

| THREE THIRTY THREE |





Loft-Style Workplace Redefining the Center  
of Nashville's Premier Urban Neighborhood





**Located at the intersection of 11<sup>th</sup> Ave S and Pine Street,  
Three Thirty Three sits at the most central point in the Gulch**

Five-Story Mixed-Use Brick Building with Renewable + Smart Design

-

Authentic + Modern Interpretation of Historic 20<sup>th</sup> Century Industrial Warehouses

-

Four Floors of Class A Office Space

-

Ground Floor Retail + Restaurants with Outdoor Patio Seating

-

Features that Emphasize Sustainability and Natural Light

-

Industrial Detailing with Modern Building Functions

# 333

OFFICE LOFTS

## Four Floors of Class A Office Space

17,750 Square Feet Per Floor Totaling 71,000 Rentable Square Feet

-

Open Office Floor Plates Providing Maximum Design Flexibility

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13'4" Beautiful Timber Ceilings

-

9'4" Window Heights Maximizing Natural Light

-

HVAC Systems with Lower Operating Costs for Tenants

-

Exposed Steel Structural System of Columns and Beams







# First-to-Market, Beautifully Designed Features & Amenities

Parking in Close Proximity in Surface Lots + Garages

-

On-Site Visitor Parking + Bike Storage

-

Spa Quality Locker Rooms with Showers

-

Noble Park: Urban Pocket Park with Programmed Community Events

-

On-Site Dining + Retail Offerings

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Cross Laminated Timber (CLT) Structural System: Laminated Layers of Wood Framing Lumbar

-

Variable Refrigerant Flow (VRF) HVAC System with Multiple Advantages:

Potential 20-30% Energy Savings

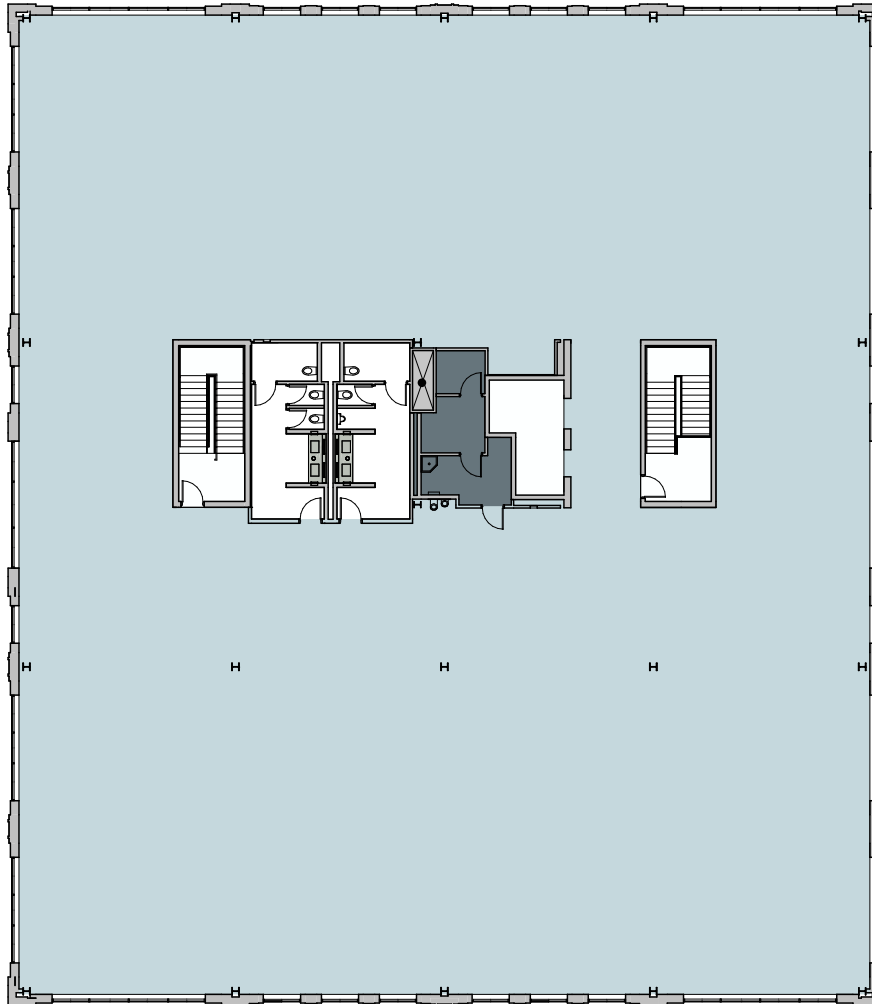
Less Duct Work Allowing for a More Compact Design

