

18<sup>TH</sup>  
CHET

REDEFINING  
MUSIC ROW

CHET ATKINS PL

EY

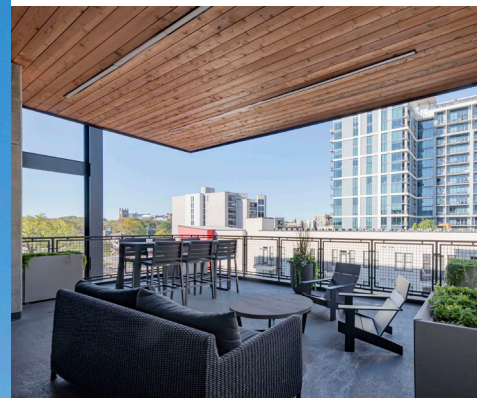
818 18th Avenue South | Nashville | [18thandchet.com](http://18thandchet.com)



HALL EMERY


STREAM


# STAND OUT FROM THE CROWD



Ideally located in Midtown's historic Music Row, 18th & Chet's unique design was inspired by Chet Atkins and the lasting impact he made on the music community. The mixed-use office building's raw and gritty nature is well-suited to the creative class of tenants within Nashville's historic Music Row, showcasing a modern industrial style consisting of exposed steel, concrete, brick and wood.

The steel frame element surrounding the terraces within the building's center represents an abstracted guitar head from one of Chet's custom-designed guitars.

 10-story, 135,000 SF mixed-use office property in the heart of Music Row

 12,000 SF available for lease (9th floor)

