

MARKET CONDITIONS

FIRST QUARTER | 2020

Business

1Q Office Vacancy is 6.9% / Class A vacancy is 11.7%

Total Office Inventory: 15.2M SF

Total Class A Inventory: 6.5M SF



**NASHVILLE
DOWNTOWN
PARTNERSHIP**

Recently Completed in 2018/2019:

615 3rd Avenue S:	125,000 SF (85% leased)
1201 Demonbreun:	285,000 SF (100% leased)
222:	362,000 SF (98% leased)
Bridgestone:	514,000 SF (100% leased)
Capitol View - Healthstream (Block E)	300,000 SF / (54% leased)
Lifeway HQ:	250,000 SF (100% leased)
Sarah Cannon/Health Trust HQ:	500,000 SF (100% leased)

These are the 1Q market conditions at this point and time. We will be assessing the impact of COVID-19 in future quarters.

Under Construction:

Amazon Tower	500,000 SF / (100% leased) 2021
1200 Broadway	66,150 SF / (32.8% leased) 2020
501 Commerce	385,000 SF / (70% leased) 2020
Asurion HQ	470,000 SF / (100% leased) 2021
Capitol View (Block D - loft office)	40,000 SF / (100% leased)
Gulch Union	325,000 SF / 2020
Peabody Plaza	280,000 SF / (50% leased) 2020
Three Thirty Three	69,000 SF / 2020
One22One	356,000 SF / 2022

Planned:

1001 Church Street	1,000,000 SF / 1Q 2024
200 10th Avenue North	500,000 SF / 3Q 2022
Peabody Union	170,000 SF / 2023
Lincoln Prop/Circle South	535,000 SF / TBD



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Hotel

9,212
current rooms

3,030
under construction

3,792
planned



Grand Hyatt

Under Construction	Room #	Delivery
Hampton Inn & Suites	169	2020
Marriott TownePlace Suites	204	2020
The Joseph	297	2020
Grand Hyatt	591	2020
Hyatt Centric	252	2021
Tru by Hilton and Hampton Inn & Suites	214	2021
W Hotel	346	2021
Embassy Suites by Hilton/1 Hotel	721	2022
Four Seasons Hotel	236	2022

Residential

There are 13,000+ residents downtown.

2,389 residential units under construction

94.7% occupancy rate 1Q 2020



Dinerstein

Under Construction	Units	Rental	Condo	Area	2020	2021	2022
805 Lea	357	357		SoBro		357	
908 Division	300	300		Gulch		300	
Broadstone Stockyard Flats	334	334		North Capitol	334		
Fifth + Broadway	386	386		Core	386		
Four Seasons Residences	143		143	SoBro			143
Haven at The Gulch	299	299		Gulch		299	
LC SoBro	271	271		SoBro	271		
Sixth South	299	299		SoBro		299	
Totals	2,389	2,246	143		991	1,255	143

RETAIL SNAPSHOT

FIRST QUARTER | 2020



2020 New Retail

Glen Campbell Museum
Sicilian Pizza
Whole Foods
Bowie's

Downtown Nashville has:

Retail Vacancy Rate: 4%
Total Retail Downtown SF: 3.4 million

Coming Soon!

PABU

Kwench

Brooklyn Bowl

615 Wine Cellar

Tiny Little Donuts

Frank Sinatra Bar

Ariat

REVV

Jeni's Splendid Ice Creams

Cava Mezze

Boqueria

Eddie V's

Slim & Husky's Pizza Beeria

Shake Shack

Hattie B's Hot Chicken

The Pharmacy Burger

Hattie Jane's Creamery

The Donut + Dog

Prince's Hot Chicken

Edley's Bar-B-Que

Thai Esane

DeSano Pizzeria

Zulema's Taqueria

NoBaked Cookie Dough

Steam Boys

Smokin Chikin

The Liege Waffle Co.

Barista Parlor

The Dutch Nashville

Third and Home



Project Spotlight:

Potbelly Sandwich Shop has created a fundraiser program to help feed hospital staff and public servants on the front lines in Nashville during the COVID-19 pandemic.

Potbelly Sandwich Shop, 220 11th Avenue South