Superior Customization of Heating and Cooling Zones

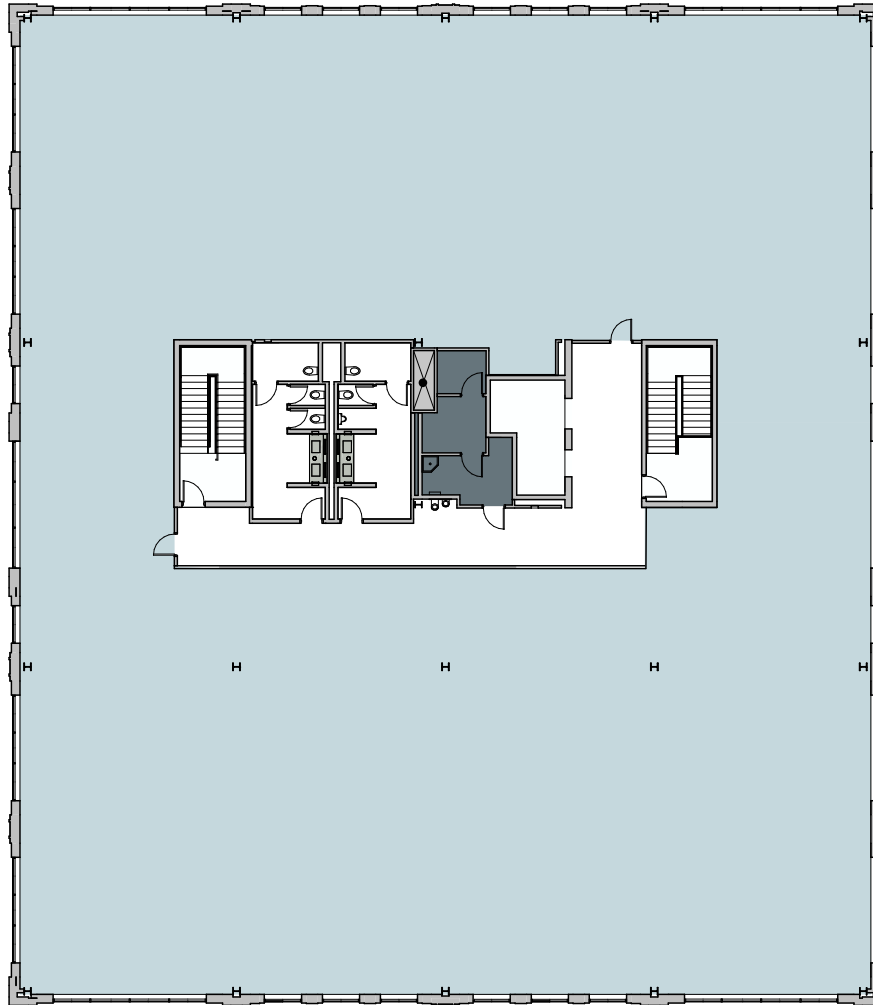
Noise Reduction

# Single Tenant Floor

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# Multi-Tenant Floor



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## The Gulch's First Urban Pocket Park

10,000 Square Foot Park Serving as the Building's Entrance + Extension of Ground Floor Retail

