615 THIRD

615THIRD.COM

SHANE DOUGLAS, CCIM
615.850.2734
shane.douglas@colliers.com

BRIAN CASEY
615.850.2782
brian.casey@colliers.com

Colliers INTERNATIONAL

HERE. NOW.

615 Third is Nashville's newest Class A office building located in Nashville's booming SoBro district. Just south of Broadway, the area has come to life with some of the city's most sought after restaurants, hotels, cultural attractions, and entertainment venues.

With its proximity to these amenities and direct access to Downtown Nashville, Broadway, major interstates, and other popular urban districts, 615 Third offers unparalleled access, profile, and connectivity.

AVAILABLE NOW

FEATURES

Eight stories of LEED-certified, Class A office

Limited space remains:

- +/- 18,882 SF, sixth floor, including terrace with northerly views
- +/- 13,000 SF, ground floor, retail or office option

Highly desirable covered parking with 3.5 spaces per 1,000 SF leased space

On-site fitness facility

Easy walk to Downtown, Broadway, and SoBro amenities

Less than one minute to inner interstate loop

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SoBro Development Activity

HERE TO STAY.

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615THIRD SOBRO 2017

Immediate Area Amenities

IT'S ALL HERE.

Within walking distance, landmark food, drink, and entertainment destinations abound: From James Beard Award-winning chefs and grab-and-go lunch options, to after-work concerts under the stars and daytime meeting venues, to corporate and finance HQs and diverse hotel options for clients and guests, and more.

Also, the Division Street Connector unites one burgeoning district to another.

MARTIN'S BBQ **4 MIN. WALK**

BONGO JAVA - OMNI **7 MIN. WALK**

CITY WINERY **9 MIN. WALK**

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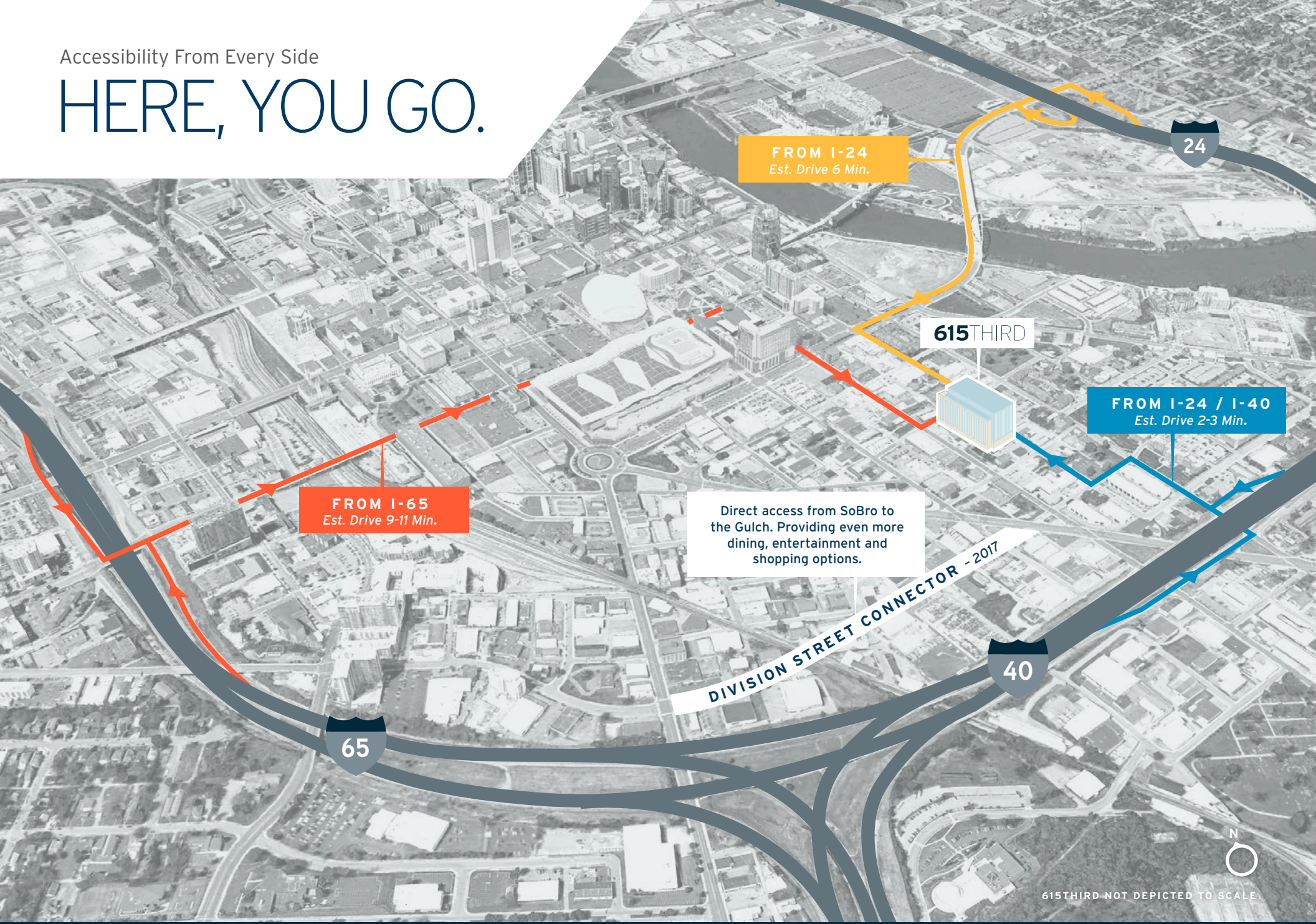
Accessibility From Every Side

