

BOWTRUSS

BUILDING

1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE | 15,442 SF AVAILABLE | OFFICE SPACE IN GERMANTOWN

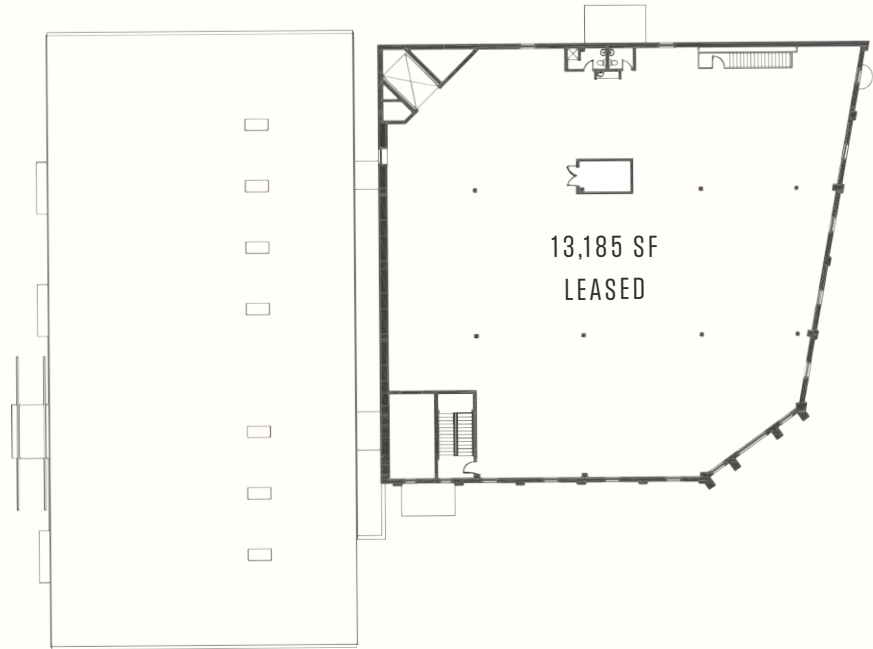
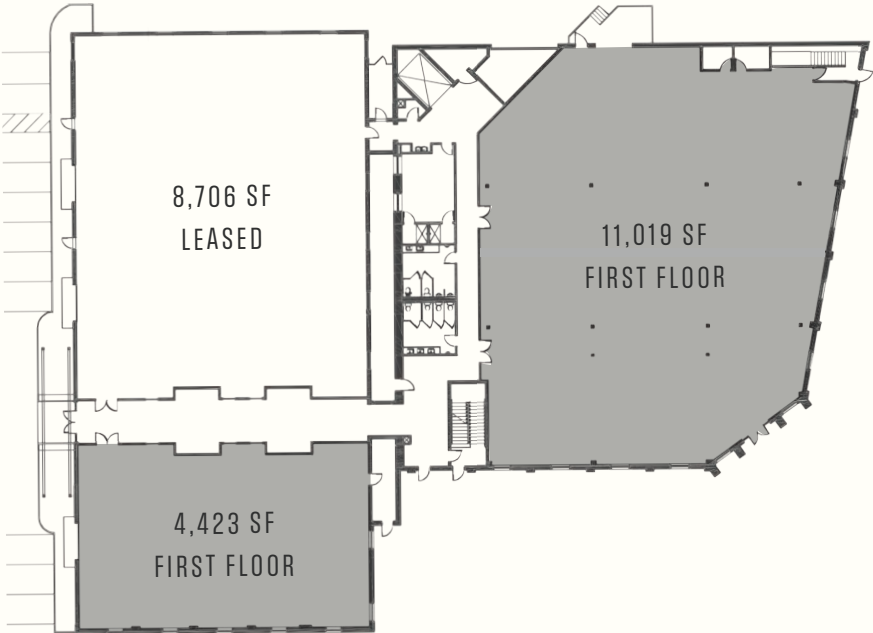


