

# 1 MUSIC CIRCLE SOUTH

107,840 SQ. FT. IN THE HEART OF MUSIC ROW :: NOW LEASING

UNDER CONSTRUCTION WITH DELIVERY FOR TENANT BUILD OUT OCTOBER 1, 2018



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One Music Circle South is conveniently located just off Music Row with direct access to the Gulch and a full complement of restaurants, shopping and housing options nearby. Quick and unencumbered access to and from downtown Nashville allows easy commuting and connectivity. Building amenities will include bike storage, showers, private entrance, and covered and reserved parking beneath the building.

- Class A Boutique Office in Music Row
- 107,840 RSF
  - Level 5: 23,767 SF Leased
  - Level 4: 12,332 SF Leased  
12,364 SF Available
  - Level 3: 24,696 SF Available
  - Level 2: 24,696 SF Available
  - Level 1: 9,985 SF Available
- 3/1000 Covered and Secured Parking
- Excellent Branding / Signage Potential
- Tenant Occupancy April 2019
- Direct Walking Access to Demonbreun Street, The Gulch, restaurants, bars, and shopping
- Easy vehicle access West and South
- Unencumbered access to and from Nashville
- Amenities include:
  - Bicycle Storage
  - Showers and Lockers
  - Covered Parking
  - On-site Security

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1 MUSIC CIRCLE SOUTH NASHVILLE TENNESSEE 37203

[ONE.MUSICCIRCLESOUTH.COM](http://ONE.MUSICCIRCLESOUTH.COM)