HERE, YOU GO.



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615THIRD SOBRO 2017

Immediate Walkability Map

FROM HERE, TO THERE.

BROADWAY
Est. Walk 10 Min.

THE SOUTHERN
Est. Walk 8 Min.

BRIDGESTONE ARENA
Est. Walk 10 Min.

HILTON
Est. Walk 6 Min.

BAKERSFIELD
Est. Walk 5 Min.

PINEWOOD SOCIAL
Est. Walk 8 Min.

MARTIN'S BBQ
Est. Walk 3 Min.

MUSIC CITY CENTER
Est. Walk 5 Min.

THE OMNI
Est. Walk 5 Min.

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N

615THIRD NOT DEPICTED TO SCALE

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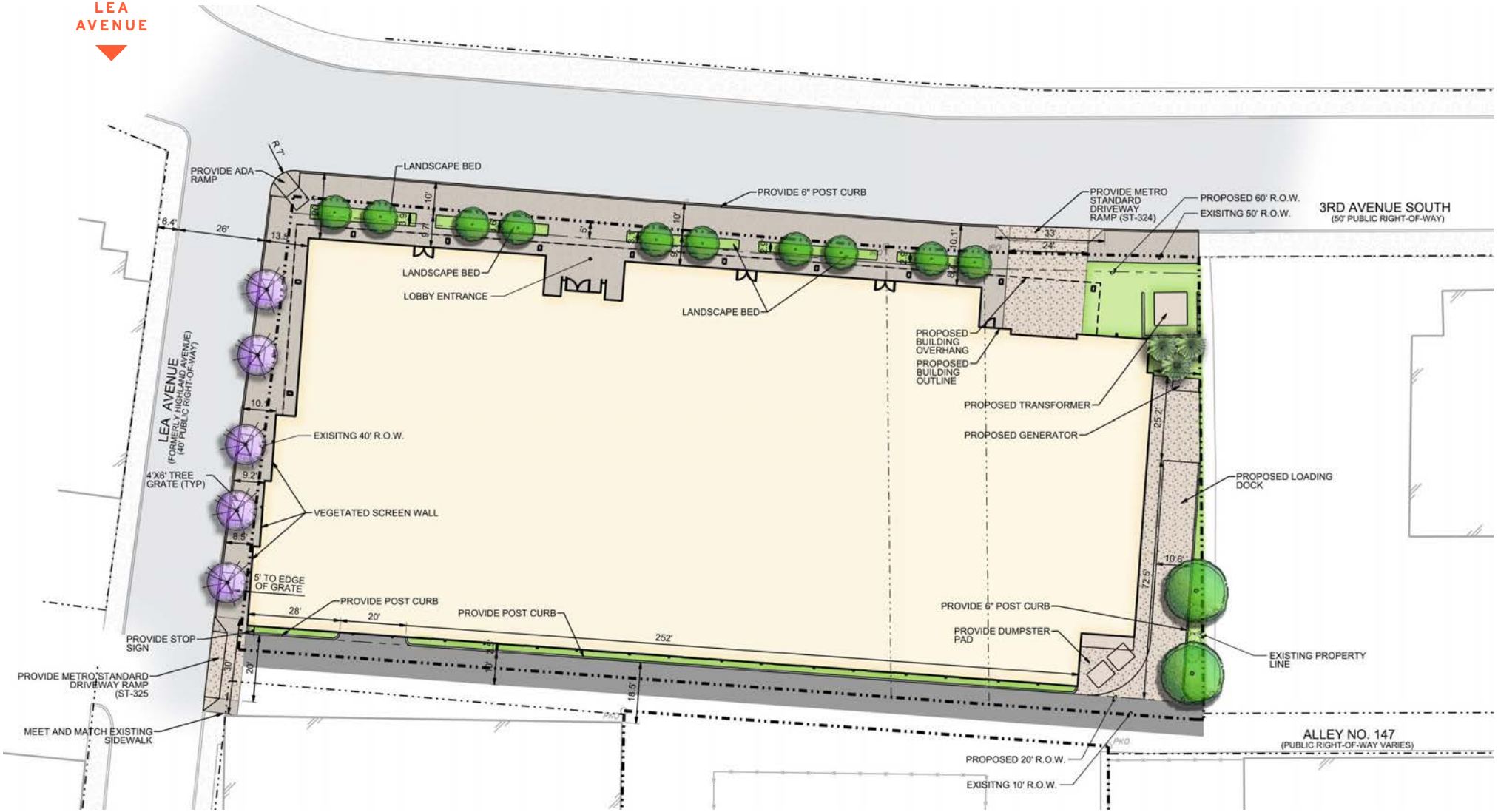
3RD AVENUE SOUTH
LEA AVENUE
PROVIDE ADA RAMP
LANDSCAPE BED
PROVIDE 6" POST CURB
PROVIDE METRO STANDARD DRIVEWAY RAMP (ST-324)
PROPOSED 60' R.O.W.
EXISITNG 50' R.O.W.
3RD AVENUE SOUTH
(50' PUBLIC RIGHT-OF-WAY)
LOBBY ENTRANCE
PROPOSED BUILDING OVERHANG
PROPOSED BUILDING OUTLINE
PROPOSED TRANSFORMER
PROPOSED GENERATOR
LEA AVENUE
(FORMERLY HIGHLAND AVENUE)
(40' PUBLIC RIGHT-OF-WAY)
EXISITNG 40' R.O.W.
4'X6' TREE GRATE (TYP)
VEGETATED SCREEN WALL
PROPOSED LOADING DOCK
5' TO EDGE OF GRATE
PROVIDE POST CURB
PROVIDE STOP SIGN
PROVIDE METRO STANDARD DRIVEWAY RAMP (ST-325
MEET AND MATCH EXISTING SIDEWALK
PROVIDE DUMPSTER PAD
EXISTING PROPERTY LINE
ALLEY NO. 147
(PUBLIC RIGHT-OF-WAY VARIES)
PROPOSED 20' R.O.W.
EXISITNG 10' R.O.W.