BOWTRUSS BUILDING

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



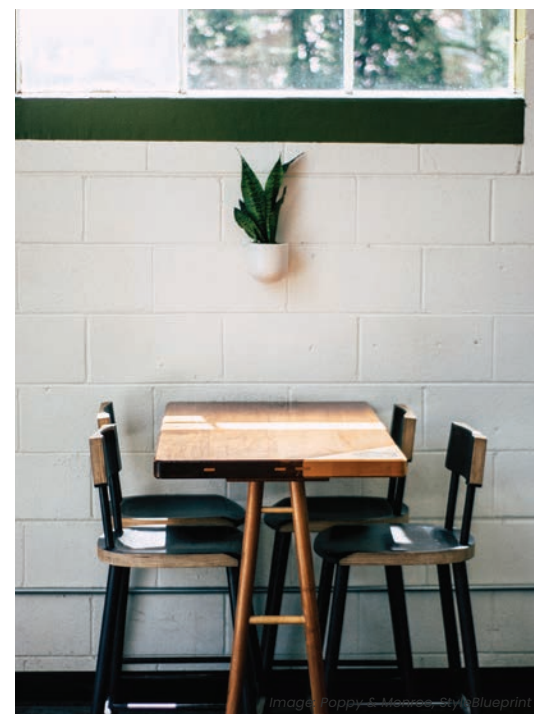
FITNESS CENTER:
That Promotes a Healthy Work-Life
Balance for Tenants

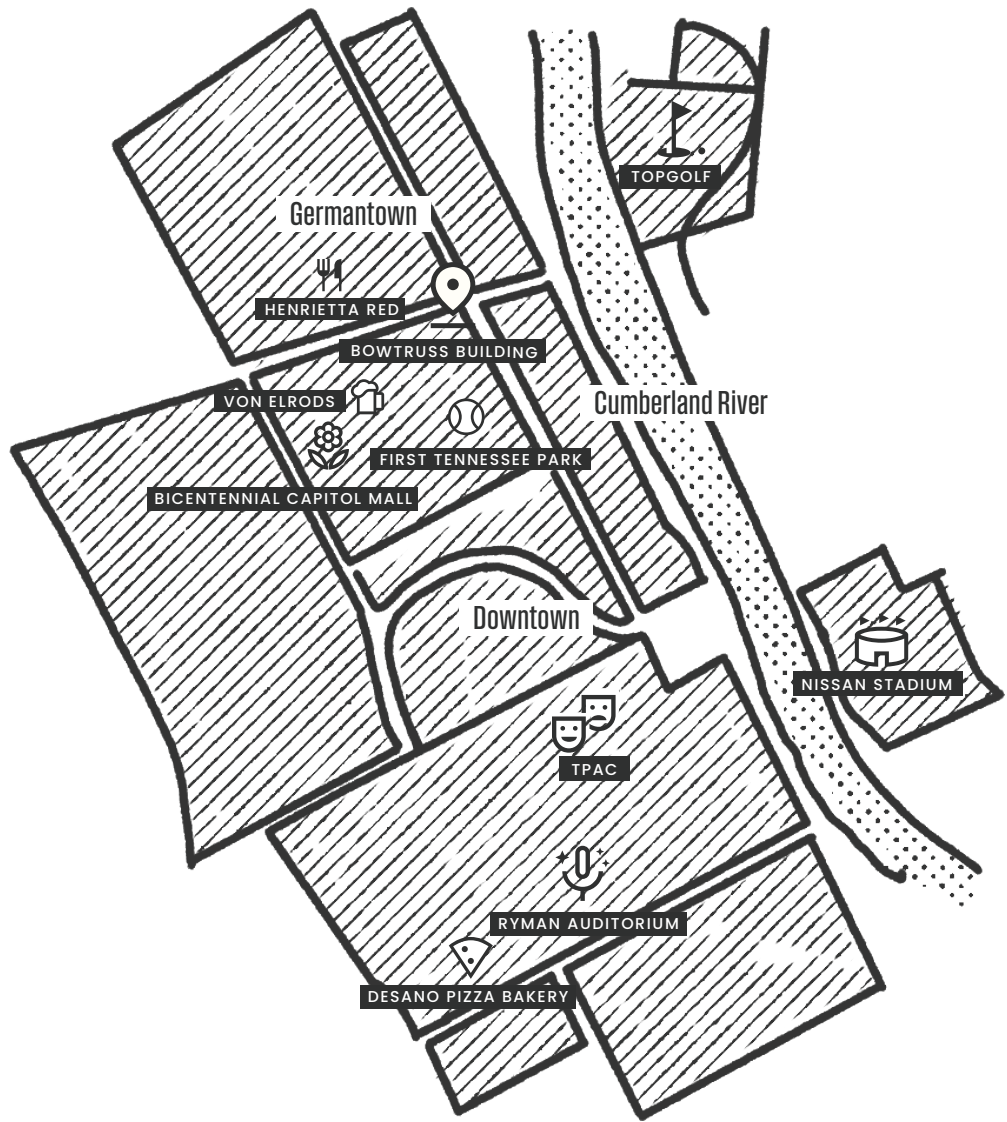


Germantown

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.





7 MINUTES
Downtown

4 MINUTES
East Bank

9 MINUTES
The Gulch

11 MINUTES
Midtown

Unparalleled Access

ATTRACTIONS:

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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