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## FRONT ENTRANCE

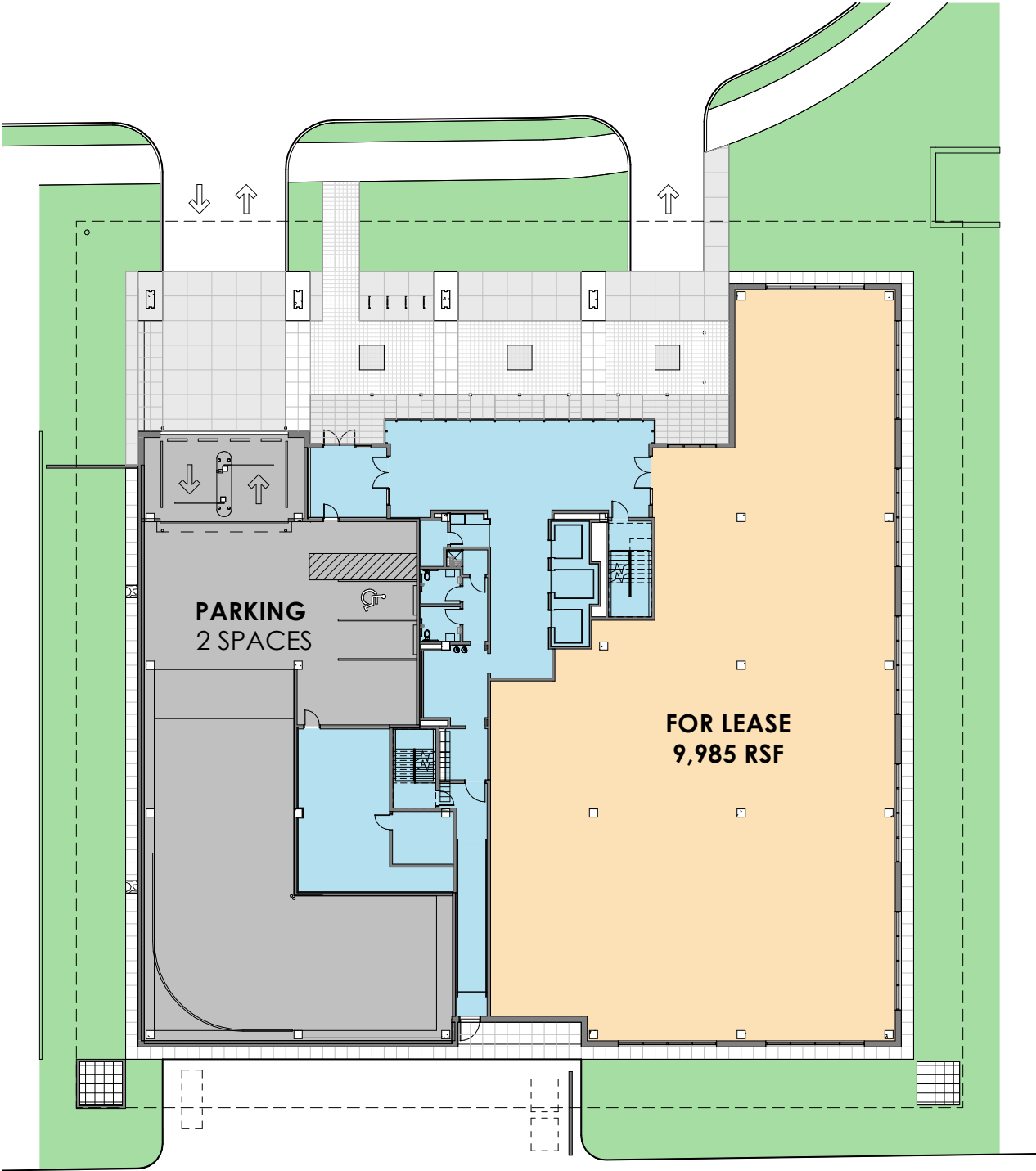


## BALCONY



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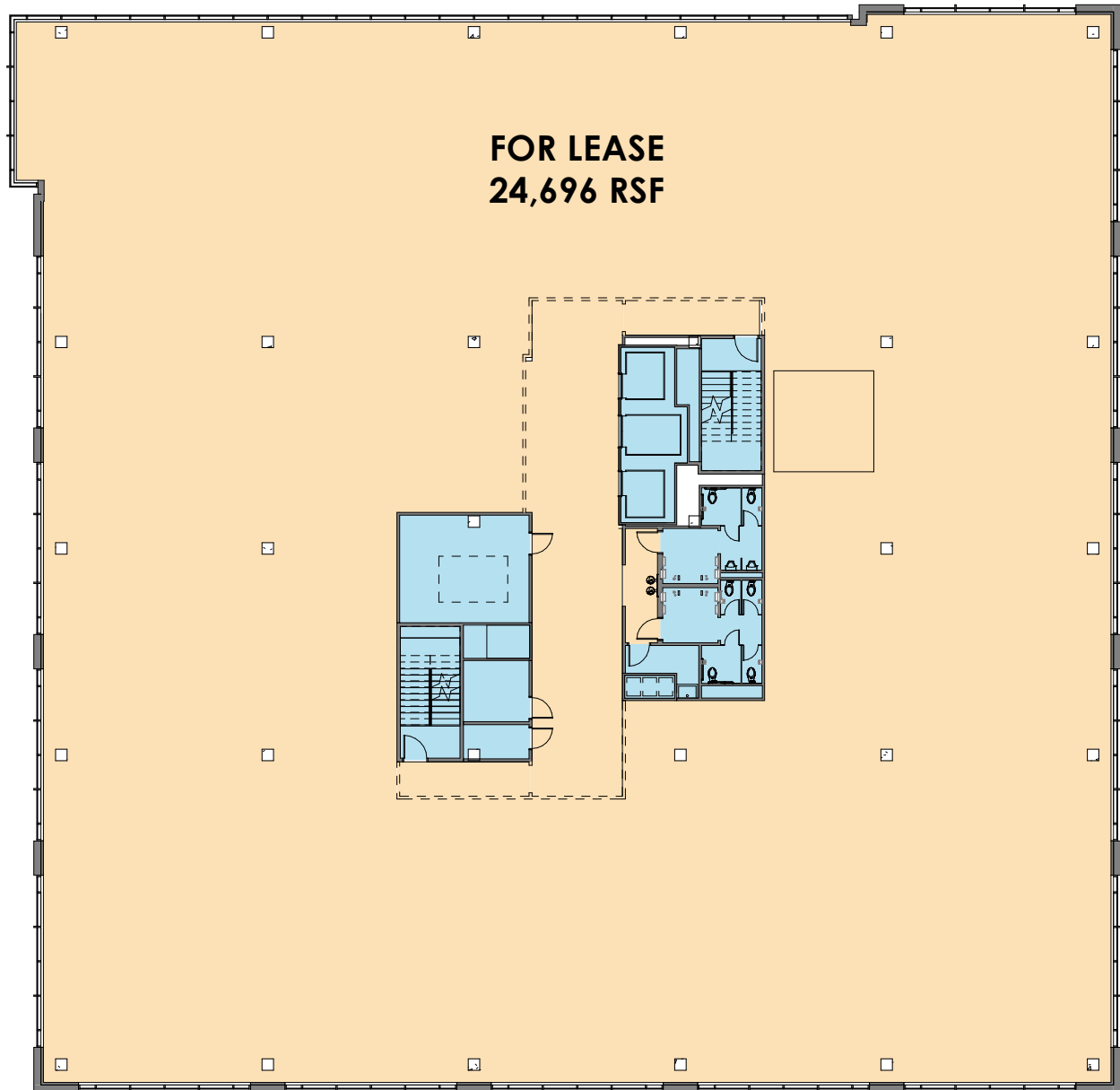
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LEVEL 1

