

Bring work
TO LIFE



1200
BROADWAY
THE GULCH

PROJECT HIGHLIGHTS

The Gulch's new LANDMARK

1200 Broadway is a 26-story landmark at the gateway to the Gulch. Its mix of uses, eye-catching design, and vibrant location make it a perfect home for Nashville's growing entrepreneurial and creative class.

66,715 SF
OF CREATIVE OFFICE
SPACE ON FLOORS
SIX AND SEVEN

41,500 square-foot ground floor
**WHOLE FOODS
MARKET**

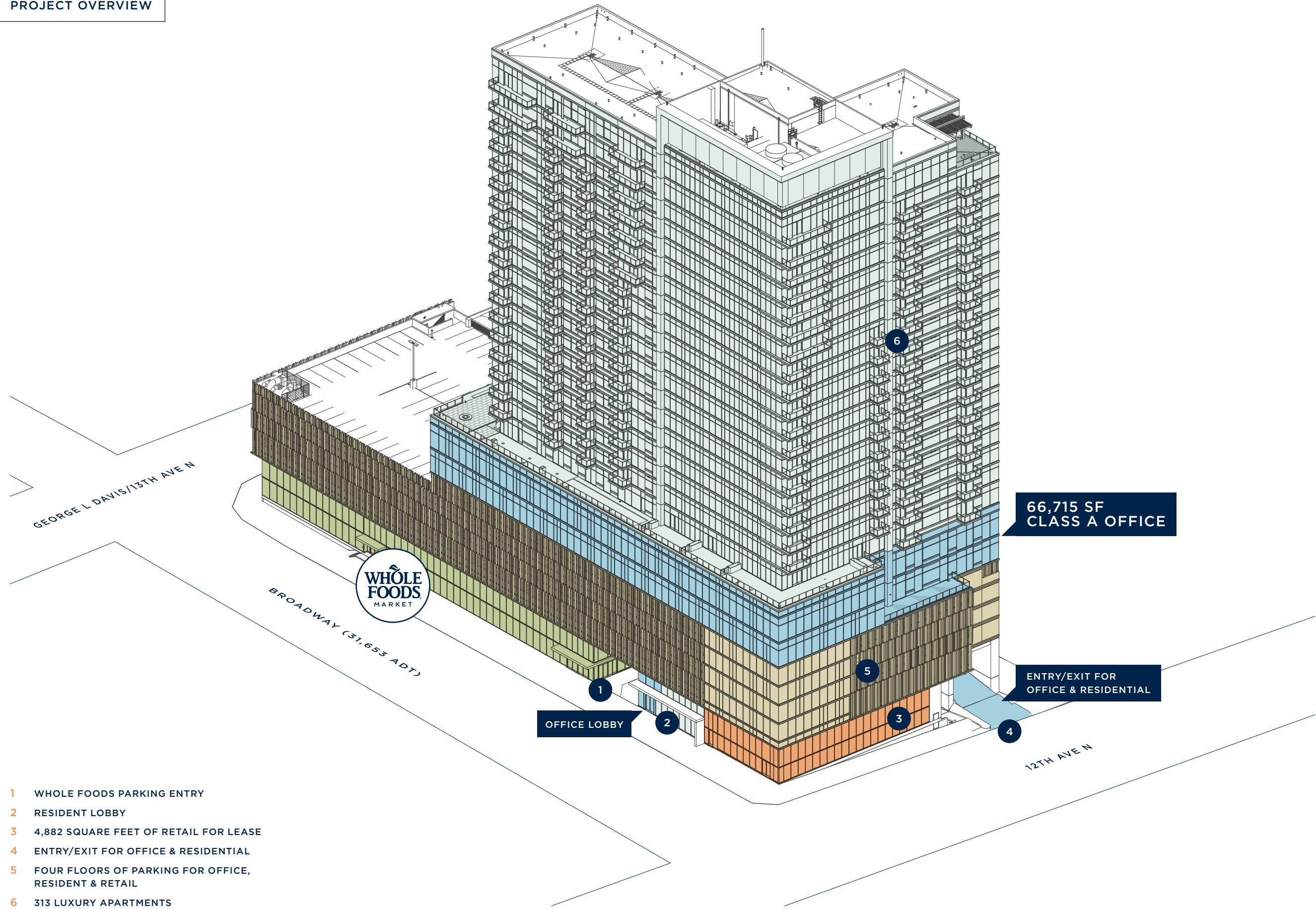
313
LUXURY
APARTMENTS ON
THE TOP 19 FLOORS

