

169 + 175 ROSA L PARKS BLVD

NASHVILLE, TENNESSEE 37203

FOR LEASE | FREE-STANDING COMMERCIAL SPACE IN DOWNTOWN NASHVILLE



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EXECUTIVE SUMMARY

Colliers International is pleased to offer for lease the 169 and 175 Rosa L Parks Blvd buildings in the dynamic central core of Nashville.

Originally constructed in the early 1920s, the commercial structures present unparalleled location with two primary street frontages along Rosa L Parks Boulevard and 9th Avenue North.

The site is immediately across from the 19-acre world-class Nashville Yards mixed-use development, including the Grand Hyatt Hotel, the Amazon Office towers, AEG/Pinnacle entertainment complex, and luxury residences, offering tremendous visibility and connections to Nashville’s newest urban district.

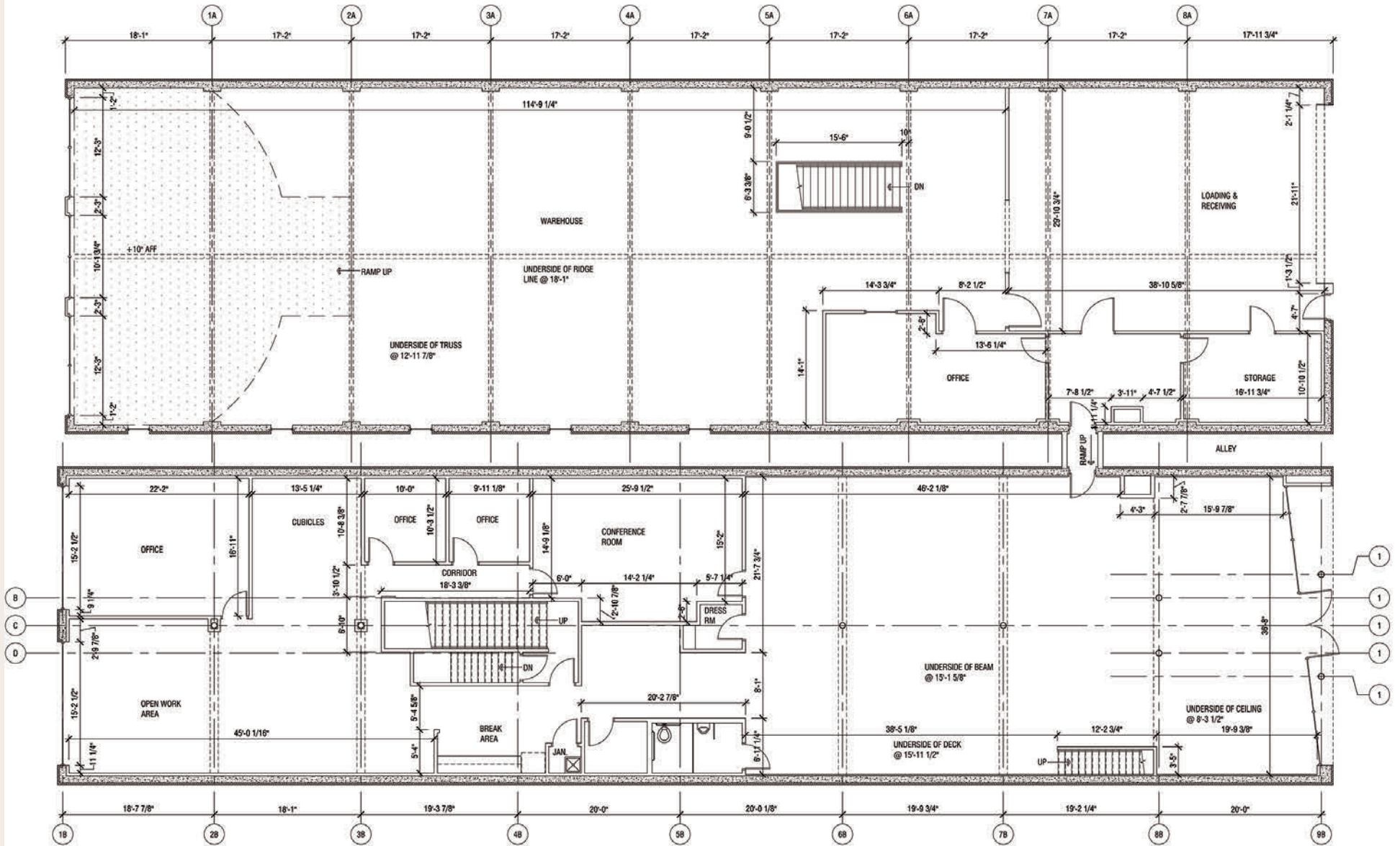
Bordered on the east by the new US Federal Courthouse and within a short walk of the Fifth + Broadway mixed-use development, Broadway Entertainment District, Bridgestone Arena and much more, the facilities have exceptional access to all major downtown corridors and interstates.

