

MARKET CONDITIONS

THIRD QUARTER | 2021

Business

3Q Office Vacancy is 11.5% / Class A vacancy is 15.5%

Total Office Inventory: 17.3M SF

Total Class A Inventory: 8.3M SF



**NASHVILLE
DOWNTOWN**
PARTNERSHIP

Recently Completed:

Amazon Center of Excellence	543,000 SF (100% leased)
Gulch Union	325,000 SF (42.8% leased)
Paseo South Gulch	84,000 SF
501 Commerce	372,000 SF (75.6% leased)

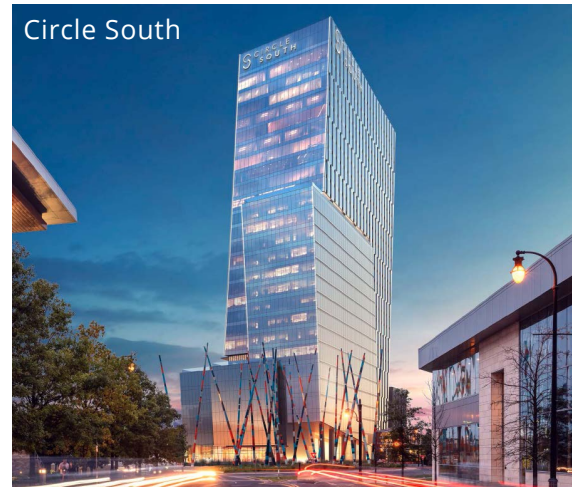
Under Construction:

Amazon Tower II	500,000 SF (100% leased) 2023
Asurion HQ	470,000 SF (100% leased) 2021
One22One	356,000 SF (16.4% leased) 2022

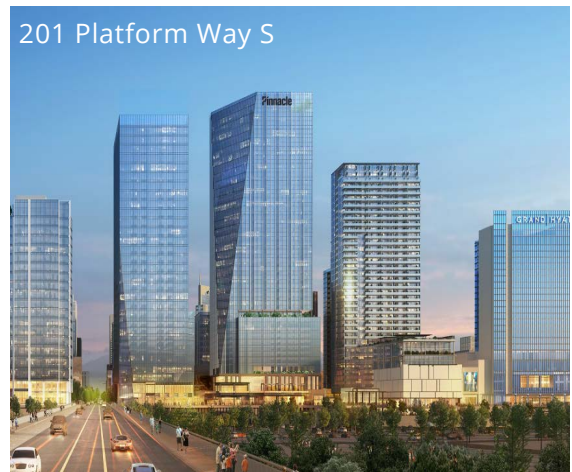
Planned:

1010 Broadway	170,000 SF/TBD
1100 Broadway	750,000 SF/TBD
909 Division Street	230,000 SF/TBD
Circle South	535,000 SF / TBD
Peabody Union	170,000 SF / 2023
201 Platform Way S	650,000 SF/ 2024

Circle South



201 Platform Way S



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Hotel

10,845

current rooms

1,484

under construction

3,175

planned



Hotel occupancy has continued to increase in 2021. Overall hotel occupancy is in the mid-60's through the week, and higher on weekends with some hotels sold out.

Under Construction	Room #	Delivery
1 Hotel Nashville	215	2022
Embassy Suites by Hilton	506	2022
Four Seasons Hotel	236	2022
Tapestry by Hilton/The Printing House	181	2023



Residential

There are 15,000+ residents downtown.