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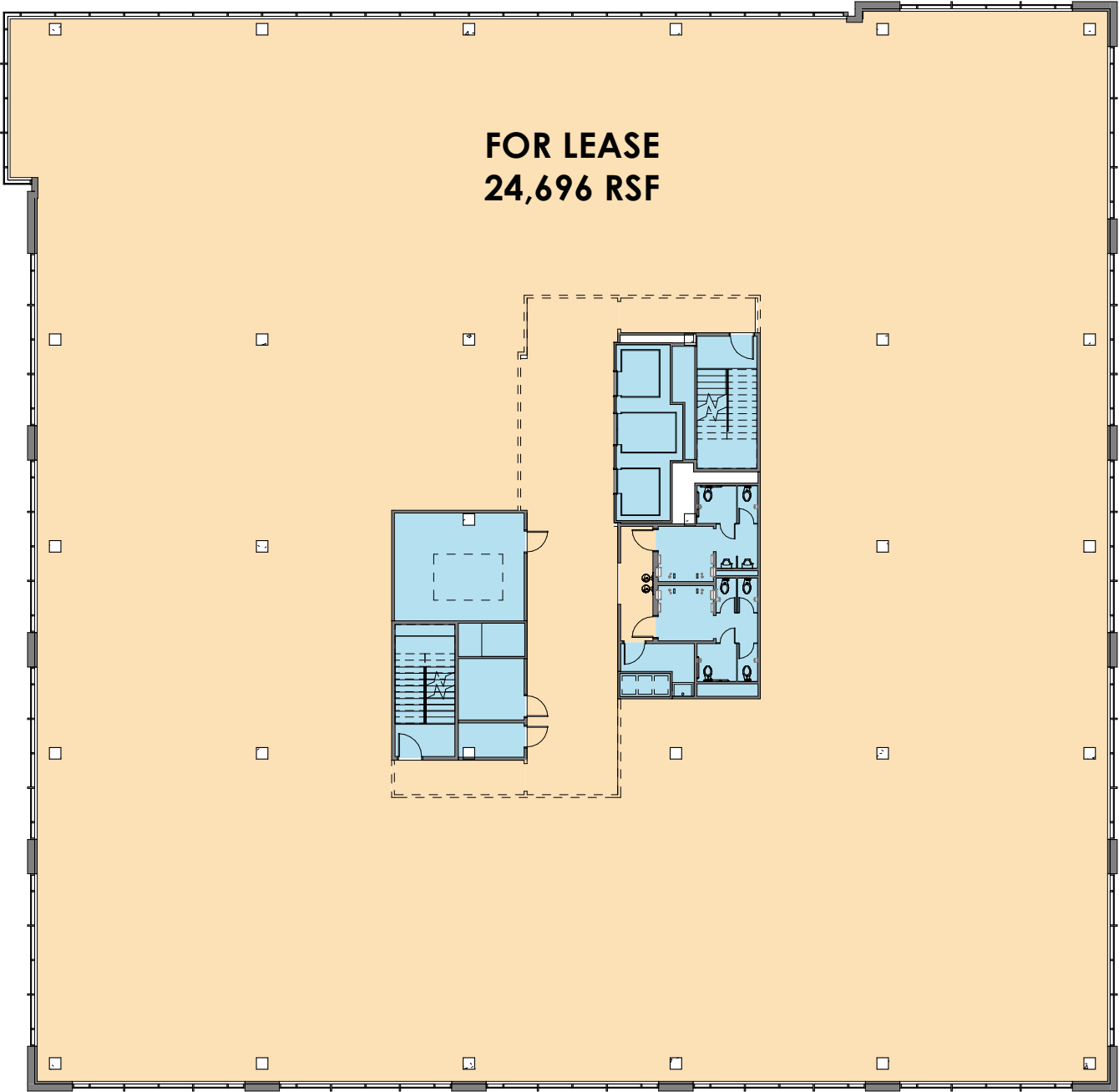
1 MUSIC  
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LEVEL 2

