

# 17th + GRAND

CLASS A OFFICE

MUSIC ROW + NASHVILLE, TN

Elegance + Convenience + Abundance



 HALL EMERY

 STREAM



# Specs + Features

- + Located in the heart of Midtown Nashville within the iconic Music Row neighborhood on the corner of 17th Ave. South & Grand Avenue
- + 166,534 RSF Boutique Class A Office Building
- + 9 Stories
- + 34,000 RSF Floorplates (Typical Floor)  
18,394 RSF of Creative “Liner Office”
- + 3/1,000 Parking Ratio in Podium Structured Parking
- + Floor to ceiling glass window systems
- + Club level Fitness Center and Locker rooms/showers
- + Hi-tech Conference/Training Center
- + Outdoor Amenity Deck on level 5 (Sky Lobby)
- + Programmed to include limited ground floor retail spaces
- + Main Level shipping/receiving
- + Seeking LEED Certification
- + Numerous walkable amenities, limited traffic





# Retail + Office + Parking



STACKING PLAN





DIVISION STREET  
ENTERTAINMENT

18TH & CHET

VIRGIN HOTEL

35 MUSIC SQUARE

THE GULCH

17th +  
GRAND



# Accessible + Convenient Location

17th & Grand is ideally located in the Midtown area of Nashville just blocks from the Vanderbilt University campus, and proximate to the Division Street entertainment district, one of Nashville's most vibrant nightlife destinations. Major traffic and population drivers in Midtown include: Vanderbilt University and Vanderbilt Medical Center, St. Thomas Midtown Hospital, Music Row (music industry offices), hotels, restaurants and retail. This area of Midtown represents one of the densest neighborhoods in Nashville for a commercial project.

## DRIVE TIMES FROM 17TH & GRAND

Vanderbilt University	0.3 miles	1 min
Belmont University	0.9 miles	3 min
Downtown	1.4 miles	6 min
Green Hills	3.3 miles	12 min
BNA Airport	8.2 miles	11 min
Brentwood	9.9 miles	15 min
Hendersonville	19.0 miles	25 min
Franklin	21.1 miles	27 min







# Arrive + Thrive with Amenities Galore



Fitness center with locker rooms and showers



Hi-tech Conference/Training Center



Elevator provides impressive views down  
17th Avenue / Music Row towards  
Downtown Nashville



