

# MARKET CONDITIONS

SECOND QUARTER | 2022

## Business

2Q Office Vacancy is 10.4% / Class A Vacancy is 12.6%

Total Office Inventory: 17.8M SF

Total Class A Inventory: 8.8M SF

### Recently Completed:

Asurion HQ	470,000 SF (100% leased)
Amazon - Anne	543,000 SF (100% leased)
Gulch Union	325,000 SF (57.6% leased)
Paseo South Gulch (Vorhees)	49,800 SF
501 Commerce	372,000 SF (80.9% leased)



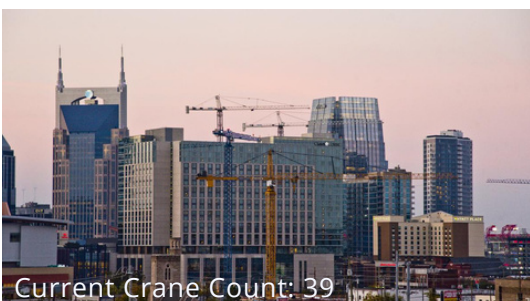
### Under Construction:

One22One	365,000 SF (25% leased)   2022
Amazon - Juno	588,000 SF (100% leased)   2023
Nashville Yards - 4	300,000 SF   2024
Peabody Union	170,000 SF (14.3% leased)   2024
Nashville Yards - Pinnacle	670,000 SF (31% leased)   2025



### Planned:

Circle South	538,000 SF   2025
1010 Broadway	170,000 SF   2025
Nashville Yards - 5	825,000 SF   TBD
Paseo South Gulch (Office)	522,000 SF   TBD



# MARKET CONDITIONS

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## Hotel

**11,677**  
current rooms

**1,552**  
under construction

**2,866**  
planned

Under Construction	Room #	Delivery
1 Hotel Nashville	215	2022
Four Seasons Hotel	236	2022
Edition Hotel	281	2023
Tapestry by Hilton Hotel / The Printing House	181	2023
Canopy by Hilton	181	2024
Hilton Tempo - HRI hotel	306	2024
Homewood Suites	152	2024



# MARKET CONDITIONS

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## Residential

15,000+

residents downtown

3,492

under construction

95%

occupancy

10,655

planned

	Units	Rental	Condo	2022	2023	2024
801 Church Steet	350	350				350
900 Church Street	356	356			356	
Albion Nashville	415	415		415		
Aspire Gulch	360	360		360		
Broadstone SoBro	226	226		226		
Four Seasons Residences	143		143	143		
Gibson Residences Modera	380	380			380	
Gulch	376	376			376	
Nell	78		78		78	
Ballpark Village	356	356				356
Prima	278	278			278	
Rutledge Flats	174	174		174		
Totals	3,492	3,271	221	1,318	1,468	706

Ballpark Village



Gibson Residences



Prima



# RETAIL SNAPSHOT

SECOND QUARTER | 2022



## 2022 New Retail

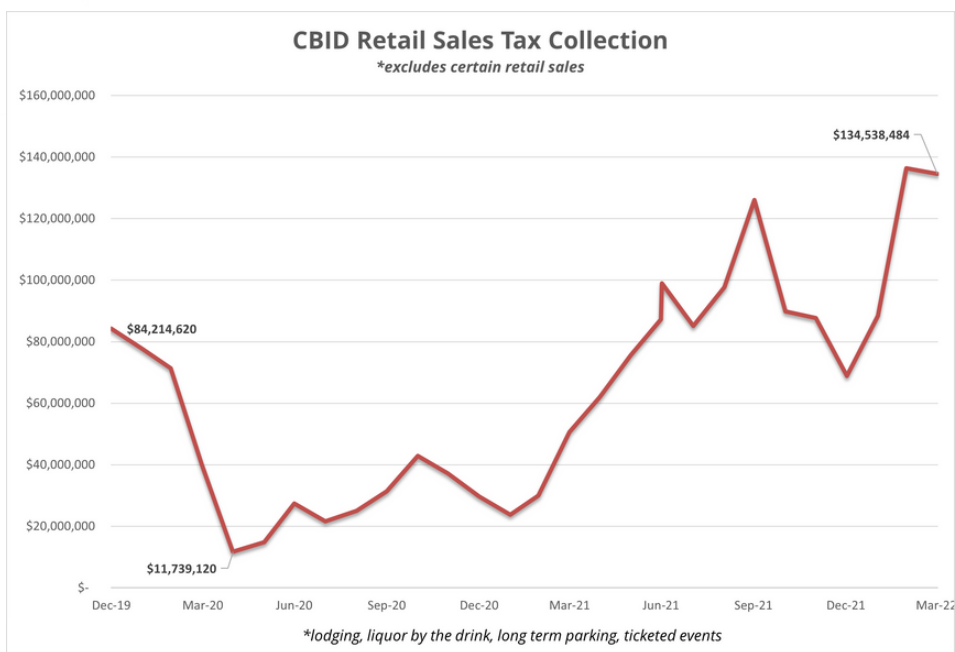
The Rutledge  
F45  
Good Citizen Coffee Co.  
Rumble Boxing  
Lip Lab  
The Extended Shop  
Nike  
Layer Cake  
MJ's Chill Spot  
Pink Door Cookies  
Carhartt  
Travis Austin  
Studs  
Kendra Scott  
Anchorhead Coffee Co.  
Frankie Rose Coffee  
Modiste  
Parachute  
Blue Sushi Sake Grill  
The Urban Juicer and Eatery  
Starbucks  
The Pink Hermit  
Boqueria  
The Nashville Sundae Club  
Dock Local  
Nightscape  
Asurion Tech Repair & Solutions

## Downtown Nashville has:

**339** Dining Options  
**130** Shopping Options  
**139** Nightlife Options  
**31** additional new retail and restaurants plan to open in 2022

**Retail Vacancy Rate: 2.6%**

**Total Retail Downtown SF: 3.6 million**

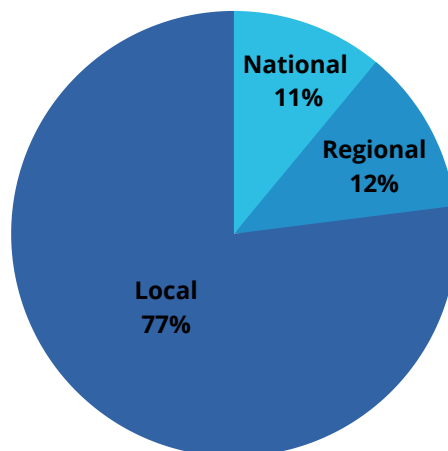


Lip Lab: Fifth + Broadway



The Rutledge: 151 1st Avenue S

## Percentage of Local/Regional/National Merchants



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