



# BOWTRUSS BUILDING

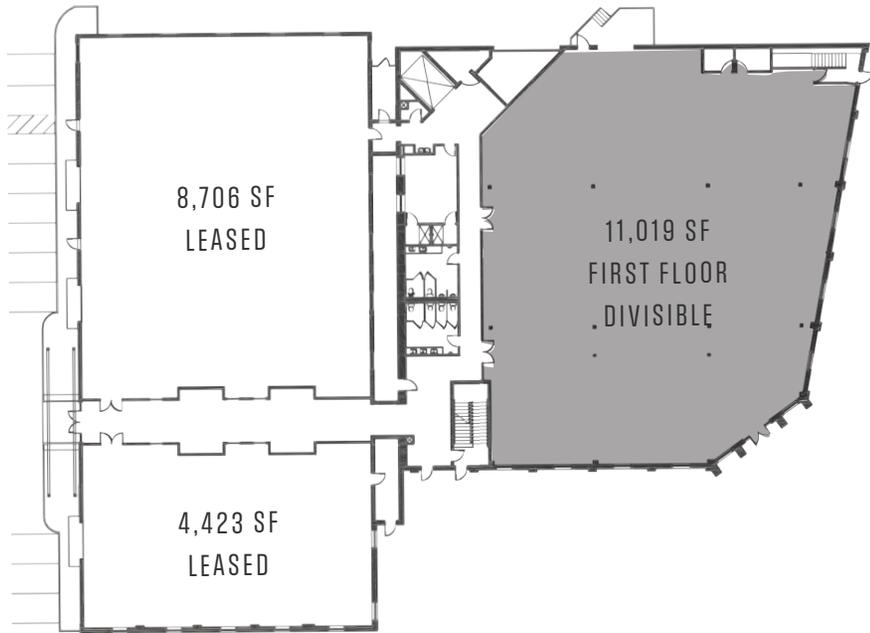
1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE