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Programmed Community Events + Activities

-

Large Central Lawn Wrapped with Bench Seating

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Elevated Deck + Movable Seating Areas

-

Wooden Boardwalk + Elevated Planters with Landscaping and Trees

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Landscaped Entrance Featuring a 19 FT Long Water Wall

-

12 FT x 42 FT Long Water Wall with Custom Stonework





## Unbeatable Location

Centrally Located Between Downtown + Music Row

-

1 Hour Free Parking in Garages + Surface Lots

-

Highly Walkable and Accessible:

Quick + Easy Interstate Access to I-24, I-40 + I-65

Pedestrian Stairs Providing Easy Access to and from Downtown

Access to the Gulch Greenway

B-Cycle Bike Share Program with Designated Bike Lanes

-

Rapid Growth Within Walking Distance:

1,600+ Residential Units & 1,500+ Planned or Under Construction

500+ Hotel Rooms & 1,450+ Planned or Under Construction

680,000+ SF of Office & 985,000+ Planned or Under Construction

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1<sup>st</sup> LEED ND Neighborhood in the South

-

Gulch Business Improvement District to Ensure a Clean and Safe Neighborhood

-

24 Hour Roaming Security



## A Vibrant Mix of Hospitality, Retail, Residential & Office



### ● EAT/DRINK

Adele's  
 Arnold's Country Kitchen  
 Bar Louie  
 Bar Otaku  
 Barista Parlor  
 Biscuit Love  
 Del Frisco's Grille  
 E+Rose  
 Emmy Squared  
 Gertie's Bar  
 Gumbo Bros  
 Hops & Crafts  
 I Love Juice Bar  
 Jackalope Brewing Co.  
 Kayne Prime  
 Killebrew  
 Kona Espresso Bar  
 LA Jackson  
 Marsh House  
 Milk & Honey  
 Moto  
 Night Train Pizza  
 Otaku Ramen  
 Party Fowl  
 Peg Leg Porker  
 Pemrose  
 Potbelly  
 Saint Anejo  
 Sambuca  
 STK

Stock and Barrel  
 Sunda  
 Superica  
 Taziki's  
 The 404 Kitchen  
 The Chef & I  
 The Pub  
 The Turnip Truck  
 Up  
 Virago  
 Whiskey Kitchen  
 Zolli Koffee

### ● FITNESS

Barre3  
 Barry's  
 Cycle Bar  
 Hotbox Fitness  
 Pure Barre  
 SHED Fitness  
 TruMav Fitness

### ● ENTERTAINMENT

The Rosewall  
 Station Inn  
 Rudy's Jazz Room  
 Wellspire

### ● SHOP/SERVICE

12th & Pine Wine  
 Bark Public House  
 Blush

Candle Bar  
 Carter Vintage Guitars  
 Casa de Montecristo  
 Design Within Reach  
 e.Allen  
 Epiphany Design Studio  
 Gulch Dental Studio  
 King Baby Studio  
 Kittenish  
 Lucchese  
 Lululemon  
 Parish  
 Patagonia  
 Pet Wants  
 Pioneer Barbershop  
 Scout's Barbershop  
 The Blowout Co.  
 The Gulch Nail Bar  
 Two Old Hippies  
 Uncommon James  
 Urban Outfitters  
 Whole Foods  
 Winky Lux

