

THE
**MOORE
BUILDING**
827 19TH AVENUE
NASHVILLE, TN



UP TO 143K SF AVAILABLE

Trophy Sublease Space

Occupancy

Available immediately

Lease Expiration

December 31, 2035

Demising Options

28,722 SF – 143,610 SF

Plug-and-Play

Furniture available for floors 12-15

Building Signage

Opportunity available

HQ Ready

Large top of building block with interconnecting stairwell

Unique Top Floor Opportunity

Double-clear height floor

Notable Design

Interior space designed by Gensler



143,610 SF
Available

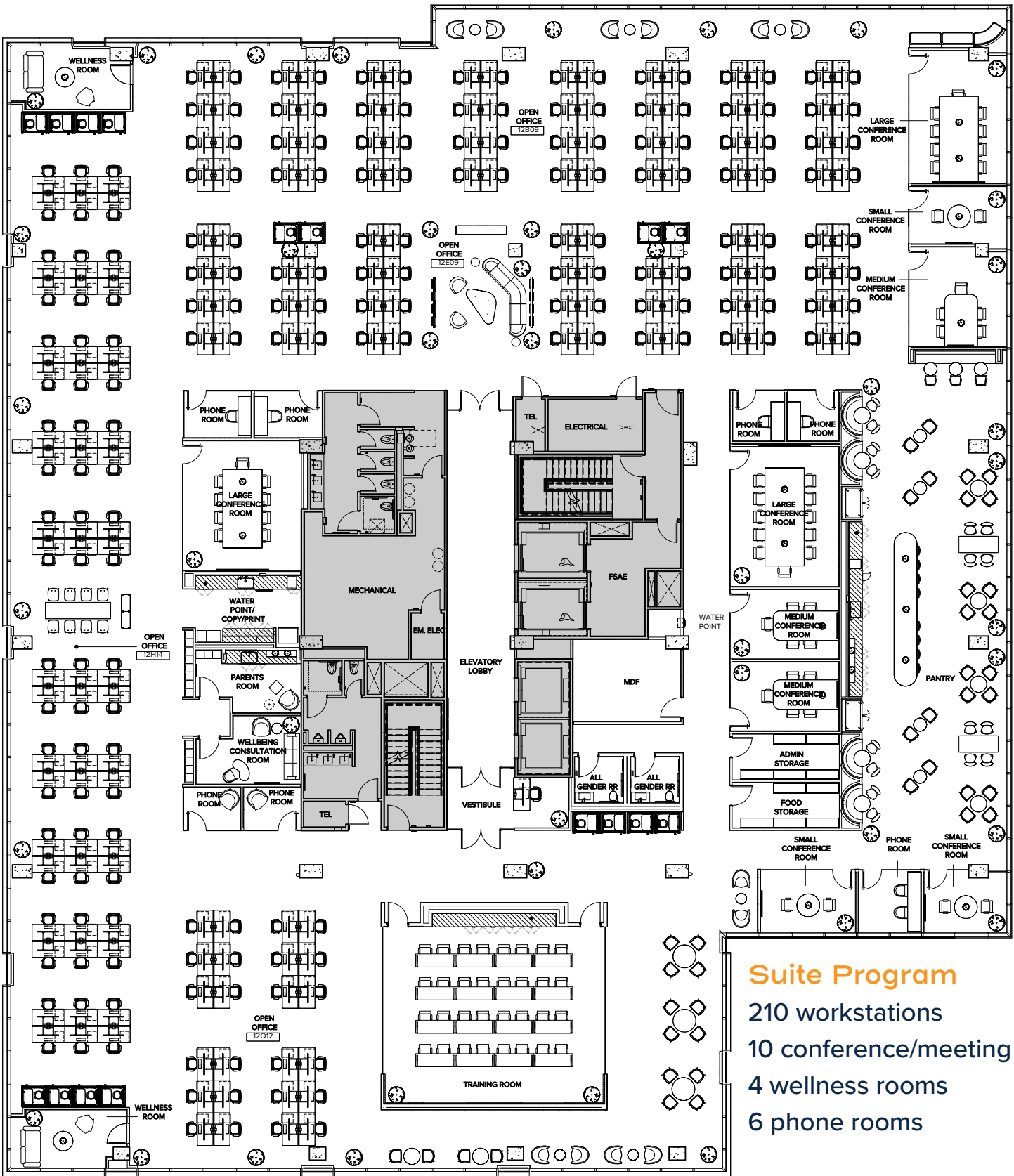
Total Sublease Programming

- 828 workstations
- 37 conference/meeting
- 15 wellness rooms
- 2 training rooms (32pp)