ADDRESS	169 Rosa L Parks Blvd
AVAILABLE	6,000 SF 1st floor finished office/flex space Full basement with direct access onto 9th Ave N and entrance to Nashville Yards community Free-standing brick and wood frame construction
AMENITIES	Adaptive structure offers open floor plan; flexibility for creative mixed retail or office. Current condition includes 1st floor HVAC, finished restrooms and mix of office and open space
OPPORTUNITY	Retail redevelopment potential; short-term lease availability with conveyed parking in the adjacent 175 Rosa L Parks building

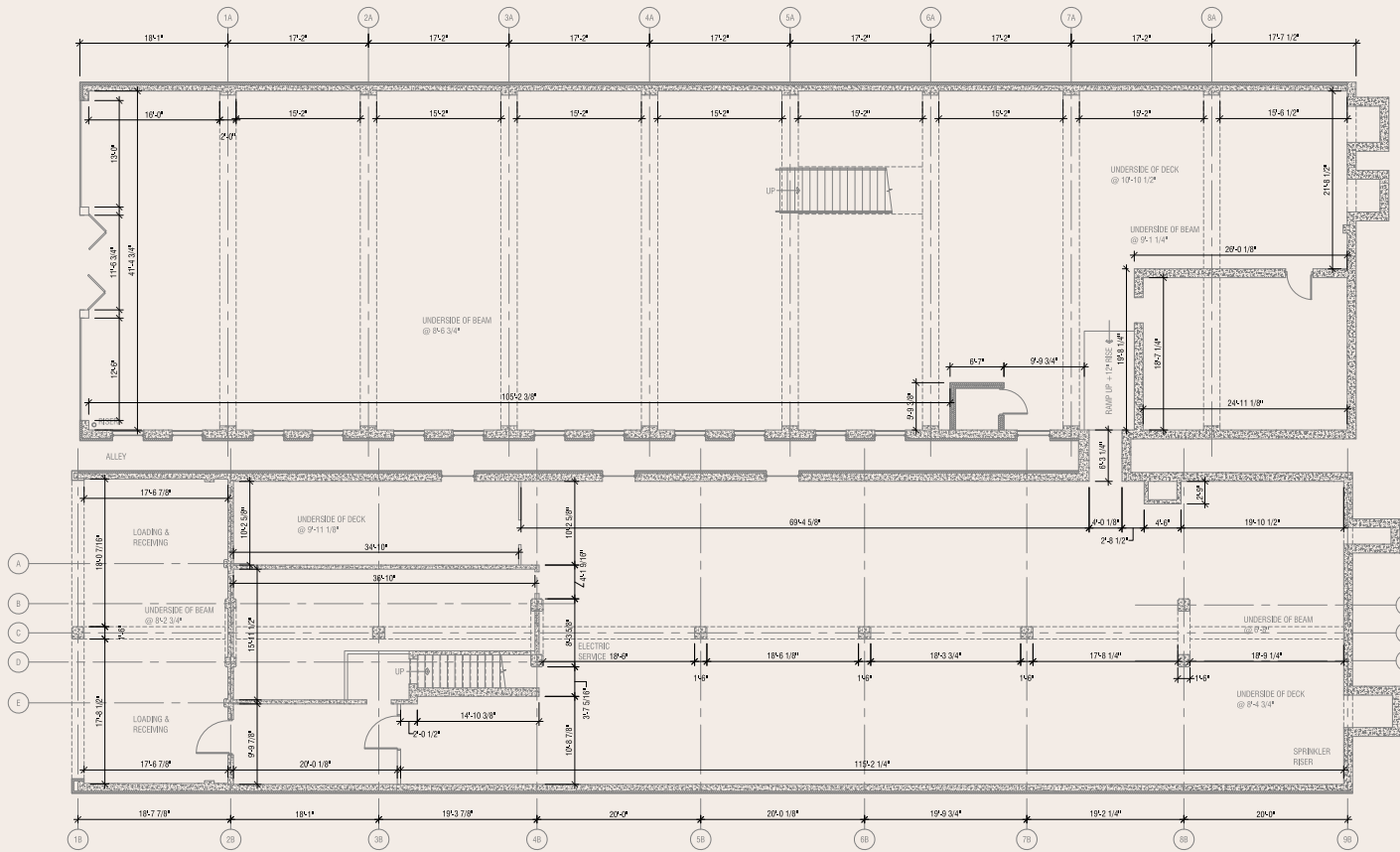


ADDRESS	175 Rosa L Parks Blvd
AVAILABLE	7,000-14,000 SF warehouse Short-term expansion opportunity with 169 RLP building Free-standing brick and steel reinforced warehouse with 2 drive-in doors, large west facing windows, internal parking options
OPPORTUNITY	Short-term uses may be considered in both 169 & 175 Rosa L Parks buildings Call agent for development opportunities

FIRST FLOOR - ROSA L PARKS BLVD ENTRANCE



LOWER LEVEL - 9TH AVENUE ENTRANCE



01 lower level - noted plan
1/8" = 1'-0"
north

plan notes

- ① ALIGN FINISH FACE OF CONSTRUCTION.
- ② 6" METAL STUD FRAMING.
- ③ SIGNAGE BY OWNER.
- ④ PROVIDE ELEC. CABLE AT 9'-6" A.F.F. AND WOOD BLOCKING FOR TV MOUNT.

wall legend

NEW CONSTRUCTION	
	NON-RATED PARTITION - SEE DETAIL 02/G111
	SOUND PARTITION - SEE DETAIL 03/G111
	1 HOUR RATED PARTITION - SEE DETAIL 04/G111
	2 HOUR RATED PARTITION - SEE DETAIL 05/G111
EXTG. CONSTRUCTION	
	NON-RATED WALL
	SOUND PARTITION
	1 HOUR RATED PARTITION
	2 HOUR RATED PARTITION

symbols

- DOOR TYPE DESIGNATION (TYPE 'M', REFER TO SHEET A575.
- RECESSED FIRE EXTINGUISHER CABINET.
- PANELBOARD REFER TO ELECTRICAL.