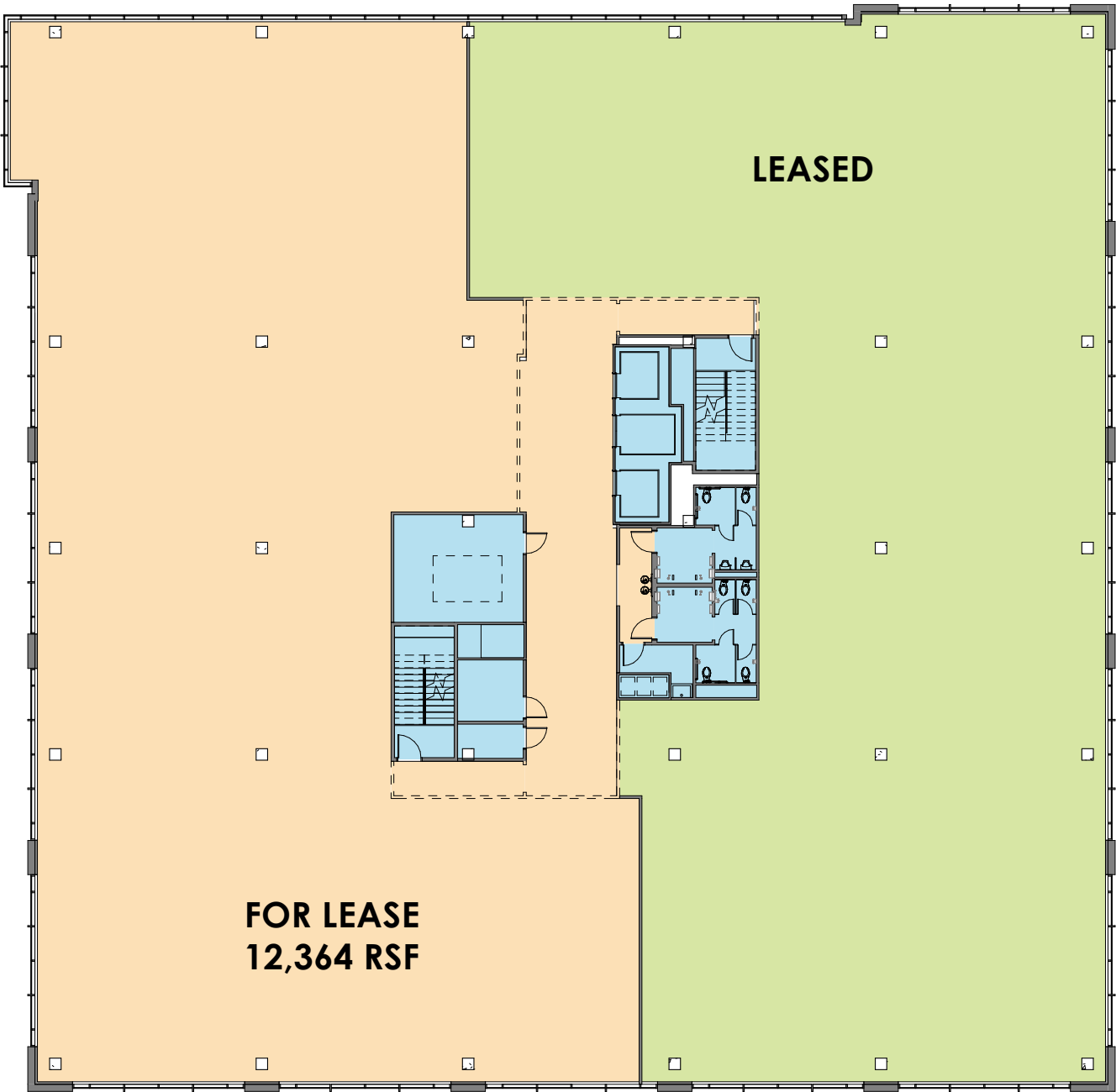
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LEVEL 3