4/1,000
PARKING RATIO FOR
OFFICE TENANTS

4,882 SF
OF ADDITIONAL
FLAGSHIP RETAIL OR
RESTAURANT SPACE
AVAILABLE



PROJECT OVERVIEW

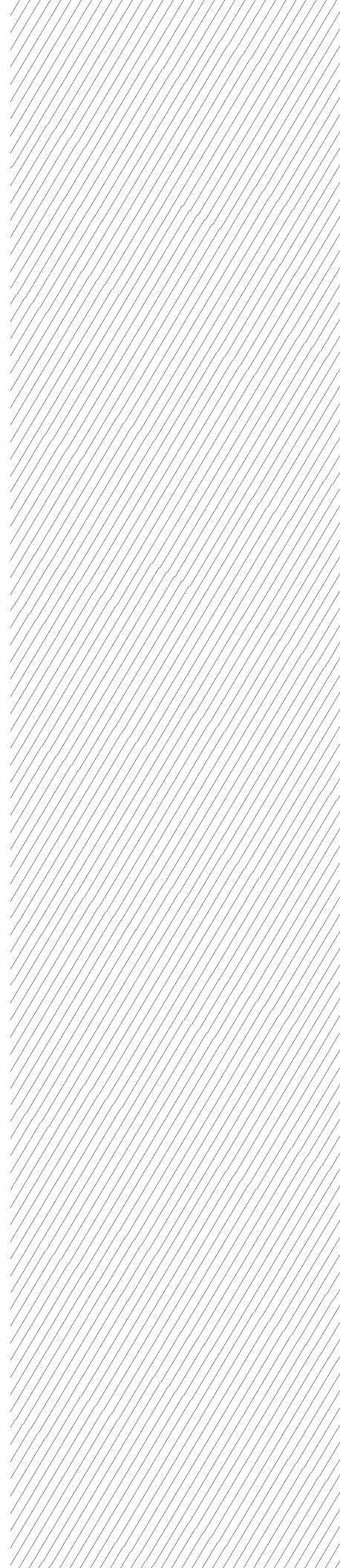


- 1 WHOLE FOODS PARKING ENTRY
- 2 RESIDENT LOBBY
- 3 4,882 SQUARE FEET OF RETAIL FOR LEASE
- 4 ENTRY/EXIT FOR OFFICE & RESIDENTIAL
- 5 FOUR FLOORS OF PARKING FOR OFFICE, RESIDENT & RETAIL
- 6 313 LUXURY APARTMENTS

66,715 SF
CLASS A OFFICE

ENTRY/EXIT FOR
OFFICE & RESIDENTIAL

OFFICE LOBBY

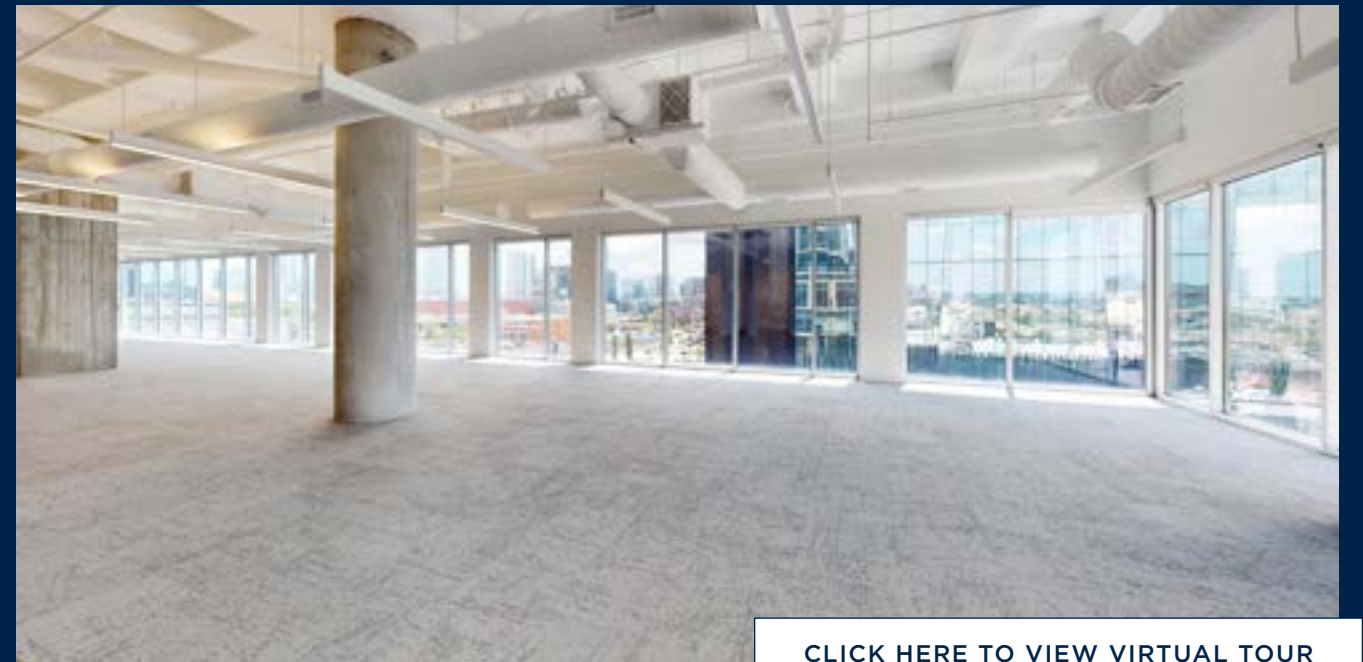
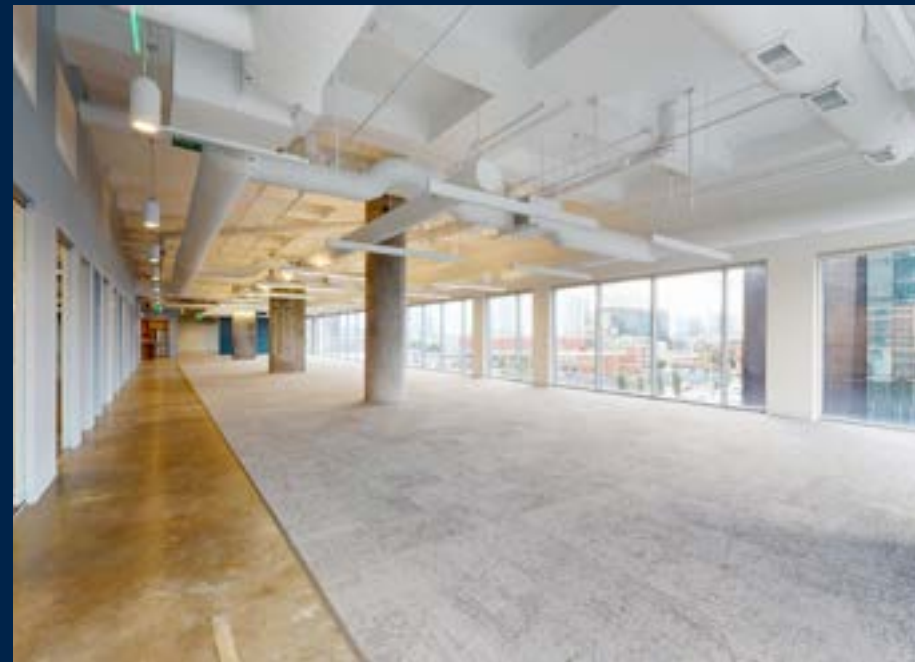




Built for
INNOVATION

1200 Broadway is ideal for today's growing businesses. Its spaces and surroundings foster a creative culture and help recruit and retain in-demand talent. A dedicated office lobby and a concierge/security guard shared with the residential tower deliver convenience and prestige.