FULLY FURNISHED, PLUG & PLAY

12th Floor

Available as a full floor, combined with 13th floor or part of large top block.

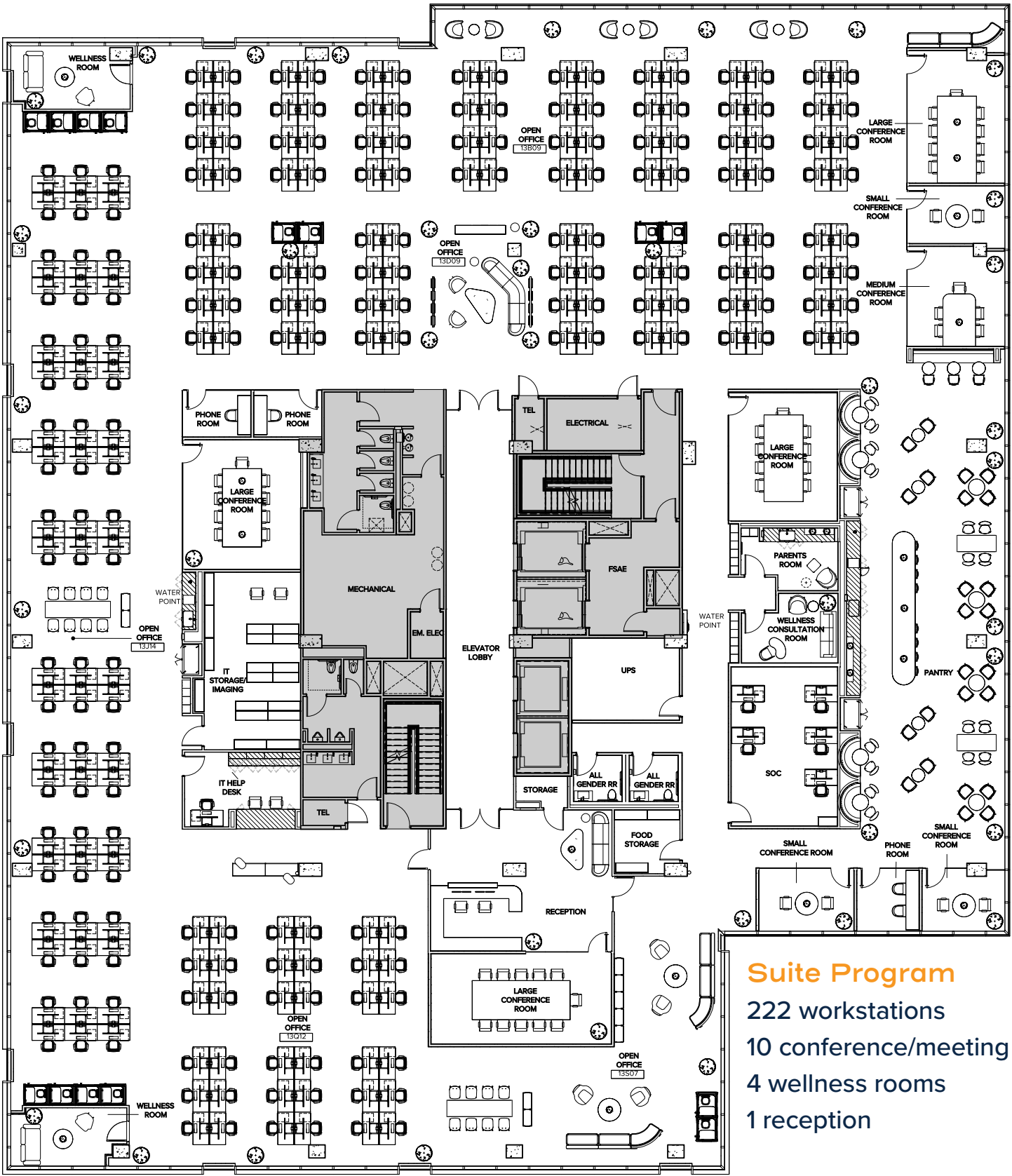


- Suite Program**
- 210 workstations
 - 10 conference/meeting
 - 4 wellness rooms
 - 6 phone rooms

