

wework

211 COMMERCE

NASHVILLE CBD



OFFERING SUMMARY



211 COMMERCE

211 Commerce St.
NASHVILLE, TN 37201



229,237
RENTABLE BUILDING AREA



2.0 / 1,000 SF
PARKING RATIO



95
WALK SCORE



22,000 SF
AVG. FLOOR PLATES



2000
VINTAGE



THE ASSET

REPOSITION OPPORTUNITY IN THE HEART OF DOWNTOWN NASHVILLE *just one block off Broadway*

BOUTIQUE SIZE *ability for user to brand as their own*

HIGHLY EFFICIENT FLOOR PLATES *22,000 SF average floor plates with excellent window lines of the Nashville skyline*

ABOVE MARKET PARKING RATIO *rare, dedicated parking deck in Downtown Nashville providing 2.0 spaces / 1,000 SF*

VIEW CORRIDOR *irreplaceable views of the Cumberland River and CBD Nashville*

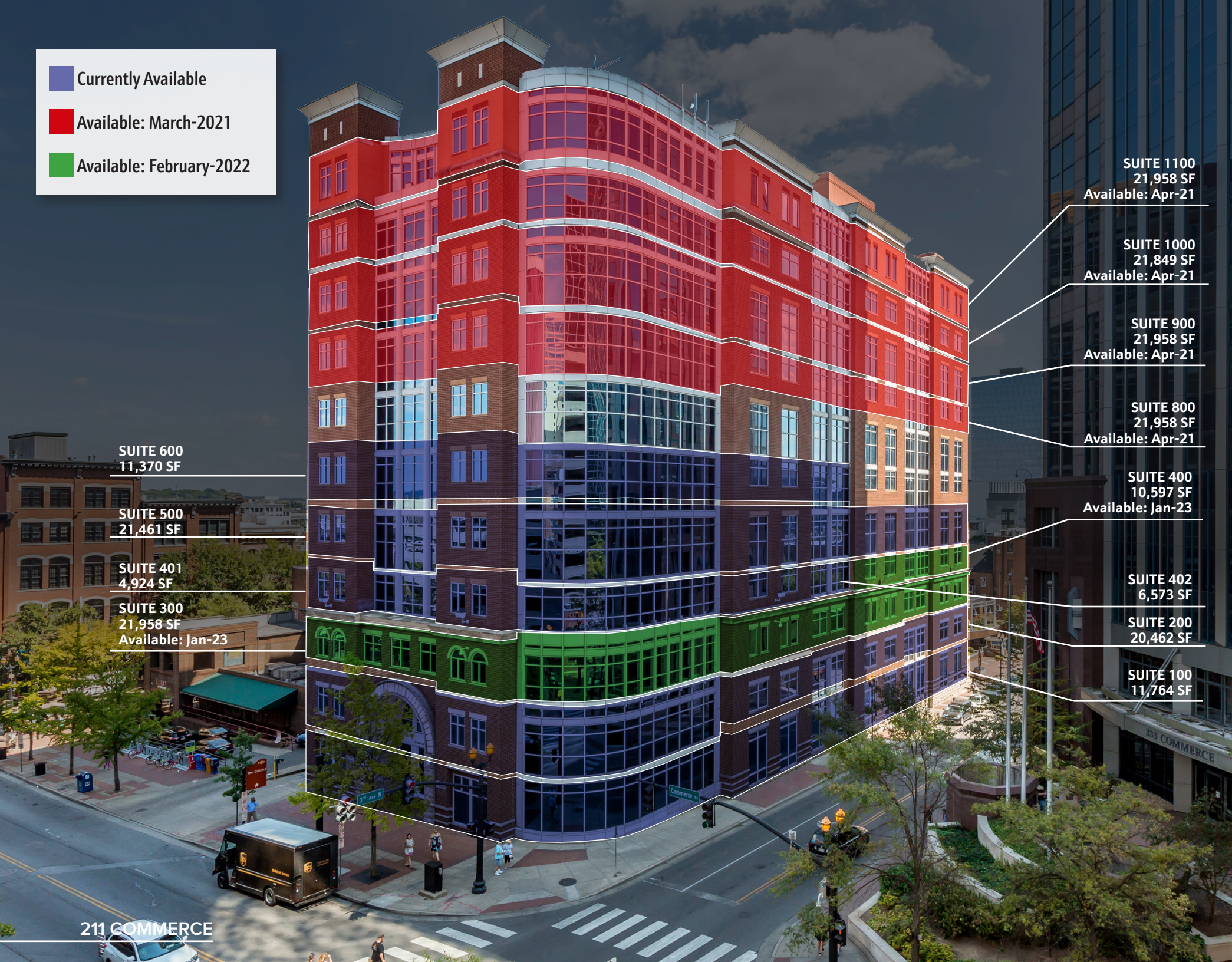
ACCESSIBILITY *exceptional access provided to Greater Nashville through multiple points of ingress / egress*