OFFICE



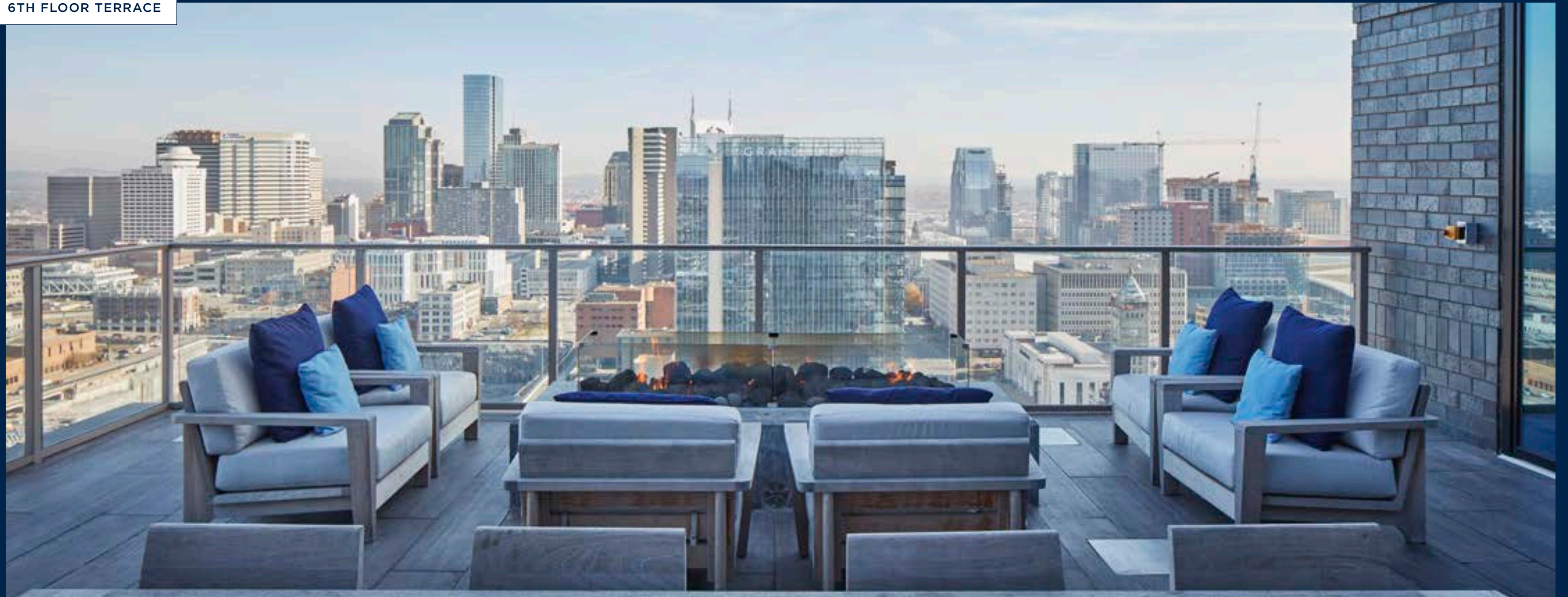
[CLICK HERE TO VIEW VIRTUAL TOUR](#)

6TH FLOOR AMENITY

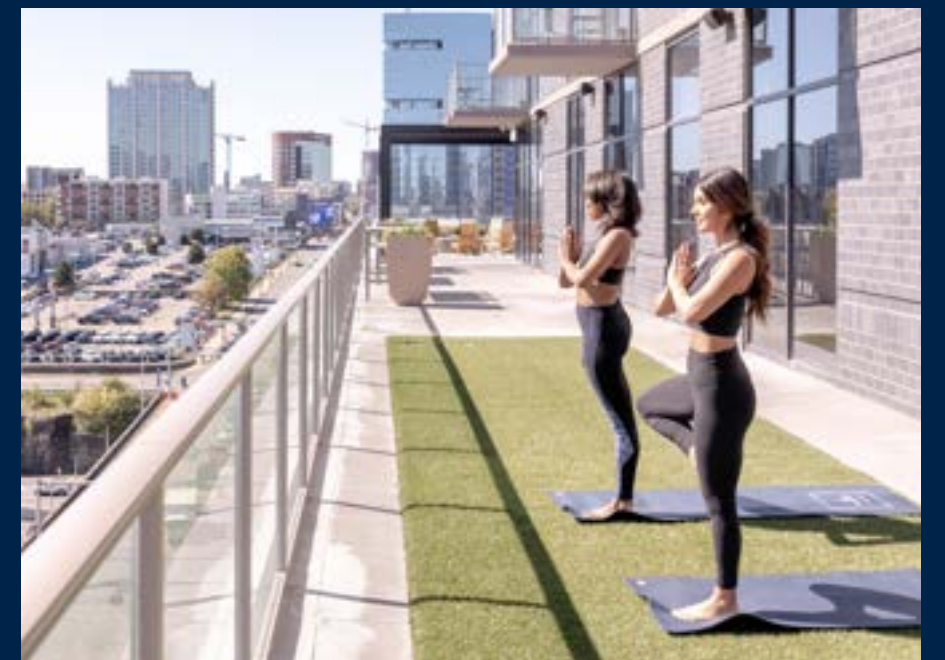


Highly efficient 33,000-square-foot floorplates allow flexible planning and provide opportunities to maximize views of the Gulch and beyond.

