



DEVELOPMENT UPDATE  
**BUSINESS**

**2Q Office Vacancy is 8.7% / Class A vacancy is 3.4%**

**Recently Completed:**

Gulch Crossing: ..... 205,000 SF (95% leased)  
1201 Demonbreun: ..... 285,000 SF (85% leased)  
Sarah Cannon/Health Trust HQ: ... 500,000 SF (100% leased)

**Under Construction:**

Bridgestone: ..... 514,000 SF (100% leased) / September 2017  
Capitol View ..... 300,000 SF / (22% leased) / 1Q 2019  
CB Ragland/Hines: ..... 350,000 SF (60% leased) / September 2017  
Lifeway HQ: ..... 250,000 SF (100% leased) / 4Q 2017  
BWSC, Mathews, Colliers..... 125,000 SF (69% leased) / December 2017

**Planned:**

501 Commerce ..... 385,000 SF / 4Q 2019  
KVB Roundabout ..... 475,000 SF  
Rolling Mill Hill ..... XXXXXX SF  
Southwest Value Partners Site .... XXXXXX SF

- WeWork, the New York-based shared workspace provider, will be taking the 19th & 20th floors of One Nashville Place.
- Southwest Value Partners revealed plans for Nashville Yards, a multi-phase office, retail, hospitality, entertainment and residential project that will span the western edge of downtown and stretch from Broadway north past church Street. The first site to be developed is for a 591-room Hyatt Regency hotel, expected to deliver in 2020. Partner AEG will develop a mixed-use entertainment district to include a music venue, a Regal Cinemas theater complex, live entertainment club and boutique hotel.
- The Fifth + Broadway mixed-use project broke ground in April. Delivery of 235,000 SF of retail and a 385,000 SF office tower named 501 Commerce will deliver 4Q 2019.
- Bank of America and sister businesses Merrill Lynch and U.S. Trust will lease 65,000 SF on the top floor of the soon-to-open 222 2nd Avenue building in SoBro. The target move-in date will be the first half of 2018.
- Highwoods Properties Highwoods Properties and Jim Caden have been chosen by *The Tennessean* to purchase the newspaper's 10-acre piece of land for more than \$55 million. *The Tennessean* would be allowed to remain at the property for up to 18 months.



## Downtown currently has 5,548 hotel rooms

<b>Under Construction</b>	<b># of Rooms</b>	<b>Delivery</b>
The Fairlane .....	72.....	2017
Noelle ( <i>Tribute Portfolio by Starwood</i> )...224.....		2017
Unbound Collection/Hyatt.....	191.....	2017
The Bobby.....	135.....	2018
Cambria Hotel & Suites .....	255.....	2018
Dream Hotel .....	169.....	2018
Drury Hotel .....	390.....	2018
JW Marriott.....	533.....	2018
Moxy Hotel.....	161.....	2018
Tri-branded Marriott .....	468.....	2018
Tru by Hilton/Home2Suites .....	233.....	2018
Hampton Inn Expansion .....	50.....	2018

**Total # of Rooms: 2,831**

- There are 13 hotels with owner/developers actively planning - representing over 3,900 additional rooms.
- The 224-room Noelle owned by Ohio-based Rockbridge will open in late 2017, and will feature a private rooftop bar; a public bar in the lobby; Drug Store Coffee, a street-level coffee shop; a Keep Shop, a 1,200-square-foot retail store.
- The developer of a Jimmy Buffett-branded Margaritaville hotel announced that the 12-story hotel is fully financed. Construction will begin in August, and the hotel will open second half of 2019, offering 217 rooms.
- Nashville-based Pinnacle Hospitality Partners has received a \$15.8 million permit related to its 15-story Holiday Inn project in SoBro. The hotel will provide 230 rooms.
- Corner Partnership and Magellan Development are planning a W Hotel in the Gulch to include 350 hotel rooms.



# DEVELOPMENT UPDATE

## RESIDENTIAL

- Downtown now has 10,000 residents
- 82 resale units available (46 under contract) = **36 available** (2.6 month supply).
- 97% rental occupancy with **2,522** residential units under construction.

