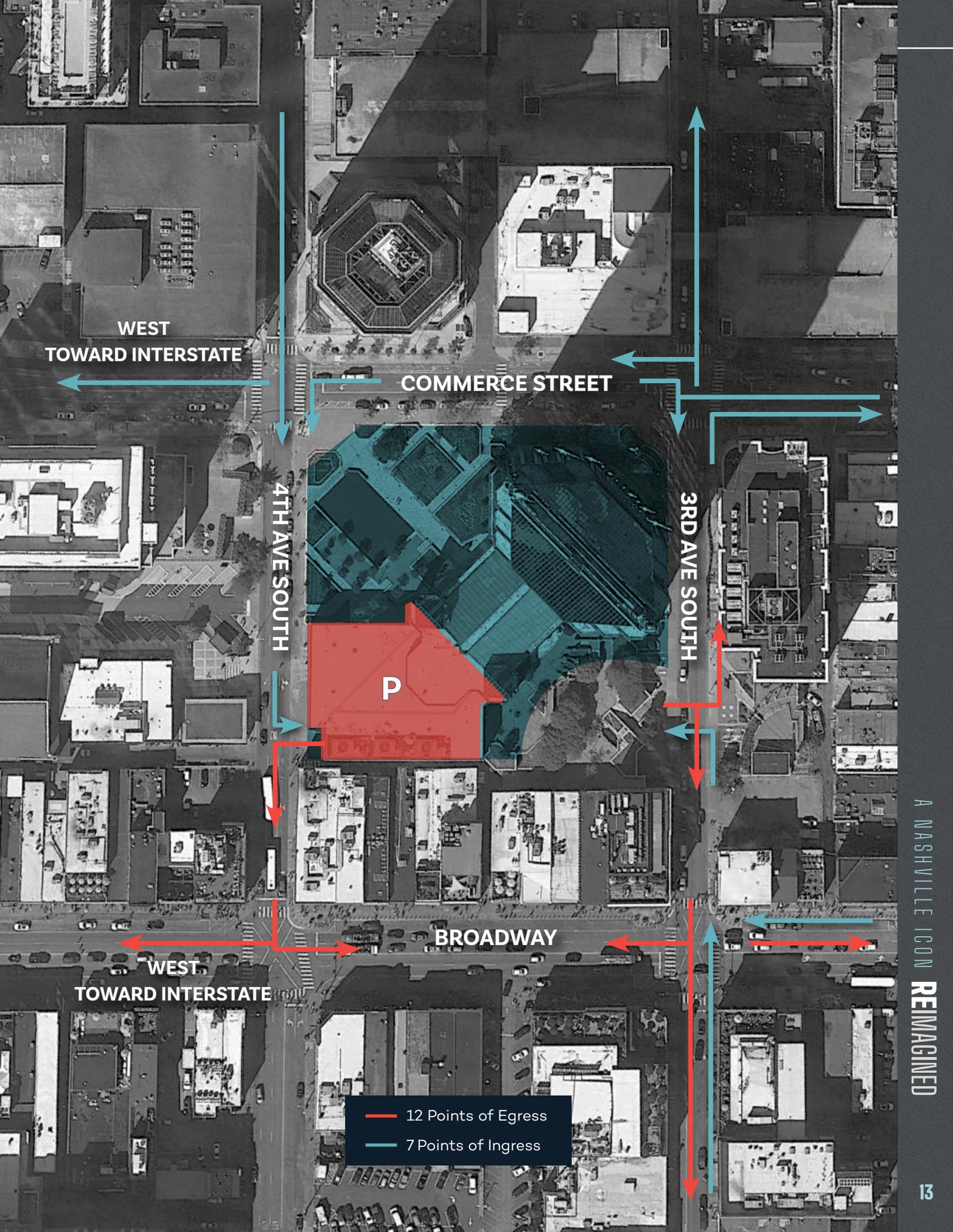
5 MINUTE WALK TO:

- Multiple Sports & Entertainment Venues
- Assembly Food Hall

WITHIN A FOUR BLOCK RADIUS

- 100+ Dining & Fast Casual Options
- 68+ Hotels
- More than 4,000 Covered Parking Spaces Available in Garages





