



**CUSHMAN &
WAKEFIELD**

FOR LEASE

UBS TOWER

315 Deaderick Street / Nashville, TN

599,660 SF CLASS A
OFFICE BUILDING

UBS TOWER

599,660 SF

CLASS A OFFICE BUILDING



The 28-story UBS Tower has recently completed renovations to restore the building to top tier status. Improvements include:

- Class A finishes throughout the building
- Modernized lobby and entrance
- Outdoor plaza improvements
- Addition of nationally recognized Jeff Ruby's Steakhouse
- Competitive rental rate
- Total on-site parking: up to 2.33/1,000
 - Reserved parking in building: 1/3,000
 - Garage across street: 2/1,000
 - More parking available nearby (see parking map)
- All windows replaced in 2015 to enhance building
- Lobby and common area renovations completed in 2017
- 24/7 On-site security
- Building signage available



**RENOVATED
LOBBY** Q2 2017
COMPLETION

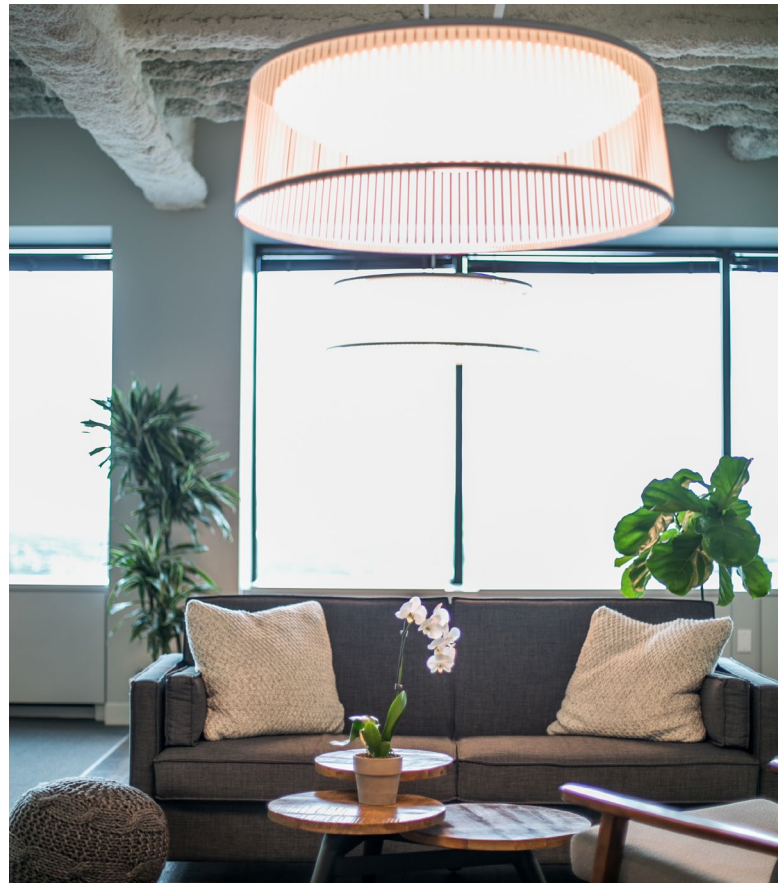


18,675 SF FLOOR PLATES



ICONIC DOWNTOWN
NASHVILLE VIEWS





Located across from
LIVE ON THE GREEN

FOOD TRUCK SERVICE
Available every Thursday

EXCELLENT LOCATION

CONVENIENT PARKING
In-building and across the street parking for tenants and visitors