3RD AVENUE SOUTH

LEA AVENUE

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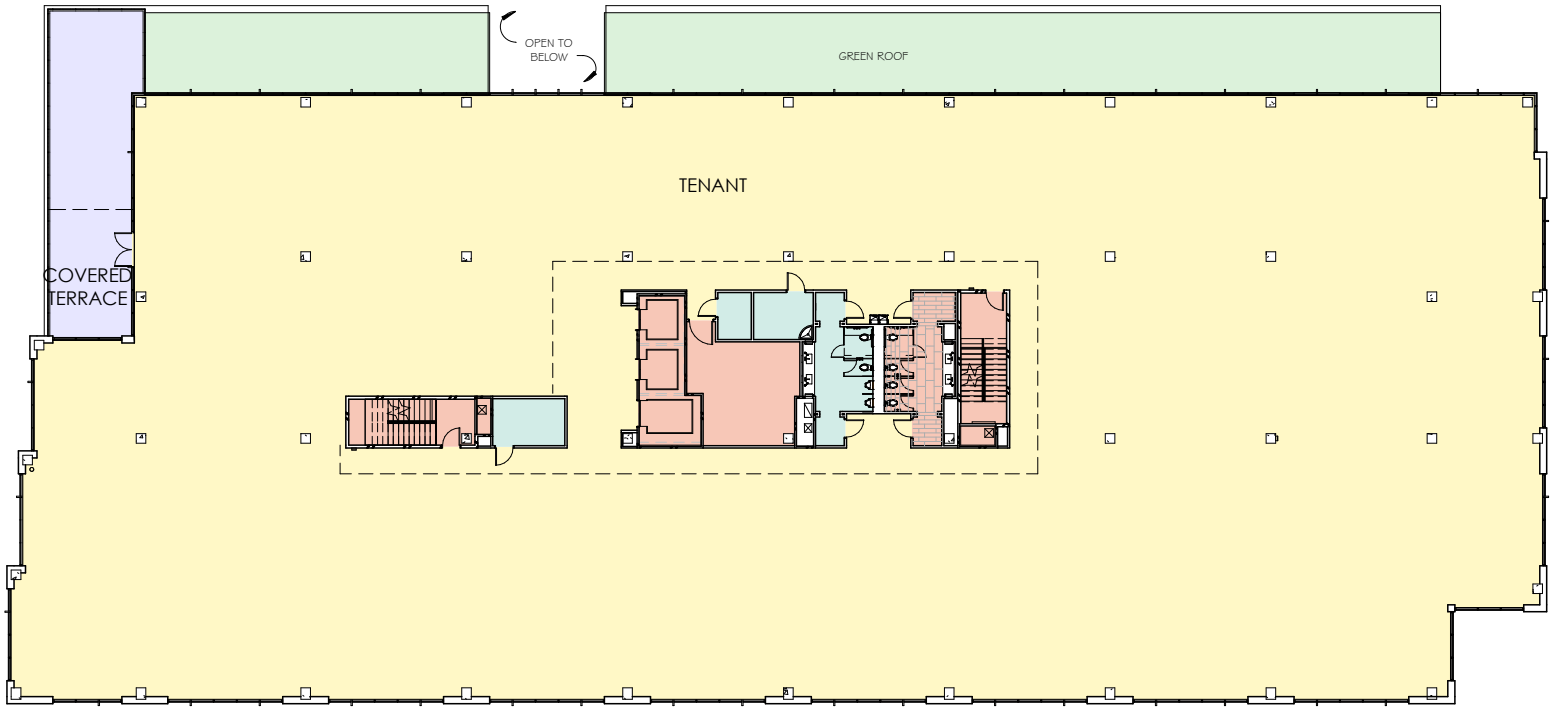
LEVEL 1/P3

TUCK·HINTON ARCHITECTS

15025