WEST
TOWARD INTERSTATE

COMMERCE STREET

4TH AVE SOUTH

3RD AVE SOUTH

BROADWAY

WEST
TOWARD INTERSTATE

P

- 12 Points of Egress
- 7 Points of Ingress

A WALKERS' PARADISE

WALKABLE RETAIL & ATTRACTIONS

13 Coffee Shops

100+ Restaurants

24 Banks

68+ Hotels

40+ Parking

12+ Shopping

6 Health & Wellness

RETAIL & RESTAURANTS



ENTERTAINMENT



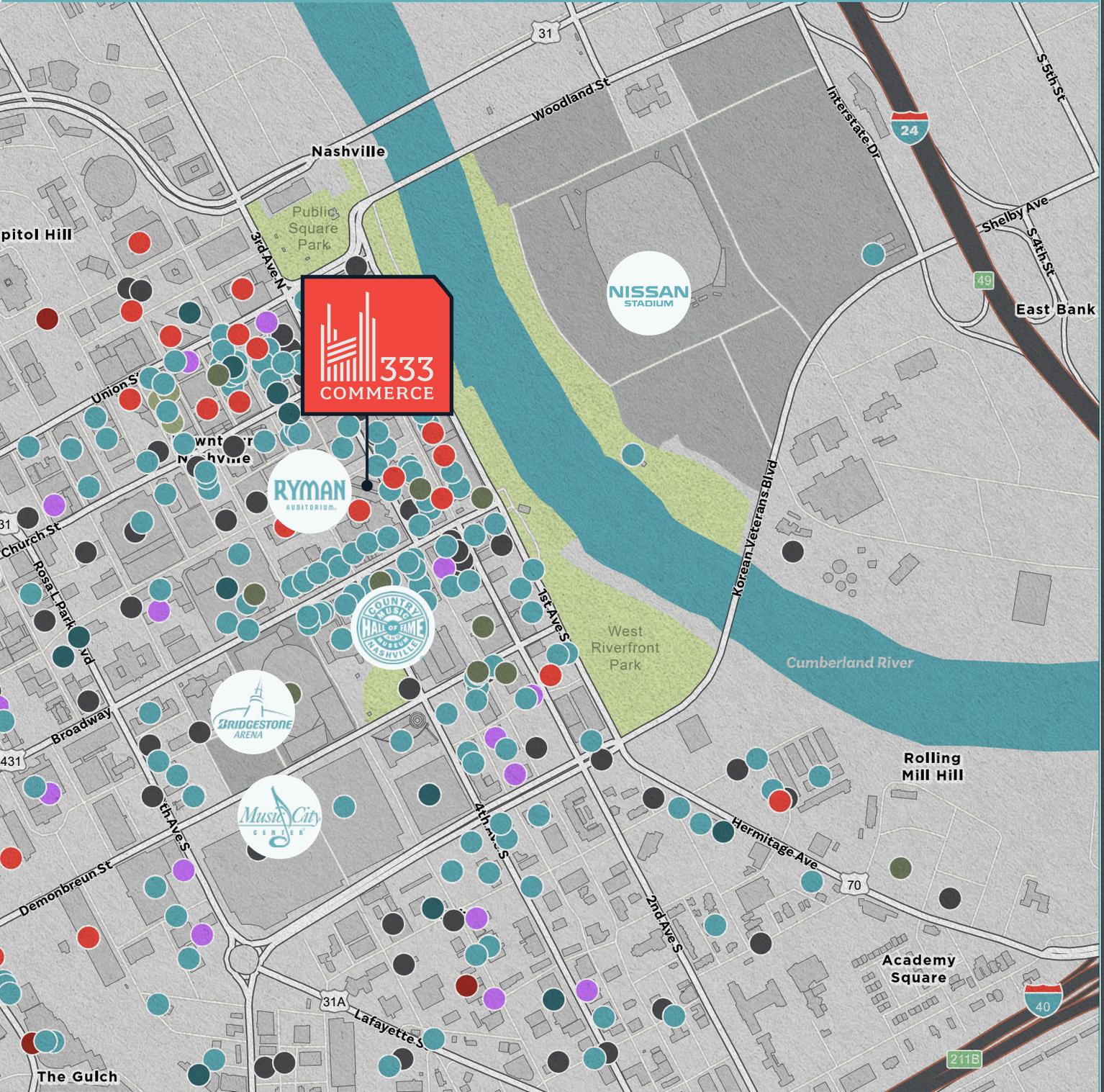
HOTELS



NOELLE

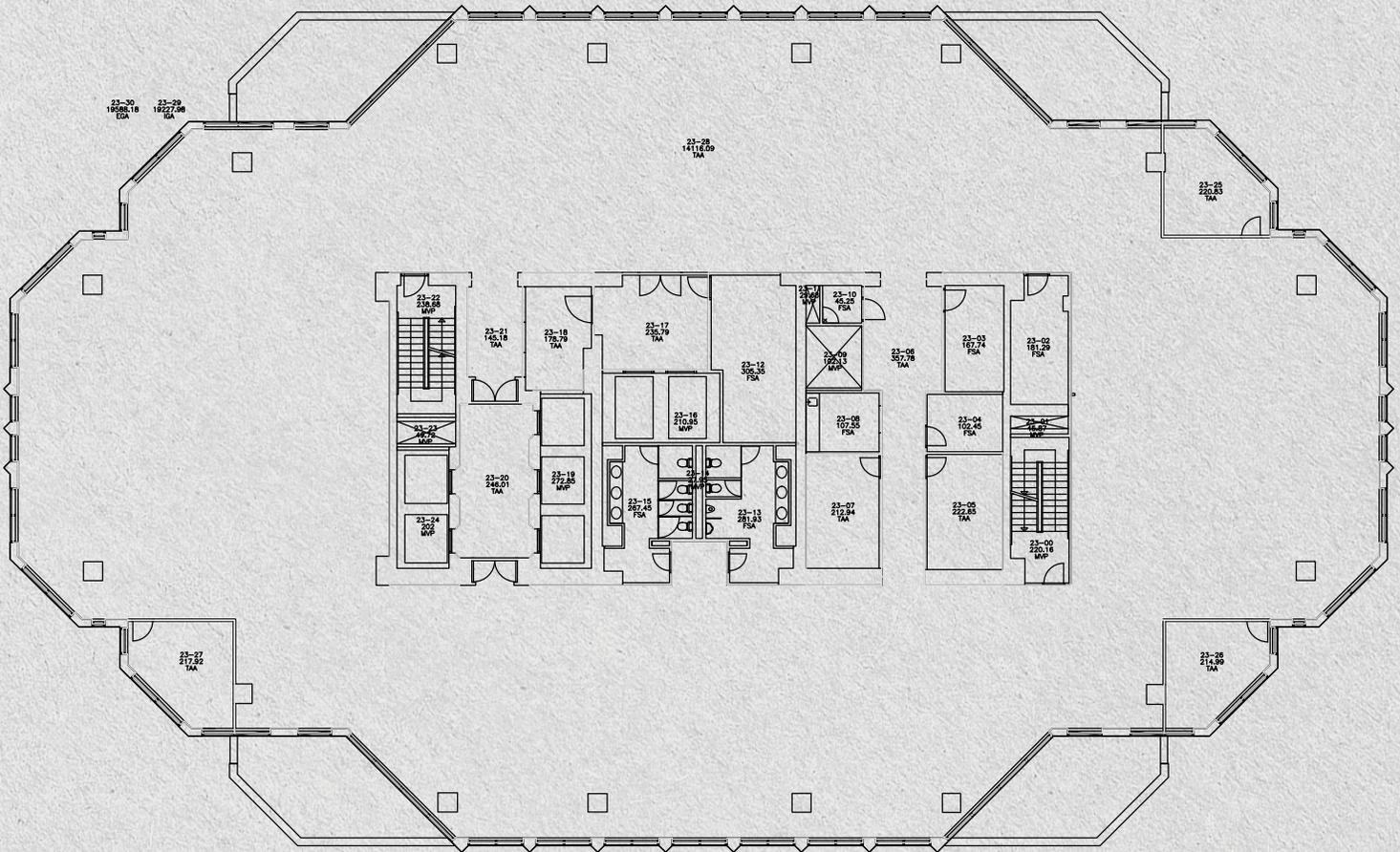


With a Walk Score of 95, 333 Commerce's location on 3rd Ave. N. and Commerce St. puts tenants in the heart of Nashville's vibrant downtown neighborhood.



