

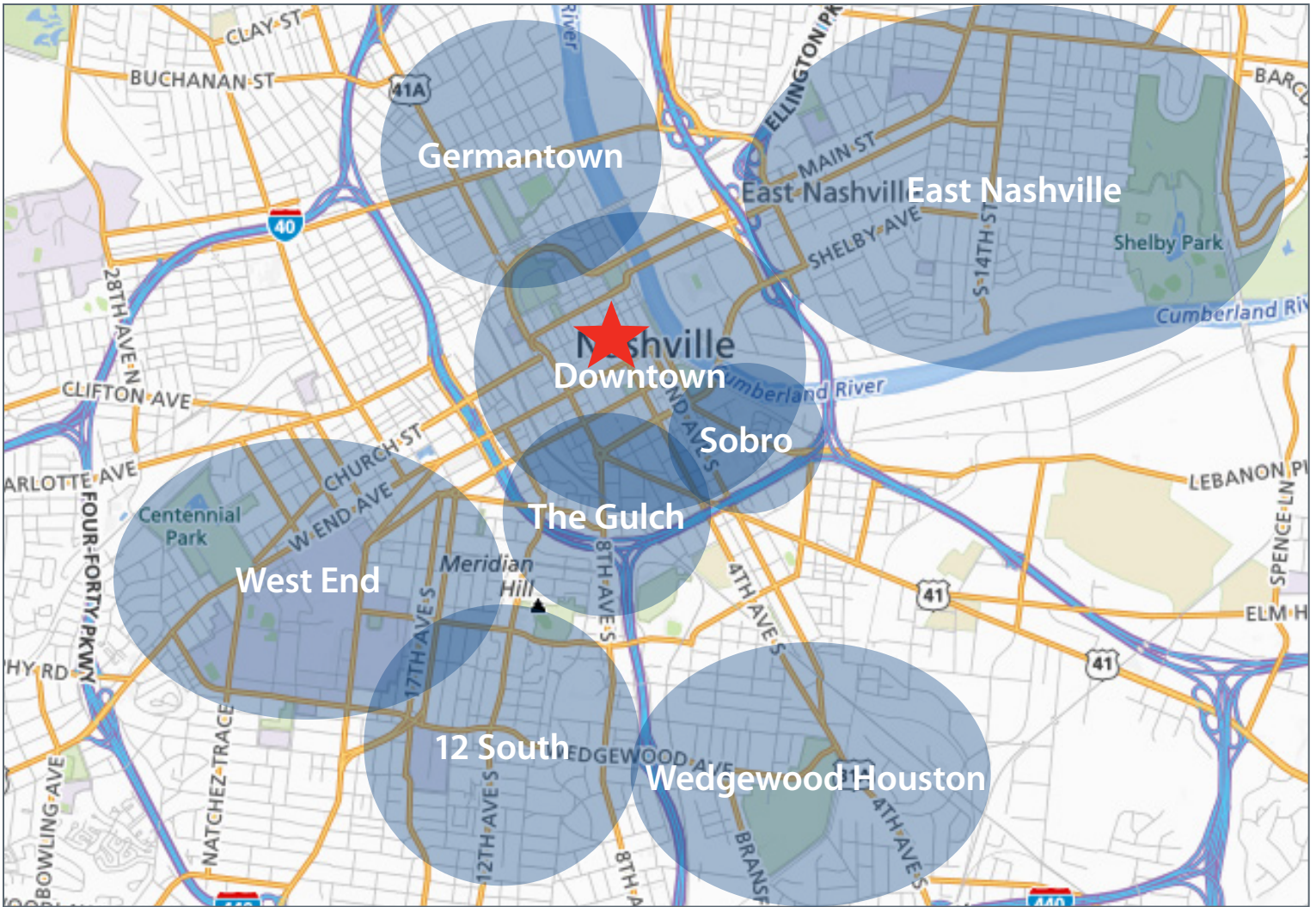
**AVISON
YOUNG**



330 COMMERCE STREET, SUITE 100
NASHVILLE, TN 37201

Prime Office For Lease - 9,559 RSF





Property Snapshot

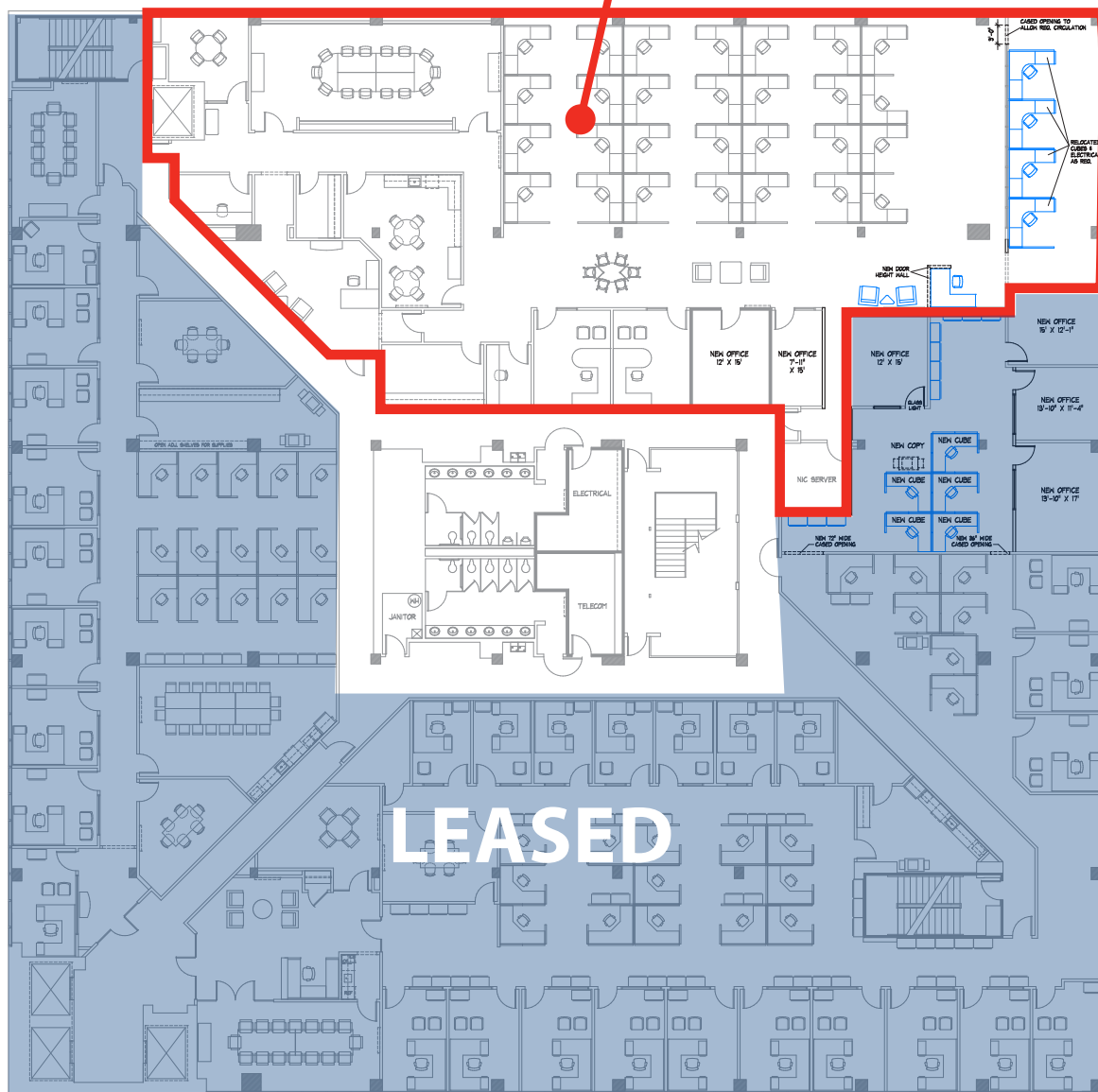
Address	330 Commerce Street, Suite 100
Year Built/Redeveloped	1986/1998
Available Space	9,559 SF
Total Building Floors	4*
Total Building Size	114,038 SF
Parking Availability	4/1,000
Date Available	May 1, 2017

