

169 + 175

ROSA L. PARKS BOULEVARD
NASHVILLE, TN 37203

FOR LEASE

PRIME CBD COMMERCIAL SPACE



Colliers

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169 : 6,000 SF Street Level Office
175 : 14,000 SF on Two Levels
Parking Options

169 + 175 ROSA L. PARKS

BUILDING OVERVIEW

BUILDING HIGHLIGHTS

Colliers International is pleased to present the 169 Rosa L. Parks building for lease. The first floor offers 6,000-square-feet of finished and move in ready space with short-term lease options available.

Originally constructed in the early 1920s, the commercial structure is exceptionally well-located with 2 primary street frontages along Rosa L Parks Boulevard and 9th Avenue North.

The property is immediately across from new US Federal Courthouse site to the East and the 18 acre mixed-use Nashville Yards, including the Grand Hyatt Hotel, the Amazon Office Towers, and AEG retail and entertainment complex to the west.

The facilities are within a short walk of the Fifth + Broadway mixed use development, The Avenue of the Arts, Broadway Entertainment District, Music City Center, Bridgestone Arena, and much more.

Excellent access to all major downtown corridors, West End, The Gulch, and interstates.

BUILDING INFO

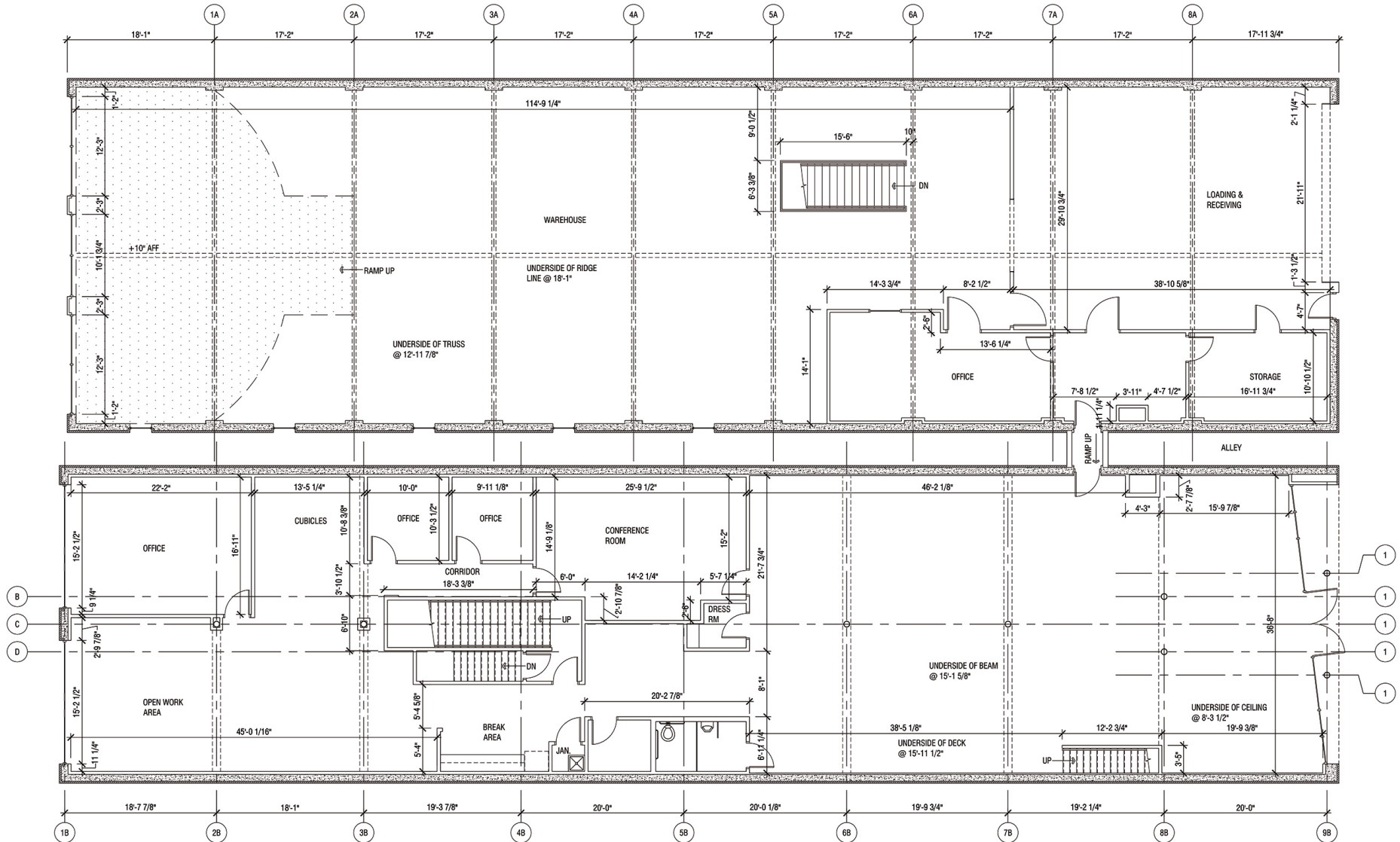
ADDRESS	169 Rosa L. Parks Blvd.
AVAILABLE	6,000 SF 1st floor finished office space ±19,284 RSF On Three Levels Free-standing brick and wood frame construction; frontage on Rosa Parks Blvd. and 9th Avenue North and entrance to Nashville Yards community.
AMENITIES	Industrial structure offers open floor plan; flexibility for creative mixed retail or office. Current condition includes 1st Floor HVAC, finished restrooms, and mix of office and open space.
OPPORTUNITY	Short-term lease availability with covered parking in the adjacent 175 Rosa L. Parks building.