 Downtown views

 Outdoor terraces inspiring a sense of community and collaboration

 Elevator lobby exposure

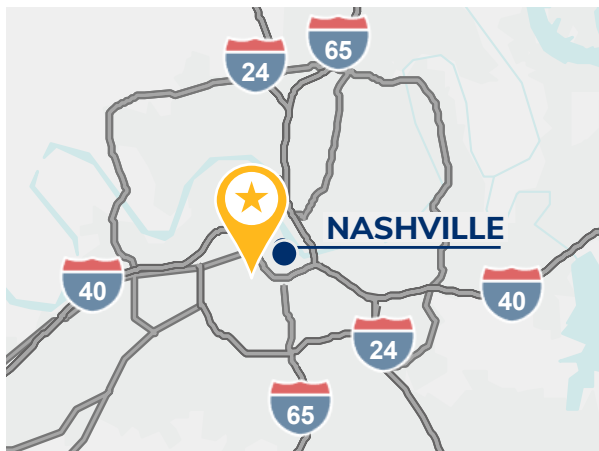
 Podium parking

 LEED Silver certified

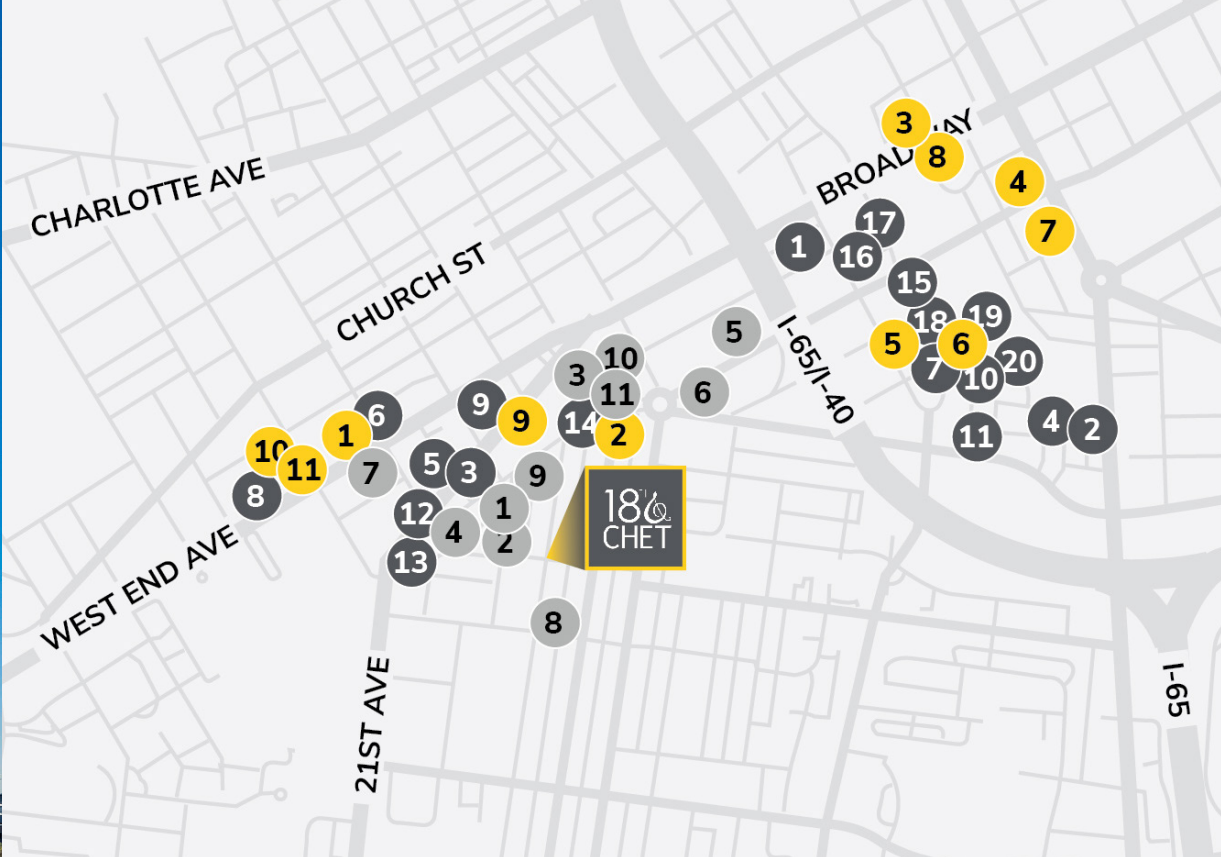
# IN THE HEART OF IT ALL

Outside of the gridlock of the Downtown district, 18th & Chet offers countercyclical traffic patterns with minimal traffic impact.

Located in proximity to a wealth of restaurants, bars, universities, hotels, and legendary music stages—not to mention Division Street, one of Nashville's most vibrant nightlife destinations—this area of Midtown represents one of the densest neighborhoods and major population drivers in the city.



