



MOORE
BLDG



PORTMAN

OJAS

827 19th Ave S, Nashville, TN 37203

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5 MINUTE
WALK TO THE FAMOUS
ROW IN NASHVILLE



In a nod to pioneering guitarist and frequent Elvis Presley collaborator, Scotty Moore, the Moore Building stands on the site of the famed musician's former Music City Recorders/Studio 19 recording facility.

The 15-Story Class A Office Building with Retail & Restaurant Space sits in the heart of Nashville's most walkable neighborhood, just one block from the electric atmosphere of Division Street, Music Row, Vanderbilt University, and the Vanderbilt Medical Center all lie within a short stroll of the Moore Building.

LOOKING PRETTY,
MUSIC
CITY



- QUICK STATS - MIDTOWN NASHVILLE

MIDTOWN is Nashville's most walkable neighborhood - only steps away from Music Row, Vanderbilt University and Vanderbilt Medical Center.

MIDTOWN is just a short stroll from Downtown Nashville, The Gulch, Belmont University, 8th Avenue/12 South, Edge Hill, Green Hills & West End.

MIDTOWN includes one of Nashville's most vibrant nightlife destinations - Midtown Division Street, one block from Moore Bldg - with multiple hotels, offices, condos, apartments, restaurants.

MIDTOWN has more than 1,500 residential units within two blocks of the Moore Bldg, and more than 4,000 are within a mile (another 1,400 are planned).

MIDTOWN has 2,775 hotel rooms existing within one mile of the Moore Bldg and another 2,000 hotel rooms proposed or under construction.



WHY NASHVILLE

The Nashville region is home to more than 1.9 million people and more than 40,000 businesses. Many corporate headquarter giants call Middle Tennessee home, including Nissan North America, Bridgestone Americas, Dollar General, Hospital Corporation of America, Cracker Barrel and Gibson Guitar.

A national hub for the creative class, Nashville has the strongest concentration of the music industry in America. Cultural diversity, unique neighborhoods, a variety of industries and a thriving creative community make Nashville and Middle Tennessee among the nation's best locations for relocating, expanding and startup companies.

Starling

Downtown Nashville

Bridgestone Arena

GIVING YOU MOORE

30+

Restaurants

12+

Shops & Galleries

5

Grocery Stores

14+

Apts/Condos

10+

Hotels

Nashville Pedal Tavern
TinRoof
Just Love Coffee

TailGate Brewery

Warner Music Nashville

Parlor Doughnuts

The Red Door
Saloon

Elvis Presley's Recording Room

Dinner with Friends

Hopsmith Nashville
The Slider House
The Dogwood Nashville

Country Music Association

H&S Bagels

Hattie B's Hot Chicken
The Row Kitchen & Pub
Midtown Cafe



Universal Music Publishing Group

Amerigo Italian

Two Boots Nashville

The Chef and I

Vanderbilt University

MUSIC ROW



NASHVILLE'S NEWEST MIXED USE TOWER

The new development additionally enjoys seamless access to surrounding neighborhoods and destinations at its location just minutes from Downtown Nashville, The Gulch, Belmont University, 8th Avenue/12 South, Edge Hill, Green Hills, and West End.

RETAIL SPACE DETAILS

**COFFEE, CAFE, WINE BAR, FULL
SERVICE, F&B RETAIL SPACE**

1,255 SF of coffee/ cafe/ or wine bar space at the corner of 19th and Chet Atkins.

5,283 SF of full service/f&b opportunity. Developer is willing to demise the space for up to three separate tenants.