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ADDRESS	175 Rosa L. Parks Blvd.
AVAILABLE	Short-term expansion opportunity Free-standing brick and steel reinforced warehouse with drive-in door, large west facing windows, internal parking options.
OPPORTUNITY	Short-term uses may be considered in both 169 & 175 Rosa L. Parks buildings. Call agent for development opportunities.

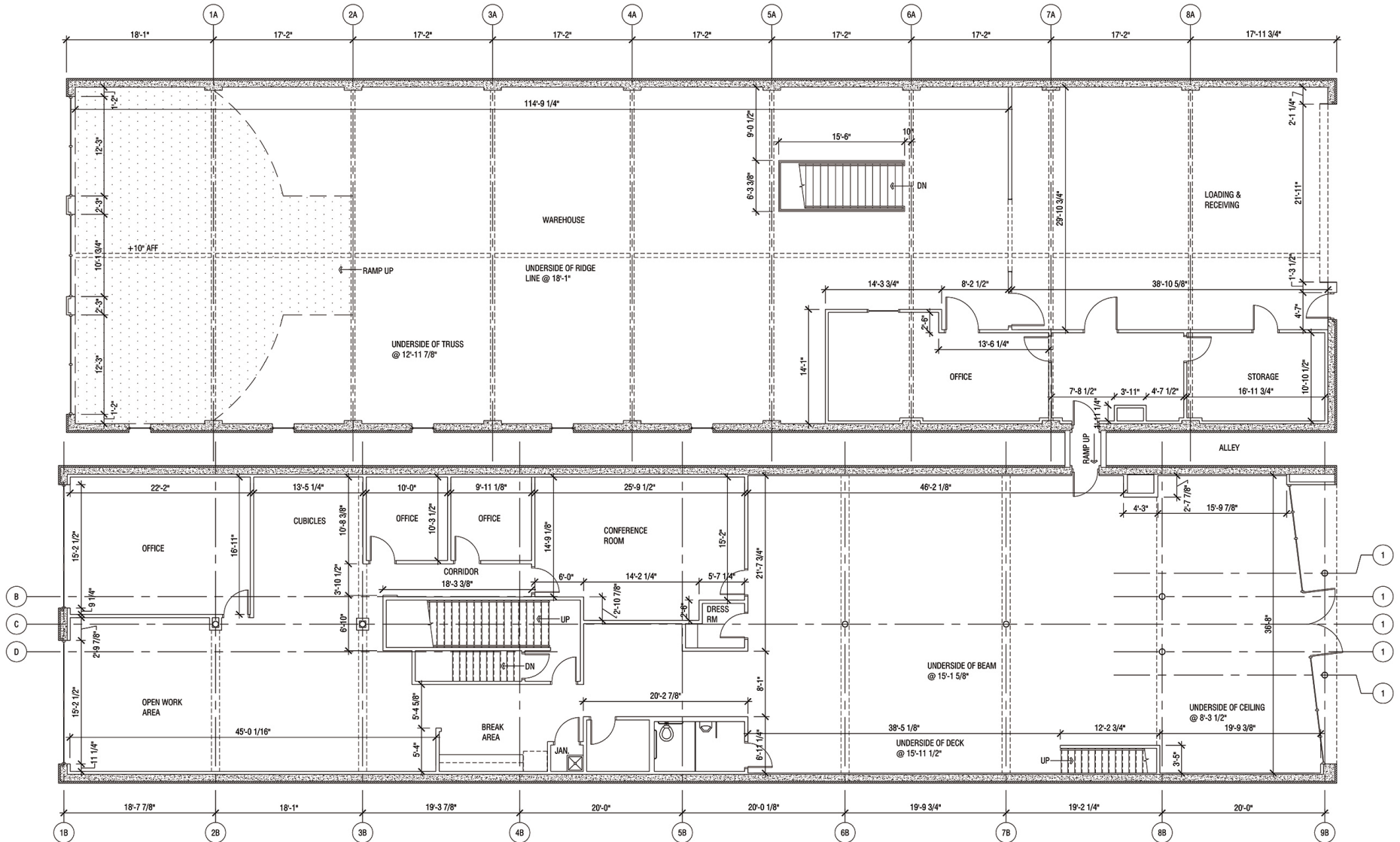
169 + 175 ROSA L. PARKS BUILDING FLOORPLAN