6TH FLOOR TERRACE

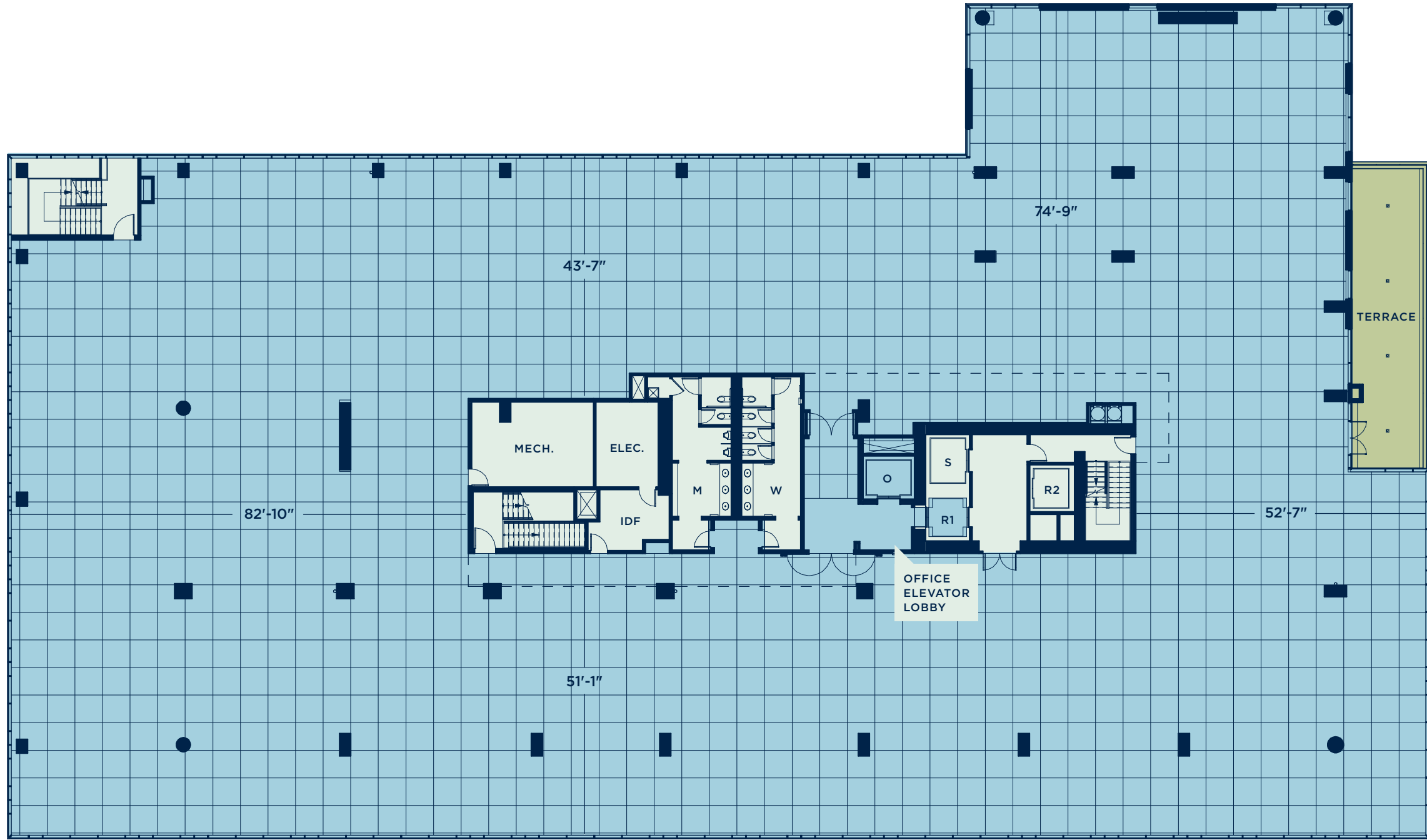


Designed to be LEED Silver certified, employees at 1200 Broadway will enjoy a sustainable work environment that promotes wellness and increases productivity.



