

DOWNTOWN NASHVILLE

Roundabout Plaza

Division Street

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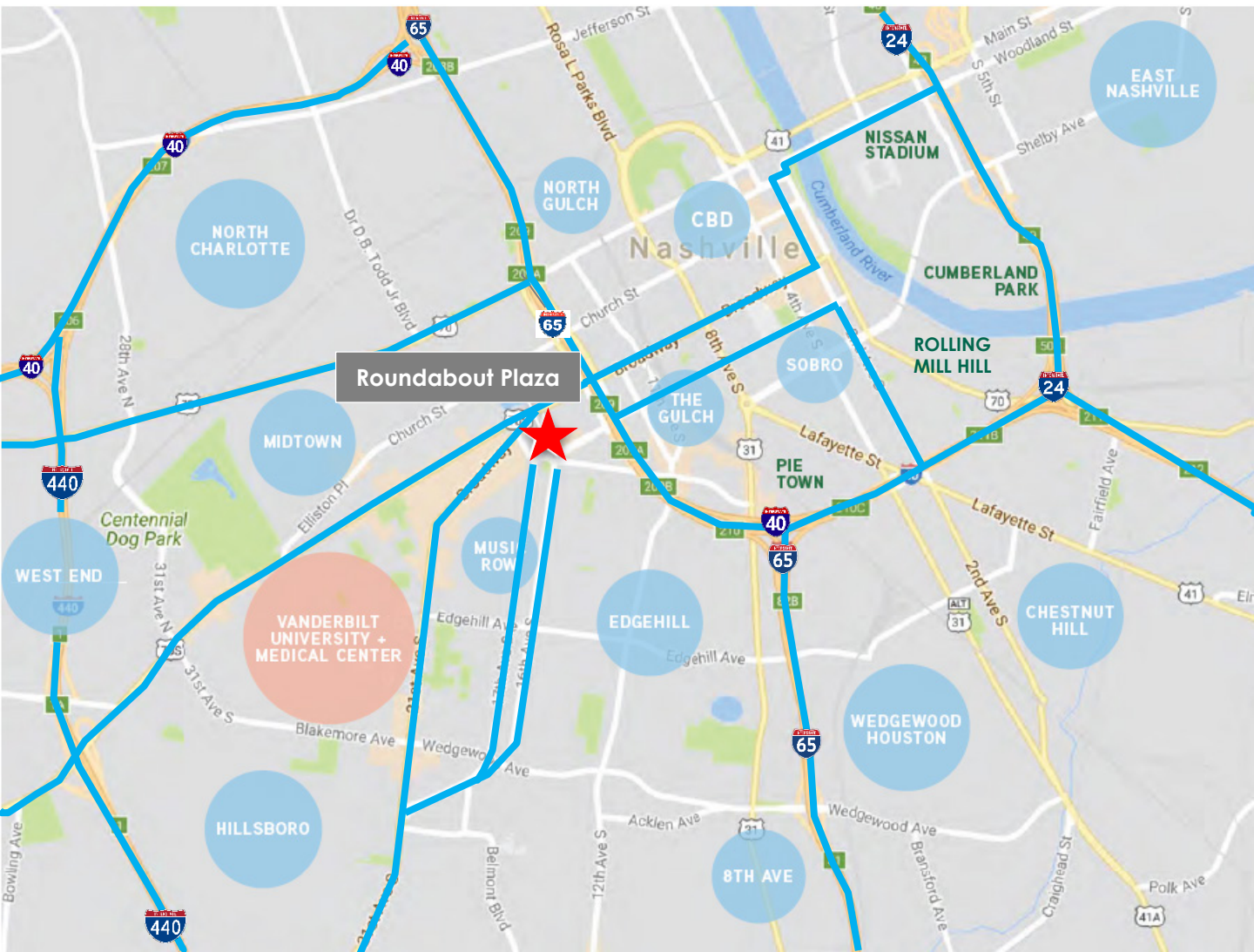
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PARTNERS**
COMMERCIAL REAL ESTATE

ROUNABOUT PLAZA

1600 Division Street | Nashville, TN

MIDTOWN. Vibrant, Convenient,
Dynamic Neighborhood.