LOWER LEVEL - 9Th Avenue Entrance



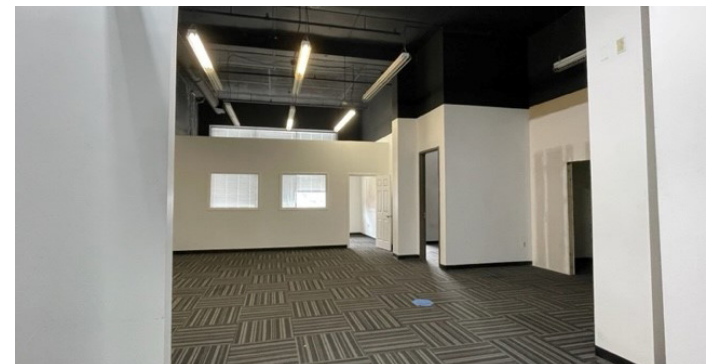
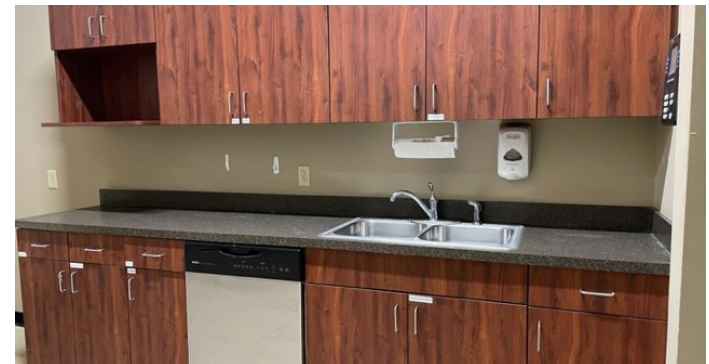
169 + 175 ROSA L. PARKS BUILDING FLOORPLAN

