

315
DEADERICK
UBS TOWER

WORK & PLAY,
AMPLIFIED

 UBS

 CUSHMAN &
WAKEFIELD

a **KBS** property

PROPERTY HIGHLIGHTS

1,842 SF - 156,615 SF Available

- High Walkability to Diverse Amenities
- Outdoor Workspace
- High-End Move in Ready Full Floor Spec Suites
- Building Signage Available
- Iconic Downtown Views
- 24/7 Security with Multiple Guards On-Site and Turnstiles
- Updated Finishes Throughout
- Parking Garage Enhancements
- Multiple Recently Delivered Spec Suites
- Exterior of Building Recently Upgraded

ON-SITE AMENITIES

- PJ's Coffee Shop
- Bike Storage
- Nationally Recognized Jeff Ruby's Steakhouse
- Full-Service Deli & Sundry





A VIBRANT
WORKPLACE
DESTINATION

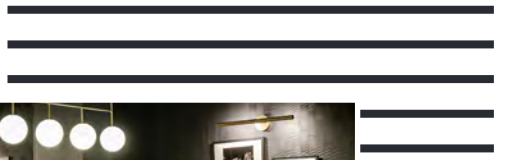
A modern, high-end lobby interior featuring wood-paneled walls, a ceiling with exposed ductwork and string lights, and contemporary furniture including a grey modular sofa, a brown leather chair, and a dark wood coffee table. The space is bright and airy, with a mix of textures and colors.

ELEVATING THE TENANT EXPERIENCE

Newly Delivered Lobby Upgrades



COFFEE BAR





TENANT LOUNGE

AMENITY ADDITIONS

Newly Delivered Amenity Upgrades



CONFERENCE & TRAINING FACILITIES



SHOWERS



FITNESS CENTER



LOCKER ROOMS

VT VIRTUAL TOUR
 * FURNISHED
 S SPEC SUITE

AVAILABILITIES

1,842 SF - 156,615 SF



INTERNAL
 STAIRWELL
 FLOORS 24-27

RETAIL:

SUITE 100 12,001 SF

SUITE 190 3,386 SF

TENANT LOUNGE VT

FITNESS CENTER VT

- SUITE 2800 19,739 SF VT
- SUITE 2700 19,741 SF VT*
- SUITE 2600 19,741 SF VT*
- SUITE 2500 19,631 SF VT*
- SUITE 2400 19,646 SF VT*

● SUITE 2100 19,688 SF VT*

● SUITE 1600 19,407 SF VT*

- SUITE 1500 6,901 SF SVT*
 DIVISIBLE TO 3,322 SF
- SUITE 1525 1,529 SF SVT*

- SUITE 1210 3,471 SF S VT*
- SUITE 1230 3,382 SF S VT*
- SUITE 1100 2,225 SF S
- SUITE 1110 3,429 SF S
- SUITE 1120 2,588 SF S
- SUITE 1130 2,548 SF S
- SUITE 1140 3,724 SF S
- SUITE 1150 2,939 SF S

