



BOWTRUSS BUILDING

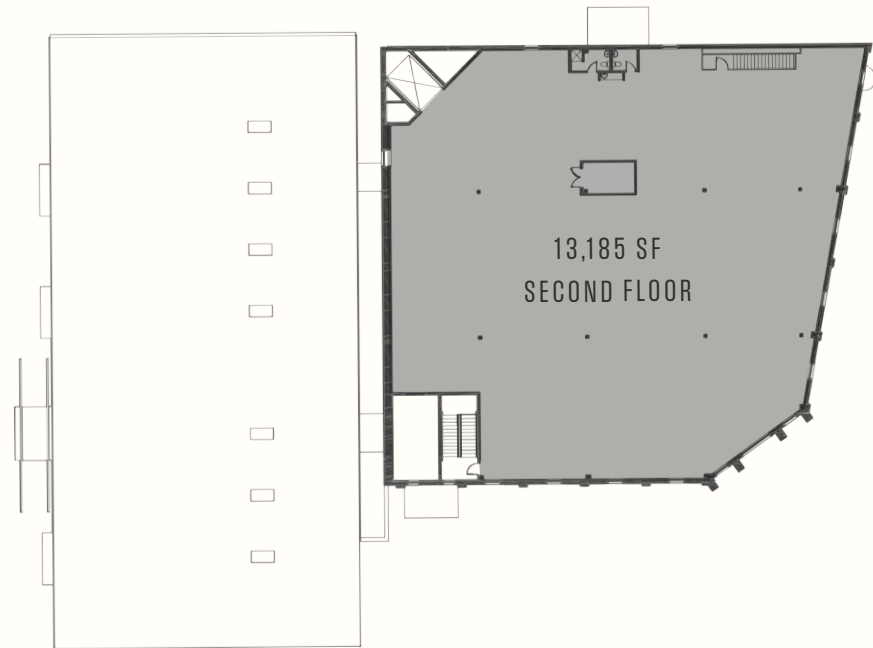
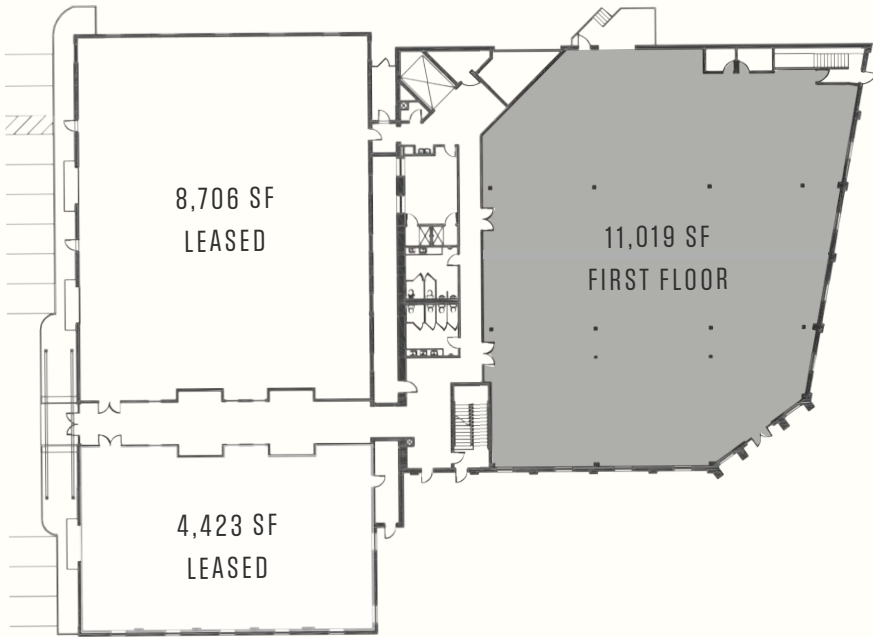
1001 THIRD AVE. NORTH NASHVILLE, TENNESSEE

| 24,204 SF AVAILABLE

| TWO-STORY OFFICE SPACE IN GERMANTOWN







Building Highlights



24,204 SF:
Two-Story 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:

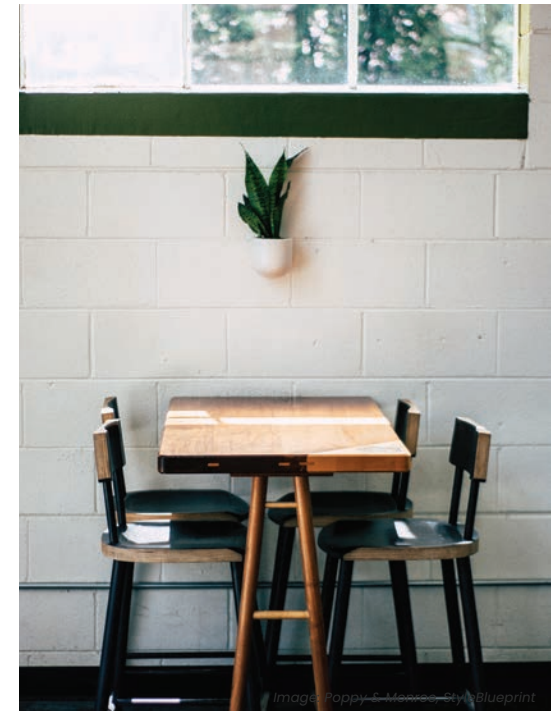
That Promotes a Healthy Work-Life
Balance for Tenants

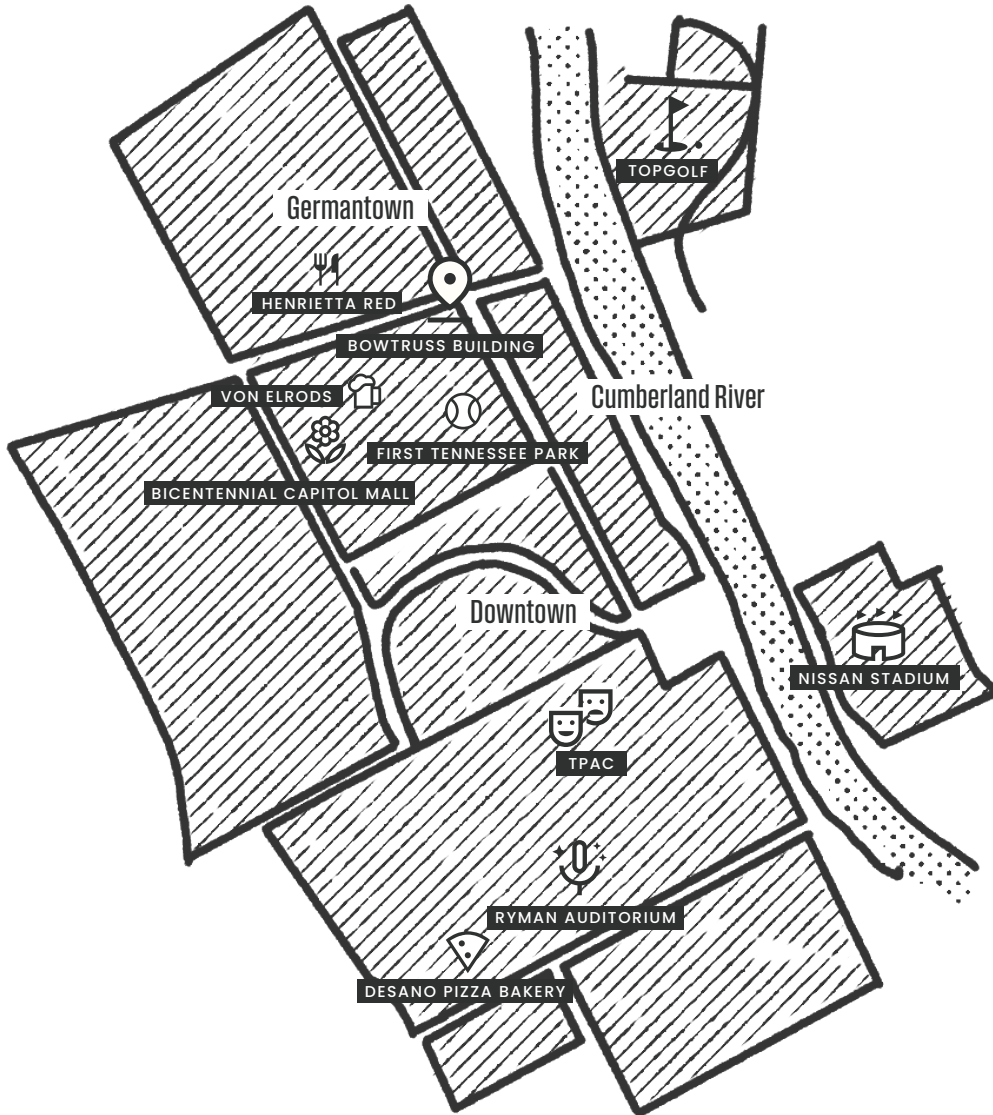


Germantown

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.





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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