### ● STAY

404 Hotel  
 Element\*  
 Fairfield Inn  
 M12\*  
 Thompson Nashville  
 W HOTEL\*

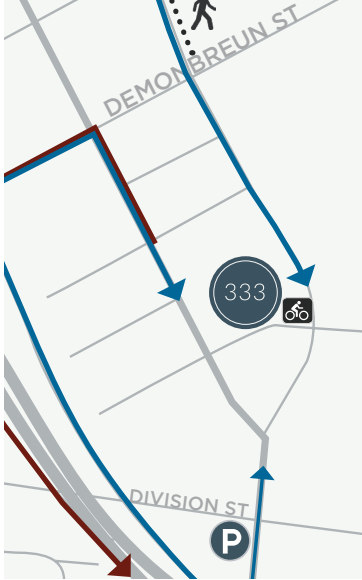
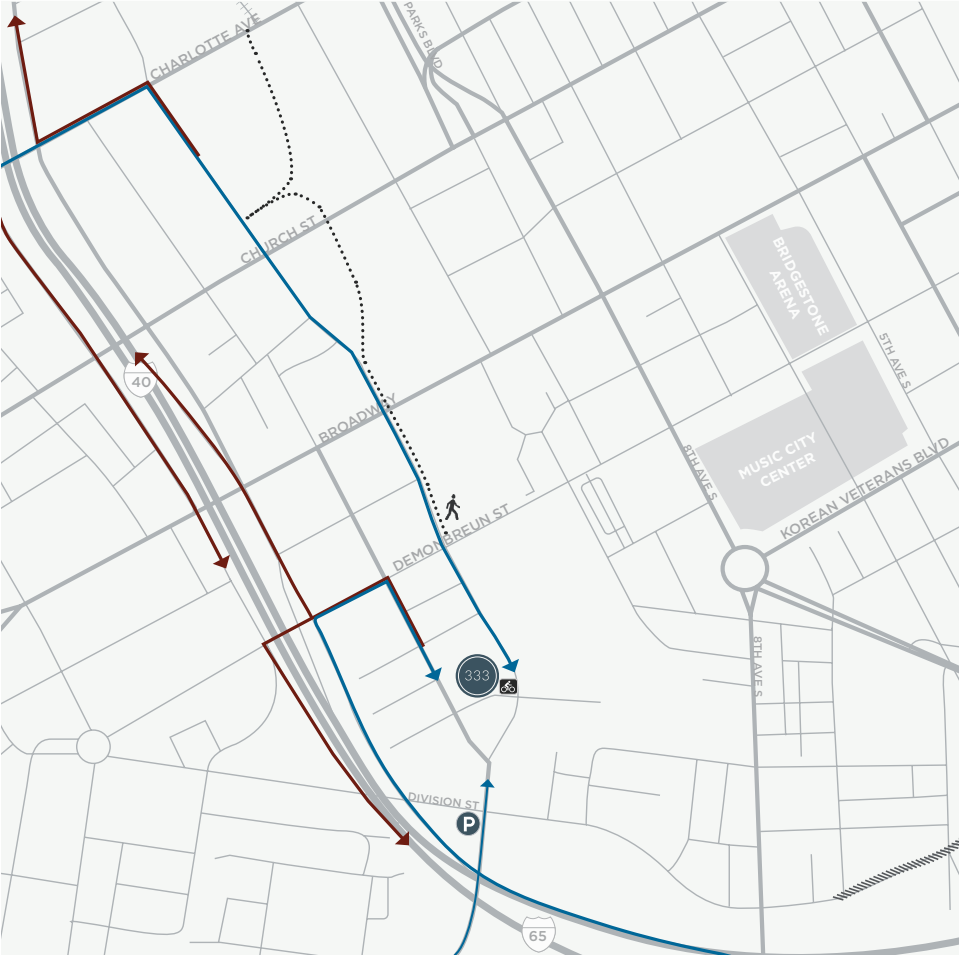
\*Coming soon






# Convenient Commute

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-  Ingress
-  Egress
-  B-cycle Station
-  Gulch Greenway
-  Division Street Connector

# Monthly Parking Options





**OFFICE LEASING**

Crews Johnston III  
Cushman & Wakefield  
615-301-2800  
crews.johnston@cushwake.com

**RETAIL LEASING**

Liz Craig  
Cushman & Wakefield  
615-301-2916  
liz.craig@cushwake.com

**A DEVELOPMENT BY**

MarketStreet Enterprises  
615-846-4910  
marketstreetenterprises.com