- Centrally Located
- Highly Visible
- Well-Known
- Easily Accessible
- Heavily Amenitized
- Local Cuisine



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FOR LEASE AVAILABLE OFFICE SUITES

- Suite 220: 5,412 RSF Avail Now
- Suite 540: 3,356 RSF Avail Now
- 6th Floor Spec Suites:
2,378 RSF – 28,860 RSF Avail 7/1/24
- 8th Floor: ±27,233 RSF Avail Now



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PROPERTY HIGHLIGHTS

- Roundabout Plaza anchors the prominent Music Row Roundabout, site of the well known "Musica" Statue. The Roundabout marks the gateway into Nashville's vibrant urban core.
- 24-hour, 7-day on-site security/concierge service.
- After hours card key access on exterior doors and elevators.
- Located in Midtown, a vibrant submarket of the "It City".
- Locally owned. Eakin Partners is a hands-on and responsive firm overseeing the leasing and property management team providing exceptional service to tenants.



1st & 2nd FLOOR AMENITIES

- ✓ Cocorico Café authentic French cuisine
- ✓ Regions Bank branch
- ✓ New Boco Fit fitness center that is professionally managed



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7TH FLOOR CONFERENCE FACILITIES & TERRACE

SPACE CENTERED AROUND A STUNNING ATRIUM INFUSED WITH LIGHT AND ENERGY

- ✓ Conference Room
- ✓ Honor Market
- ✓ Outdoor Terrace
- ✓ Common Gathering Area



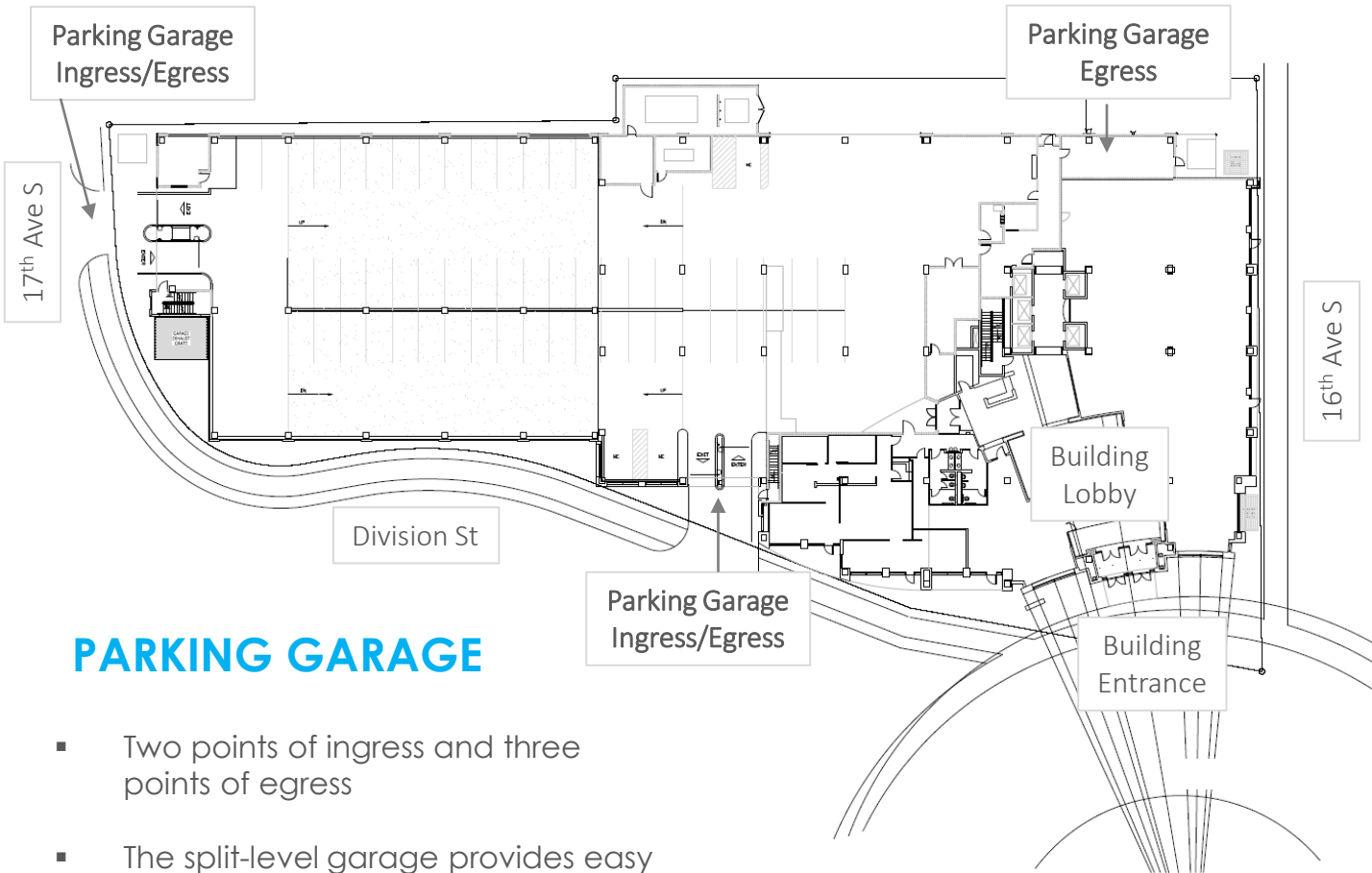
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PARKING GARAGE

