

ROUNABOUT PLAZA

1600 Division Street | Nashville, TN

**ep EAKIN
PARTNERS**
COMMERCIAL REAL ESTATE



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
- Contiguous Floors 8th – 9th :
±54,385 RSF Avail 1/16/24



TOM HARWELL
tharwell@eakinpartners.com
(615) 425-5923

ROB EAKIN
reakin@eakinpartners.com
(615) 425-5927

EAKIN PARTNERS, LLC
1201 Demonbreun Street | Suite 1400
Nashville, Tennessee 37203
(615) 250-1800

BUILDING OVERVIEW

| | |
|---------------|-------------------------------------|
| ADDRESS | 1600 Division Street, Nashville, TN |
| BUILDING SIZE | 210,000 Square Feet |
| SUBMARKET | Midtown |
| PARKING | Covered Parking Garage |



- 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.
- Tenant signage opportunity.
- 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



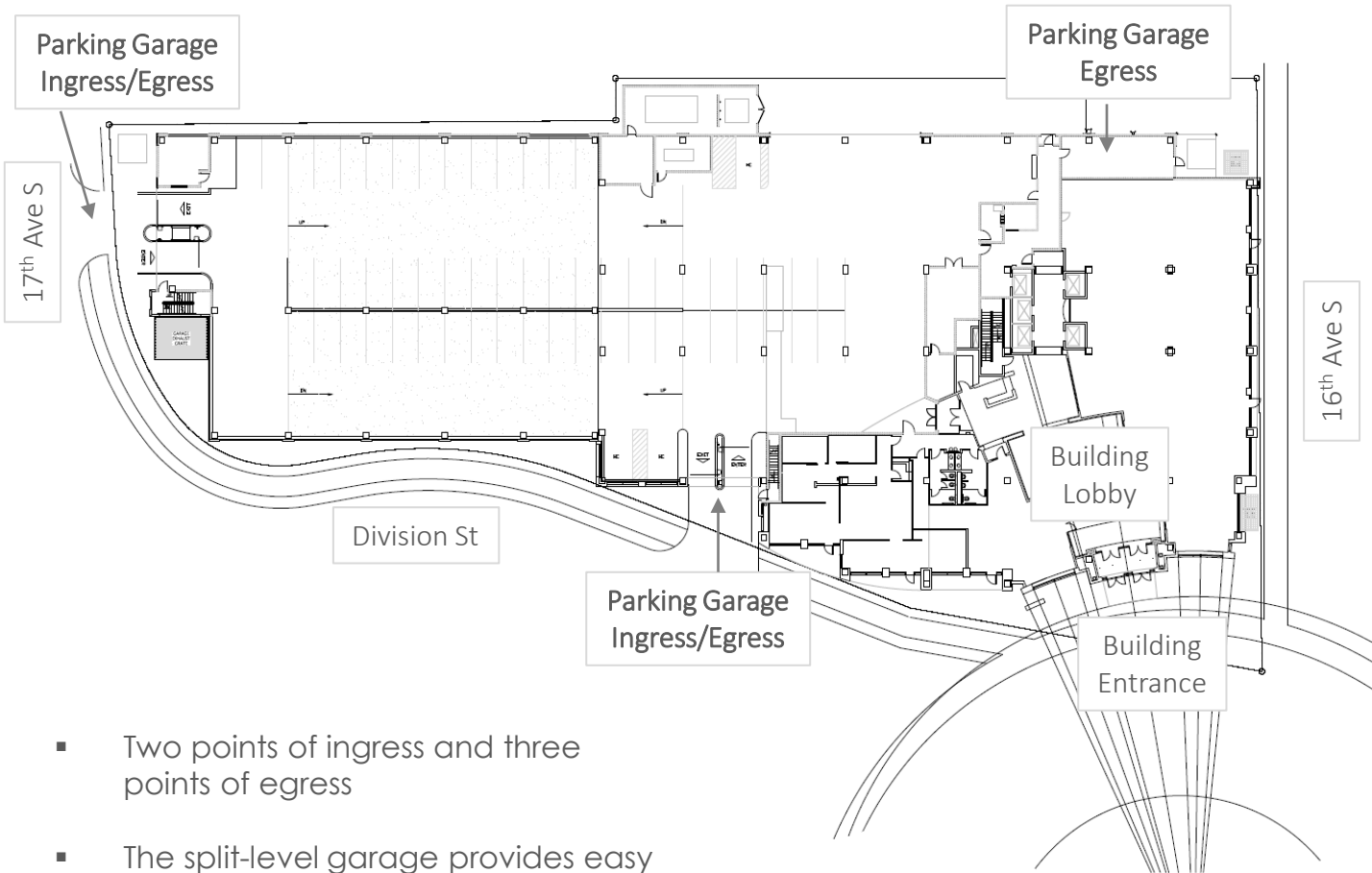
7TH FLOOR CONFERENCE FACILITIES & TERRACE