FULLY FURNISHED, PLUG & PLAY

13th Floor

Available as a full floor, combined with 12th floor or part of large top block.

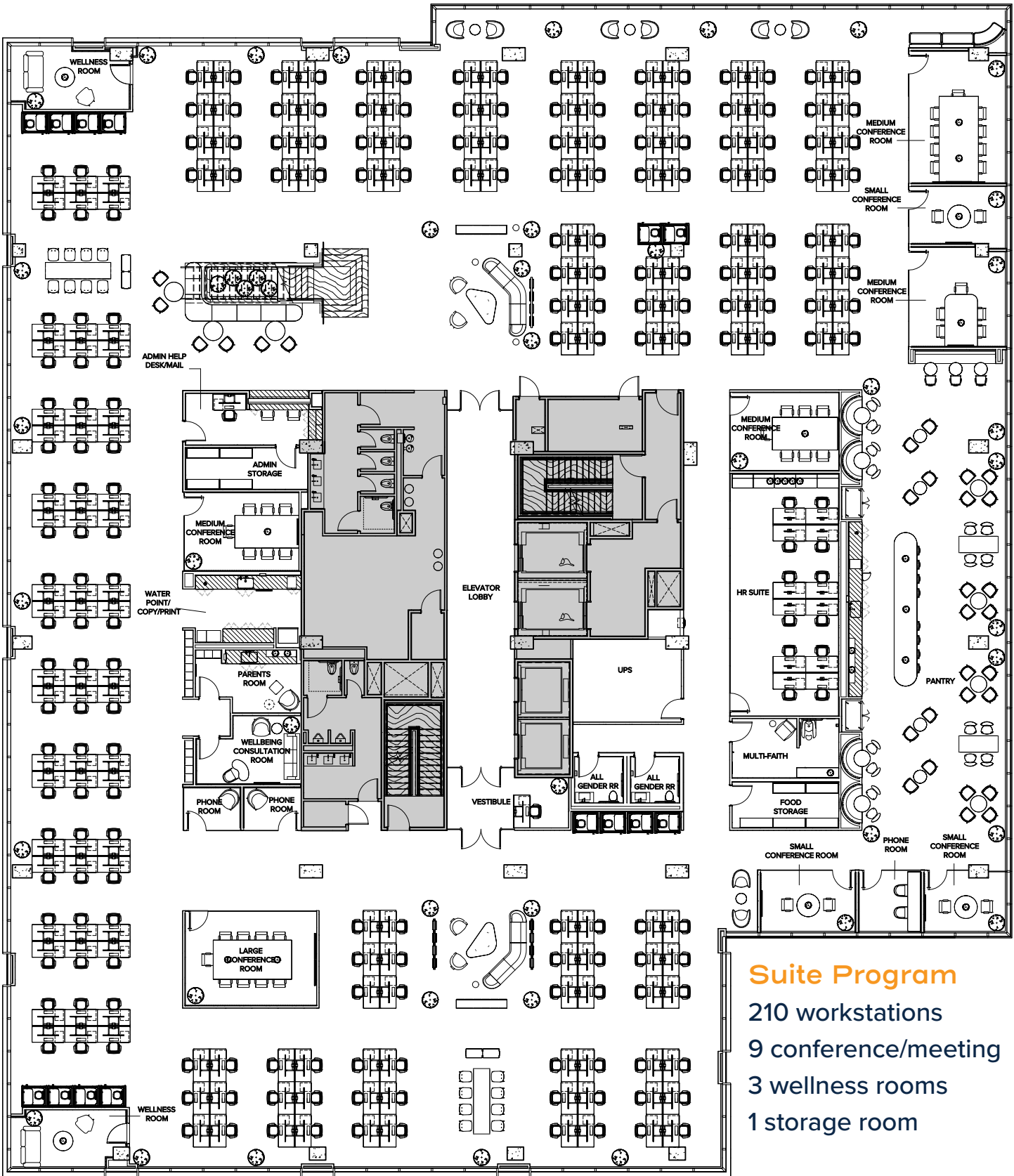


Suite Program
222 workstations