general notes

1. REFER TO SHEET A575 FOR DOOR SCHEDULE.

listen • think • create
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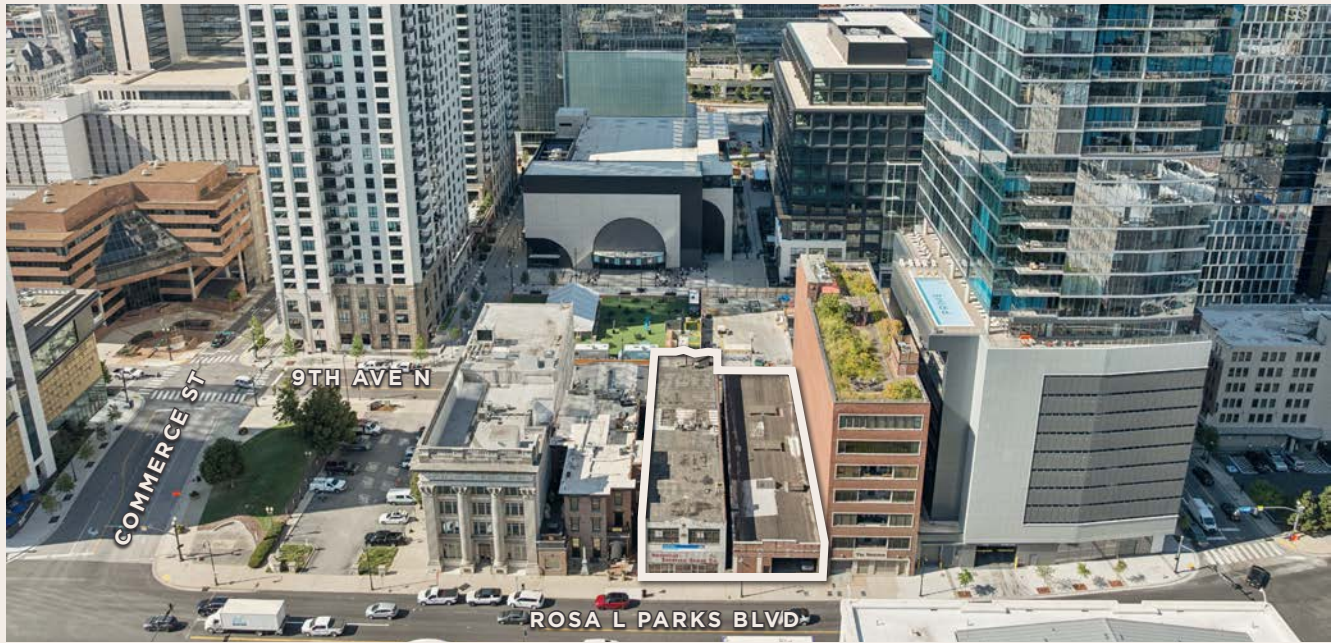
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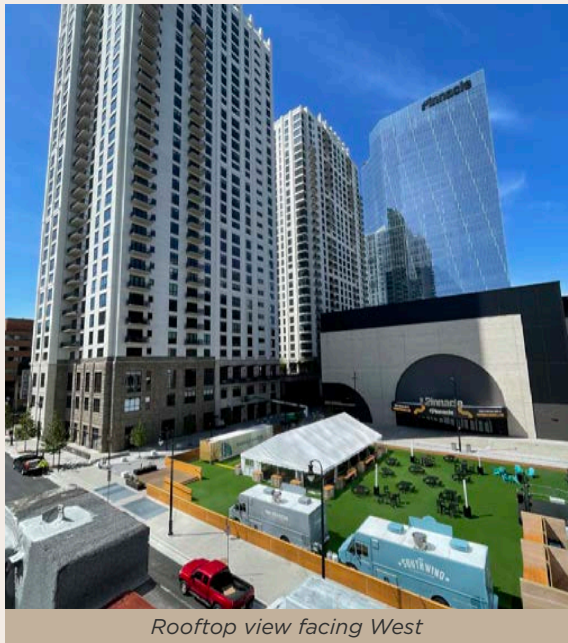
nashville sporting goods
exterior re-skin || tenant build-out
169 & 175 rosa l parks blvd. || nashville, tn 37203

document release:	date:
description:	10/15/15
construction documents:	
revisions:	
△	
△	
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date:	** october 2015
project no.:	a15034.00