SPACE CENTERED AROUND A STUNNING ATRIUM INFUSED WITH LIGHT AND ENERGY

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



PARKING GARAGE



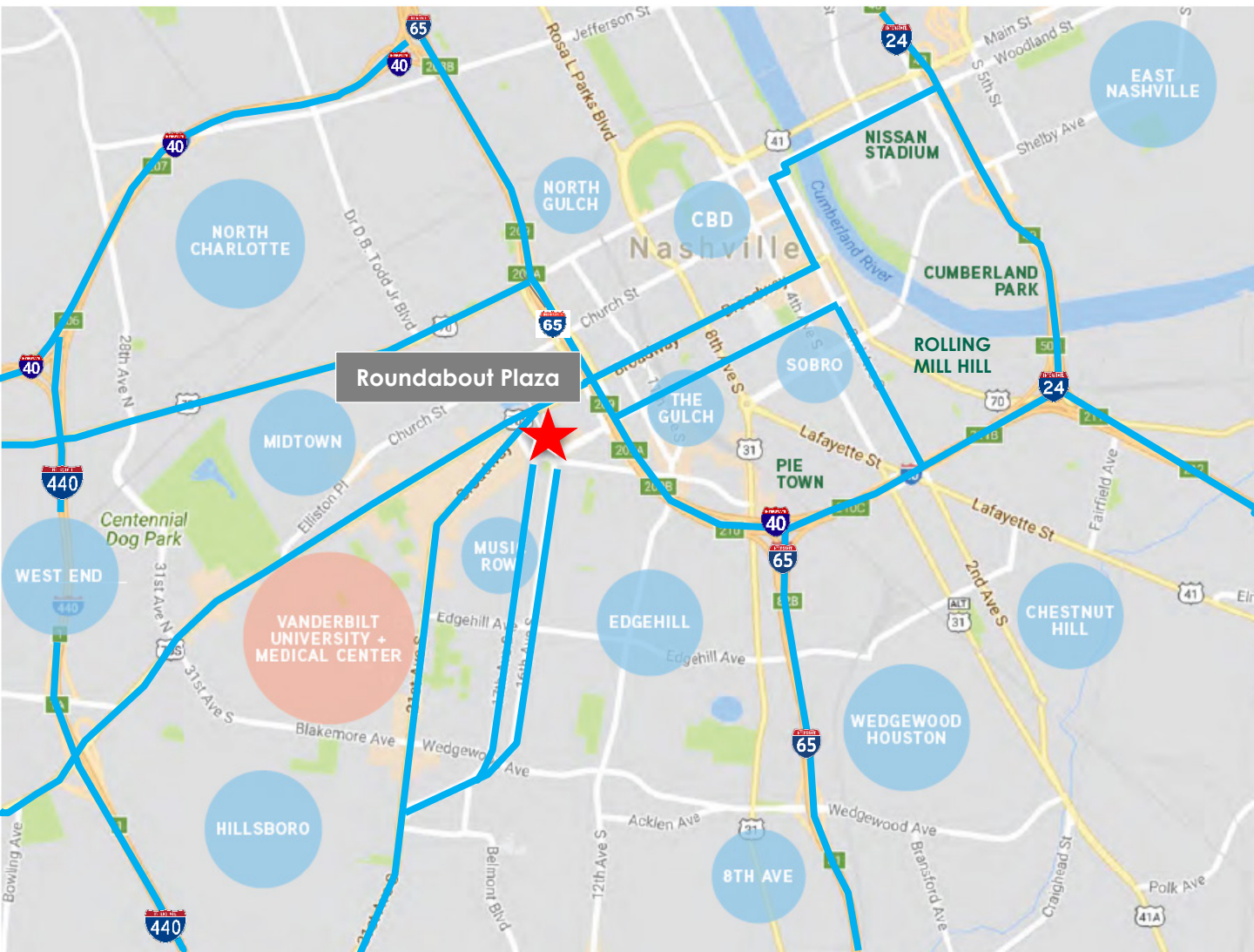
- Two points of ingress and three points of egress
- The split-level garage provides easy access; and shorter travel times
 - 3 levels above grade
 - 3 levels below grade
 - Eliminates long waits in multi level garage
- Excellent access to the Base Building, at the Lobby level and throughout the Office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



