

MARKET CONDITIONS

SECOND QUARTER | 2021

Business

2Q Office Vacancy is 10.7% / Class A vacancy is 15.6%

Total Office Inventory: 17.4 M SF

Total Class A Inventory: 8.2M SF



**NASHVILLE
DOWNTOWN
PARTNERSHIP**

Recently Completed:

Amazon Tower	543,000 SF (100% leased)
Gulch Union	325,000 SF (40% leased)
Peabody Plaza	280,000 SF (50% leased)
Three Thirty Three	69,000 SF (33% leased)
501 Commerce	372,000 SF (70% leased)



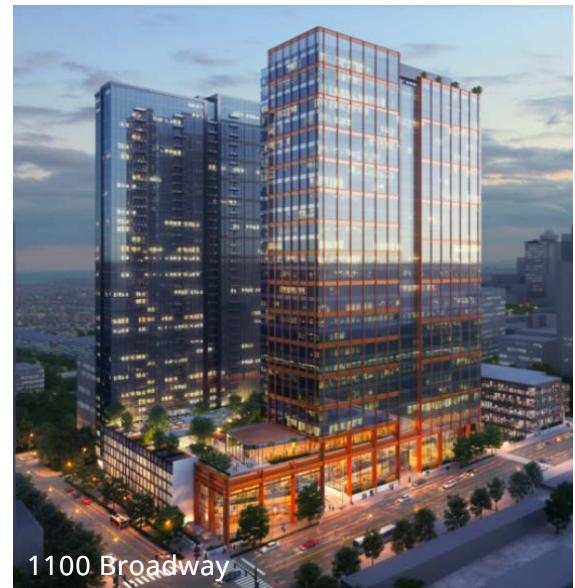
Amazon Tower

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
Paseo South Gulch	84,000 SF 2021

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
Pinnacle Tower	650,000 SF/ 2024



1100 Broadway

MARKET CONDITIONS

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Hotel

10,473

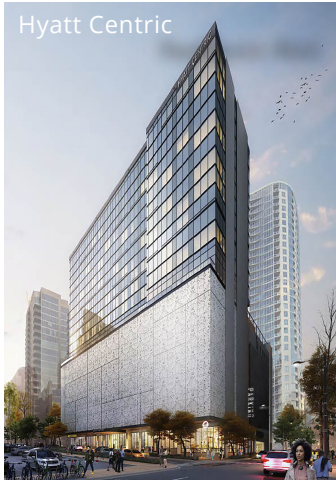
current rooms

1,675

under construction

3,665

planned



All hotels are open in downtown Nashville. Occupancy has steadily increased in 2021 with some hotels sold out on weekends. Overall occupancy is close to 60%.

Under Construction	Room #	Delivery
Hyatt Centric	252	2021
Radisson RED	120	2022
W Hotel	346	2021
Embassy Suites by Hilton/1 Hotel	721	2021
Four Seasons Hotel	236	2022

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	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

SECOND QUARTER | 2021



2021 New Retail Q2

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
REVV
Ray-Ban
Free People
Jeni's Splendid Ice Creams
Cava Mezze
Boqueria
Eddie V's Prime Seafood
Slim & Husky's Pizza Beeria
Shake Shack
National Museum of African American Music

le macaron
Hattie B's Hot Chicken
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

Downtown Nashville has:

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

**Retail Vacancy
Rate:** 4.9%
**Total Retail
Downtown SF:**
3.4 million



Casa Rosa: Miranda Lambert's Tex Mex Cantina: 308 Broadway



The Continental: Grand Hyatt Nashville 1000 Broadway

Project Spotlight:

W Nashville Opens September 2021!

The new hotel will feature stunning rooftop amenities as well as two restaurant concepts by Chef Andrew Carmellini of NoHo Hospitality Group. Also, local favorite Barista Parlor will be located on the ground floor.

