



# BOWTRUSS

## BUILDING

1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE

| 15,442 SF AVAILABLE

| OFFICE SPACE IN GERMANTOWN

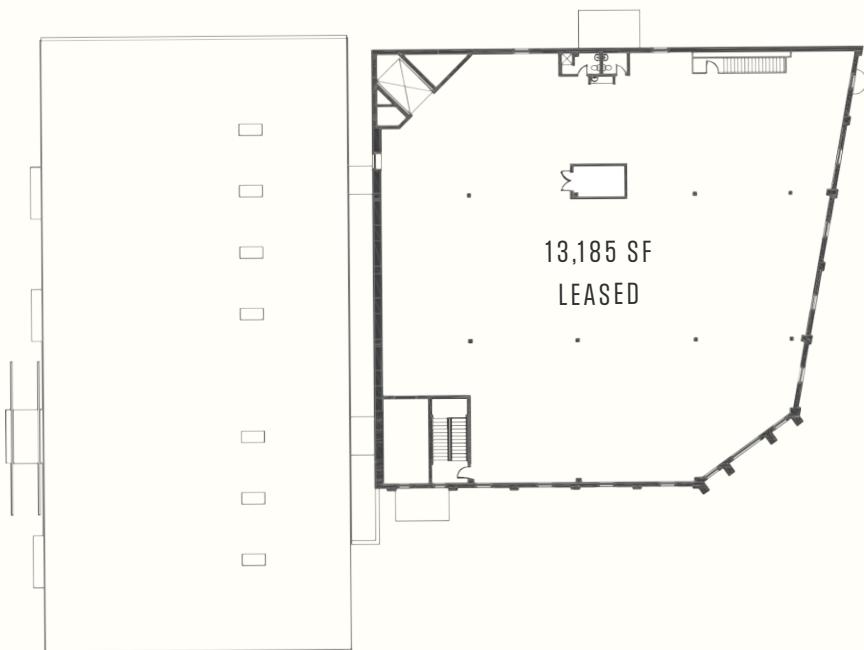
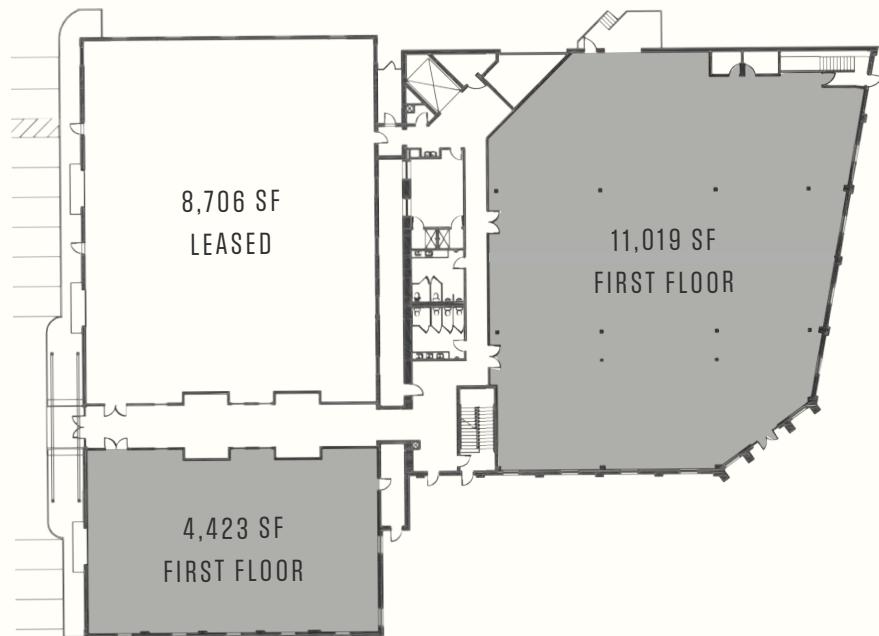
**BOWTRUSS**  
BUILDING  
Germantown