Sky Lobby with clean, modern design



Bike storage



Floor-to-ceiling glass window systems

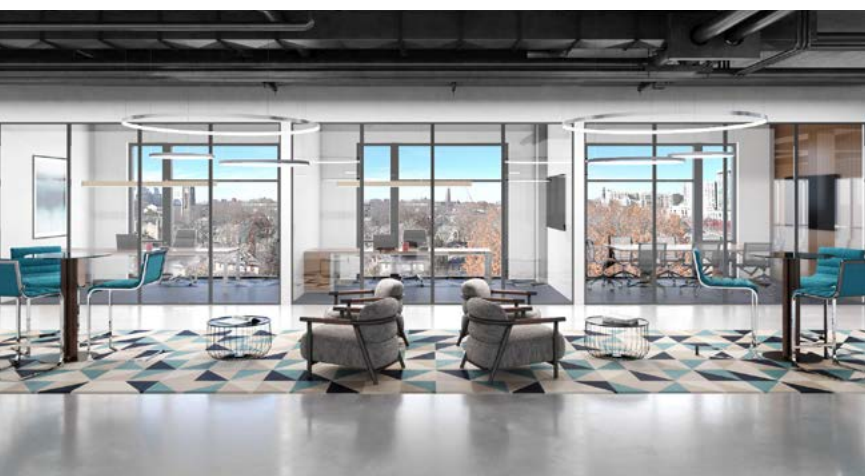


Exterior yoga lawn



Numerous walkable amenities







# Vibrant + Walkable Neighborhood

## RESTAURANTS

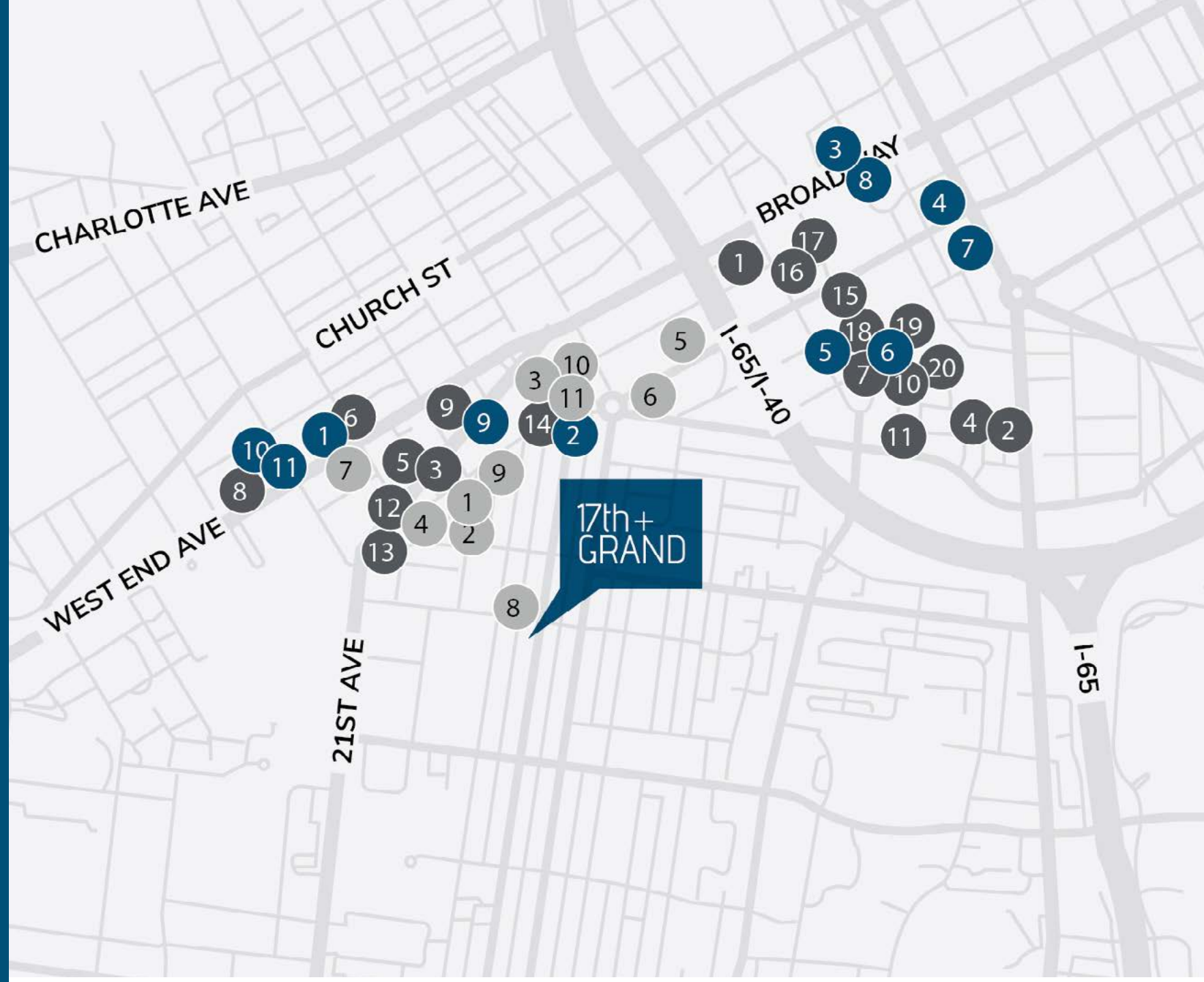
- |                            |                     |
|----------------------------|---------------------|
| 1 Adele's                  | 11 Otaku Ramen      |
| 2 Arnold's Country Kitchen | 12 Flatiron         |
| 3 Urban Cookhouse          | 13 Nada             |
| 4 Chef and I               | 14 The Catbird Seat |
| 5 Tavern                   | 15 Milk & Honey     |
| 6 Amerigo                  | 16 Whiskey Kitchen  |
| 7 Burger Republic          | 17 Virago           |
| 8 Jason's Deli             | 18 Taziki's         |
| 9 Hattie B's Hot Chicken   | 19 Biscuit Love     |
| 10 Superica                | 20 Peg Leg Porker   |