4,125 residential units under construction

95.5% occupancy

Under Construction	Units	Rental	Condo	Area	2021	2022	2023	2024
801 Church	350	350		Core				350
805 Lea	357	357		SoBro	357			
900 Church	356	356		Core			356	
Harlowe	300	300		Gulch	300			
Albion	415	415		Gulch		415		
Aspire Gulch	360	360		Gulch		360		
Broadstone SoBro	226	226		SoBro		226		
Four Seasons Residences	143		143	SoBro		143		
Gibson Residences	380	380		Gulch			380	
Haven at The Gulch	299	299		Gulch		299		
Eve	35		35	North Capitol	35			
Modera Gulch	376	376		Gulch			376	
Muse Nashville	55		55	Pie Town	55			
Rutledge Flats	174	174		Rutledge Hill		174		
Sixth South	299	299		SoBro		299		350
Totals	4,125	3,892	233		747	1,916	1,112	350

RETAIL SNAPSHOT

THIRD QUARTER | 2021



**NASHVILLE
DOWNTOWN
PARTNERSHIP**

2021 New Retail Q3

Church and Union
Ella's on 2nd
Condado Tacos
Tacos 1989
Parlor Doughnuts
E+Rose
Blue Room Bar
Chicken Guy
Casa Rosa
Selfie Scene
Gibson Garage
The Continental
Tikka Masala Indian Cuisine
Taco Bell Cantina
Blue Stripes
Gumbo Bros.
The Bagel Shop
Express Edit
Delta Apollo Hair Studio
Bad Axe Throwing Nashville
Copper Branch
Downtown Fresh Market
Sephora
Twelve Thirty Club
Apple
Ariat
Holly Ray Boutique
Molly Green
REVV
Ray-Ban
State & Liberty
Free People
Elixir Coffee
Velvet Taco

National Museum of African
American Music
Jeni's Splendid Ice Creams
Eddie V's Prime Seafood Cava
Mezze
Slim & Husky's Pizza Beeria
Shake Shack
le macaron
Hattie B's Hot Chicken
The Dry House
Tecovas
Blanco Cocina + Cantina
Thai Esane
DeSano Pizzeria
NoBaked Cookie Dough
Smokin Chikin
Donut Distillery
Oke Poke
Whisk Crepes Café
Istanbul Shaunrma
Cotton & Snow
The Pharmacy Burger
Hattie Jane's Creamery
Prince's Hot Chicken
Steam Boys
The Liege Waffle Co.
CoCo's Fresh Italian
CoCo's Café & Dulce
Horu Sushi Kitchen
Saffron Kitchen
The Philly Special
The Pharmacy Wurst
Sixty Vines
Boqueria
Chilangos
Music City Shop

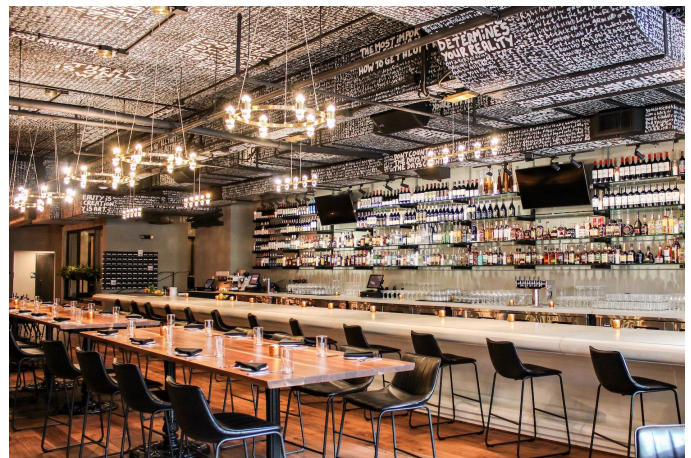
Downtown Nashville has:

344 Dining Options
122 Shopping Options
142 Nightlife Options
11 additional new
retail and restaurants
plan to open in 2021

**Retail
Vacancy Rate:**
4.1%
**Total Retail
Downtown SF:**
3.4 million



Condado Tacos: 418 11th Avenue North



Church and Union: 201 4th Avenue North

Project Spotlight:

**Drusie & Darr and The Pink Hermit to
open soon at the Hermitage Hotel!**

Two concepts by world renowned chef Jean-Georges Vongerichten. Drusie and Darr Hall lived in the hotel in the 1950's and 60's while their dad, Dick Hall, was the manager.