ON-SITE AMENITIES
Jeff Ruby's Steakhouse, Fresh Sub and Time-In Deli



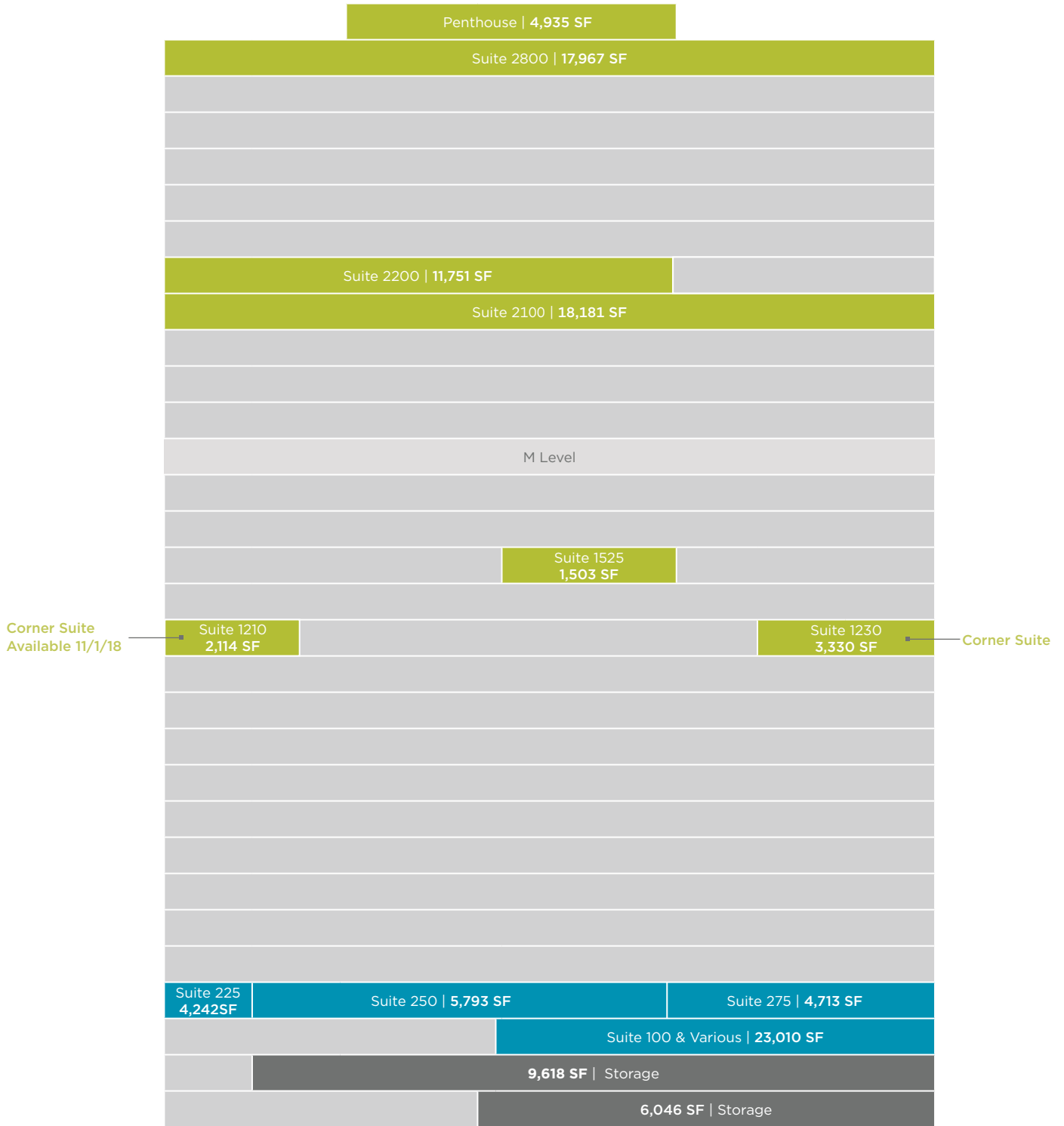
Robby Davis, CCIM, SIOR
+1 615 301 2920
robby.davis@cushwake.com