- **RETAIL:**
- SUITE 225 3,684 SF
- SUITE 250 4,716 SF

RETAIL

RETAIL

S



FULL FLOORS

AVAILABLE

*Fully Furnished
Move-In Ready*



SUITE 2100



SUITE 2500



SUITE 2700



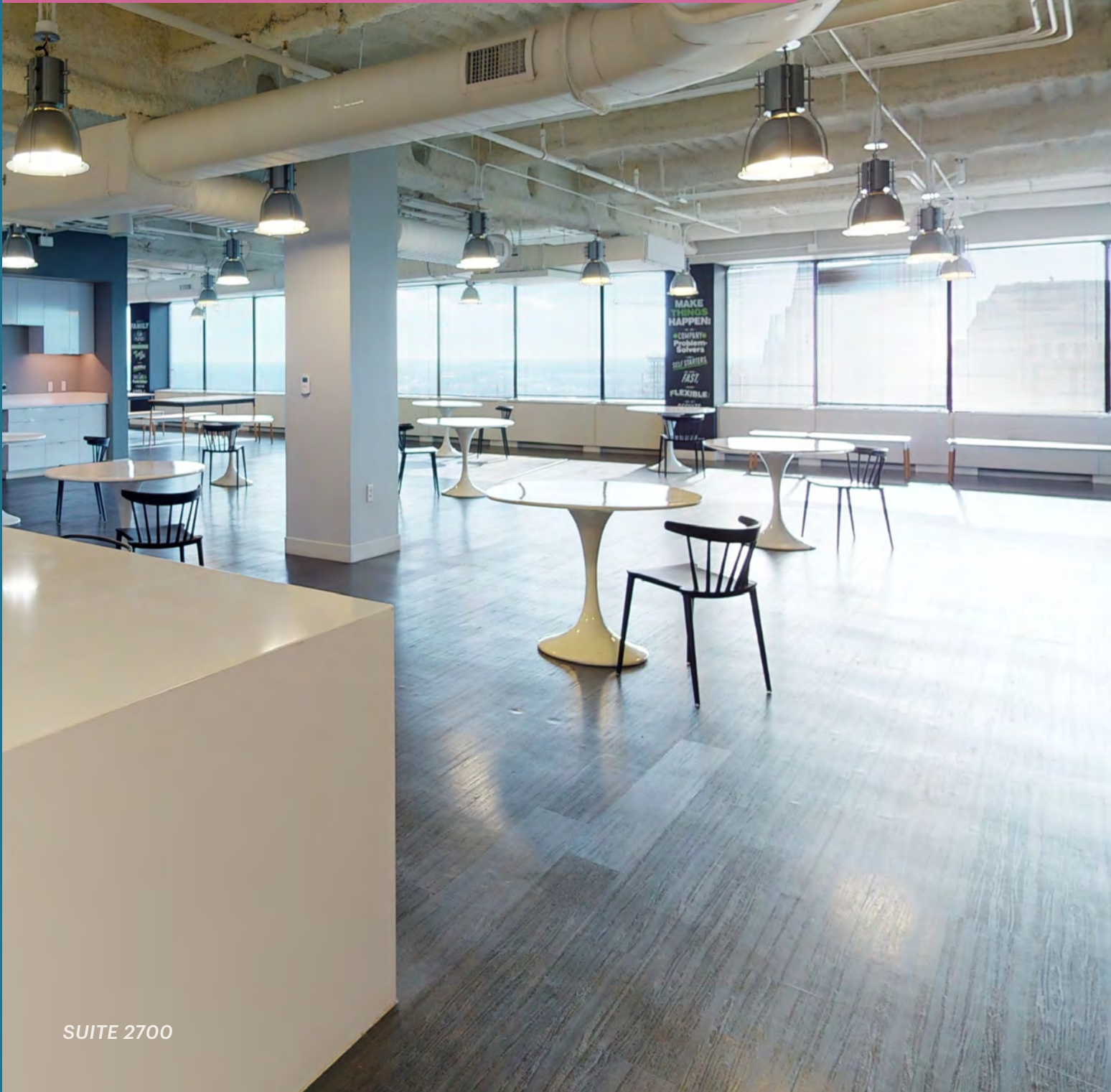
SUITE 2600



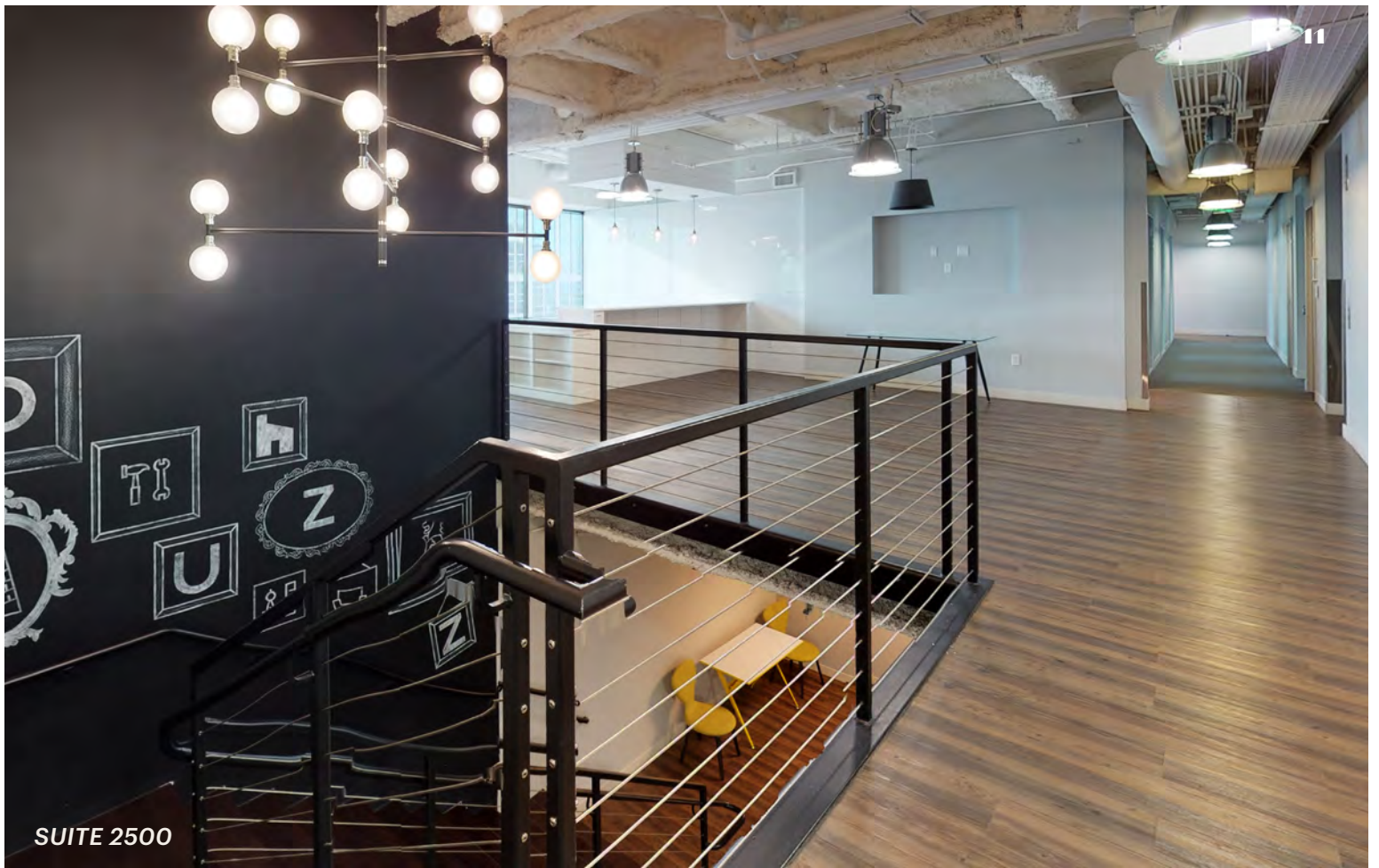
SUITE 2400

FULLY FURNISHED

*Move-In Ready
Full Floors Available*



SUITE 2700

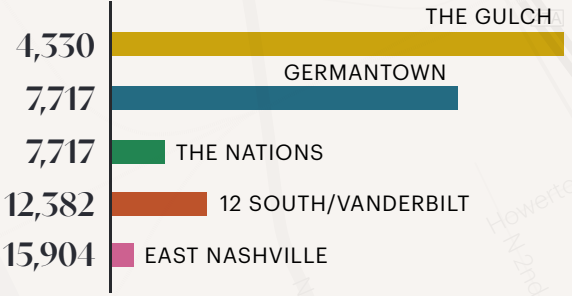


SUITE 2500

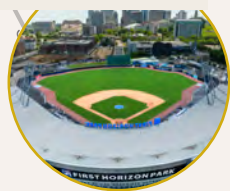


SUITE 2400

10-Year Millennial Population Increase



Sounds Stadium



The Arcade



Food Trucks



Live on the Green



Nissan Stadium



Printer's Alley



BRIDGESTONE ARENA

Walkable Dining:



A GATEWAY TO THE HEART OF NASHVILLE

DINING

1. JEFF RUBY'S STEAKHOUSE
2. SICILIAN PIZZA