6TH FLOOR — 33,732 SF

GEORGE L. DAVIS BLVD

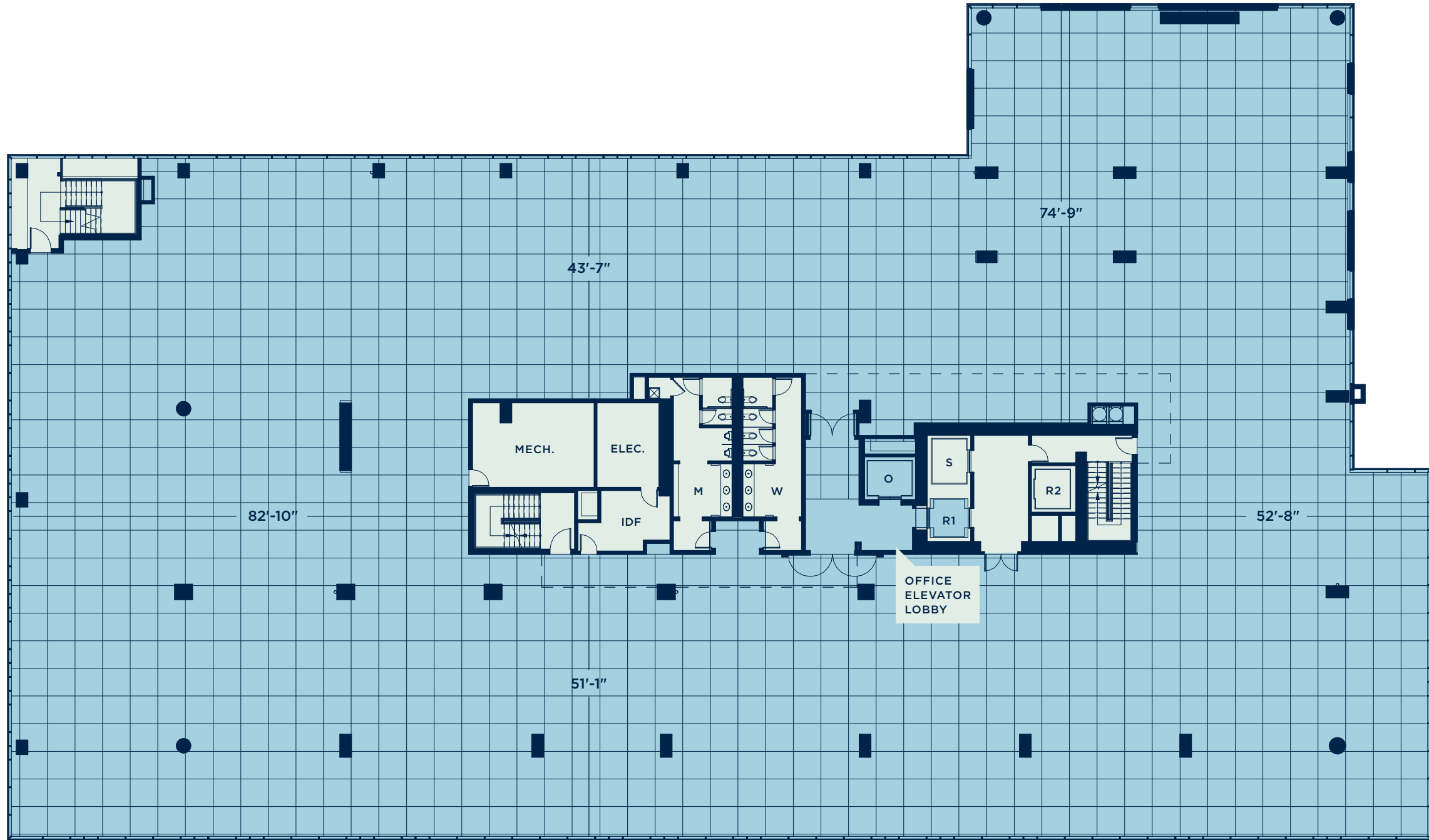


BROADWAY

12TH AVE

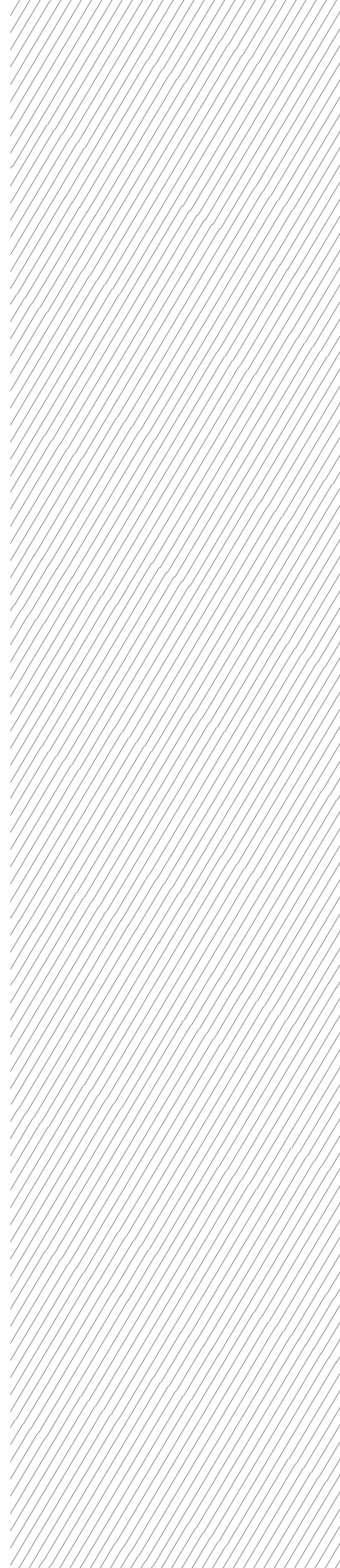
7TH FLOOR — 32,983 SF

GEORGE L. DAVIS BLVD

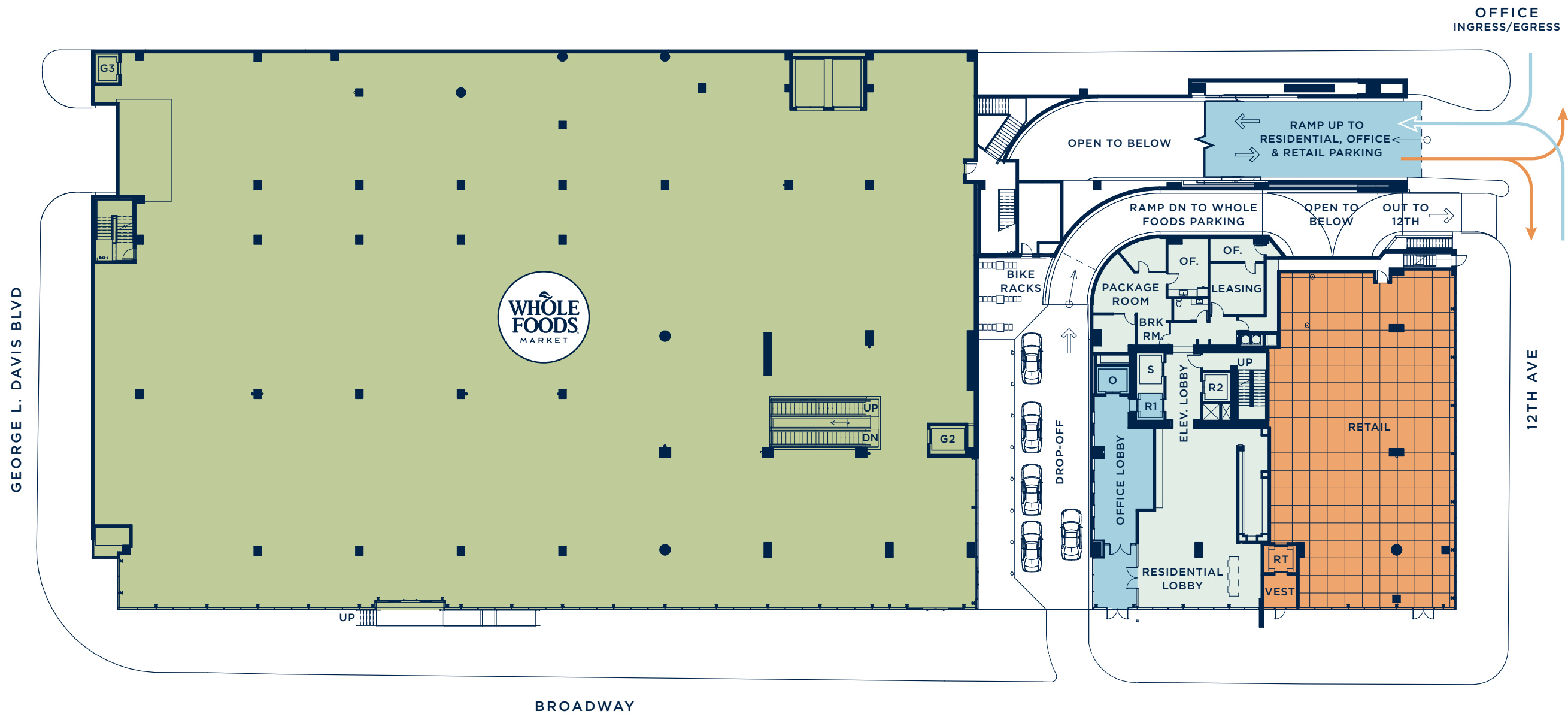


BROADWAY

12TH AVE



INGRESS/EGRESS



→
Ingress