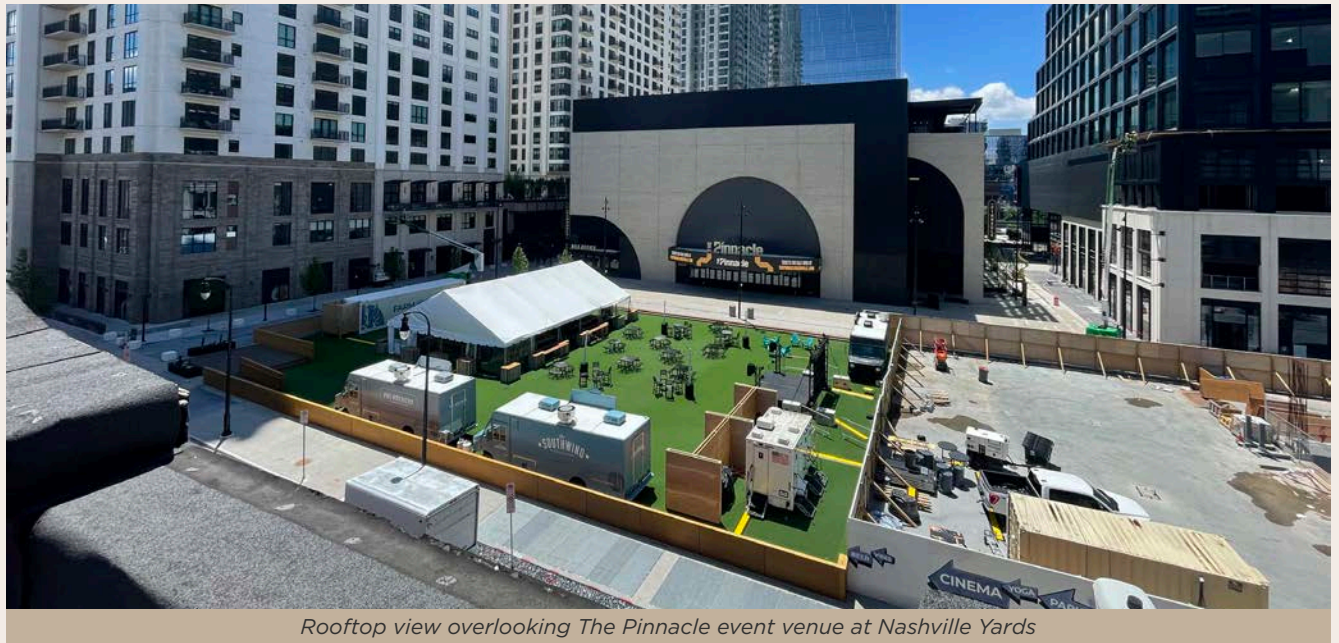
lower level
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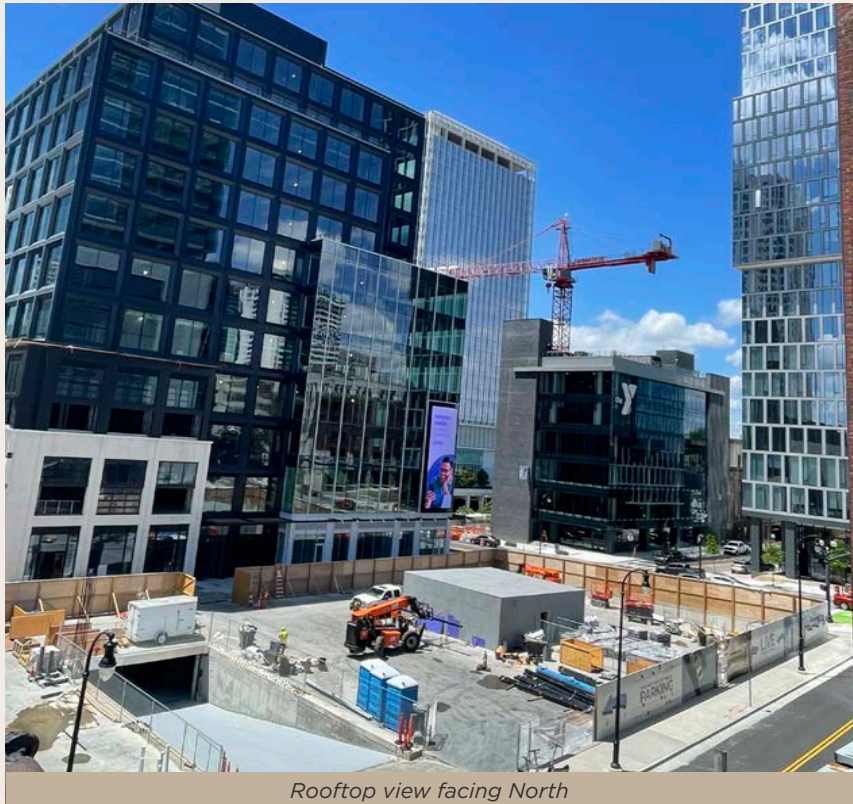