FIRST FLOOR - Rosa L. Parks Blvd. Entrance



169 ROSA L. PARKS

BUILDING INTERIORS



175 ROSA L. PARKS

BUILDING IMAGES



NASHVILLE YARDS

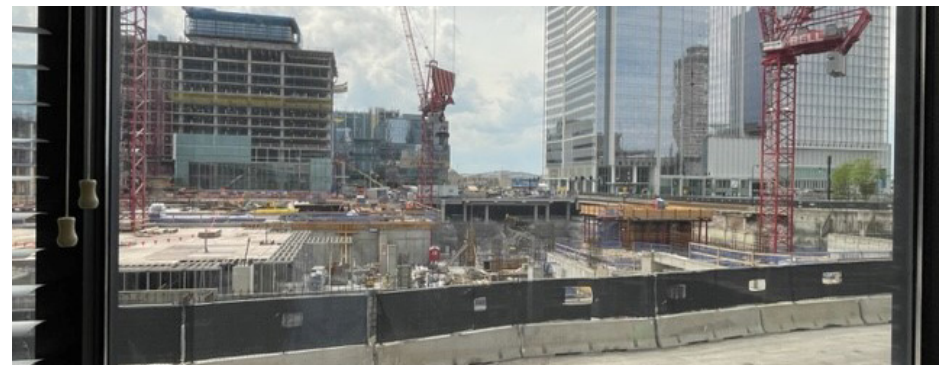
PROJECT PROXIMITY



Amazon HQ



Grand Hyatt



DOWNTOWN OVERVIEW

ADJACENT DEVELOPMENTS



DOWNTOWN OVERVIEW

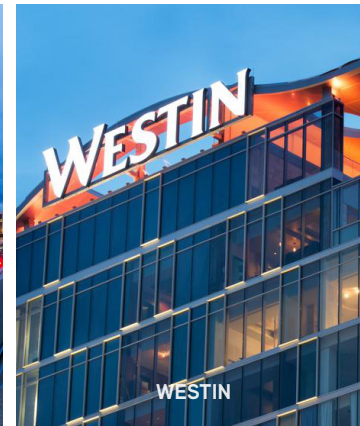
DOWNTOWN ATTRACTIONS



FEDERAL COURTHOUSE



MUSIC CITY CENTER



WESTIN



BRIDGESTONE ARENA EXPANSION



21 C MUSEUM | HOTEL



RYMAN AUDITORIUM



PUCKETT'S ON CHURCH STREET



NASHVILLE YARDS

DEMOGRAPHIC SUMMARY

63,952

Daytime Population
Downtown

121,428

Daytime Population
Within a 2 Mile Radius

64,400

Population Within a
2 Mile Radius

5 HOTELS