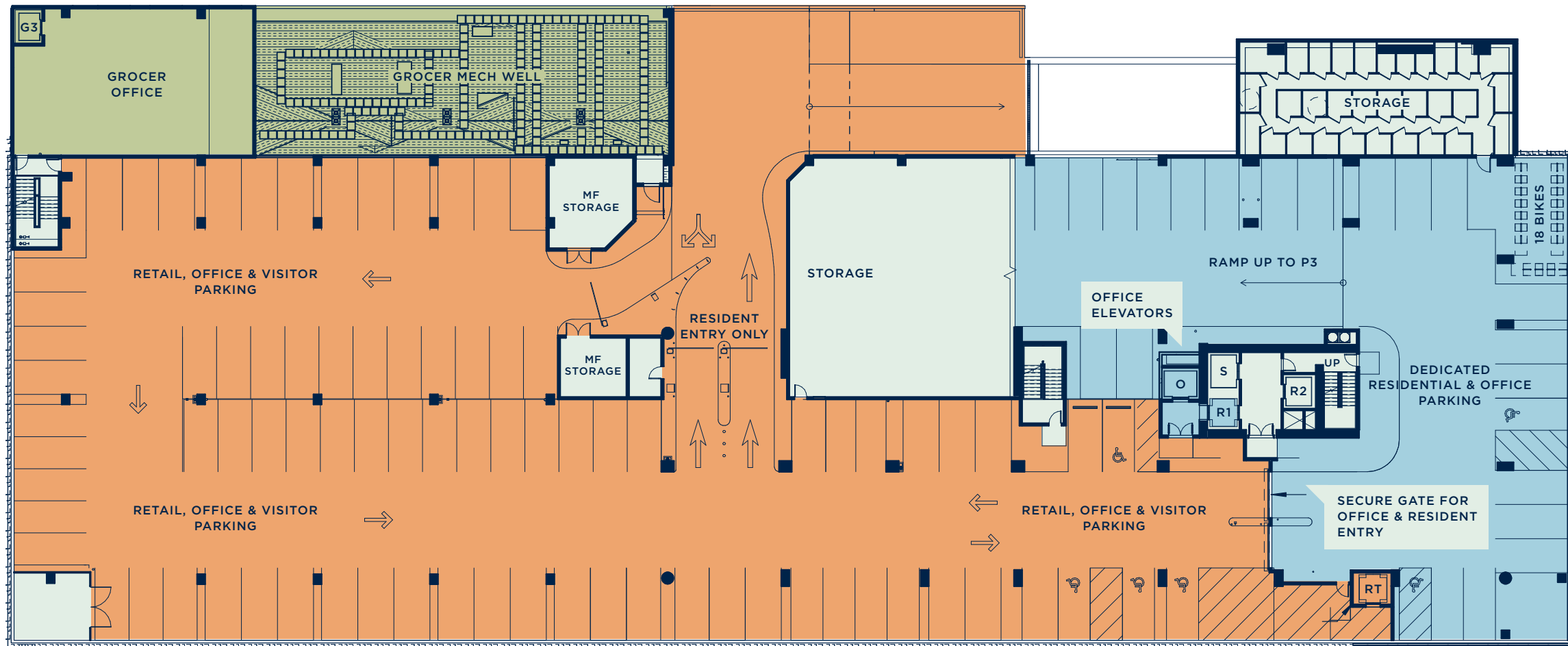
←
Egress

OFFICE/RETAIL PARKING

GEORGE L. DAVIS BLVD

12TH AVE

BROADWAY



LOCATION



Rebirth of a NEIGHBORHOOD

The historic structures of the Gulch are now the framework for one of Nashville's most vibrant, popular, and walkable districts.