Rob Lowe, CCIM
+1 615 301 2910
rob.lowe@cushwake.com

Whit McCrary IV, CCIM
+1 615 301 2908
whit.mccrary@cushwake.com

Charlie Gibson
+1 615 301 2820
charlie.gibson@cushwake.com

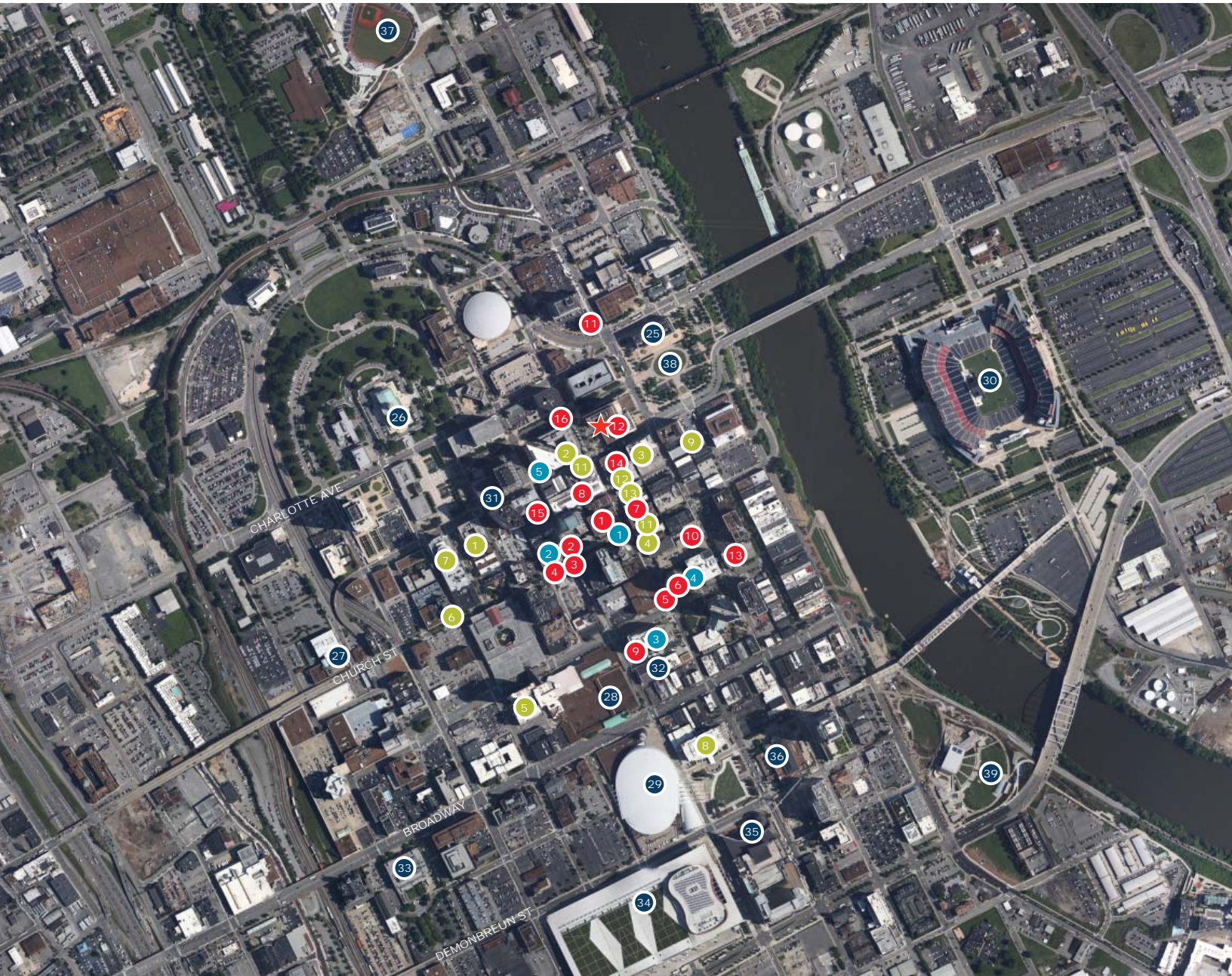
STACKING PLAN



Available Office
 Available Retail
 Available Storage

Total Building Square Feet: 599,660
 Upper Levels Contiguous Space: 22,902
 Total Office Space Available: 59,781
 Lower Level Storage Space Available: 15,664
 Retail Space Available: 35,993

AMENITIES



● HOTELS

1. Hermitage
2. Doubletree
3. Hotel Indigo
4. Courtyard
5. Renaissance
6. Homewood Suites
7. Sheraton
8. Hilton
9. 21c Museum Hotel
10. Fairlawn
11. Tribute
12. Dreams Hotel
13. The Bobby