NEIGHBORHOOD MAP

MIDTOWN. Vibrant, Convenient,
Dynamic Neighborhood.

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



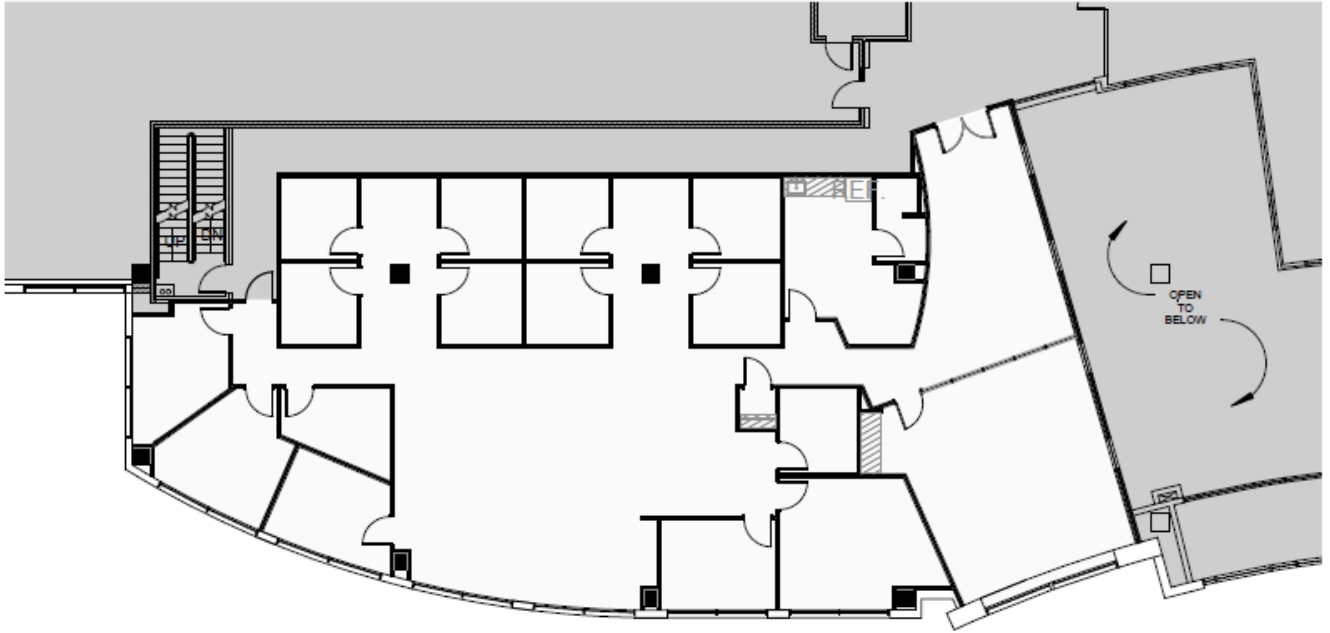
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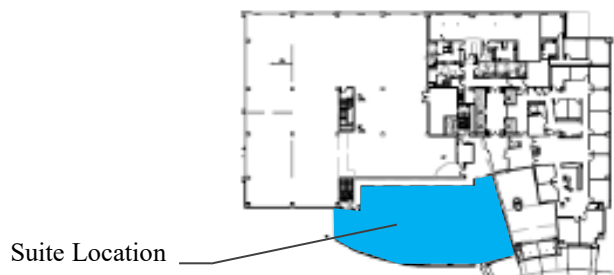
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ROUNABOUT PLAZA