- Two points of ingress and three points of egress
- The split-level garage provides easy access; and shorter travel times
 - 3 levels above grade
 - 3 levels below grade
 - Eliminates long waits in multi level garage
- Excellent access to the Base Building, at the Lobby level and throughout the Office Building
- Ample parking for tenants and visitors



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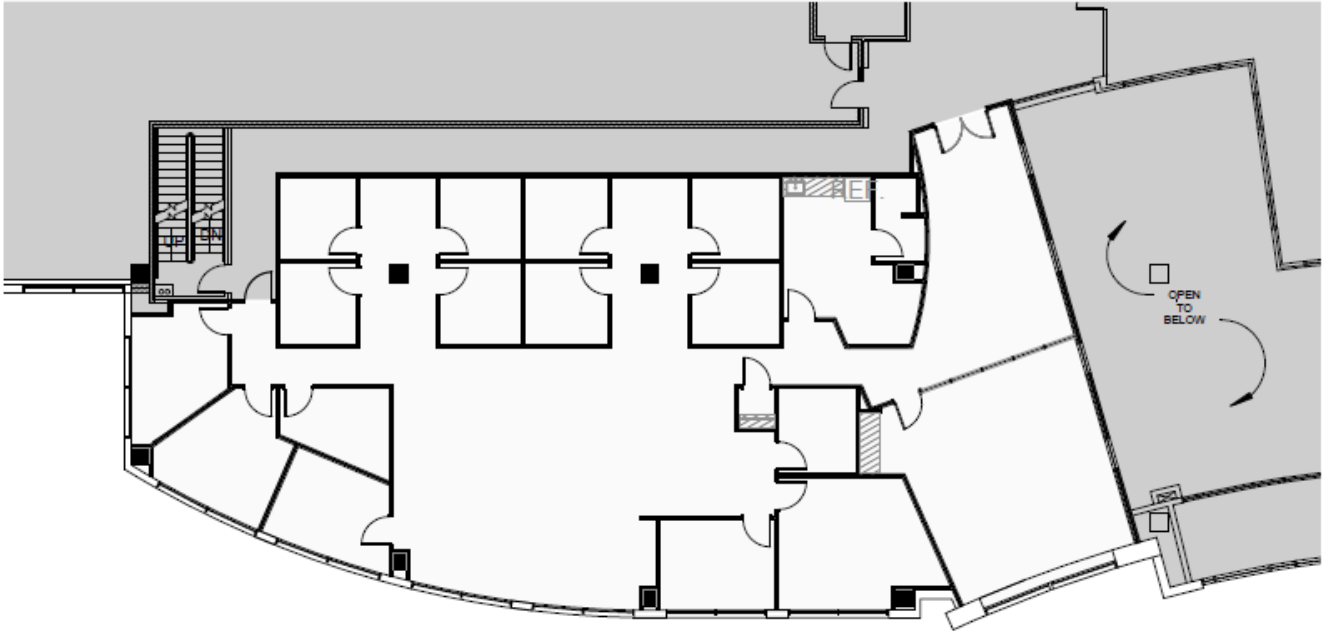
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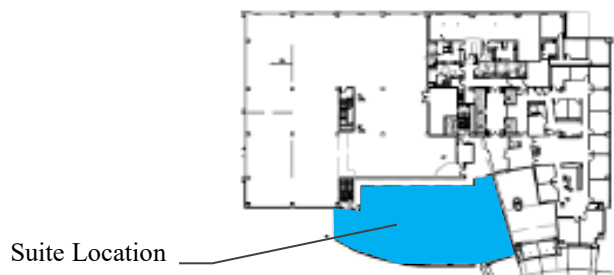
ROUNABOUT PLAZA