Rooftop view facing West



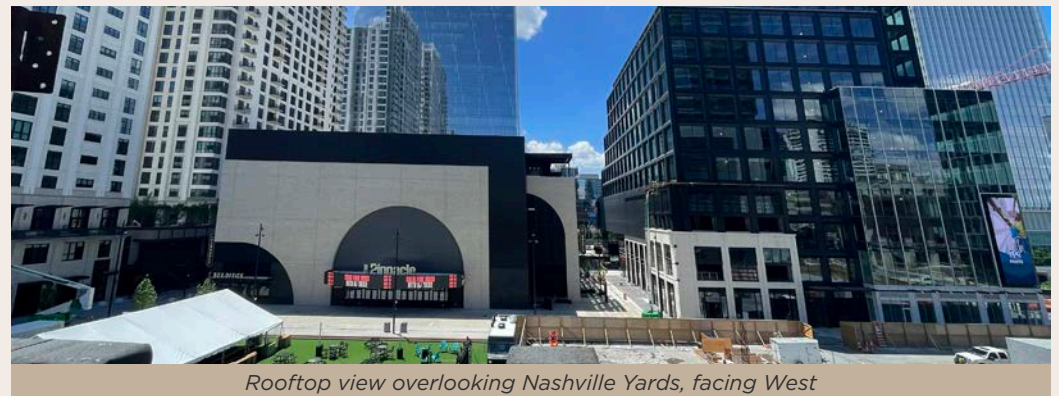
Rooftop view overlooking The Pinnacle event venue at Nashville Yards