## HOTELS

- 1 Graduate Hotel Nashville
- 2 Virgin Hotel Nashville
- 3 Grand Hyatt Nashville
- 4 JW Marriott Nashville
- 5 W Hotel Nashville
- 6 Thompson Nashville
- 7 The Westin Nashville
- 8 Autograph Collection
- 9 Union Station Hotel
- 10 Embassy Suites by Hilton
- 11 Loews Vanderbilt Plaza Hotel

## RESIDENTIAL

- 1 Kenect Nashville
- 2 The Morris
- 3 Skyhouse
- 4 Aertson Midtown
- 5 1505 Demonbreun
- 6 Camden Music Row
- 7 2010 West End
- 8 Millennium Music Row
- 9 Artisan on 18th
- 10 The Cadence





# Business + Lifestyle Intersect

Considered the heart of Nashville's entertainment industry, this eclectic Midtown Nashville neighborhood is where many locals call home. From beloved dive bars with quirky character to original Nashville artistry, this historic district has roots that go back over 60 years. Spanning 16th and 17th Avenues South, known as Music Square East and West, respectively, points of interest in the district include the historic RCA Studio B, Columbia's Historic Quonset Hut, the first recording studio on Music Row, and Owen Bradley Park, as well as numerous shops and upscale eateries.