BOWTRUSS BUILDING

1001 THIRD AVE. NORTH

NASHVILLE, TN





## Building Highlights



**15,442 SF TOTAL**  
Office or Retail  
Space Available



**LARGE WINDOWS & SKYLIGHTS:**  
Providing an Abundance of  
Natural Light



**CLASS A CREATIVE DESIGN:**  
While Maintaining the Building's  
Character and Design



**EXPOSED BRICK AND METAL  
BOW TRUSS BEAMS**



**EASE OF SURFACE PARKING:**  
Security System, Controlled Access,  
Video Monitoring and Secure Parking



**OPEN SPACE:**  
That Encourages Collaboration  
With Private Offices

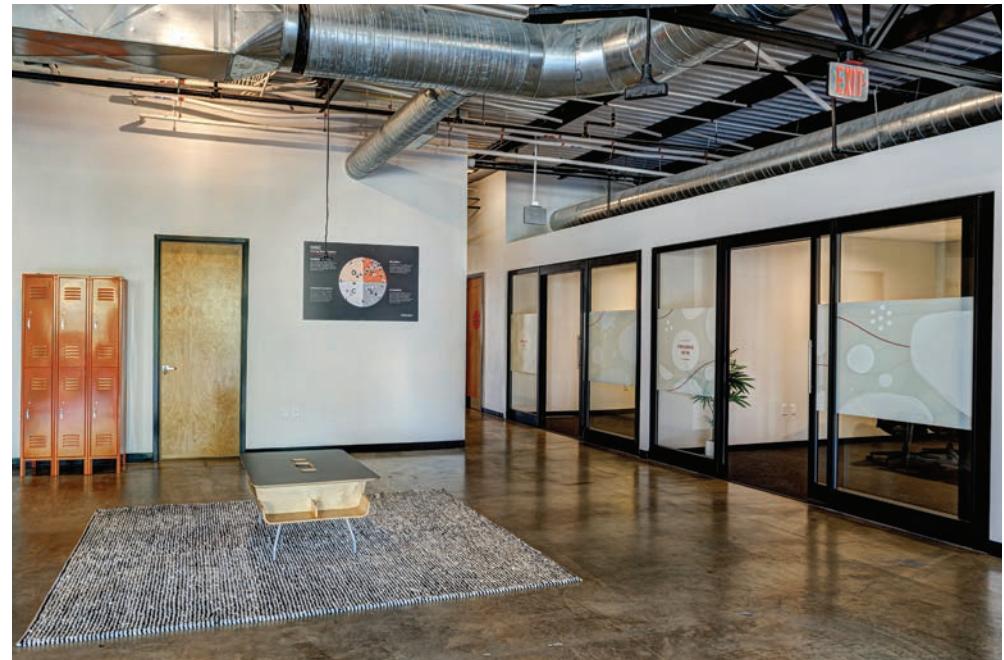


**FITNESS CENTER:**  
That Promotes a Healthy Work-Life  
Balance for Tenants

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1001 THIRD AVE. NORTH

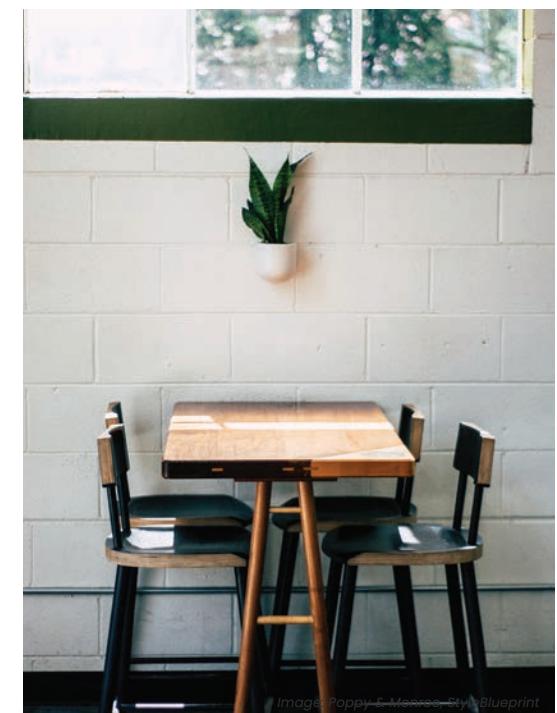
NASHVILLE, TN

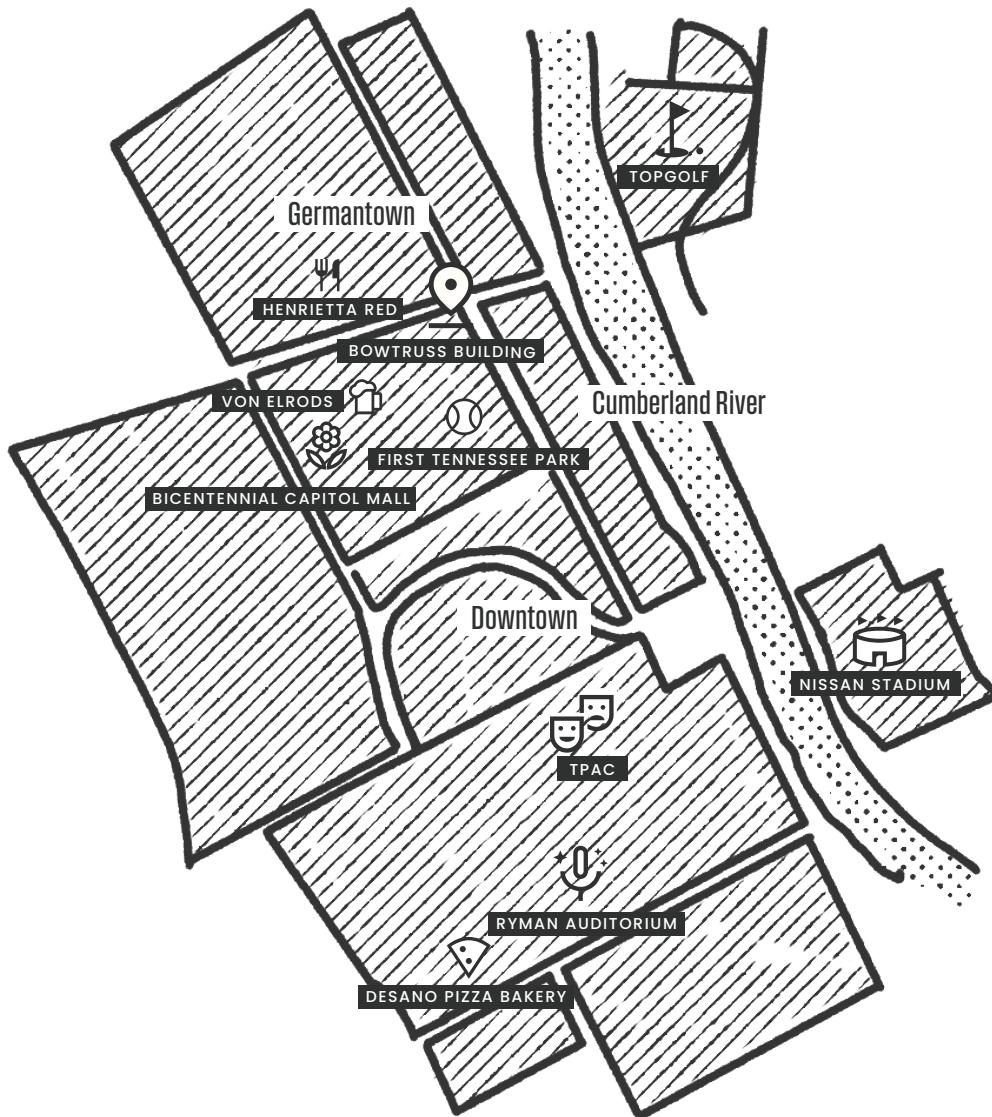


# Germantown

Nashville's first residential subdivision, Germantown is arguably Nashville's most authentic urban neighborhood. The BowTruss Building offers business owners – and their team members – unique access to Germantown's energy, excitement, and authenticity.