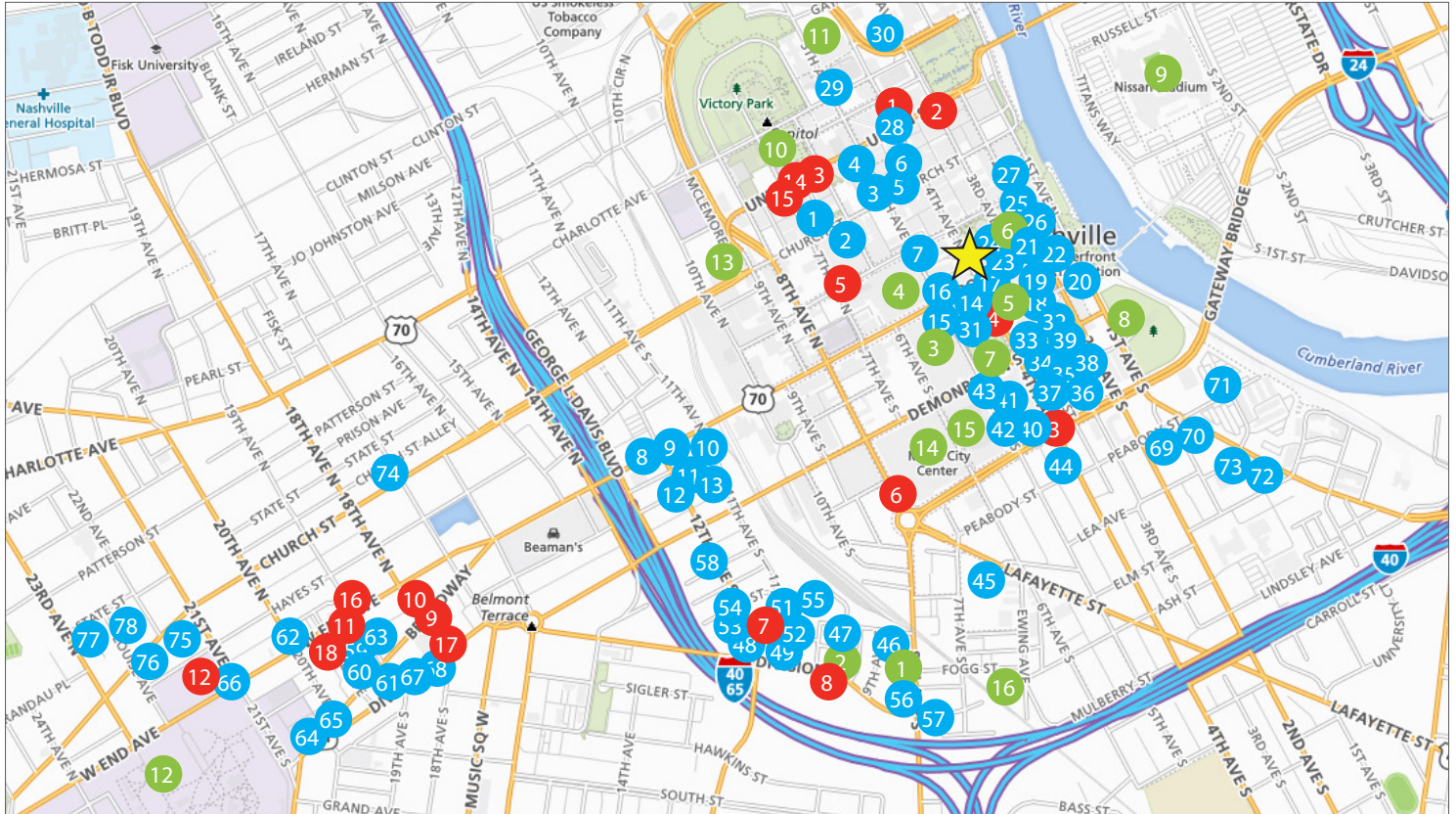
* 10th floor views; space above 9 parking levels