## WITHIN 1 MILE RADIUS:

Total Daytime Population

**84,000**

Bachelor's Degree or Higher

**64%**

Avg. Household Income

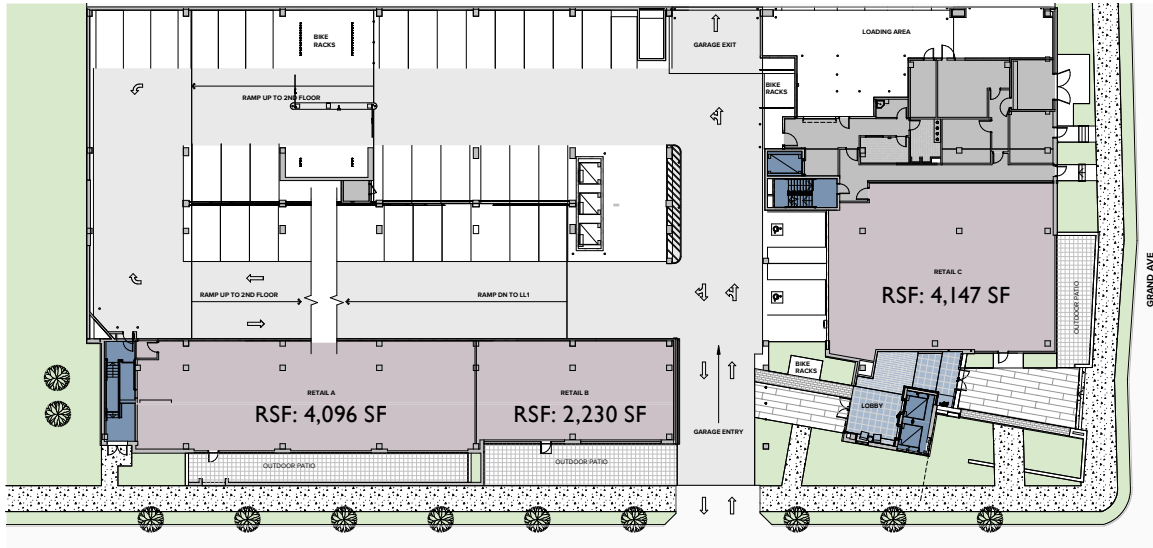
**\$89,000**



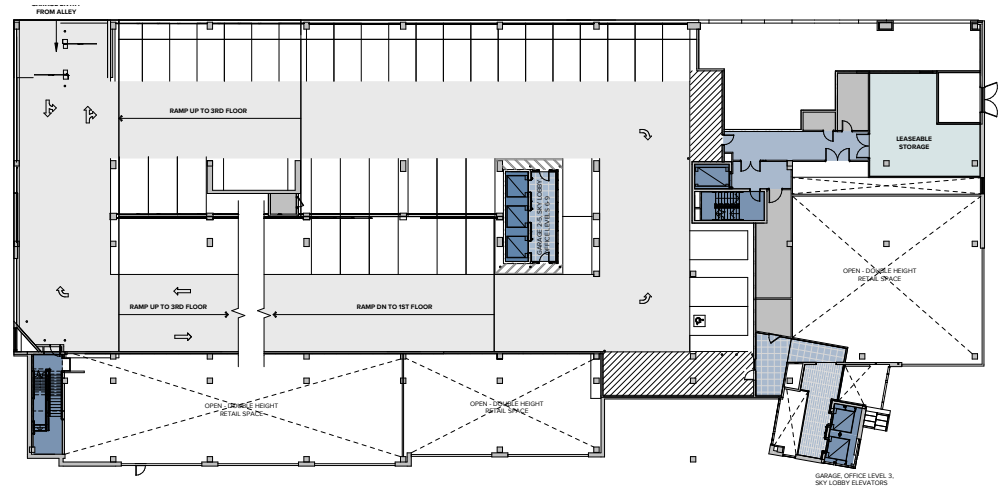


# Floor Plans (floors 1-4)

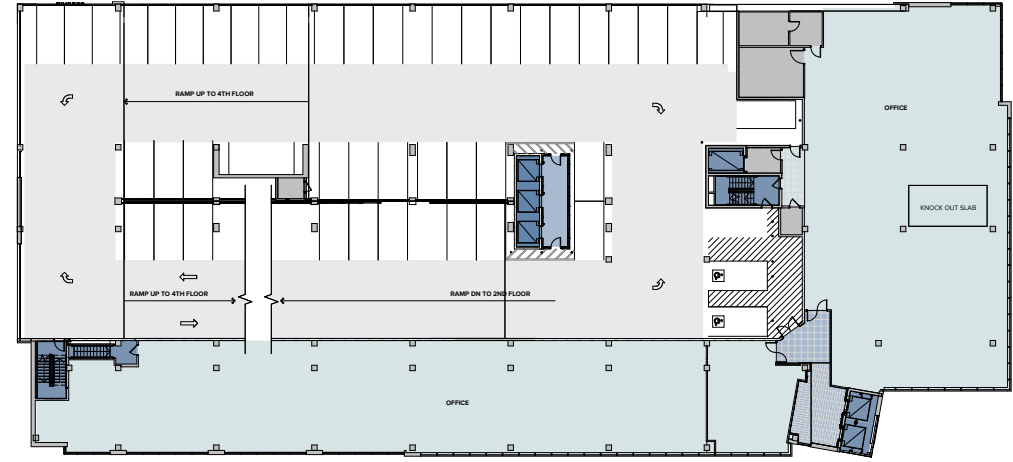