10 conference/meeting
4 wellness rooms
1 reception

FULLY FURNISHED, PLUG & PLAY

14th Floor

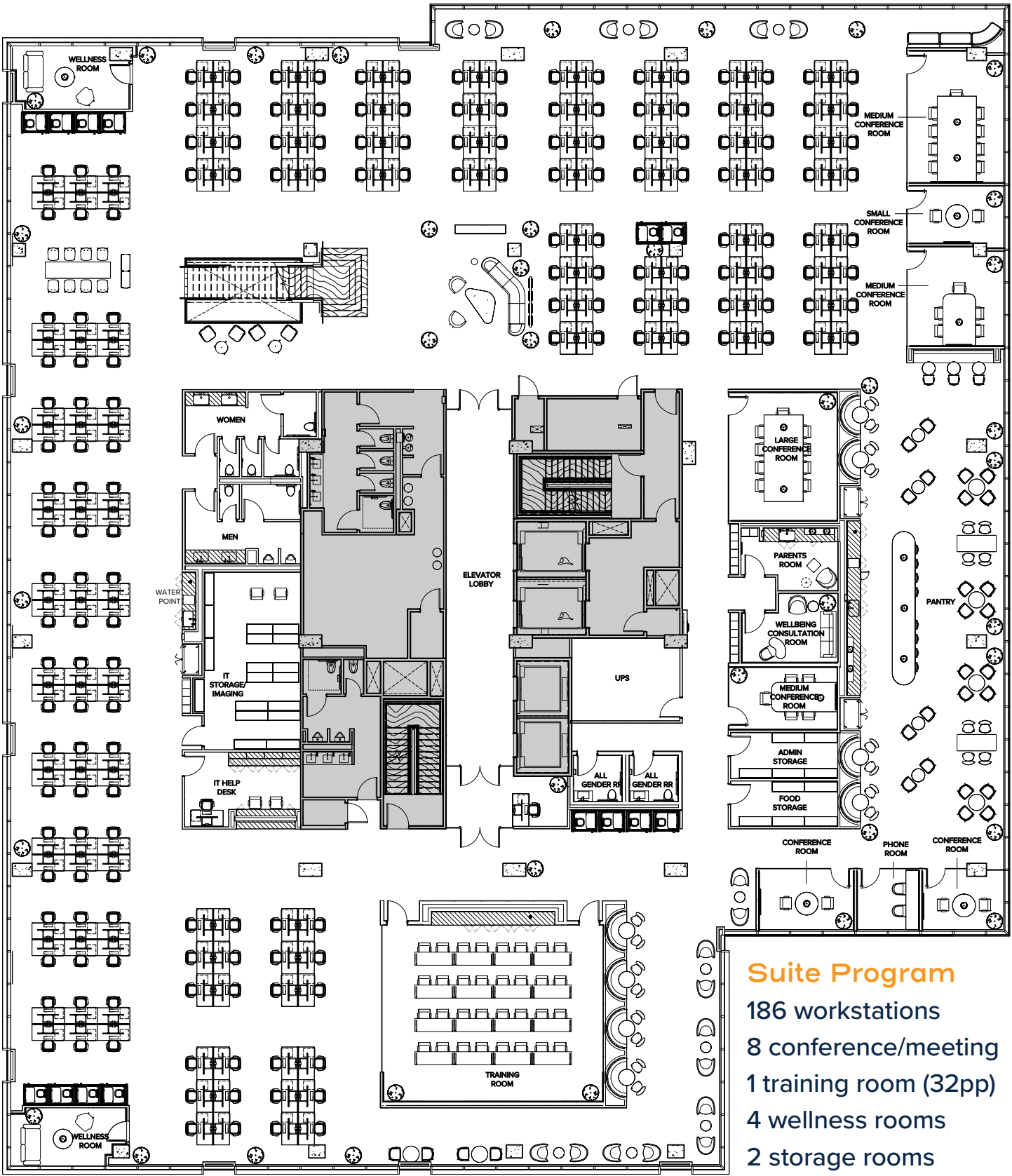
Internal stairwell connects floors 14, 15 & 16.