# A NEIGHBORHOOD TO **SING** ABOUT



## RESTAURANTS

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

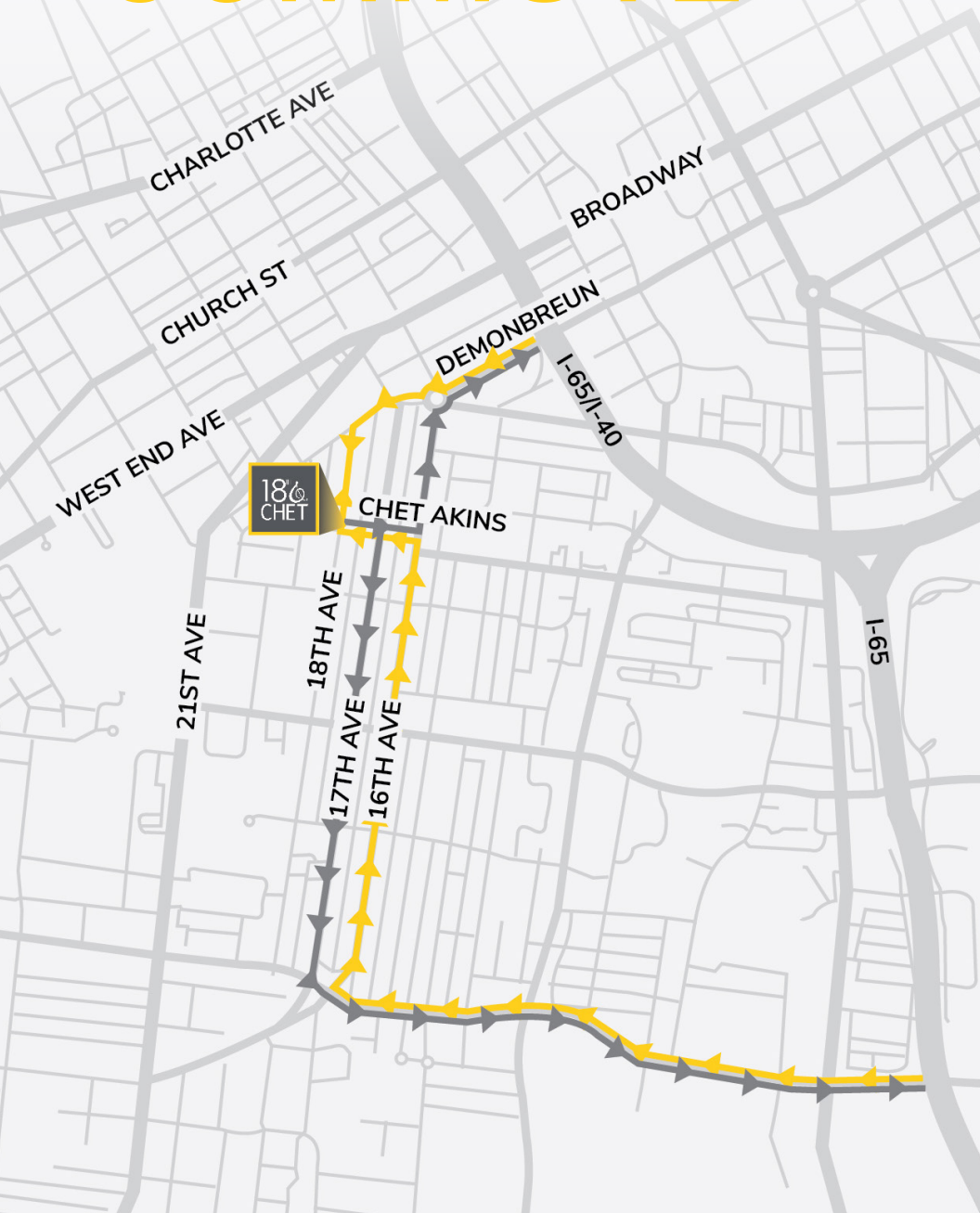
## HOTELS

- 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
- 12 Plaza Hotel

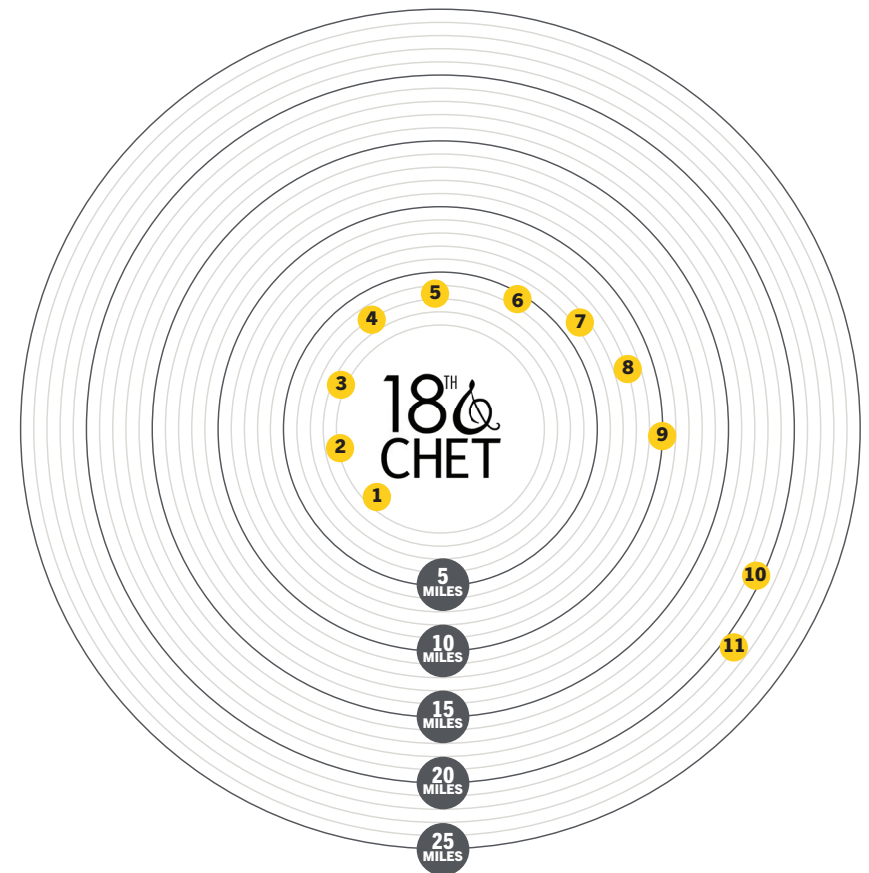
## HOUSING

- 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

# DON'T SWEAT THE COMMUTE



## DRIVE TIME RADIUS MAP



### DRIVE TIMES FROM 18TH & CHET

|           |                       |            |        |
|-----------|-----------------------|------------|--------|
| <b>1</b>  | Vanderbilt University | 0.3 miles  | 1 min  |
| <b>2</b>  | Belmont University    | 0.9 miles  | 3 min  |
| <b>3</b>  | Downtown              | 1.4 miles  | 6 min  |
| <b>4</b>  | Germantown            | 3.1 miles  | 17 min |