Rooftop view facing North



Street level view from 9th Ave



Rooftop view overlooking Nashville Yards, facing West



**FRED D THOMPSON
US COURTHOUSE &
FEDERAL BUILDING**
719 Church St
275,000+ SF | Built 2022



THE EMORY
930 Commerce St
650,000 SF
Built 2024
312 Units

THE EVERETT
960 Commerce St
650,000 SF
Built 2024
357 Units
41,667 SF Retail

PINNACLE TOWER
21 Platform Way S
670,000 SF
Built 2024
5 Star Office

PRIME
805 Church St
357,888 SF
Built 2024
350 Units
13,841 SF

ALCOVE
900 Church St
375,800 SF
Built 2023
356 Units

TEMPO BY HILTON
127 Rosa L Parks
101,562 SF
Built 2024
306 Rooms

THE PINNACLE
910 Exchange Ln
88,000 SF
Built 2025
4,500 Capacity

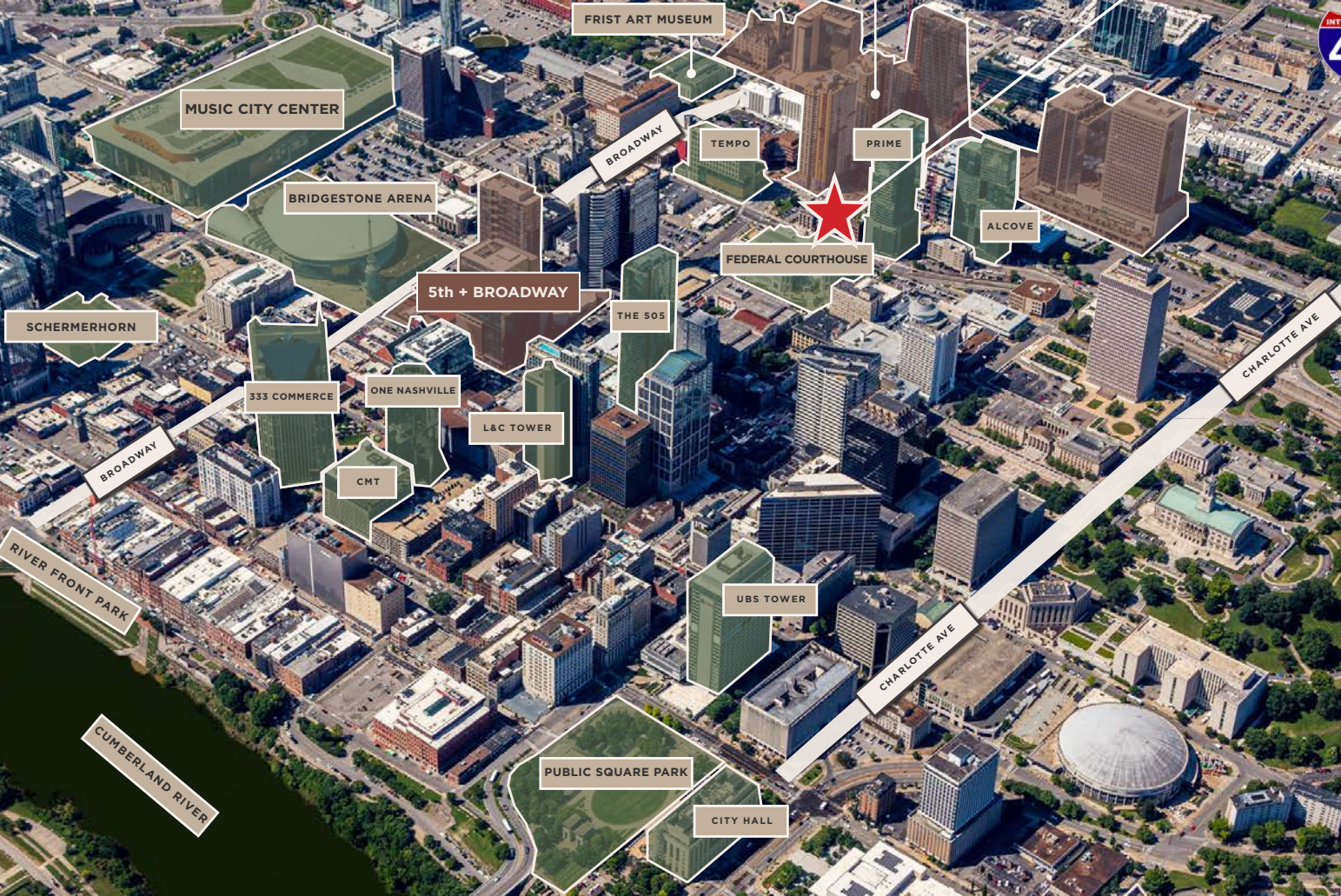
PROXIMITY TO NASHVILLE YARDS & SURROUNDING DEVELOPMENTS

The 169 and 175 Rosa L Parks Blvd buildings are positioned directly across from the highly anticipated 19 acre Nashville Yards, anchored by Amazon towers, the Grand Hyatt, and AEG’s entertainment district. The buildings overlook the VIP and balcony zones of The Pinnacle music venue, giving tenants potential visual connectivity or branding opportunities tied to the venue’s high-end viewing areas. The site also sits near the new U.S. Federal Courthouse, Fifth + Broadway, Music City Center, and the Broadway entertainment district, making it a prime location with high walkability and visibility for retail, office, or mixed-use tenants.

NASHVILLE YARDS

- Union Station
- Grand Hyatt
- The Pinnacle
- Amazon
- Creative Artists
- Pinnacle
- Bass, Berry, & Sims
- The Emory
- The Everett
- Goddard School
- St Thomas Landing
- Lou/Na

169 + 175
ROSA L PARKS BLVD



NISSAN STADIUM

Why Nashville