1600 Division Street | Nashville, TN

Suite 220 | 5,412 RSF



KEY PLAN



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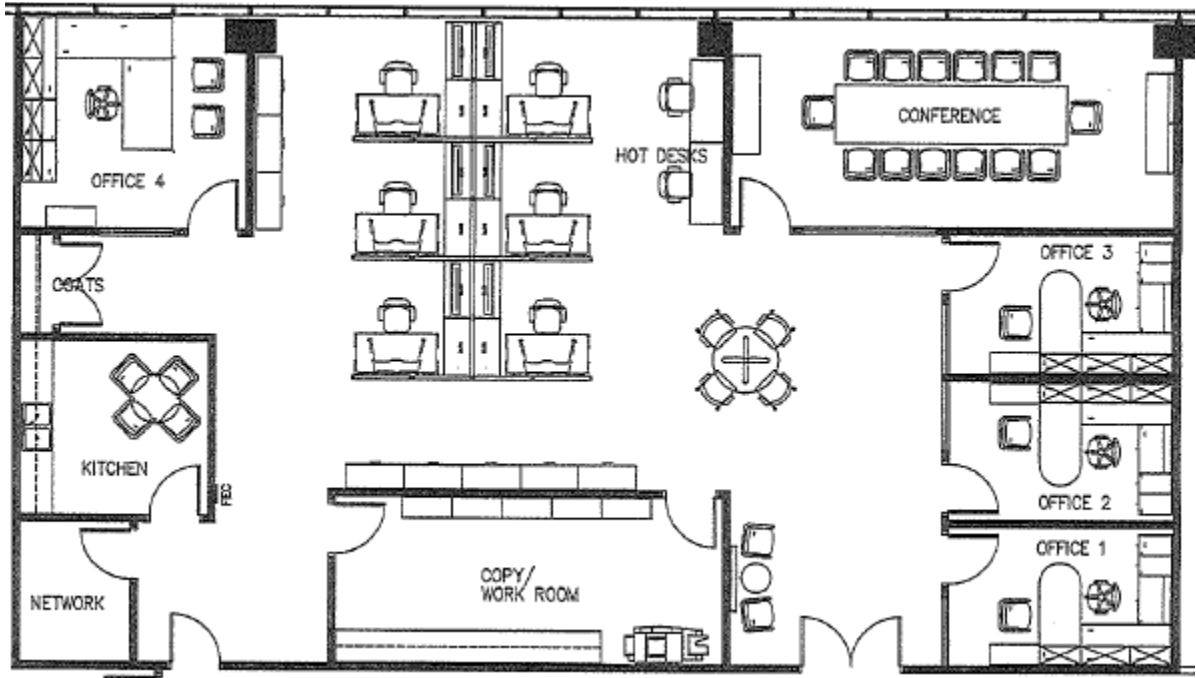
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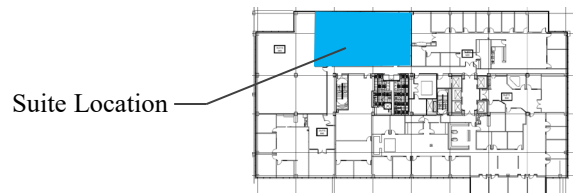
ROUNABOUT PLAZA