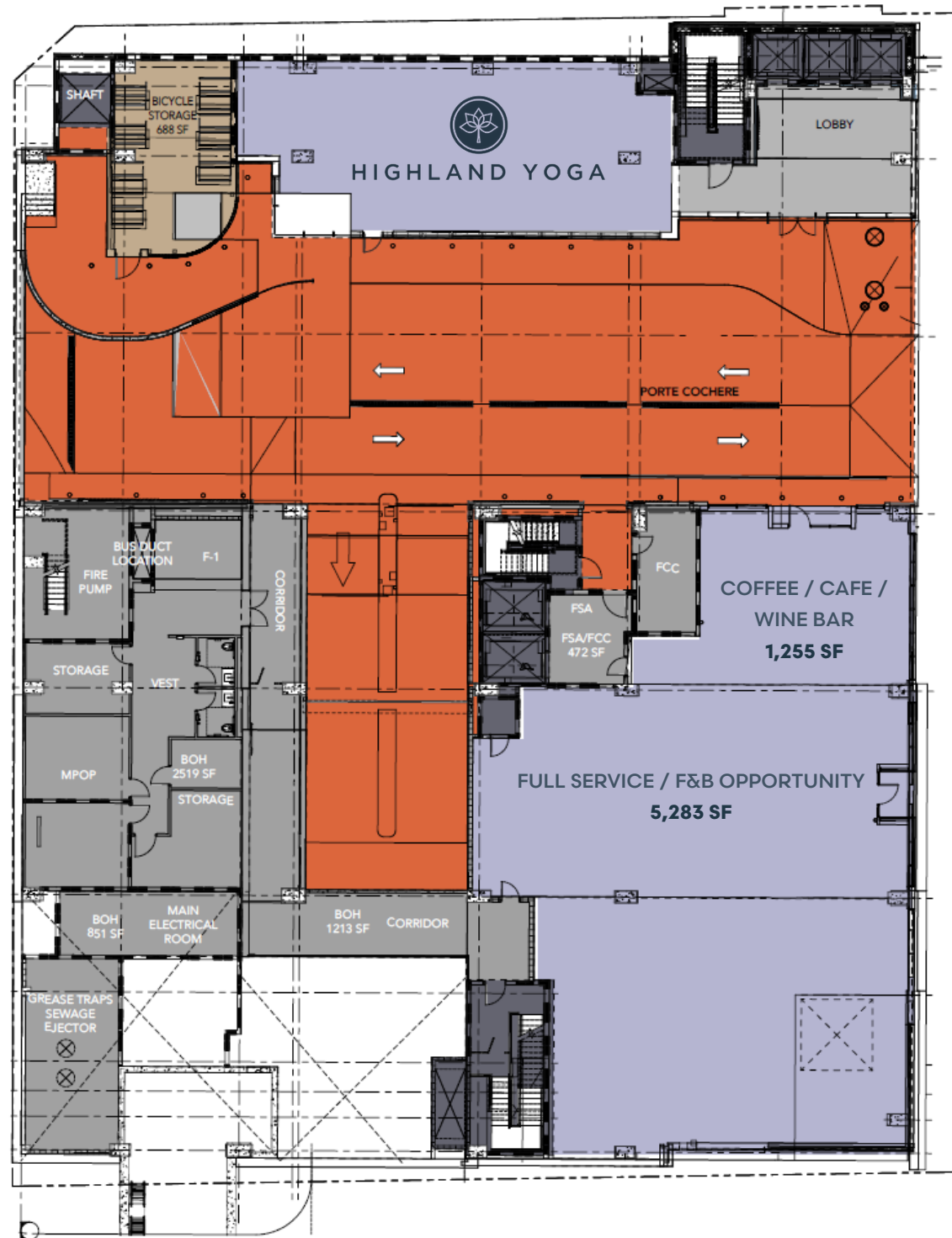
RETAIL SPACE DETAILS

FITNESS / SERVICE

2,182 SF of space leased by Highland Yoga is located at the entrance to the Moore Building, a 219,000 SF class AA+ newly constructed office building.



LOD & RETAIL SPACE DETAILS



PARKING →

596 space parking deck with 2 levels below grade and 7.5 levels above grade.

A portion of level B1 within the parking garage will be dedicated for retail self parking at a ratio of 5 spaces per 1,000 sf.

Retail tenants may utilize valet services if desired.

TRASH DISPOSAL →

Dumpster and compactor will be located directly behind the 6,392 SF retail space for easy access and trash removal.

LOADING/DELIVERIES →

The loading dock will be located behind the 6,392 SF retail space with direct access from Chet Atkins Street and through the rear service corridor.

GREASE TRAP AND DRAIN LINE →

Developer will deliver a grease trap behind the 6,392 SF retail space with drain lines delivered within the premises.

SPRINKLER →

Developer will deliver fire protection with upturned sprinkler heads.

FLOOR CONDITION

Poured concrete slab.

CEILING HEIGHTS

The retail spaces will be delivered with ceilings heights of approximately 18' to 23.5'.

WATER DELIVERY

Landlord will deliver a new 1.5" water line for the shared use of the retail tenants.