08 AUGUST 2017

3RD AVENUE SOUTH

LEA AVENUE



20' 10' 0 20'

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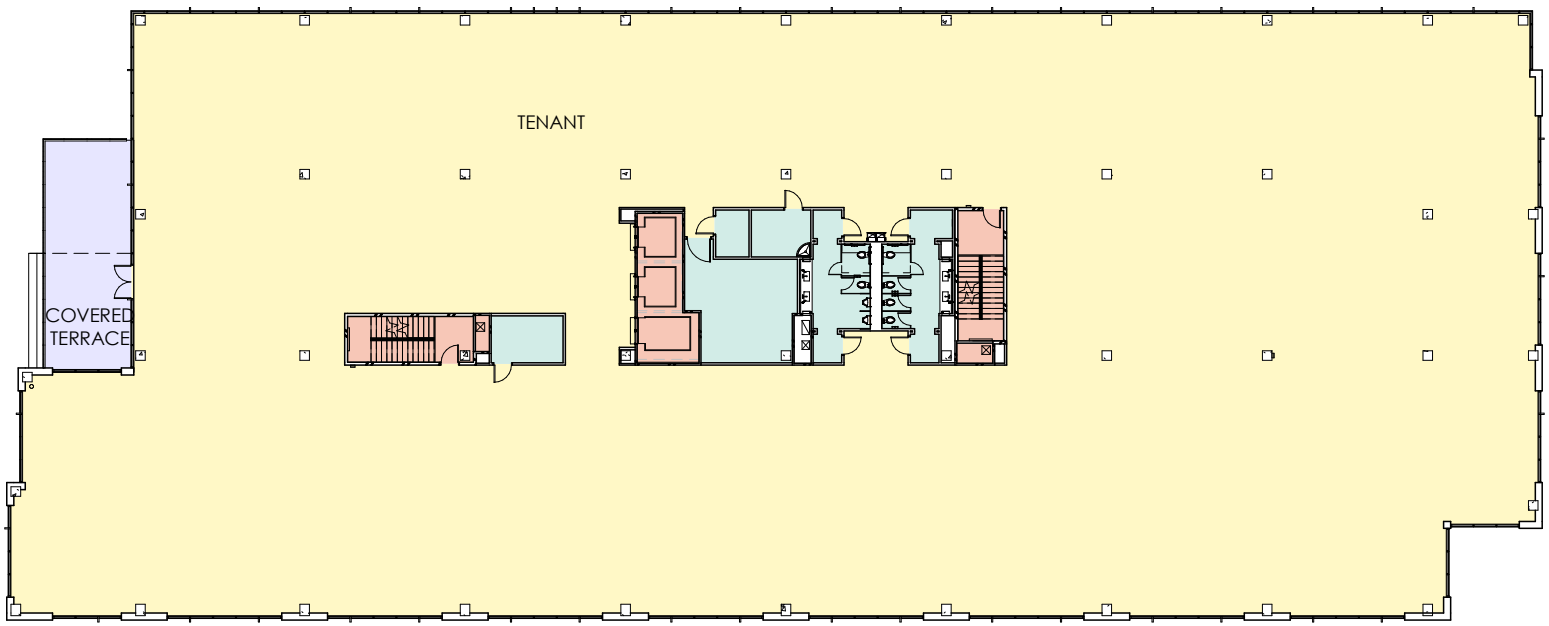
LEVEL 2