1,101 ROOMS
under construction

2,104

RESIDENTIAL UNITS
under construction

RESIDENTIAL

15,111

Existing Downtown
Residential Units

4,852

Downtown Residential
Units Under Construction

16,000

Residents Projected
By End of 2022

TOURISM

\$8.8B

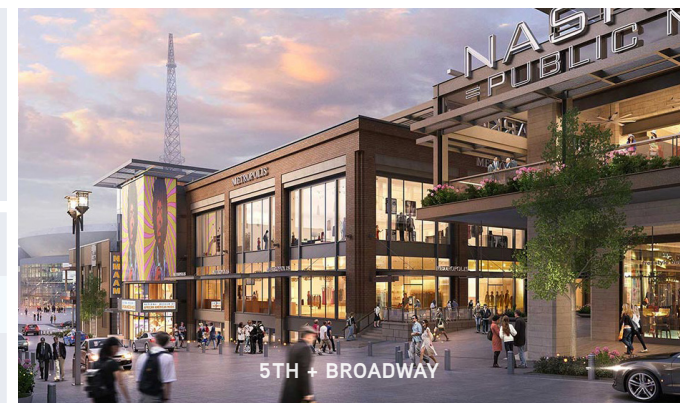
In Direct Visitor
Spending

14.9M

Visitors in 2022

\$284

Average Visitor
Spending/Person/Day



5TH + BROADWAY

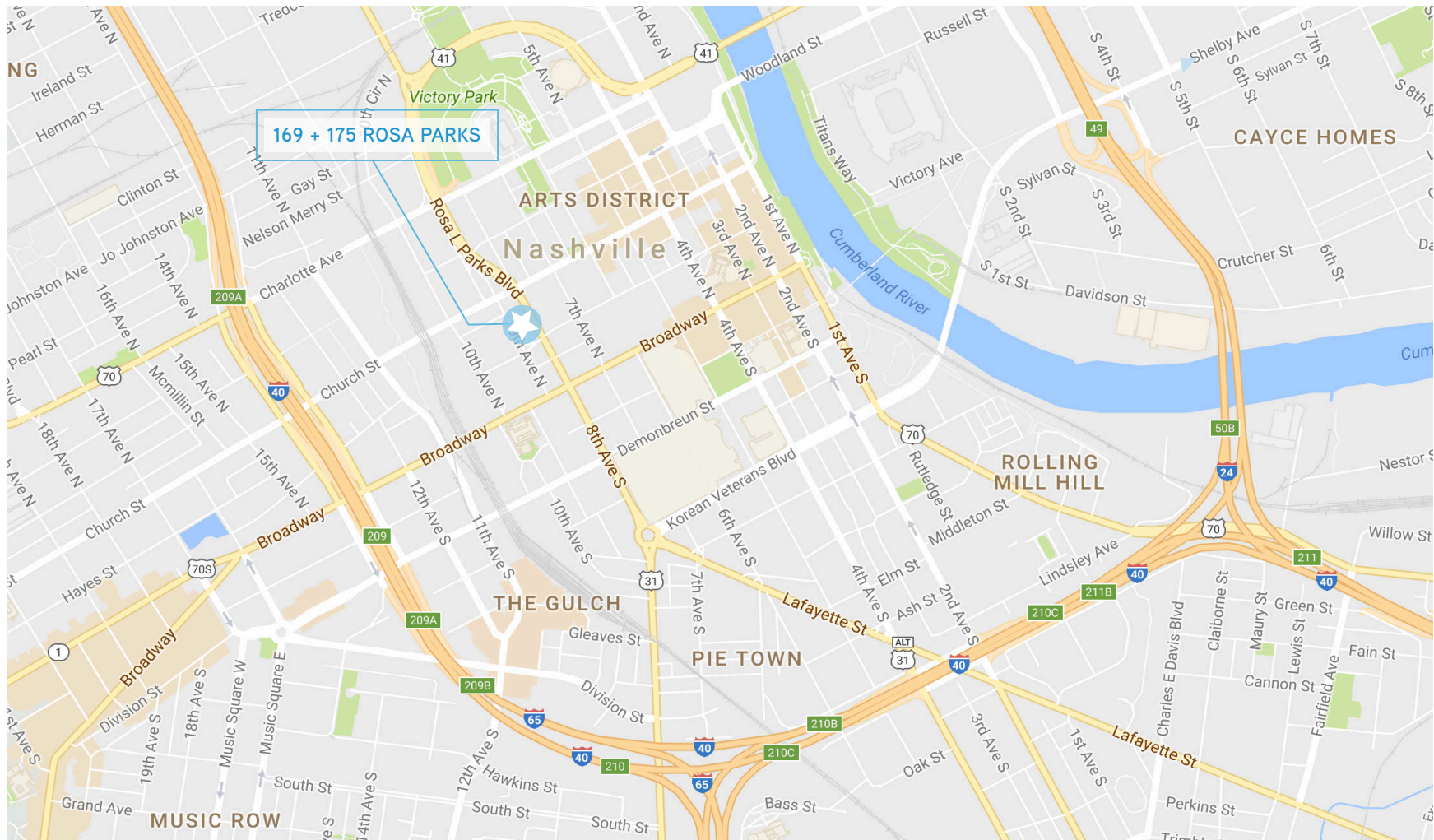
DOWNTOWN OVERVIEW

DOWNTOWN ATTRACTIONS



LOCATION MAP

DOWNTOWN NASHVILLE





DEVELOPMENT SITE
NASHVILLE YARDS

169 + 175
Rosa L Parks Blvd

DEVELOPMENT SITE
38 STORY
RESIDENTIAL TOWER



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