FULLY FURNISHED, PLUG & PLAY

15th Floor

Internal stairwell connects floors 14, 15 & 16.



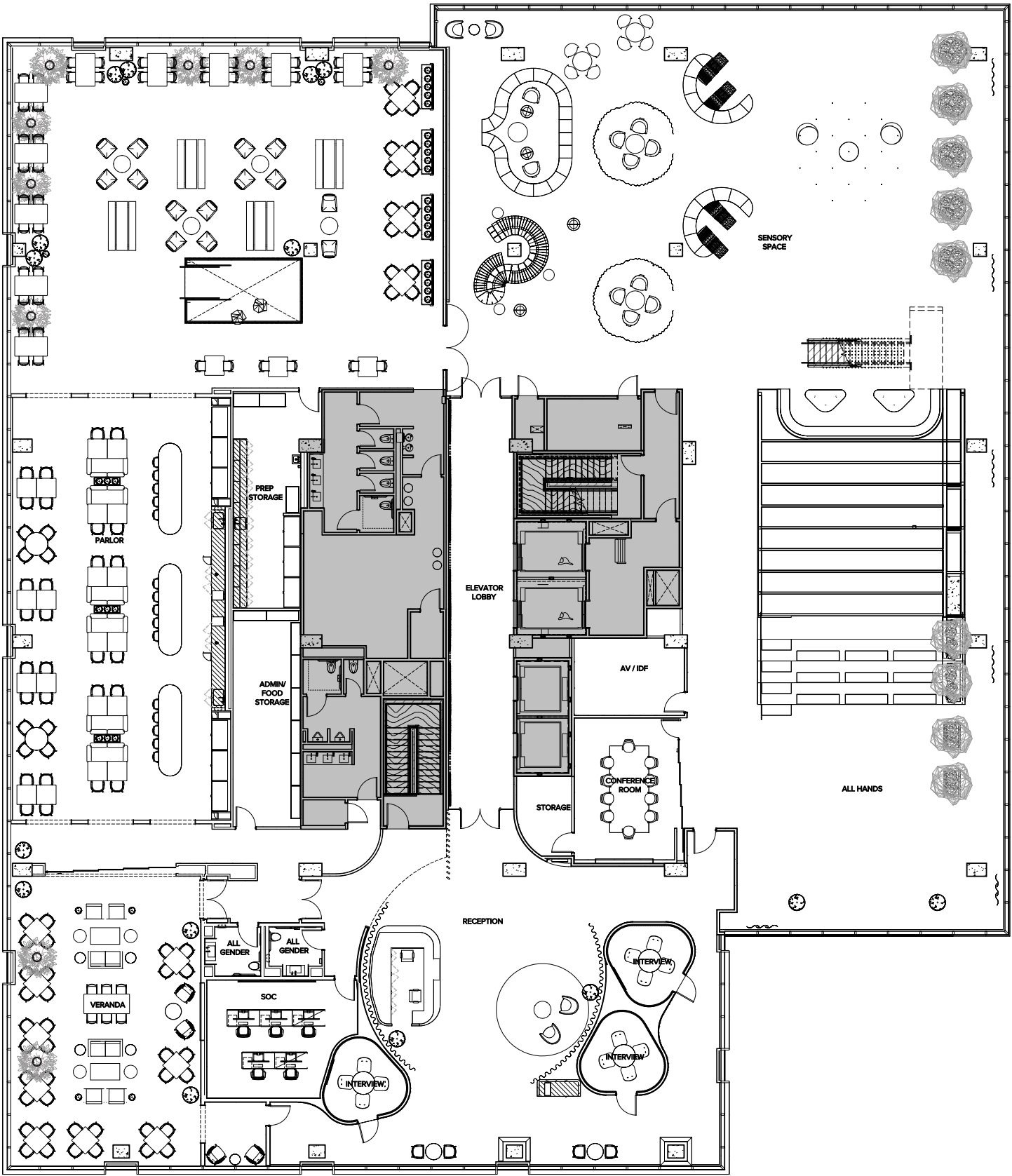
Suite Program

- 186 workstations
- 8 conference/meeting
- 1 training room (32pp)
- 4 wellness rooms
- 2 storage rooms

SHELL CONDITION

16th Floor

Top floor opportunity with two-story ceilings and a TI allowance to make the space your own. Internal stairwell connects floors 14, 15 & 16.



*Furniture for illustrative purposes only

11,000 SF OF EXCLUSIVE
TENANT AMENITY SPACES

Expect Moore From Your Office

Conference Center

AV equipped
conferencing for up to
35 people

Extensive Parking

6 levels of parking
(2.5/1,000 SF with
separate visitor
entrance)

1st Floor Retail

Subscription based
fitness studios JETSET
Pilates and Highland
Yoga on-site

Fitness Center

Spa-quality fitness and
locker room facility

8th Floor Lounge and Terrace

Indoor-outdoor
entertainment space
with iconic views of
Music Row

SURROUNDED BY CONVENIENCE —
CONNECTED FOR AN EASY COMMUTE.

Midtown and Moore

Within a few blocks

- 900+ residential units
- 50+ restaurants and bars
- 3,000+ hotel rooms

Drive times

- Music Row – 2 min
- The Gulch – 7 min
- Downtown Nashville – 10 min
- Nashville International Airport – 15 min

THE
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NASHVILLE, TN

0.5 MILES

Stay

1. Kimpton Aertson Hotel
2. Motif on Music Row
3. Virgin Hotels Nashville
4. Home2 Suites by Hilton Nashville Vanderbilt, TN