20
RESTAURANTS
within a
5-MINUTE
WALK



AREA AMENITIES

Food and drinks

- 1 LOU NA AT GRAND HYATT ROOF TOP
- 2 TÁNSUŐ
- 3 CHAUHAN ALE & MASALA
- 4 THE MOCKINGBIRD
- 5 ADELE'S
- 6 VIRAGO
- 7 MOTO
- 8 SAINT AÑEJO
- 9 WHISKEY KITCHEN
- 10 KAYNE PRIME STEAKHOUSE
- 11 FLYING SAUCER
- 12 MILK & HONEY
- 13 BLUE STRIPES CACAO SHOP
- 14 DEL FRISCO'S GRILLE
- 15 POTBELLY SANDWICH SHOP
- 16 PEMROSE NASHVILLE
- 17 TAZIKI'S MEDITERRANEAN CAFE
- 18 BAR LOUIE
- 19 BISCUIT LOVE
- 20 THE TURNIP TRUCK URBAN FARE
- 21 MARSH HOUSE
- 22 THE PUB NASHVILLE
- 23 L.A. JACKSON
- 24 KILLEBREW
- 25 BURGER REPUBLIC
- 26 GUMBO BROTHERS RESTAURANT
- 27 SAMBUCA
- 28 SUPERICA
- 29 BARISTA PARLOR GOLDEN SOUND
- 30 OTAKU RAMEN
- 31 SUNDA
- 32 PEG LEG PORKER BBQ

Hotel, retail and services

- 33 QNTM FIT LIFE
- 34 GRAND HYATT
- 35 UNION STATION HOTEL NASHVILLE
- 36 JW MARRIOTT NASHVILLE
- 37 THE WESTIN NASHVILLE
- 38 SHED GROUP FITNESS GULCH
- 39 LULULEMON
- 40 E.ALLEN BOUTIQUE
- 41 12TH & PINE
- 42 PATAGONIA
- 43 URBAN OUTFITTERS
- 44 THOMPSON NASHVILLE
- 45 LUCCHESI BOOTMAKER
- 46 BLUSH BOUTIQUE
- 47 GOOGLE FIBER SPACE



Dining at your DOORSTEP

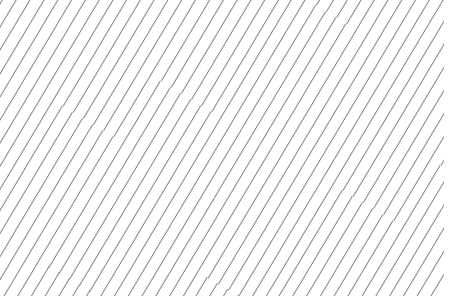
1200 Broadway is just steps away from some of the city's hottest culinary destinations. The Gulch offers a dense concentration of restaurants and venues that draw crowds from across the city almost every night.





WHOLE FOODS

1200 Broadway's ground-floor Whole Foods Market gives employees and residents easy access to high-quality snacks, prepared foods, and after-work groceries.



Nashville's downtown **ENERGY**

Beyond the Gulch, nearby downtown Nashville is booming with energy, excitement, and growth.