1st Floor Plan



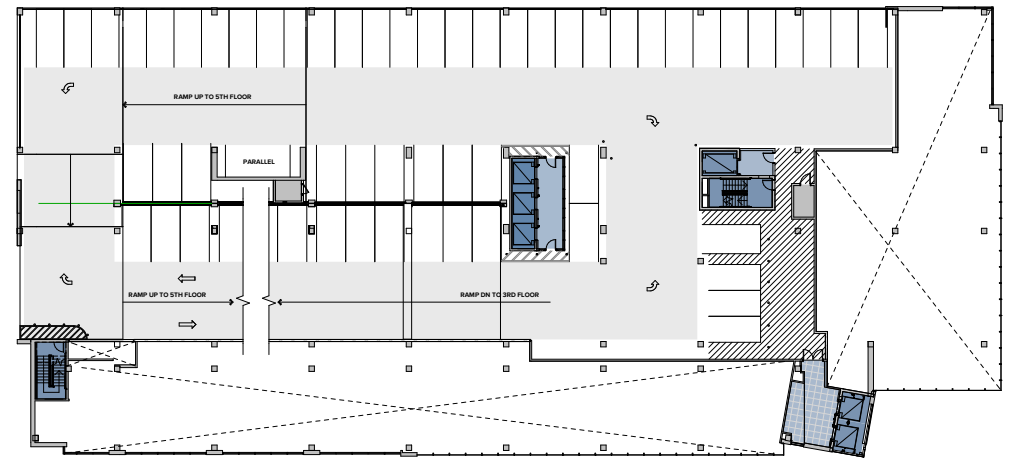
2nd Floor Plan



3rd Floor Plan



4th Floor Plan

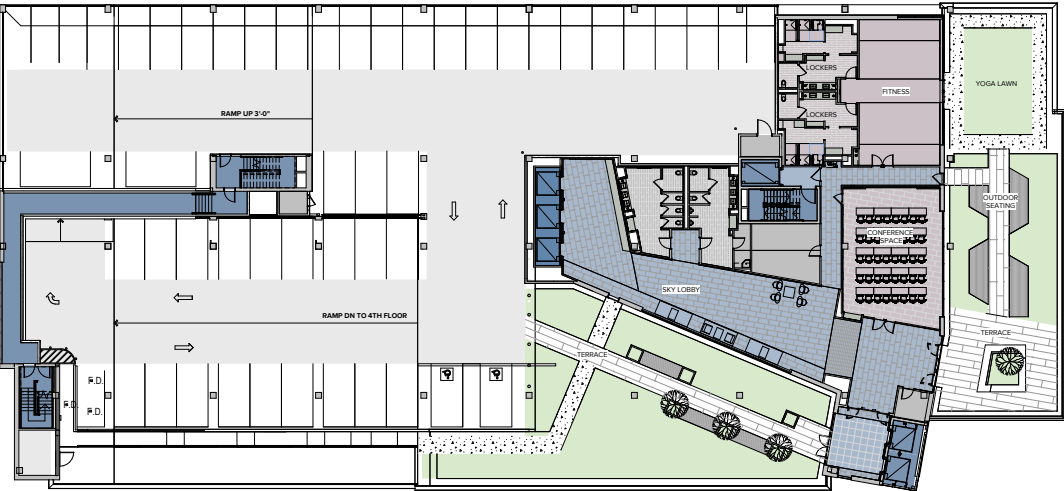


GARAGE, OFFICE LEVEL 3, SKY LOBBY ELEVATORS

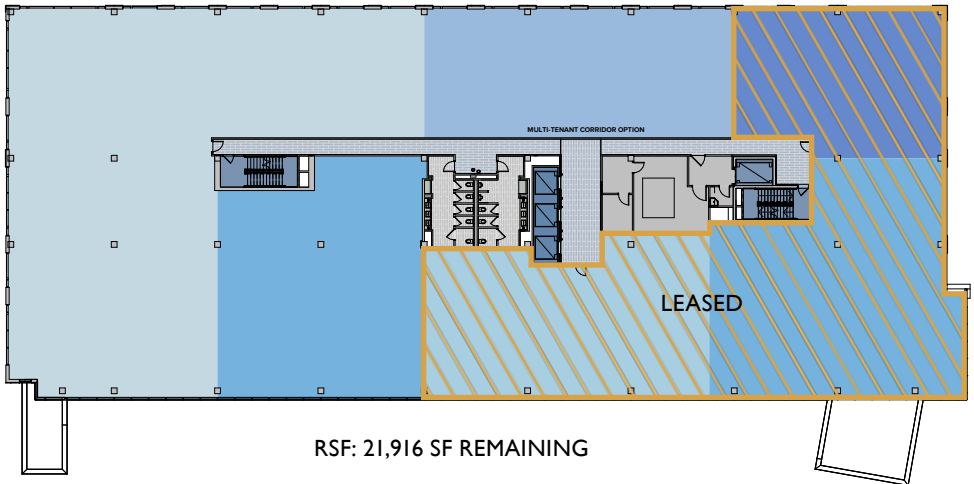


# Floor Plans (floors 5-9)

5th Floor Plan



6th Floor Plan