3. THE DISTRICT BAR & KITCHEN
4. GRAY & DUDLEY
5. BLACK RABBIT
6. JANES HIDEAWAY
7. FLEET STREET PUB
8. STATESIDE KITCHEN
9. UNDERGROUND COCKTAIL CLUB
10. CHILE BURRITO
11. CHURCH & UNION
12. 417 UNION
13. MANNY'S HOUSE OF PIZZA
14. STARBUCKS
15. J. GUMBO'S
16. ELLINGTON'S
17. FROTHY MONKEY
18. PUCKETT'S
19. OSCAR'S TACO SHOP
20. MORTON'S
21. DRUSIE & DARR
22. THE PINK HERMIT
23. ANOTHER BROKEN EGG CAFÉ
24. THE STILLERY
25. CHICKEN GUY!
26. BOWIE'S NASHVILLE
27. SKULL'S RAINBOW ROOM
28. DEACON'S NEW SOUTH
29. CORNER PUB
30. E+ ROSE
31. RISE NASHVILLE
32. PANERA BREAD
33. ASSEMBLY FOOD HALL
34. MELLOW MUSHROOM
35. PANCHO & LEFTY'S CANTINA
36. THE PALM
37. EDDIE V'S
38. THE TWELVE THIRTY CLUB
39. HATTIE B'S
40. MERCHANT'S
41. HOUSE OF CARDS
42. NEIGHBORS

