

# MARKET CONDITIONS

FOURTH QUARTER | 2021

## Business

4Q Office Vacancy is 11% / Class A Vacancy is 14.5%

Total Office Inventory: 17.8M SF

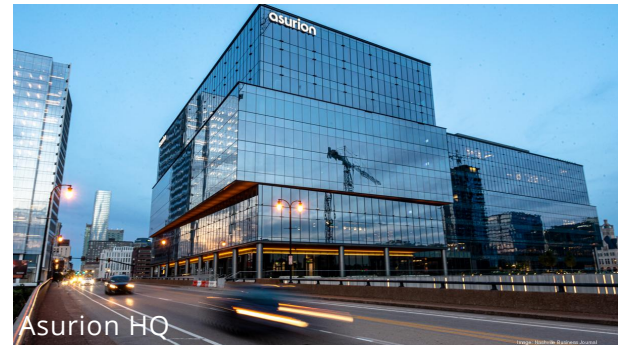
Total Class A Inventory: 8.8M SF



**NASHVILLE  
DOWNTOWN  
PARTNERSHIP**

## Recently Completed:

Asurion HQ	470,000 SF (100% leased)
Amazon Center of Excellence	543,000 SF (100% leased)
Gulch Union	325,000 SF (51% leased)
Paseo South Gulch	84,000 SF
501 Commerce	372,000 SF (75.6 leased)



Asurion HQ

## Under Construction:

Amazon Tower II	500,000 SF (100% leased) 2023
One22One	365,000 SF (25% leased) 2022



ONE 22 ONE

## 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
201 Platform Way S	650,000 SF/ 2025



1010 Broadway

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## Hotel

**11,191**  
current rooms

**1,138**  
under construction

**3,356**  
planned



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



## Residential

There are 15,000+ residents downtown.

**3,511** residential units under construction

**\*95.7%** occupancy

6,500+ residential units planned

Under Construction	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		378	
Muse Nashville	55		55	Rutledge Hill	55		
Nell	78		78	Pie Town		78	
Rutledge Flats	174	174		Rutledge Hill	174		
Sixth South	299	299		SoBro	299		
Totals	3,511	3,235	276		1971	1192	350

\*3Q 2021 Downtown Market Survey, GNAA

# RETAIL SNAPSHOT

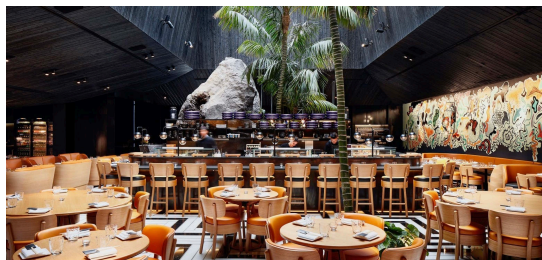
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## 2021 New Retail

Pancake Pantry  
Q Clothier and Rye 51  
Drusie & Darr  
Calacas Mexican Cuisine  
Good Vets  
Stationairy  
Barista Parlor  
The Dutch Nashville  
Carne Mare  
Pokeworks  
Church and Union  
Ella's on 2nd  
Condado Tacos  
Tacos 1989  
Parlor Doughnuts  
E+Rose  
Chicken Guy  
Blue Room Bar  
Casa Rosa  
Selfie Scene  
Gibson Garage  
The Continental  
Tikka Masala Indian  
Taco Bell Cantina  
Blue Stripes  
Gumbo Bros.  
The Bagel Shop  
Express Edit  
Delta Apollo Hair Studio  
Bad Axe Throwing Nashville  
National Museum of African-American Music  
Copper Branch  
Downtown Fresh Market  
Lush  
Sephora  
Twelve Thirty Club  
Apple  
Ariat  
Holly Ray Boutique  
Molly Green  
State & Liberty  
REVV

Ray-Ban  
Free People  
Music City Shop  
The Dry House  
Elixir Coffee  
Jeni's Splendid Ice Creams  
Cava Mezze  
Boqueria  
Eddie V's Prime Seafood  
Slim & Husky's Pizza Beeria  
Shake Shack  
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  
Velvet Taco  
Saffron Kitchen  
The Philly Special  
The Pharmacy Wurst  
Chilangos  
Sixty Vines



## Downtown Nashville has:

353 Dining Options  
121 Shopping Options  
143 Nightlife Options  
14 additional new retail and restaurants plan to open in 2022

Retail  
Vacancy Rate:  
3%  
Total Retail  
Downtown  
SF: 3.6 million



Pancake Pantry: 220 Molloy Street



Q Clothier: 401 11th Ave South

## Project Spotlight:

### ONE 22 ONE – New Restaurant Announced!

London-based Chotto Matte is opening 11,000 sf restaurant at One 22 One. The restaurant, specializing in Japanese and Peruvian fusion cuisine, will open its 4th US location inside this project. One 22 One has 15,000 sf of retail space on the first and second floors.