| 1,684 - 11,019 SF AVAILABLE

| OFFICE SPACE IN GERMANTOWN







# Building Highlights



**1,684 - 11,019 SF**  
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



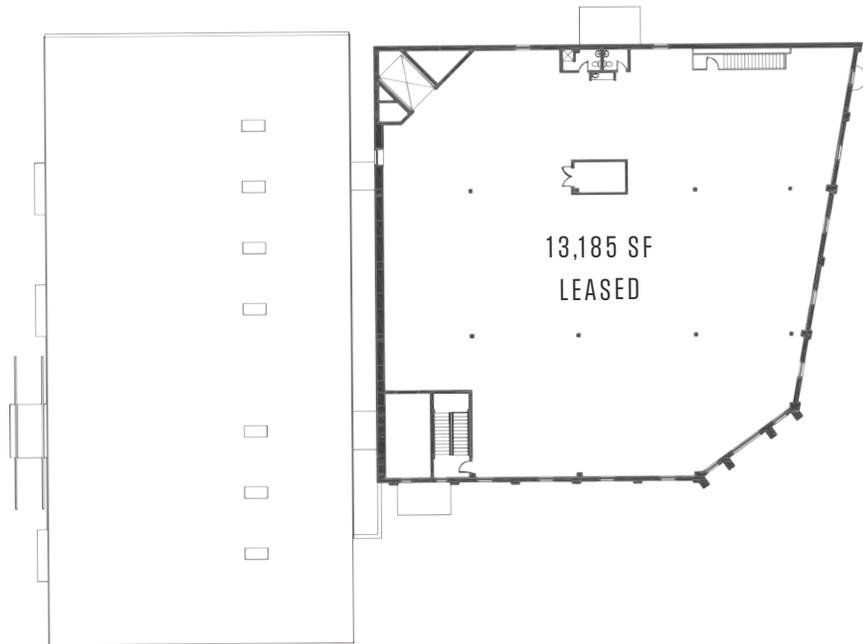
**OPEN SPACE:**

That Encourages Collaboration  
With Private Offices

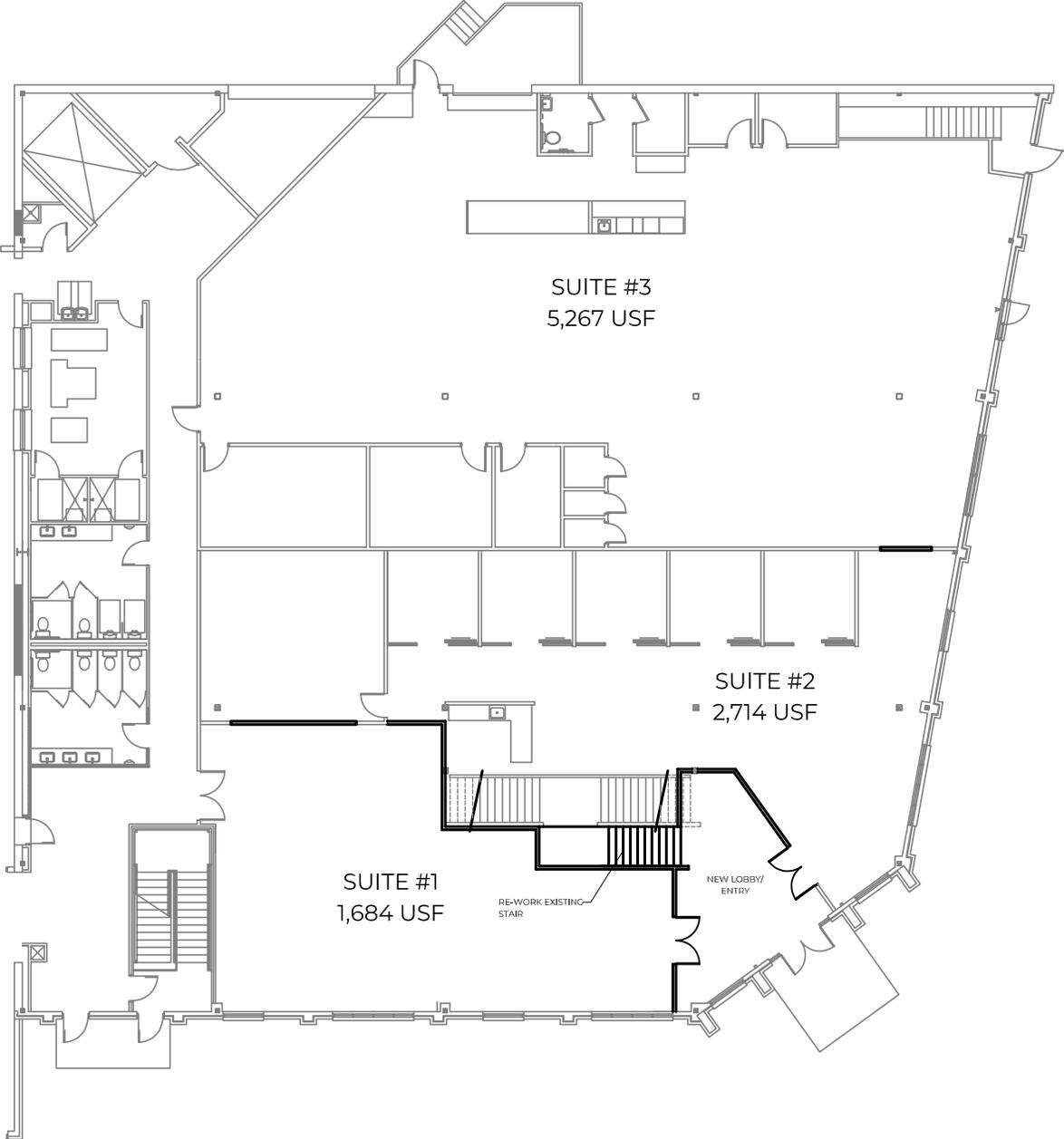


**FITNESS CENTER:**

That Promotes a Healthy Work-Life  
Balance for Tenants



# First Floor

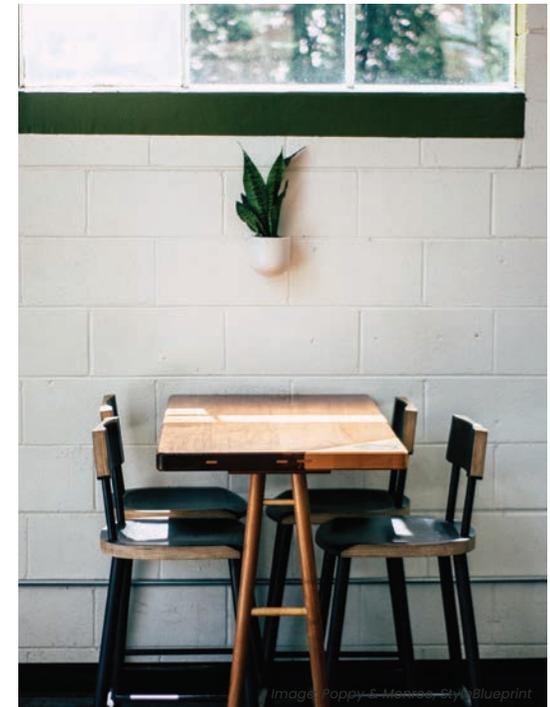


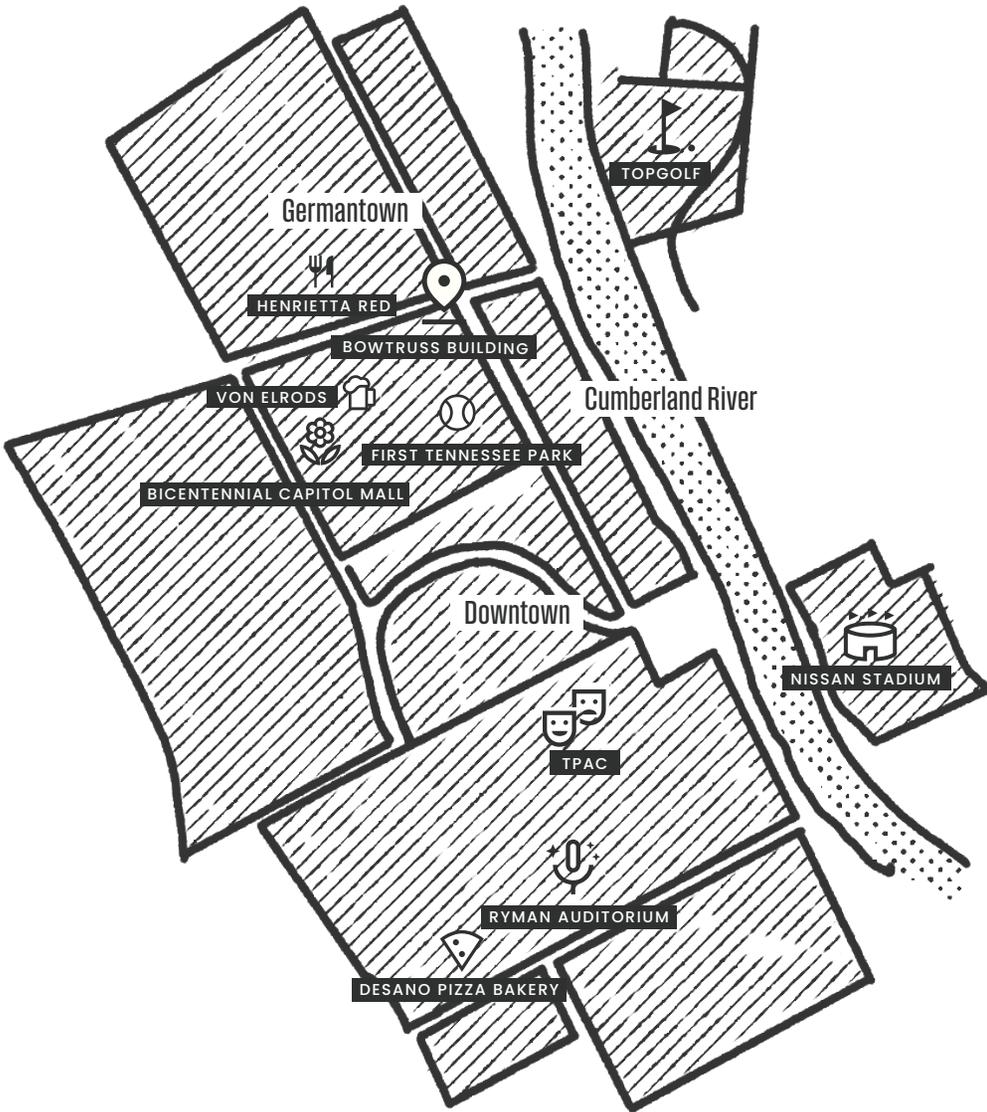


# Germantown

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.





# 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
- Tennessee State Museum - 8 min walk
- Nissan Stadium - 5 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

## 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



**7 MINUTES**  
Downtown

**4 MINUTES**  
East Bank

**9 MINUTES**  
The Gulch

**11 MINUTES**  
Midtown

# For Leasing Inquiries:

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