| <b>5</b>  | Green Hills           | 3.3 miles  | 12 min |
| <b>6</b>  | Belle Meade           | 4.2 miles  | 13 min |
| <b>7</b>  | Nations               | 6.4 miles  | 19 min |
| <b>8</b>  | BNA Airport           | 8.2 miles  | 11 min |
| <b>9</b>  | Brentwood             | 9.9 miles  | 15 min |
| <b>10</b> | Hendersonville        | 19.0 miles | 25 min |
| <b>11</b> | Franklin              | 21.1 miles | 27 min |

# EVERYTHING YOU NEED, AND DIDN'T KNOW YOU WANTED



Podium parking



Proposed fitness area and locker rooms



24/7 security



Outdoor balcony lounges



Needlepoint ionization mechanical system that improves indoor air quality



Efficient floorplates



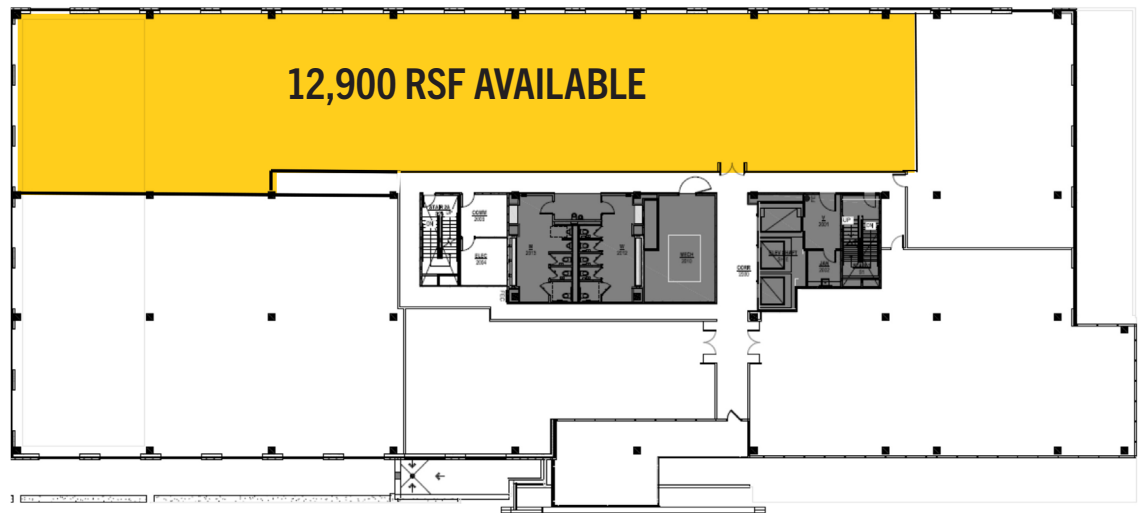
13'9" slab to slab ceiling heights





# AVAILABLE SPACE

# 9TH FLOOR



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