TUCK·HINTON ARCHITECTS

15025
08 AUGUST 2017

3RD AVENUE SOUTH

LEA AVENUE



20' 10' 0 20'

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LEVEL 3

TUCK·HINTON ARCHITECTS

15025
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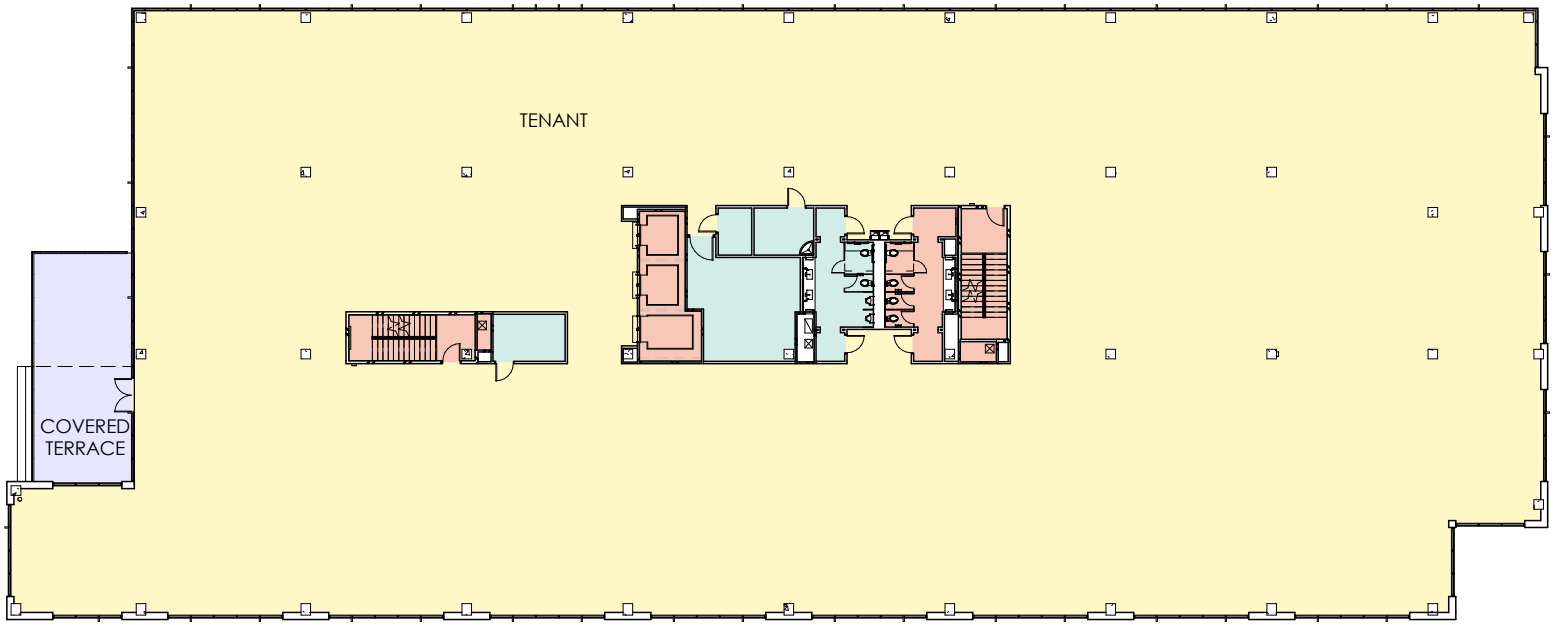
3RD AVENUE SOUTH

