

# REGIONS CENTER

315 Deaderick Street  
Nashville, Tennessee



***Immediately Available:***

<u>Location</u>	<u>Rentable SF</u>
<b>1<sup>st</sup> Floor (9,856 contiguous)</b>	<b>975 2,142 2,428 1,885 3,401 711</b>
<b>12<sup>th</sup> Floor</b>	<b>955</b>
<b>15<sup>th</sup> Floor (7,170 contiguous)</b>	<b>2,297 3,002 1,871</b>
<b>20<sup>th</sup> Floor</b>	<b>5,466</b>

**Available 2/1/2010**

**Floors 20 - 28                      165,345**

- ❑ 28-story Class A Office Building
- ❑ 600,628 rentable square feet
- ❑ 18,979 RSF floor plates. Common Area Factors
  - Single Tenant Floor – 7%
  - Multi-Tenant Floor – 15%
- ❑ 1<sup>st</sup> Floor Amenities Include: Quizno's Subs, Salon J, Provence Breads and Cafe, shoe shine stand, and a sundry shop
- ❑ 24-hour, 365 day, on-site security
- ❑ Convenient on-site visitor & tenant parking
- ❑ New 2-story building addition planned to replace existing plaza at the corner of 3<sup>rd</sup> Ave. N. & Union Street to add a fitness facility and restaurant.
- ❑ Ongoing Phase I Deaderick Street streetscape improvements, a \$4.5 million city project scheduled to be complete late Summer 2009.
- ❑ Up to 37,500 sq ft of future retail/restaurant space projected for Deaderick Street, most of which will be on the Regions Center block.
- ❑ Close proximity to the State Capitol, Nashville Metropolitan & Davidson County Courthouse and Historic Second Avenue.
- ❑ LP Field parking w/shuttle service from 6:30 – 9:30 a.m. & 3:30 – 6:30 p.m. every 10 minutes on business days for \$25 per month.
- ❑ Public Square Garage and new city courthouse parking garage, totaling 2,200 spaces within 200' of walking distance from Regions Center.

The information contained herein is believed to be accurate but is not warranted as the information may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser or tenant independent investigation.

**FRI  
MANAGEMENT**

**BRIAN SCHIEDEMEYER**  
615.244.6354  
bschiedemeyer@frin.com

