

# MARKET CONDITIONS

FIRST QUARTER | 2022

## Business

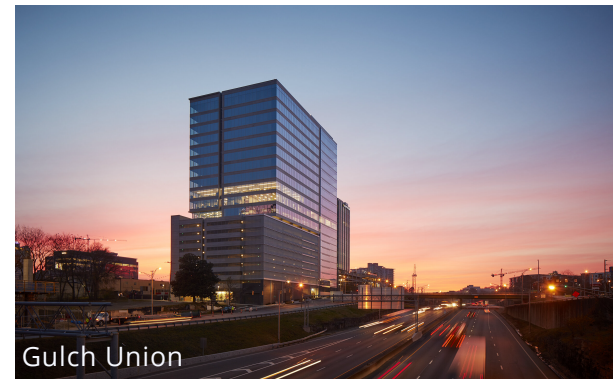
1Q Office Vacancy is 10.9% /	Class A Vacancy is 14.3%
Total Office Inventory:	17.8M SF
Total Class A Inventory:	8.8M SF



**NASHVILLE  
DOWNTOWN**  
PARTNERSHIP

## Recently Completed:

Asurion HQ	470,000 SF (100% leased)
Amazon Anne	543,000 SF (100% leased)
Gulch Union	325,000 SF (51% leased)
Paseo South Gulch	84,000 SF
501 Commerce	372,000 SF (76% leased)



Gulch Union

## Under Construction:

Nashville Yards	650,000 SF (31% leased)   2025
Amazon Juno	500,000 SF (100% leased)   2023
One22One	365,000 SF (25% leased)   2022



Nashville Yards

## Planned:

1001 Church St	1,000,000 SF   TBD
1010 Broadway	170,000 SF   TBD
1100 Broadway	750,000 SF   TBD
909 Division Street	230,000 SF   TBD
Circle South	535,000 SF   2024
Peabody Union	250,000 SF (14.3% leased)   2024



Peabody Union



Current Crane Count: 28

# MARKET CONDITIONS

FIRST QUARTER | 2022

## Hotel

11,191

current rooms

1,471

under construction

3,356

planned



1 Hotel Nashville



Albion Nashville

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
Canopy by Hilton	181	2024
Homewood Suites	152	2024

## Residential

There are 15,000+ residents downtown.

3,791 residential units under construction

95% occupancy

10,454 residential units planned

	Units	Rental	Condo	Area	2022	2023	2024
801 Church Street	350	350		Core			350
900 Church Street	356	356		Core		356	
Albion Nashville	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		North Gulch		380	
Haven at The Gulch	299	299		Gulch	299		
Modera Gulch	376	376		Gulch		376	
Nell	78		78	Pie Town		78	
Ballpark Village	356	356		North Gulch			356
Prima	278	278		South Gulch		278	
Rutledge Flats	174	174		Rutledge Hill	174		
<b>Totals</b>	<b>3,791</b>	<b>3,570</b>	<b>221</b>		<b>1,617</b>	<b>1,468</b>	<b>706</b>



# RETAIL SNAPSHOT

FIRST QUARTER | 2022



**NASHVILLE  
DOWNTOWN  
PARTNERSHIP**

## 2022 New Retail

Blue Sushi Sake Grill

Starbucks

The Pink Hermit

Anchorhead Coffee Co.

The Nashville Sundae Club

Nashville Looks Good on You

The Urban Juicer and Eatery

Travis Austin

Boqueria

Frankie Rose Coffee

Modiste

Parachute



*The Nashville Sundae Club: 335 11th Avenue South*



*Travis Austin: 5024 Broadway PI*



*Nike coming soon to Fifth + Broadway: 5036 Broadway PI*

## Downtown Nashville has:

**344** Dining Options

**123** Shopping Options

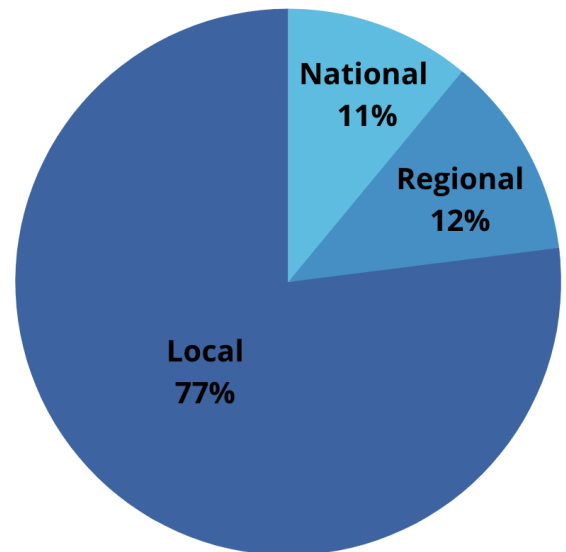
**138** Nightlife Options

**21** additional new  
retail and restaurants  
plan to open in 2022

**Retail  
Vacancy  
Rate: 2.6%**

**Total Retail  
Downtown  
SF: 3.6 million**

Percentage of  
Local/Regional/National Merchants



**77% of Downtown Nashville's Dining and Shopping Operators are Locally Based!**

## Project Spotlight:



### Layer Cake - New Restaurant Announced!

Dallas based Milkshake Concepts will open the four story concept, Layer Cake, soon at 127 Third Avenue South.