DOWNTOWN NASHVILLE AMENITY BASE *95 walk score, 180+ restaurants, 2,000+ hotel rooms*

HIGH GROWTH MARKET *4.3% Employment growth YOY, recent corporate relocations, low unemployment rate*

211 COMMERCE

- Currently Available
- Available: March-2021
- Available: February-2022



THE OPPORTUNITY

211 Commerce provides investors with the rare opportunity to reposition a 2000 vintage CBD Nashville office asset through renovations to the lobby, amenity areas, and tenant spaces. The Building's boutique size of 230,000 SF and highly visible, best in class signage will be attractive to tenants looking to solidify their brand in the city.





THE AMENITIES *WITHIN A 5-MINUTE WALK*

1.6 M
SQUARE FEET OF RETAIL

1,500+
EXISTING OR PROPOSED
MULTI-HOUSING UNITS

10+ miles
HIKE & BIKE TRAILS

Multiple
SPORTS & ENTERTAINMENT
VENUES

IDEAL LIVE | WORK | PLAY ATMOSPHERE IN THE HEART OF DOWNTOWN NASHVILLE

- ◆ Access to the Cumberland River Greenway just two blocks away from 211 Commerce - connecting the Property to over 10 miles of hike & bike trails.
- ◆ Walkable access to Bridgestone Arena, Nissan Stadium, Broadway, Music City Center, Ascend Amphitheatre, and future retail hubs like Fifth + Broadway
- ◆ Over 180 restaurants and bars in the surrounding area



THE ACCESS

MULTIPLE POINTS OF INGRESS / EGRESS
PROVIDING ACCESS TO GREATER NASHVILLE

- 3 mins. ♦ EAST NASHVILLE
- 6 mins. ♦ THE GULCH
- 5 mins. ♦ GERMANTOWN
- 7 mins. ♦ SOUTH NASHVILLE
- 12 mins. ♦ WEST END
- 12 mins. ♦ SYLVAN PARK
- 13 mins. ♦ THE NATIONS
- 14 mins. ♦ GREEN HILLS
- 18 mins. ♦ BELLE MEADE



THE MARKET

DOWNTOWN: NASHVILLE'S STRONGEST OFFICE SUBMARKET

2,900,000 SF

POSITIVE NET ABSORPTION (2013 - 2020 YTD)

92%

AVERAGE OCCUPANCY

(SINCE 2013) THE HIGHEST OF ANY SOUTHEAST SUBMARKET

6.3%

AVERAGE RENTAL RATE GROWTH (SINCE 2013)

7.6 M SF **CLASS A OFFICE INVENTORY**



THE CITY

RECENT EXPANSIONS, RELOCATIONS, AND HEADQUARTER LOCATIONS

Amazon
(1,000,000 SF)

Bridgestone
(514,000 SF)

Asurion
(551,000 SF)

Dollar General
(220,000 SF)

HCA
(1,000,000 SF)

Tractor Supply Co.
(260,000 SF)

Alliance Bernstein
(200,000 SF)

MARS Petcare
(118,000 SF)

Nissan
(460,000 SF)

“If you look at the data, the types of people moving to Nashville, there is certainly a wave of diversity of the talent base and certainly an emergence of that tech talent.”

(HOLLY SULLIVAN, HEAD OF REAL ESTATE AT AMAZON)

ACCOLADES & AWARDS

#1

METROPOLITAN POPULATION GROWTH
U.S. CENSUS BUREAU

#2

BEST INVESTMENT MARKET IN THE SOUTHEAST
ULI (2019)

#3

BEST INVESTMENT MARKET IN THE UNITED STATES
ULI (2019)

82

PEOPLE MOVING TO NASHVILLE DAILY

23,800

AVERAGE JOBS CREATED ANNUALLY



211 COMMERCE



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