● BANKS

1. Capstar Bank
2. Fifth Third Bank
3. SunTrust Bank
4. Regions Bank
5. Bank of America

● RESTAURANTS

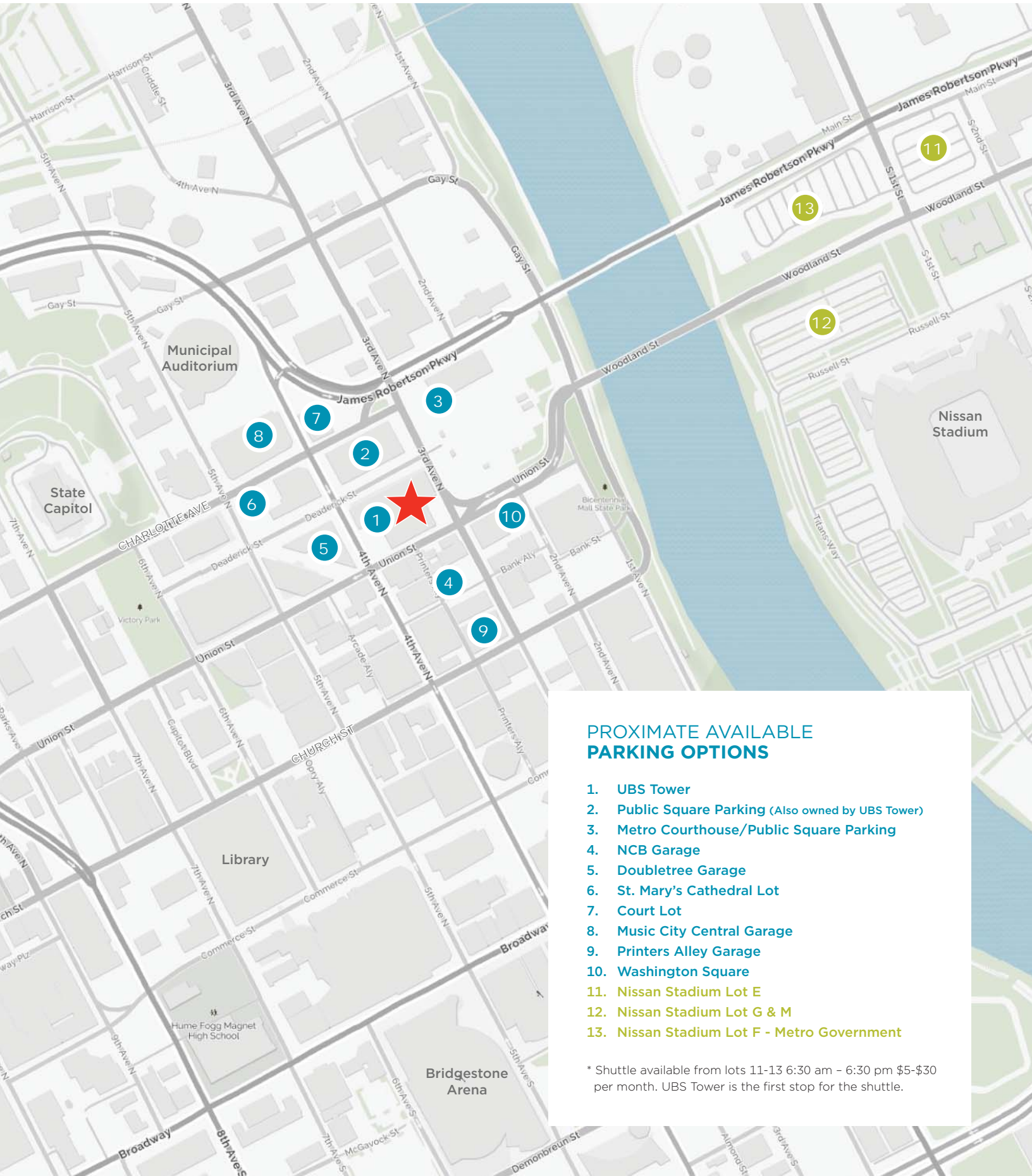
(walkable within 1/4 mile)

1. The Nashville City Club
2. Starbucks
3. Take a Break Deli
4. Puckett's Grocery
5. Chile Burrito
6. Subway
7. Taste of Italy
8. The Arcade (13 restaurants)
9. Panera Bread
10. Demos' Restaurant
11. The Perch
12. Jeff Ruby's
13. Another Broken Egg
14. Wild Eggs
15. Frothy Monkey
16. Food Trucks

● PLACES OF INTEREST

25. Metro Courthouse
26. State Capitol
27. YMCA
28. Convention Center
29. Bridgestone Arena
30. Nissan Stadium
(Tennessee Titans)
31. TPAC
32. Ryman Auditorium
33. Frist Center for the Visual Arts
34. Music City Center
35. Country Music Hall of Fame
36. Schermerhorn Symphony Center
37. First Tennessee Park
(Nashville Sounds)
38. Live on the Green
39. Ascend Amphitheater

PARKING



PROXIMATE AVAILABLE PARKING OPTIONS

1. UBS Tower
2. Public Square Parking (Also owned by UBS Tower)
3. Metro Courthouse/Public Square Parking
4. NCB Garage
5. Doubletree Garage
6. St. Mary's Cathedral Lot
7. Court Lot
8. Music City Central Garage
9. Printers Alley Garage
10. Washington Square
11. Nissan Stadium Lot E
12. Nissan Stadium Lot G & M
13. Nissan Stadium Lot F - Metro Government

* Shuttle available from lots 11-13 6:30 am – 6:30 pm \$5-\$30 per month. UBS Tower is the first stop for the shuttle.