Suite 220 | 5,412 RSF



KEY PLAN



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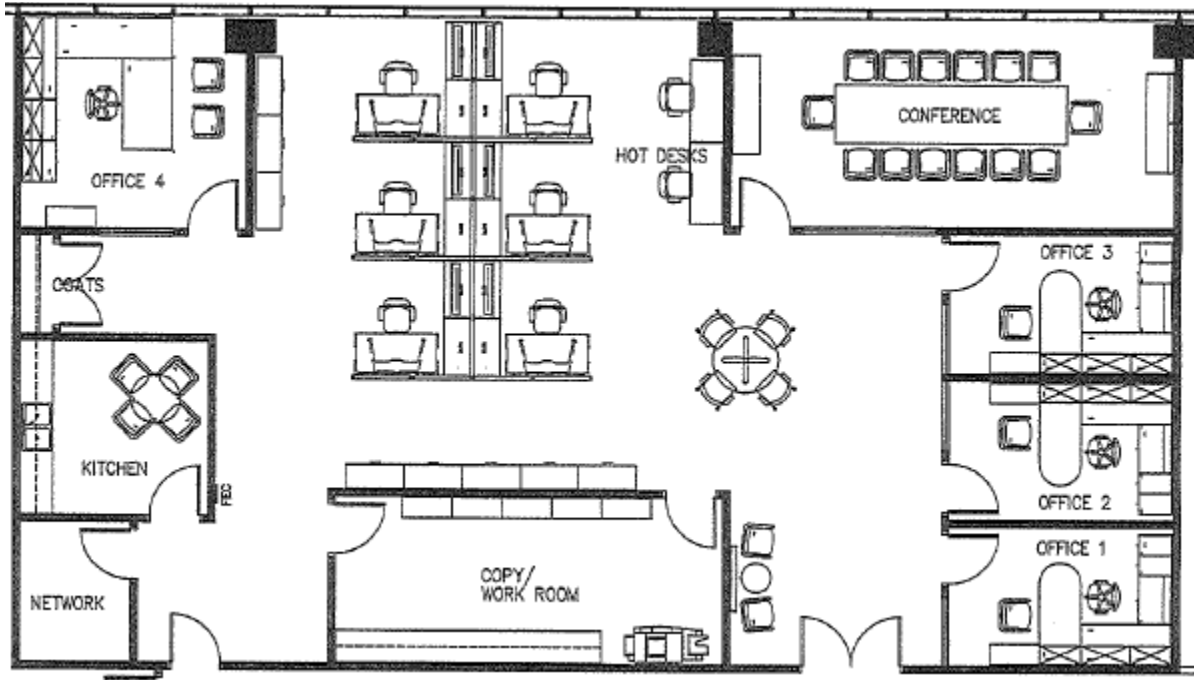
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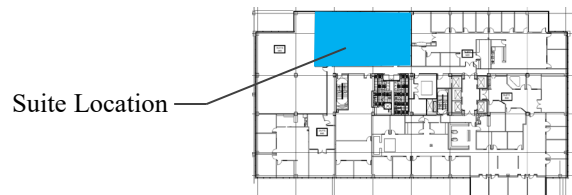
ROUNABOUT PLAZA

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Suite 540 | 3,356 RSF



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



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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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ROUNABOUT PLAZA

STUNNING INTERNAL STAIRCASES

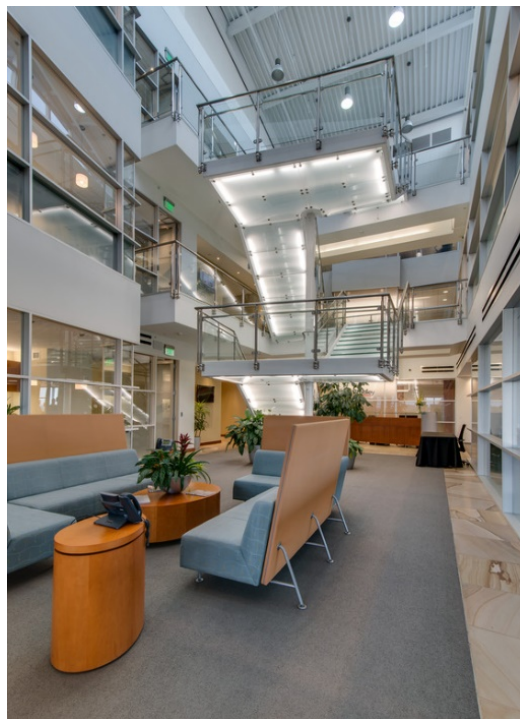
Connecting floors 7 through 9
promoting workplace
collaboration.