LEA AVENUE



20' 10' 0 20'

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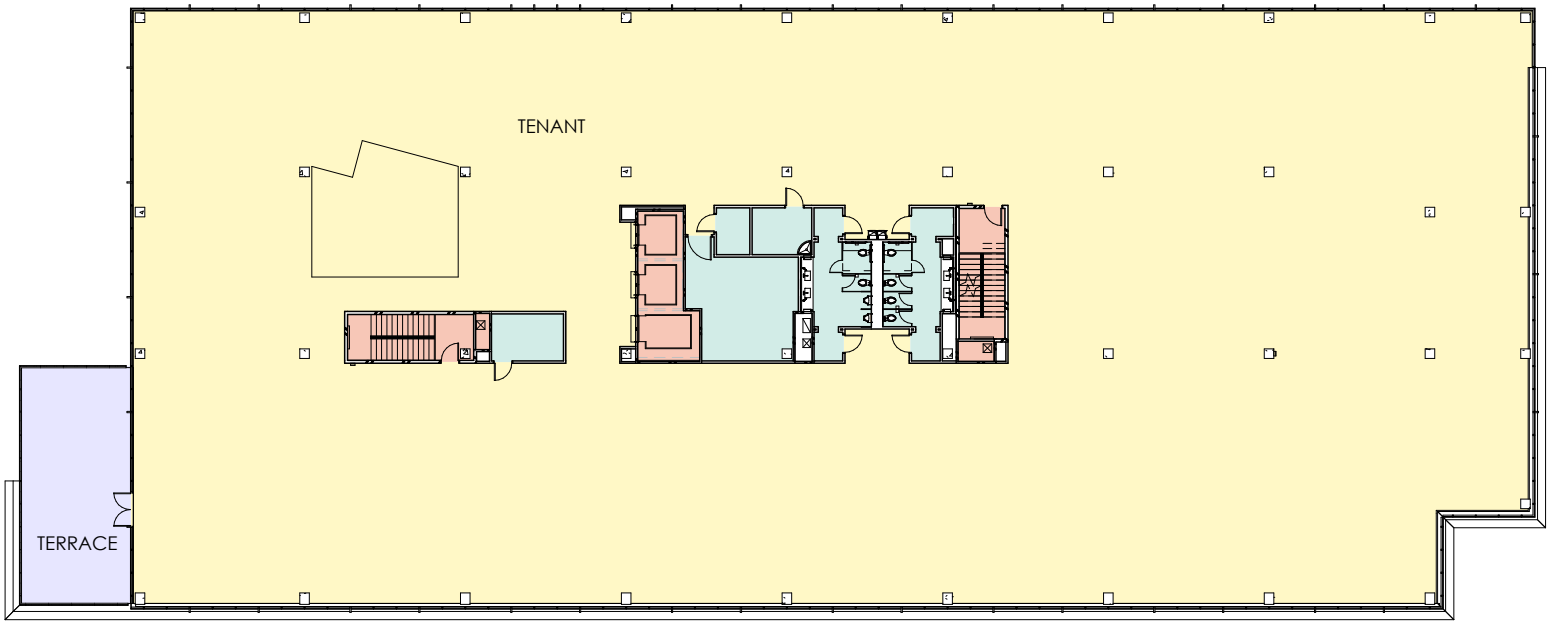
LEVEL 4

TUCK·HINTON ARCHITECTS

15025
14 JULY 2016

3RD AVENUE SOUTH

LEA AVENUE



20' 10' 0 20'

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LEVEL 5

TUCK·HINTON ARCHITECTS

15025
08 AUGUST 2017

3RD AVENUE SOUTH

LEA AVENUE

20' 10' 0 20'

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LEVEL P1

TUCK·HINTON ARCHITECTS

15025
08 AUGUST 2017

3RD AVENUE SOUTH

LEA AVENUE

20' 10' 0 20

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LEVEL P4/P5/P6

TUCK·HINTON ARCHITECTS

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SIGNAGE OPPORTUNITIES

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