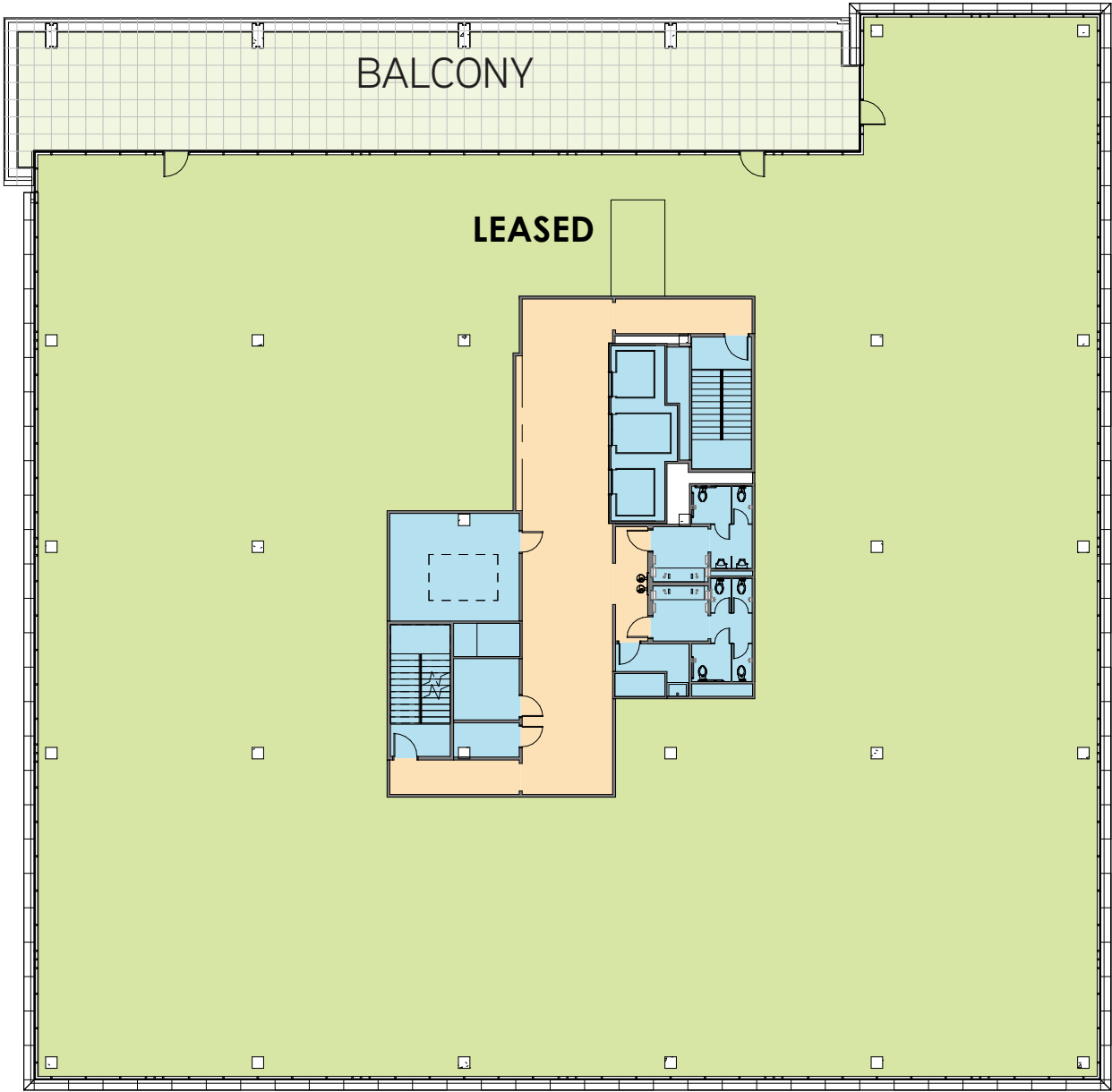
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LEVEL 4