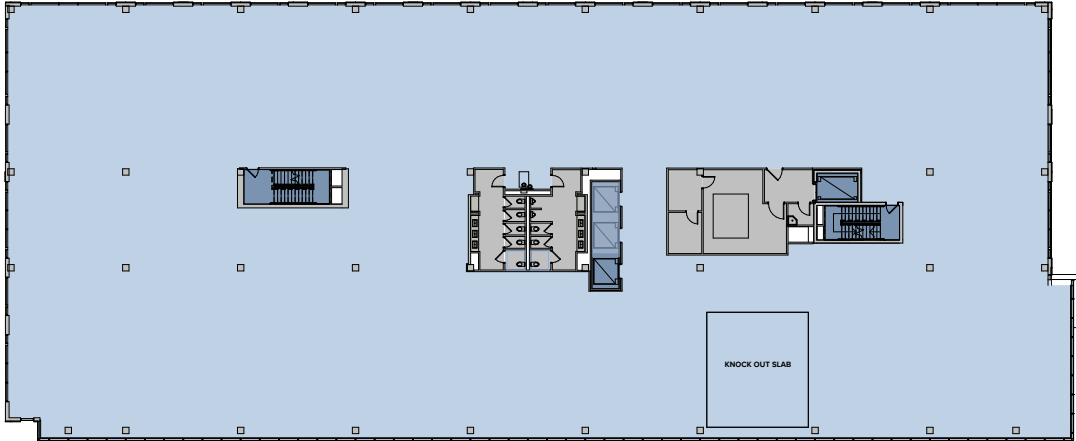


RSF: 21,916 SF REMAINING

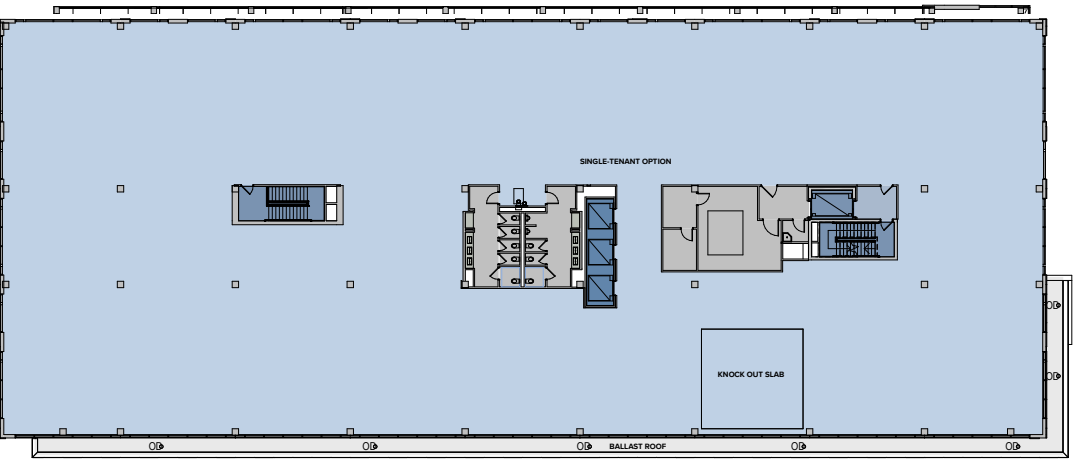
7TH FLOOR RSF: 34,877 SF

8TH FLOOR RSF: 34,911 SF

7th & 8th Floor Plan



9th Floor Plan



RSF: 33,036 SF



# 17th + GRAND

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