HOTELS

1. HOTEL INDIGO
2. DREAM NASHVILLE
3. FAIRLANE
4. 21C MUSEUM
5. DOUBLETREE
6. BOBBY
7. NOELLE
8. THE HERMITAGE
9. COURTYARD BY MARRIOTT
10. MOXY
11. RENAISSANCE
12. HOLSTON HOUSE
13. HILTON
14. THE CAPITOL HOTEL

RETAIL

1. BLUSH BOUTIQUE
2. WALGREENS
3. THE ARCADE
4. CORNER MARKET
5. KEEP SHOP
6. MODERN TROUSSEAU
7. NASHVILLE LIMITED
8. MARKET STREET MERCANTILE
9. BOOT COUNTRY
10. LEGEND'S GIFTS
11. RYMAN SHOP
12. APPLE
13. THE NASH COLLECTION
14. SEPHORA
15. ARIAT
16. TECOVAS
17. REVV
18. MOLLY GREEN
19. FREE PEOPLE
20. STATE & LIBERTY
21. RAY-BAN

ENTERTAINMENT

1. FIRST HORIZON PARK
2. BROOKLYN BOWL
3. LIVE ON THE GREEN

SHUTTLE ROUTE

Shuttle route stops 1-8 to and from Nissan Lot A

Shuttle passes and info available here

Nissan Lot A



SUITE 1525





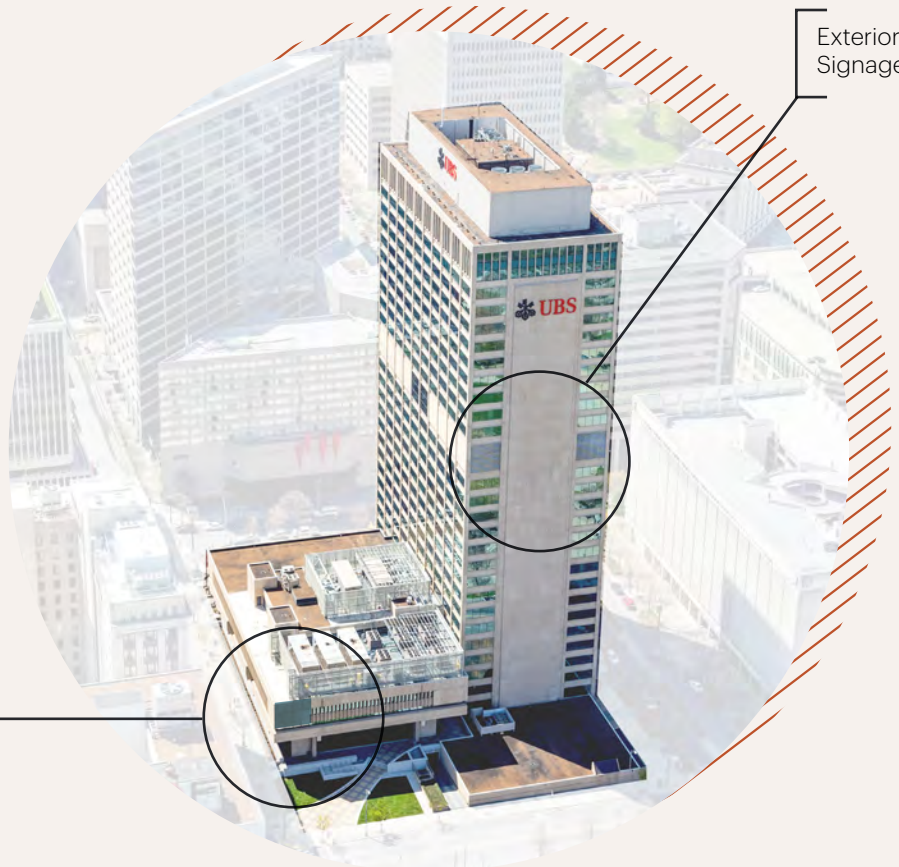
BUILDING SIGNAGE AVAILABLE

West Side Location

West side
signage location
for one or two
tenant(s).

East Side Location

Visible from I-24, East Nashville
and Nissan Titan's Stadium



Exterior
Signage

East side
signage location
for one or two
tenant(s).

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UBS TOWER

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AMPLIFIED



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KBS