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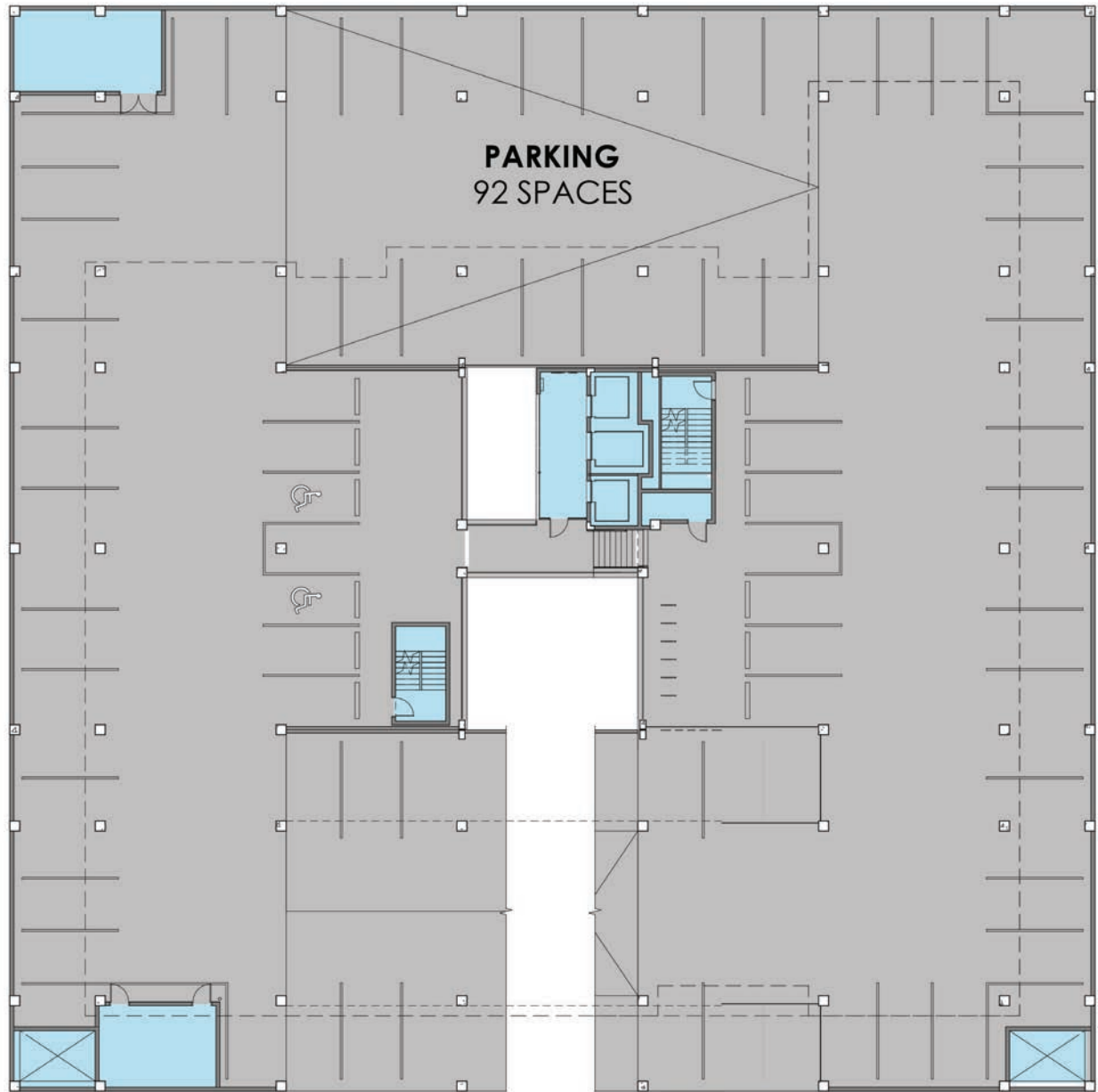