Nashville, Tennessee, affectionately known as “Music City,” is a vibrant metropolis where Southern charm meets dynamic growth.

Renowned as the epicenter of country music, the city boasts iconic venues like the Ryman Auditorium, the Country Music Hall of Fame, and the historic RCA Studio B. Beyond its musical heritage, Nashville offers a rich tapestry of cultural experiences, including the National Museum of African American Music and the Johnny Cash Museum.

The city’s diverse neighborhoods, such as Germantown, The Gulch, and East Nashville, are hubs of boutique shopping, innovative dining, and lively nightlife. Outdoor enthusiasts can explore Centennial Park, home to a full-scale replica of the Parthenon, or enjoy the scenic beauty of Radnor Lake State Park. With a population exceeding 1.3 million in the metropolitan area, Nashville is one of the fastest-growing cities in the United States. This growth is fueled by a diverse economy encompassing healthcare, education, technology, and entertainment. Whether you’re drawn by its musical legacy, culinary delights, or Southern hospitality, Nashville offers a unique blend of tradition and modernity that captivates residents and visitors alike.

**#1 Metro
Economic
Strength**

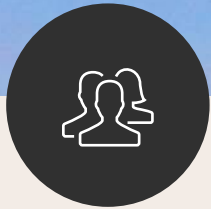
Policom (2024)

**#5 Large
Metro for
Best Business
Climate**

*Business
Facilities (2024)*

**#1 Leisure
Destination
in the US**

*Global Traveller
(2024)*



2.1M

Current
Population



\$467K

Median Home
Value



15.4%

Population
Growth



29%

Bachelor's Degree
or Higher



2%

Year over Year
Job Growth



2.9%

Unemployment
Rate



\$75K

Average Household
Income

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