8th Floor – ±27,233 RSF



9th Floor – ±27,152 RSF

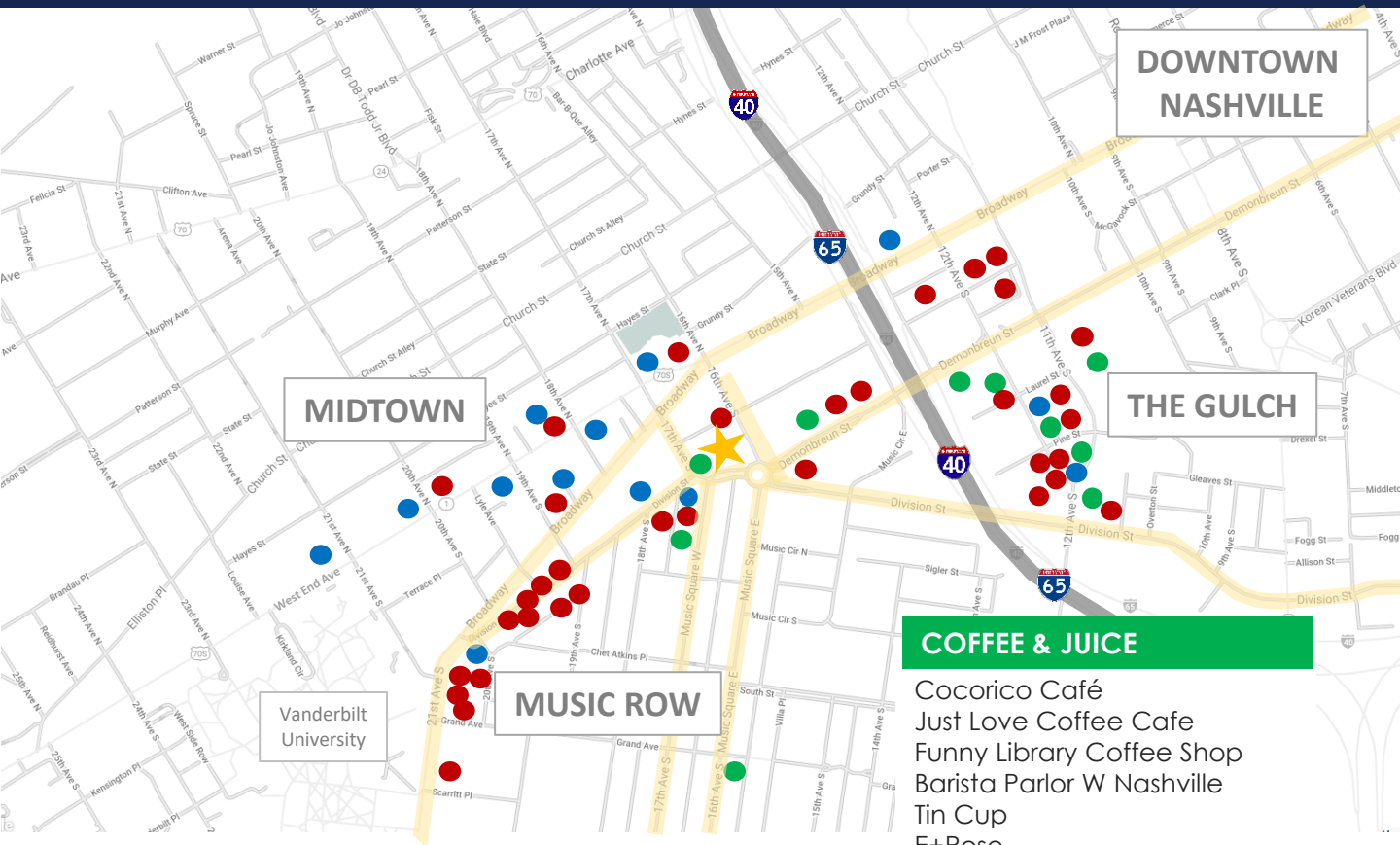


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LOCATION AMENITIES



**DOWNTOWN
NASHVILLE**

MIDTOWN

THE GULCH

MUSIC ROW

Vanderbilt
University

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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