5. Hilton Garden Inn Nashville Vanderbilt
6. Aloft by Marriott Nashville West End
7. Voce Hotel and Residences
8. Residence Inn by Marriott Nashville Vanderbilt/West End
9. Hutton Hotel, Nashville, a Tribute Portfolio Hotel
10. Loews Nashville Hotel at Vanderbilt Plaza
11. Hyatt House Nashville at Vanderbilt
16. All'Antico Vinaio
17. Velvet Taco
18. Urban Cookhouse
19. The Red Door Saloon Midtown
20. Raising Cane's Chicken Fingers
21. Five Odd Fellows Food & Drink
22. Happy Does Nashville
23. Odie's
24. Riley Green's Duck Blind
25. Losers Bar & Grill
26. John Daly's Nashville
27. The Slider House
28. Heartbreakers Hideaway
29. Ichiddo Ramen & Izakaya
30. Nacho Daddy - Nashville
31. The Baked Bear
32. Thai Esane Midtown
33. Live Oak
34. Tin Roof
35. Roasted @ Flavors 90 Bar
36. TailGate Brewery Music Row

Eat + Drink

1. CAVA
2. Ben & Jerry's
3. San Antonio Taco Co
4. Helen's Hot Chicken
5. Panera Bread
6. Starbucks Coffee Company
7. Subway
8. Dunkin'
9. Chipotle Mexican Grill
10. Giovanni Ristorante
11. Party Fowl
12. Henley
13. Torchy's Tacos
14. Two Boots Nashville
15. The Stillery Midtown
37. Halls Chophouse Nashville
38. Lola's European Cafe
39. H&S Bagels
40. Shabu-Shabu
41. Cook Out
42. Hattie B's Hot Chicken - Nashville - Midtown
43. The Row Kitchen & Pub
44. Broadway BrewPub & Grub
45. BAR RÔKA
46. Little Rey
47. Jason's Deli
48. Five Guys
49. White Limozeen
50. Amerigo Italian Restaurant
51. Jasper's



Thank you



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