- Asking rate of \$28.00/SF FSG
- Property under new well capitalized ownership
- Secure building / floor access
- Full-time security guard in lobby
- Efficient floorplan
- Central CBD location with immediate access to Broadway, SOBRO, Church Street, and 2nd Avenue corridors
- Private building and Co-tenancy with only two other tenants - CMT and Ortale Kelley
- Extensive retail and restaurant offerings in the immediate area

Floor Plan

Subject Suite



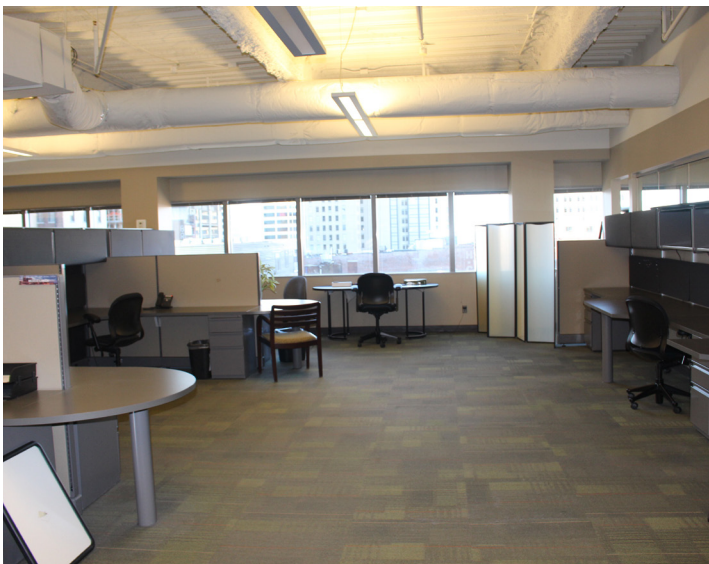


Restaurants

- | | | | | |
|----------------------------------|------------------------------|------------------------------|--------------------------------|--------------------------------------|
| 1. Morton's Steakhouse | 23. Demos' | 46. Arnold's Country Kitchen | 69. Husk | 13. The Hermitage |
| 2. Provence Breads & Cafe | 24. Another Broken Egg | 47. Peg Leg Porker | 70. Crema | 14. Sheraton Nashville Downtown |
| 3. Pucketts Grocery & Restaurant | 25. The Melting Pot | 48. Sambuca | 71. Pinewood Social | 15. The Capitol |
| 4. Frothy Monkey | 26. The Spaghetti Factory | 49. Cantina Laredo | 72. Hermitage Cafe | 16. Hutton |
| 5. Starbucks | 27. Rodizio Grill | 50. Bar Louie | 73. Batters Box | 17. Embassy Suites Vanderbilt |
| 6. Bobbie's Diary Dip Downtown | 28. Jeff Ruby's Steakhouse | 51. The Pub | 74. Clyde's on Church | 18. Hampton Inn Vanderbilt |
| 7. Panera Bread | 29. Dunkin Donuts | 52. Burger Republic | 75. Elliston Place Soda Shop | General |
| 8. Adele's | 30. The Perch Downtown | 53. Watermark | 76. The Gold Rush | 1. Jackalope Brewing Company |
| 9. Virago | 31. The Palm | 54. Little Octopus | 77. Jimmy Kelly's | 2. Yazoo Brewing Company |
| 10. Saint Anejo | 32. The Southern | 55. Biscuit Love | 78. Cafe Coco | 3. Bridgestone Arena |
| 11. Moto | 33. Etch | 56. Party Fowl | Hotels | 4. Ryman Auditorium |
| 12. Whiskey Kitchen | 34. Bakersfield Tacos | 57. Pour House | 1. Double Tree by Hilton | 5. Johnny Cash Museum |
| 13. Kayne Prime Steakhouse | 35. Jimmy Johns | 58. Fin & Pearl | 2. Hotel Indigo | 6. George Jones Museum |
| 14. Merchants | 36. The Farm House | 59. The Row | 3. Omni Nashville | 7. Nashville Symphony Schermerhorn |
| 15. Pub 5 | 37. Daily Juice Cafe | 60. Tavern | 4. Hilton Nashville | 8. Ascend Amphitheater |