Today, Germantown is a thriving neighborhood in the heart of Nashville with a mix of residential and commercial buildings. The BowTruss Building's Germantown location means ease of access and proximity to Downtown Nashville and many of the city's most popular destinations. Germantown is home to a variety of businesses and attractions, including superb restaurants, coffee shops and boutiques. Some popular establishments include Brooklyn Bowl, Geist, City House, The Optimist, and Barista Parlor.

Image: Poppy & Monroe, Style Blueprint



# Unparalleled Access

## ATTRACTI0NS:

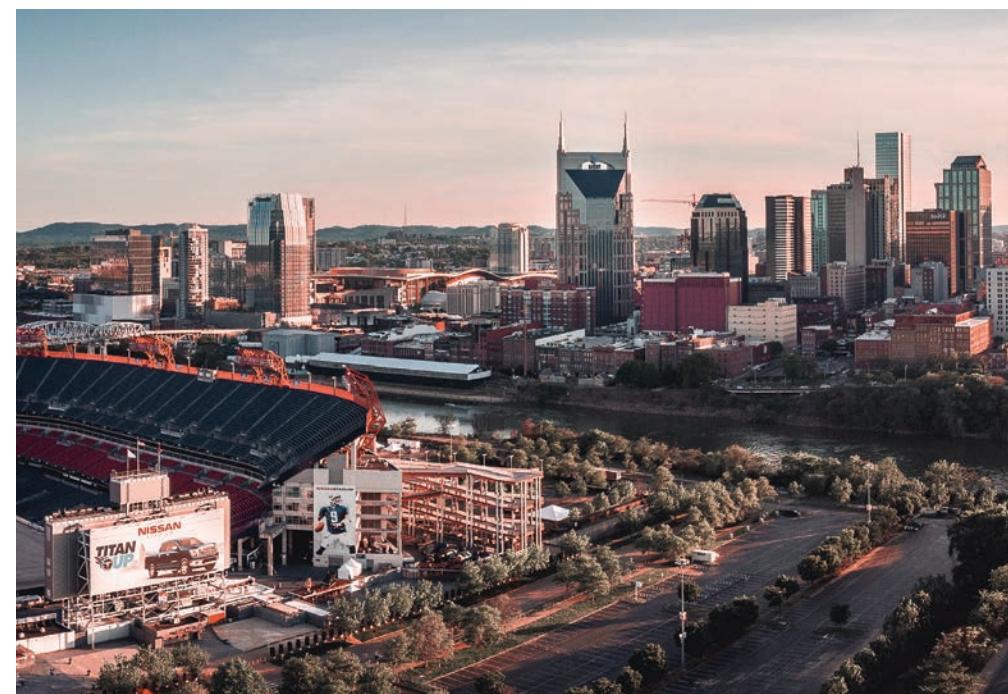
Morgan Park - 5 min walk  
 Cumberland Greenway Park - 3 min drive  
 Bicentennial Capitol Mall - 4 min walk  
 First Tennessee Park - 1 min walk  
 Farmers Market - 8 min walk  
 Tennessean State Museum - 8 min walk  
 Nissan Stadium - 5 min drive

## ENTERTAINMENT:

Tennessee Performing Arts Center - 5 min drive  
 Downtown Broadway - 7 min drive  
 Bridgestone Arena - 8 min drive  
 Ascend Amphitheater - 6 min drive  
 Ryman Auditorium - 8 min drive  
 Marathon Village - 6 min drive

## HOSPITALITY & RETAIL:

Brooklyn Bowl - 2 min walk  
 Geist - 1 min walk  
 The Optimist - 10 min walk  
 5th & Taylor - 11 min walk  
 Rolf & Daughters - 5 min drive  
 Steadfast Coffee - 1 min walk  
 City House - 6 min walk  
 312 Pizza Company - 7 min walk  
 Henrietta Red - 5 min walk  
 Barista Parlor - 7 min walk  
 Taco Mamacita - 9 min walk  
 Neighbors Sports Bar - 1 min walk  
 DeSano Pizza Bakery - 9 min drive  
 Von Elrod's Beer & Hall Kitchen - 2 min walk



# For Leasing Inquiries:

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