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Suite 540 | 3,356 RSF



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SPEC SUITES | 6th Floor: ±28,860 RSF



 Suite 600: 4,529 RSF	 Suite 650: 3,972 RSF
 Suite 610: 3,057 RSF	 Suite 660: 2,378 RSF
 Suite 620: 3,450 RSF	 Suite 670: 5,062 RSF
 Suite 640: 3,676 RSF	 Suite 680: 2,736 RSF

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6TH FLOOR SPEC SUITES RENDERINGS

All the spec suites will be new and completely renovated.



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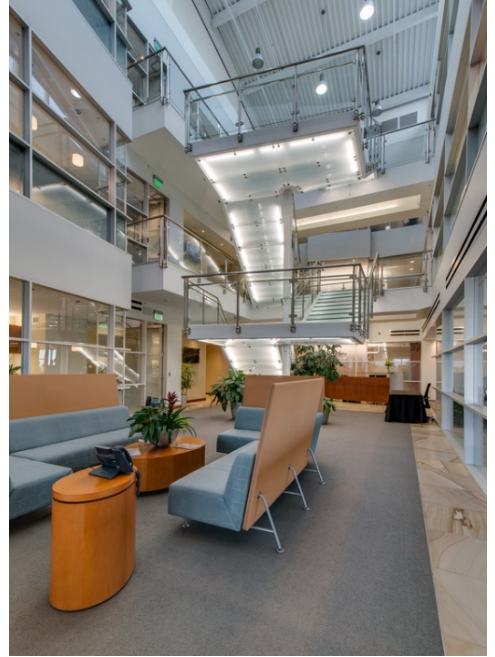
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STUNNING INTERNAL STAIRCASES

Connecting floors 7 through 9
promoting workplace
collaboration.