LEVEL 5



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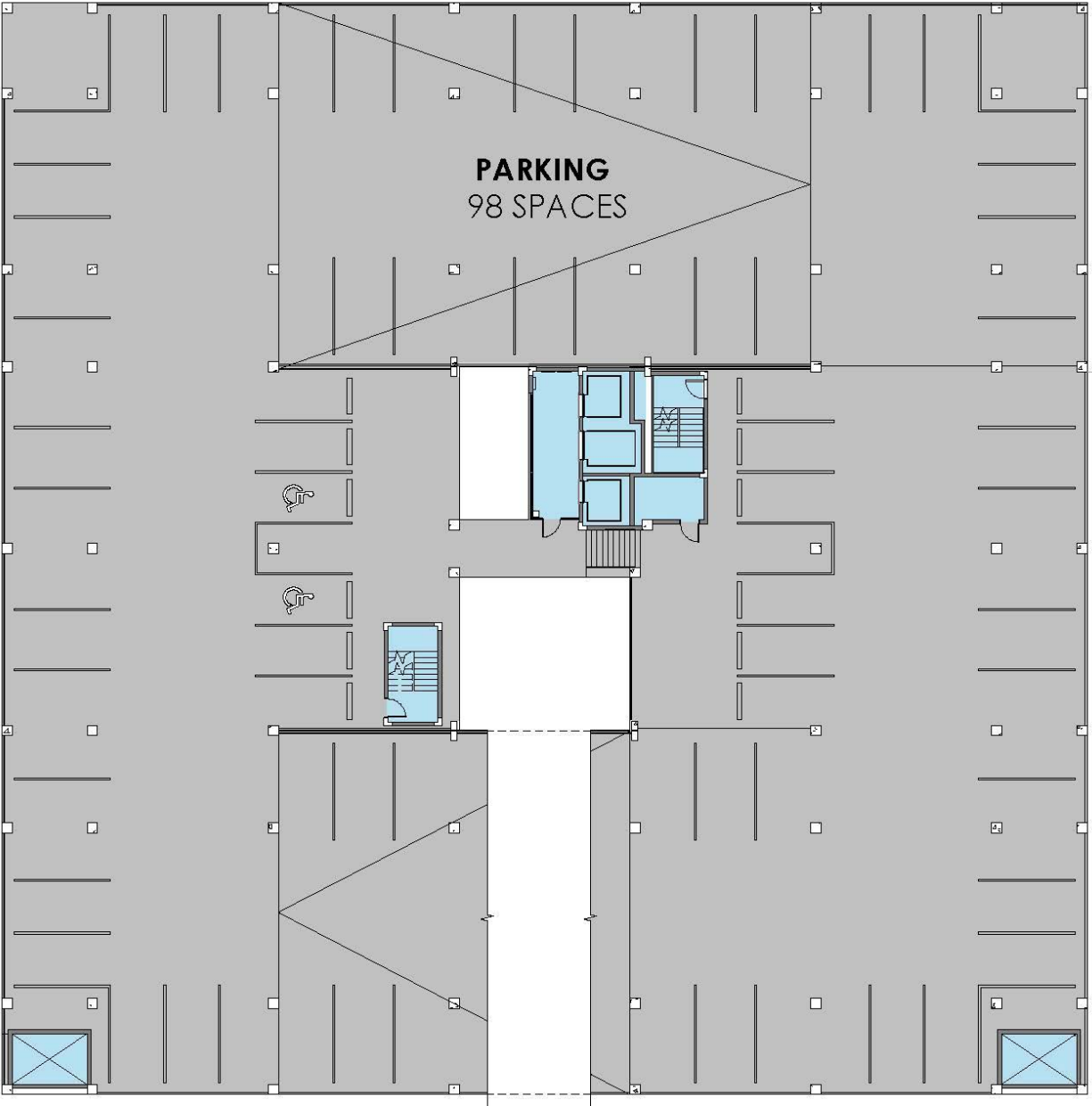
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LEVEL P1