<b>UNDER CONSTRUCTION</b>	<b>Units</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
10th & Jefferson .....	54	54		
The Gossett on Church.....	376	376		
River House.....	245	245		
Studio 154 Luxury Lofts .....	18	18		
505 .....	543	488	55	
Olmsted SoBro .....	328	164	164	
Capitol View Development Phase I.....	378		378	
City Lights.....	71		71	
Solis North Gulch .....	271		271	
Broadstone Gulch .....	238			238

**Total units: 2,522 .... 1,345 .... 939 ..... 238**

<b>PLANNED</b>	<b>Units</b>	<b>2019</b>
723 Third Avenue South.....	168	168
Ballpark Apartments.....	400	400
Broadway Mixed-Use Tower.....	313	313
5th + Broadway .....	350	350
Rolling Mill Hill Parcel .....	300	300
Sixth South.....	297	297
SoBro Mixed-Use (hotel/residential tower) .....	425	425
River Tower Condominiums .....	39	39

**Total units: 2,292**

*The 2017 Residential Report and Residential Survey Results will be released in late July*



## RETAIL

**2017 NEW RETAIL**

- The Diner
- Headquarters Beercade Nashville
- Tansuö
- Famous Saloon
- Little Octopus
- City Tap House
- Mellow Mushroom
- Sea Salt
- The Library
- Fannie Mae's
- Arzelle's Bridal Chic
- Ruckle & Rye
- FGL House
- Gray & Dudley
- Scout's Barbershop
- Rudy's Jazz Room
- Casa de Montecristo
- The Patsy Cline Museum
- Nashville Boot Co.
- Starbucks
- Oak Steakhouse
- Pancho & Lefty's Cantina
- ClycleBar
- LuLu
- Southern Vintage Market

**COMING SOON**

- Blush Boutique
- Ole Red
- Fond Object
- Café Intermezzo
- Woolworth on 5th
- Deacon's New South
- Sunda
- M. L. Rose
- Rush Bowls
- Bourbon Steak
- Starbucks
- Harry O's Steakhouse
- Redneck Riviera
- SoBro Wines & Premium Spirits
- Milk and Honey
- Craft Bar and Bistro
- Dierks Bentley's Whiskey Row
- The Mockingbird
- Daily Juice
- Moonshine Flats
- Black Rabbit
- Von Elrod's Beer Garden & Sausage House
- Watermark
- Corner Pub
- The Chef and I
- Geist

**So far in 2017:  
34 restaurants, 9 shopping  
options & 8 nightlife options  
have opened or announced**

**NEW RETAILERS**

- **Oak Steakhouse** opened June 16 at 801 Clark Place adjacent to the Westin. Based in Charleston, the 7,000-sf restaurant is the restaurant's fourth location.
- **Pancho & Lefty's Cantina** opened at 104 5th Avenue South in the former Pub 5 location across from Bridgestone Arena. Brought to you by the same owner of Edley's Bar-B-Q, the restaurant serves authentic street tacos, and burritos.
- **The Library Fine Wine and Spirits** opened at 202 Sixth Avenue North. In addition to fine wine and spirits they also offer craft beer and cigars.
- A new men's store, **Ruckle & Rye**, opened in the Gulch at 1000 Division Street. The retailer offers complimentary rye whiskey and beer to its customers.
- **Southern Vintage Market**, a Brentwood-based women's clothing boutique, has opened its second location at Capitol View.
- **Lulu**, a concept by local restaurateur Miranda Pontes, opened at 313 Jefferson Street. The restaurant is described as a "mini food emporium" and is just one block away from First Tennessee Park.

**COMING SOON**

- **Black Rabbit**, a new concept from the owner of The Farm House, plans to open at 218 3rd Avenue N. The restaurant and bar concept "will conjure up the blues and jazz age of Printers Alley in the heyday of the 1920s". It will seat 122 guests with an additional 20-30 seats available in an outdoor patio.
- **City Tap House** plans to occupy 8,500 sf on the ground floor of the SoBro Apartment Tower on the corner of 3rd Avenue S. and Demonbreun. The restaurant will also have a 3,000-sf year-round deck on the 9th floor. The owner described the menu as "approachable but very well executed American food" and will have over 70 craft beers on tap.

**NEW BUSINESS**

- **Nashville Yards** unveiled plans for the 15-acre property that was formally home to Lifeway Christian Resource campus. A new music venue, luxury theater complex, and a club are just a few of the retail amenities that have been announced for the more than 4 million sf of entertainment and retail space for the project.

**DOWNTOWN NASHVILLE HAS:**

242 Dining Options

100 Shopping Options

96 Nightlife Options

**Retail Vacancy Rate: 0.58%****Total Retail Downtown SF: 2,869,128**