| 16. Margaritaville | 38. The Listening Room Cafe | 61. Chuy's | 5. Renaissance Nashville Hotel | 9. Nissan Stadium |
| 17. Broadway Brewhouse | 39. The Diner | 62. Amerigos | 6. The Westin | 10. Tennessee Performing Arts Center |
| 18. Joe's Crab Shack | 40. Kitchen Notes | 63. Hattie B's Hot Chicken | 7. The Thompson | 11. Municipal Auditorium |
| 19. Rock Bottom | 41. Barlines | 64. Union Common | 8. Fairfield Inn & Suites | 12. Vanderbilt University |
| 20. Acme Feed & Seed | 42. Bob's Steak & Chop House | 65. Donatos Piss | 9. Hilton Garden Inn | 13. YMCA |
| 21. Hard Rock Cafe | 43. Bajo Sexto Taco | 66. Ruth's Chris Steakhouse | 10. Aloft West End | 14. Music City Center |
| 22. El Rey | 44. Martin's Barbeque | 67. Soulshine Pizza Factory | 11. Courtyard Vanderbilt | 15. Music City Hall of Fame |
| | 45. City Winery | 68. The Patterson House | 12. Loews Vanderbilt | 16. Tennessee Brew Works |

Monthly Parking Options:

Name	Address	Rates	Number of Spaces	Management
Ozari Lot	168 3rd Ave N	monthly: \$155 misc rate(s): \$5 up to 1 hour; \$8 up to 2 hours; \$12 until 6 pm; \$11 until midnight; 24 hour and special events as posted.	20	Premier Parking 615-238-2250
Commerce B	210 Commerce St	daily: \$15 hourly: \$6 monthly: \$145 misc rate(s): \$6 each hour; \$15 daily max; special events as posted	481	SP+ 615-695-9256
4th & Commerce Garage	147 4th Ave N	hourly: \$6 monthly: \$150 misc rate(s): \$3 up to 20 mins, \$5 up to 40 mins, \$7 up to 60 mins, \$9 up to 80 mins; special events as posted	658	Premier Parking 615-238-2250
Jericho Lot	215 Church St	monthly: \$165 misc rate(s): \$8 until 11 am; \$13 up to 2 hours; \$23 until 6 pm; \$18 until midnight; special events as posted	52	Premier Parking 615-238-2250
L & C Tower Garage	144 5th Ave N	daily: \$25 hourly: \$5 monthly: \$150 misc rate(s): \$5 first hour; \$10 up to two hours; \$15 put to 12 hours; \$25 up to 24 hours; special events as posted.	310	Premier Parking 615-238-2250



AVISON
YOUNG

CMT
COUNTRY MUSIC TELEVISION

Contact Information

Billy Lyell, CCIM
Principal
615.727.7404
billy.lyell@avisonyoung.com

Melissa Liles
Vice President
615.727.7424
melissa.liles@avisonyoung.com

Avison Young
700 12th Avenue South
Suite 302
Nashville, Tennessee 37203
615.727.7400