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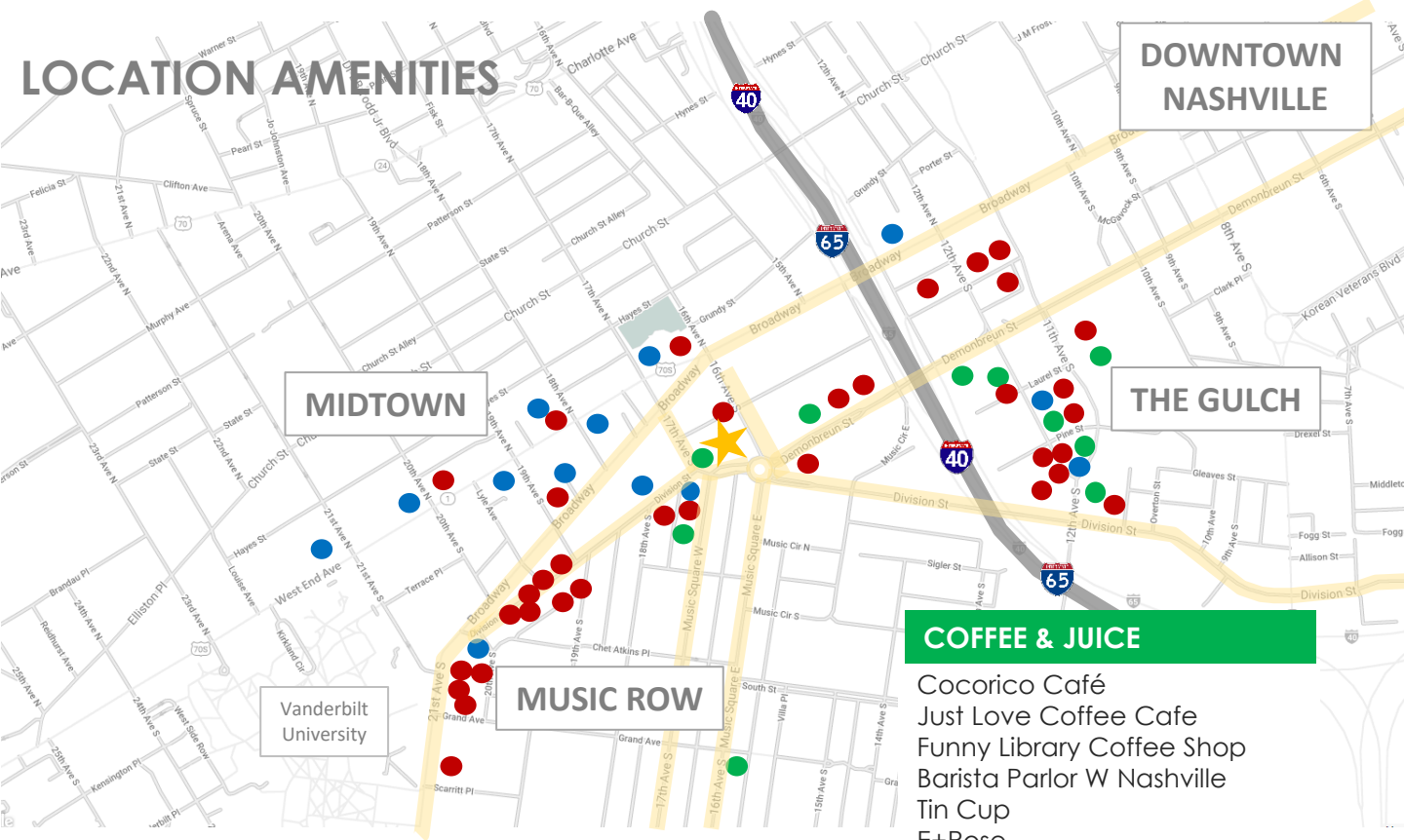
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LOCATION AMENITIES



**DOWNTOWN
NASHVILLE**

MIDTOWN

THE GULCH

Vanderbilt
University

MUSIC ROW

COFFEE & JUICE

Cocorico Café
Just Love Coffee Cafe
Funny Library Coffee Shop
Barista Parlor W Nashville
Tin Cup
E+Rose
The Well
Juice Bar
Starbucks
Killebrew

HOTELS

Virgin Hotels Nashville
Hotel Fraye
The Graduate
Thompson Nashville
Home2 Suites by Hilton
Aloft Nashville
SpringHill Suites by Marriott-
Nashville Vanderbilt/West End
Courtyard by Marriott Nashville
Conrad Hotel
Loews Vanderbilt Hotel
Kimpton Aertson Hotel
Grand Hyatt Nashville
W Hotel Nashville

RESTAURANTS

Commons Club @ Virgin Hotel	The Slider House
DeSano's Pizza Bakery	Nada
Thai Esane	The Ainsworth
DawgHouse Saloon	San Antonio Taco Company
Tin Roof	Velvet Taco
Hopsmith Nashville	The Catbird Seat
Halls Chophouse Nashville	Urban Cookhouse
Inchin's Bamboo Garden	Milk and Honey
Chuy's	Burger Republic
Giovanni Ristorante	MOTO
Amerigo Italian	Otaku Ramen
Luogo	Marsh House
Adele's	Emmy Squared Pizza
Two Boots Nashville	Sain Anejo
Del Frisco's Grille	Donatos Pizza
Carne Mare	404 Kitchen
Hattie-B's	Kane Prime

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