ACCESS- IBILITY

INGRESS/EGRESS

Five convenient interstate ingress/egress access points.

ARTERIAL ROADS

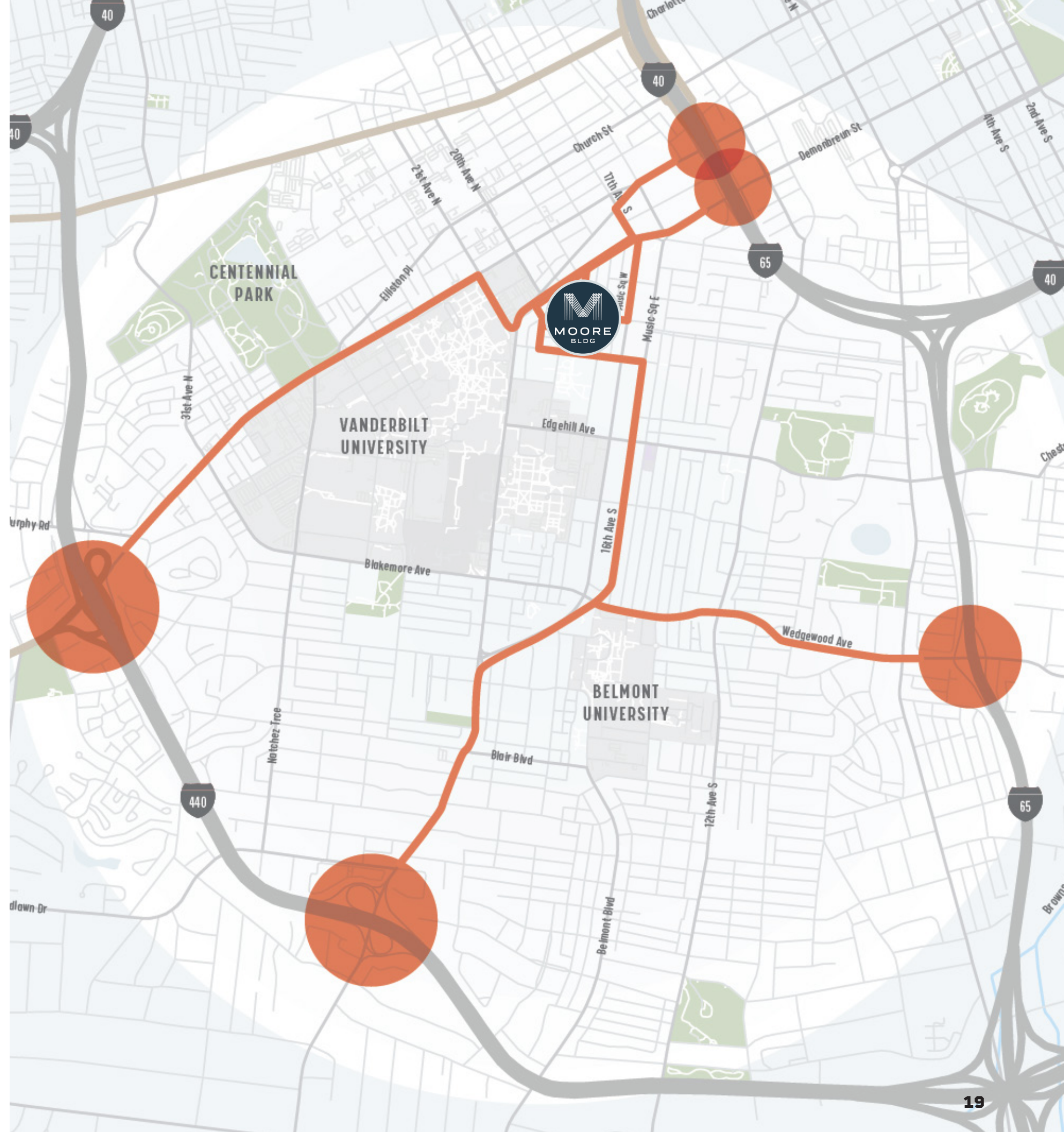
Multiple points of ingress/egress to Nashville arterial roads.

BIKE LANES

Counter cyclical traffic patterns Dedicated bike lanes on 16th and 17th Avenue.

PARKING GARAGE

Two points of ingress/egress into the parking garage.



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