



The Fed

at 226 Third
Avenue North

Mixed-Use Redevelopment Property Sale

NASHVILLE, TN

For more information, contact:

Vickie Saito, Broker

615 850 2711





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The Offering

Colliers International is pleased to present the rare opportunity to acquire the former Federal Reserve Bank Building, a Nashville landmark facility in the emerging boutique hotel and Alley District immediately contiguous to the luxury 21c Museum Hotel scheduled to open in 2017. Prominently positioned in the central core with superb access to interstates and all city amenities, the offering presents the opportunity not only to gain entry into the exciting urban activity center of Nashville with a coveted historic facility, but also to realize significant value appreciation through redevelopment, both long-term and in the immediate future.

Within one block of 5 newly announced hotel redevelopment projects and Nashville's most unique condominium and apartment district, the offered facility has excellent visibility with pedestrian infrastructure improvements planned for the surrounding neighborhood.

As Nashville has so firmly established its status as a world-class destination and one of the most dynamic and culturally diverse cities in the nation, this opportunity offers an investor and/or developer to take advantage of the robust market conditions and to cross all product types, which should continue to strengthen within the urban core.

INVESTMENT OPPORTUNITIES

- The stately **226 3rd Avenue Building** was constructed in 1922 as the Nashville branch of the Federal Reserve Bank of Atlanta. The 18,500 SF building has undergone continuous renovations since purchased in 2003 and is currently occupied by property ownership as a one-of-a-kind residence.
- **OPPORTUNITIES**
 - Mixed use or residential redevelopment
 - Restaurant/retail/entertainment venue with many original architectural features in tact
 - Single purpose specialty
 - Hospitality



The Property

FORMER FEDERAL RESERVE BANK BRANCH

226 3rd Avenue North
Nashville, TN 37201

TOTAL BUILDING AREA

+/- 18,500 SF
3 Full floors and mezzanine floor
Full basement

SITE DIMENSION

48' x 112'

YEAR BUILT

1922

ZONING

Downtown Code: Capitol Mall Redevelopment District; Core Historic sub-district
Current Use: Single family dwelling

HIGHLIGHTS - IRREPLACEABLE ASSET

- Iconic landmark structure of the Neo-Classical style graced with four stately and elegant limestone columns and portico.
- Designed as the Nashville branch of the Federal Reserve Bank of Atlanta by prominent architectural firm of Marr and Holman (designers of the Noel Hotel, US Post Office now known as the Frist Center, TN Supreme Court Building, and numerous notable public courthouses and university facilities).
- Property offers exciting redevelopment opportunities and/or prestigious single purpose use.

CENTRAL BUSINESS DISTRICT LOCATION

- The centerpiece of the developing Alley and boutique hotel district
- Immediately adjacent to the future 21c Museum Hotel
- Located across from the 325 space NCB Garage and Indigo Hotel
- Within 1 block of Metro-Davidson County Courthouse & Public Square/Parking Garage, UBS Tower, world-famous Printer's Alley
- 2 blocks from the Cumberland River and Park



The Location



Downtown Aerial View



*Red markers are for planned boutique hotels

Terms of Sale

OFFERING PRICE: \$4,000,000

INTEREST OFFERED: 100% fee simple interest

TERMS: All cash at closing

PROPERTY AND TOURS: All registered and qualified buyers are encouraged to visit the property and should contact Vickie Saito to receive a tour of the property.

ALL PROPOSALS TO PURCHASE SHOULD BE ADDRESSED TO:

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Nashville

With live music of every genre being performed any night of the week, more than 180 recording studios and some 5,000 working musicians, Nashville is known world-wide as Music City. Music put Nashville on the map, but it is not the city's only claim to fame. From two major-league sports teams, to an extensive park system, to world-renowned attractions such as the Parthenon and the Ryman auditorium, the Nashville region has something to keep everyone entertained.

Nashville is the capital of Tennessee and a vital transportation, business and tourism center for the region. The Nashville economic market, in the state's center, comprises of 10 counties with a total population of approximately 1.7 million.



The Nashville area's economy is among one of the most diverse of any U.S. region. As a result, the city continues to attract the highest-quality workers in all business sectors. Nashville supports many innovative and aggressive local programs to recruit workers to the region. The business environment is characterized by a favorable geographic location, quality workforce, lower taxes and growth opportunities enhanced by a diverse economy.

Over the last decade, the area has experienced tremendous growth across various industry sectors, including healthcare, tourism, publishing and music. High-profile businesses from across the country and the globe have moved to the Nashville MSA in the past few years including Nissan, Oreck, Backyard Burgers, and the Consulate-General of Japan.

Many of Nashville's most valuable workers come from the area's own vast educational system that includes 18 accredited four-year and postgraduate institutions. These schools deliver 17,000 graduates to the market each year, 60% of which choose to stay in the region after graduation.

In the Nashville MSA, 44.9% of adults at least 25 years and older have one or more years of college education and more than 45,000 people have graduate or professional degrees.

The quality of life is key to Nashville's success - a seasonally mild climate, a rich landscape, laid-back lifestyle and affordable cost of living are just a few examples. It also encompasses Southern charm with welcoming neighborhoods and friendly residents.

A lively cultural base, including a world-class symphony, a ballet, an opera and museums, have earned Nashville national acclaim in the past few years, ranking in the "Top 25 Art Destinations" in America Style magazine and "#7 Best Places for Artists in the US" in Business Week magazine.



Nashville Accolades

YEAR	TITLE	PUBLICATION	RANK
2015	Cities Creating The Most White-Collar Jobs	Forbes.com	4
2015	America's Best Cities for Festivals	Travel + Leisure	3
2015	Best Places for Business and Careers	Forbes	28
2015	Top 10 rental markets for real estate investors	HousingWire.com	9
2015	Hot Startup Cities	Entrepreneur	3
2015	50 Most Popular Cities for Events & Meetings	Cvent	9
2015	Top Cities For Live Music	Travel + Leisure	1
2015	Friendliest Cities	Conde Nast Traveler	4
2015	Small Business Friendliness Survey	Thumbtack.com	A+
2015	Hardest-Working City	Freightliner Trucks	1
2015	10 Best Places to Start a Business	Inc.com	6
2015	Top States for Doing Business	Area Development Magazine	4
2015	Best Cities For Millennial Entrepreneurs	Thumbtack.com	4
2015	The Hottest U.S. Markets in November 2015	REALTOR.com	11
2015	The Hottest U.S. Cities for 2016	Business Insider	N/A
2015	2015 Best-Performing Cities	Milken Institute	18
2015	Best Cities for Young Small Business Owners	Kauffman Foundations	2
2015	Best Cities for Female Small Business Owners	Kauffman Foundations	3
2016	Hottest Neighborhood in U.S.	Redfin	2
2016	Top 10 Cities for Growth and Prosperity - Growth	Brookings Institute	5
2016	Top 10 Cities for Growth and Prosperity - Prosperity	Brookings Institute	10
2016	Top Cities for STEM Salaries	SmartAsset.com	5
2016	America's Leading EDCs	Global Trade	N/A
2016	2016's Best Cities for Women-Owned Businesses	WalletHub.com	1
2016	Best Places to Live	U.S. News	22



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