333 COMMERCE STACK & FLOOR PLANS

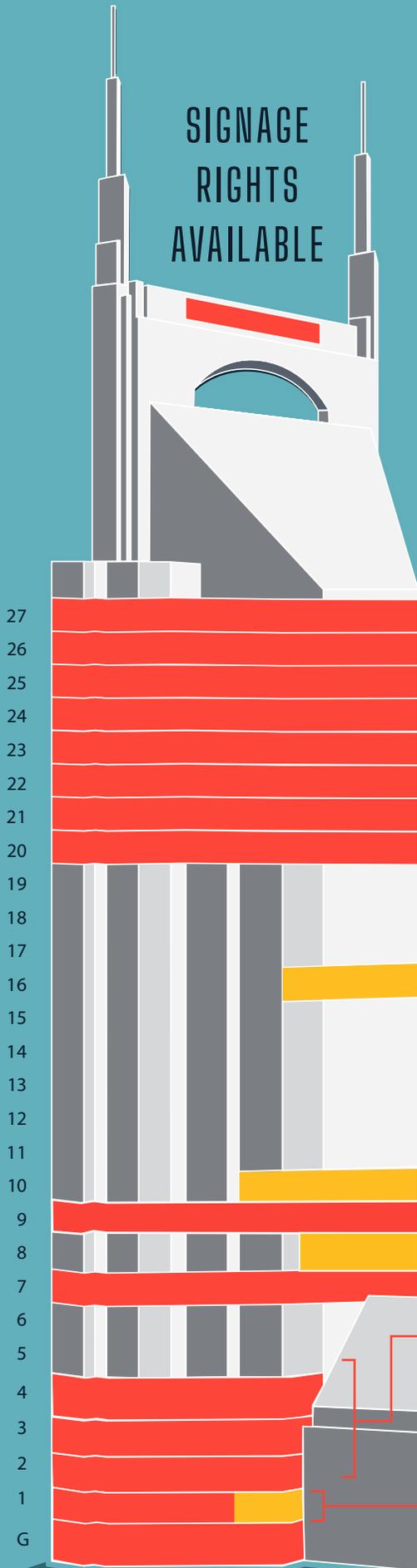
TYPICAL FLOORPLAN



SIGNAGE RIGHTS AVAILABLE

LEASING AVAILABILITY

SUITE 2700	17,392 RSF
SUITE 2600	18,781 RSF
SUITE 2500	18,781 RSF
SUITE 2400	20,319 RSF
SUITE 2300	20,324 RSF
SUITE 2200	20,991 RSF
SUITE 2100	22,566 RSF
SUITE 2000	22,553 RSF



161,707^{SF}

Available at top of building stack with incredible views of Nashville

5,068^{SF}

Spec suite available

6,712^{SF}

Spec suite available

4,186^{SF}

Spec suite available

SPEC SUITE 1650 5,068 RSF [VIEW MATTERPORT](#)

SPEC SUITE 1050 6,712 RSF

SUITE 900 21,236 RSF

SPEC SUITE 810 4,186 RSF

SUITE 700 21,453 RSF

SUITE 400 21,439 RSF

SUITE 300 21,451 RSF

SUITE 200 21,130 RSF

1ST FLOOR SPEC SUITE 1,364 RSF

5,762 - 10,000 RSF Retail Opportunity

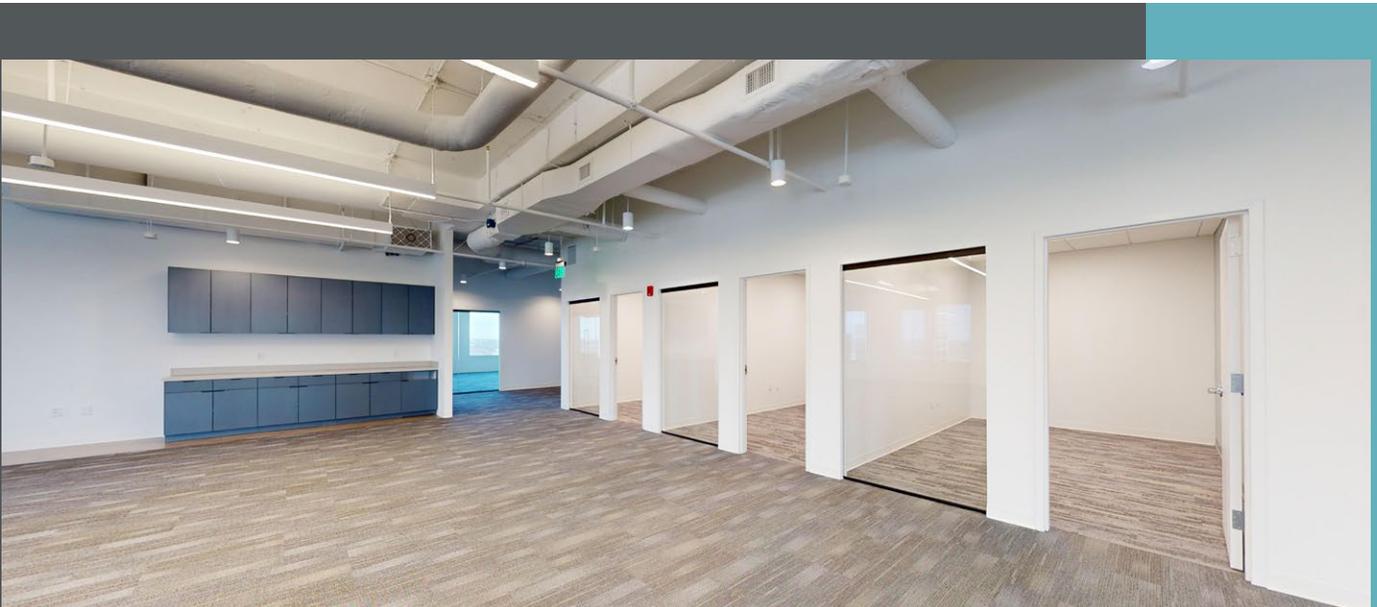
64,000^{SF}

2nd - 4th floors Contiguous block

1,364^{SF}

Spec Suite on the first floor







FOR MORE INFORMATION, PLEASE CONTACT:

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