18,000+
DOWNTOWN
NASHVILLE
RESIDENTS BY 2022

22
TOWER CRANES
IN NASHVILLE'S
URBAN CORE

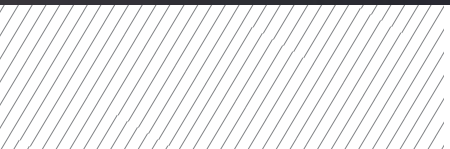
1.7M SF
OFFICE SPACE
UNDER
CONSTRUCTION

400+
SHOPPING AND
DINING OPTIONS

78,000
*downtown Nashville daytime
office workers in 2020*

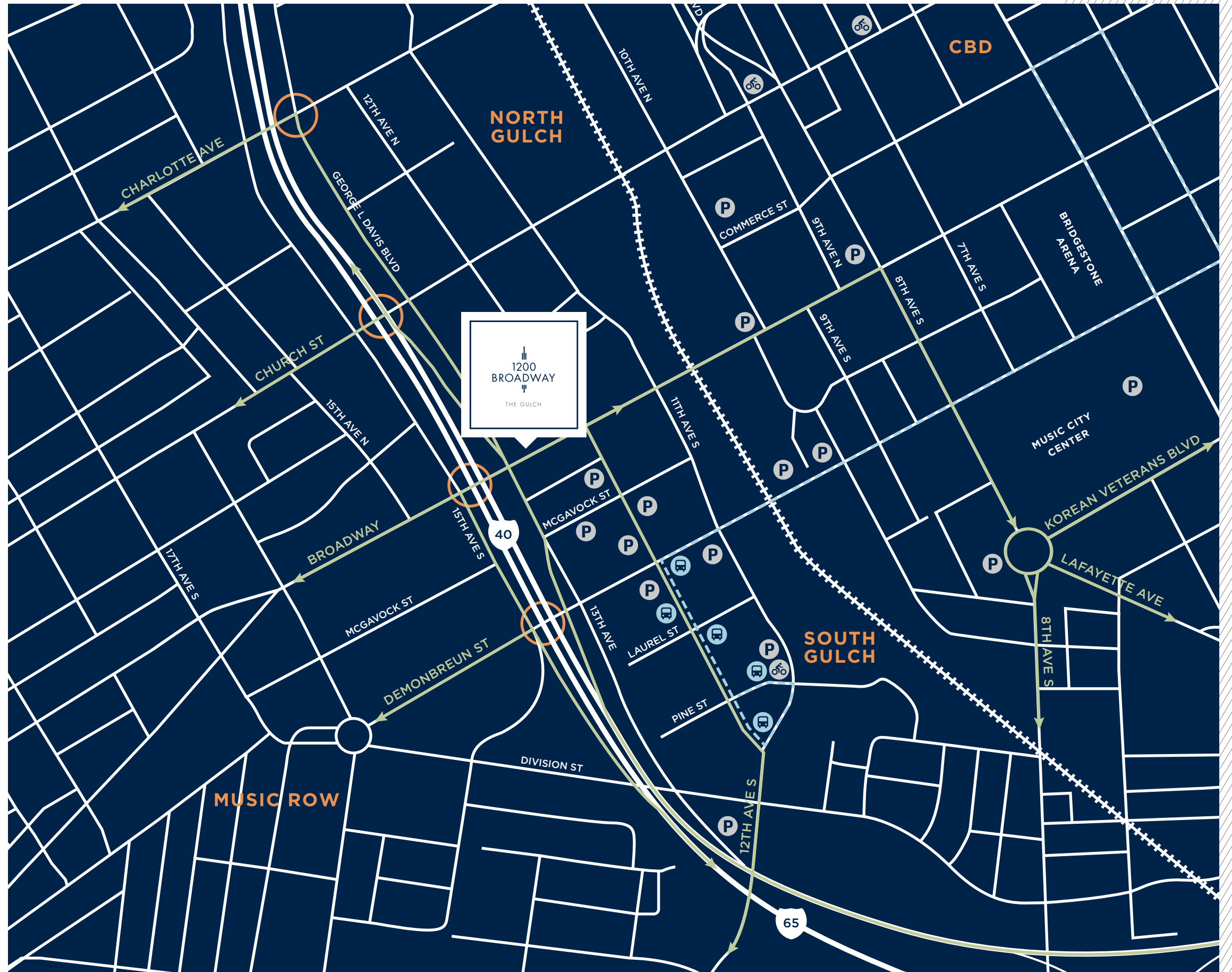
900+
EVENTS DOWNTOWN
EACH MONTH

5,500+
ROOMS IN CBD HOTELS PLANNED
AND UNDER CONSTRUCTION



TRANSPORTATION

- ➔ Artery Road Access
- P Parking
- 🚲 B-cycle Station
- Music City Green Circuit
- 🚗 Music City Green Circuit Stops
- Highway Access





High-rise
RESIDENCES

313 luxury apartments on 1200 Broadway's top 19 floors help make the building a Nashville landmark and offer the ultimate amenity for employees looking for a truly easy commute.



+
The apartments at 1200 Broadway will appeal to sophisticated renters-by-choice. Residents will enjoy limitless views from their apartment and the penthouse sky lounge, along with high-end features like a Bluetooth entry, gas range, and Nest thermostat.
+





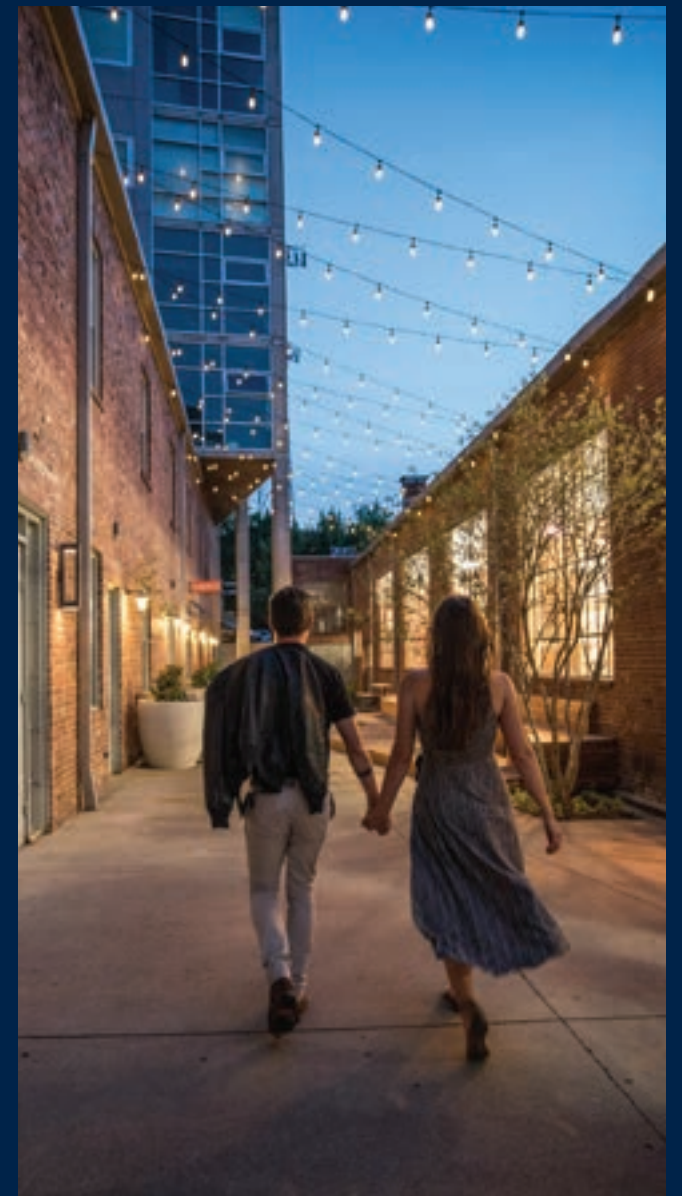
RETAIL SPACE

1200 Broadway includes retail space at the corner of Broadway and 12th Avenue North. This highly visible hard corner on the going-home side of the street is next to Whole Foods Market, offers ample parking, and is part of a dynamic, 18-hour-a-day neighborhood.



+
*The building's retail space
will further enhance
1200 Broadway's employee
experience and street-level profile.*
+





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