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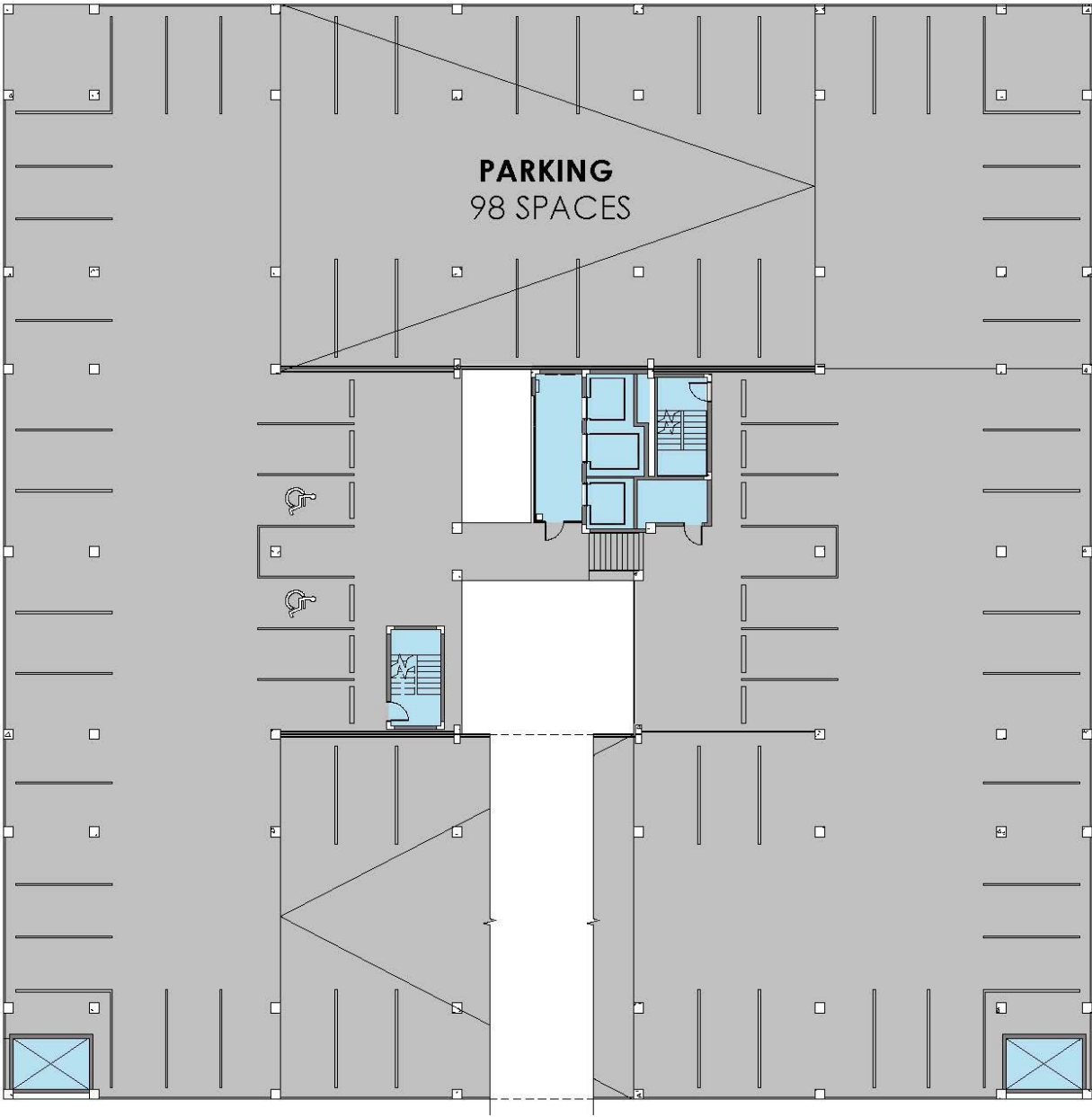
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SOUTH



LEVEL P2

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CIRCLE  
SOUTH



LEVEL P3