



A NASHVILLE ICON

RE  
IMAGINED





# 333 COMMERCE

## FEATURES & HIGHLIGHTS

One of the most recognizable buildings across any U.S. skyline, 333 Commerce offers an iconic and first-class Nashville experience. Large blocks of available space provide a rare opportunity to establish a prominent presence and boldly make your mark in a booming market.



**600,739**  
Total Sf

**9'0"**  
Floor-To-Ceiling

**US BANK**  
On-site Branch

**27**  
Floors

**12'4"**  
Floor-To-Beam Height

**LANDSCAPED**  
Outdoor Courtyards (2)  
with Patio Seating

**2/1,000**  
Parking ratio in on-site garage with  
new LED lighting, card reader access  
and two points of ingress/egress

**2022**  
Newly Renovated

**24/7**  
On-site Security

New Efficient Energy Management  
Systems, which have reduced  
electrical and water usage for the  
overall building by 35%.

**PRICKLY PEAR**  
coffee co.

**Top of Building**  
Signage Available









# RE-IMAGINED

## BEST-IN-CLASS RENOVATIONS

The recently completed renovations of 333 Commerce helped the building earn the BOMA TOBY Renovation of the Year Award for Nashville

### Beautiful New Lobby Entrance & Commerce Areas

- + Stunning winter garden lobby with new tenant gathering space and seating areas, high-end finishes and expansive all-glass ceilings.
- + New security desk and entrance to the office tower
- + New restrooms and common areas on multi-tenant floors
- + Grab-and-go options to include a lobby coffee bar and lower level honor market

### Spacious New Outdoor Courtyards

- + Revamped outdoor plaza with separate and private, Wifi-enabled meeting and event space
- + Activated outdoor green space with seating and new landscaping
- + Park-like setting in the middle of downtown, across from the Ryman Auditorium

### State-of-the-Art Conference Facility & Meeting Space

- + New state-of-the-art, 75-person conference center with pre-function space for catering/events
- + Designed to accommodate multiple size groups
- + Touch-down seating workspace



## RENOVATIONS COMPLETED

NEW 8,000 SF FITNESS CENTER

ELEVATOR MODERNIZATION

ACTIVATION OF LOBBY COFFEE BAR





▲ FITNESS &  
BIKE STO  
PARKING  
◀ HONESTY  
▶ ELEVATO

GROUND  
333 COMMERCE ST

IN CASE OF FIRE  
DO NOT USE ELEVATORS.  
USE STAIRWAY FOR EXIT.



# TENANT EXPERIENCE PROGRAM

333 Commerce offers a unique and specialized tenant experience program that is the first of its kind in Nashville. Focusing on tenant engagement, activation, and utilization offers 333 Commerce's tenants the most elevated and tailored experience.

- + Tenant Experience provided through a comprehensive activation program concentrating on local business partnerships offered for tenants only at 333 Commerce, monthly tenant events, and individual employee concierge services.
- + 333 Commerce utilizes Cove for tenant work orders, tenant experience, amenity booking, and tenant visitor management.



## UNMATCHED BUILDING ACTIVATION

- + Extensive events throughout the year
- + Complementary Health & Wellness events
- + Merchandise and Pop-Up events
- + Building Networking and Holiday events
- + Extensive Employee Engagement
- + Weekly Car Detailing Services provided
- + Bi-Weekly on site Dry Cleaning Services provided





# UNBEATABLE ACCESSIBILITY

A destination in a class of its own, 333 Commerce offers tenants an exceptional Nashville experience, with hassle-free access to parking, major roadways and Music City’s most exciting venues.

## LOCATION HIGHLIGHTS

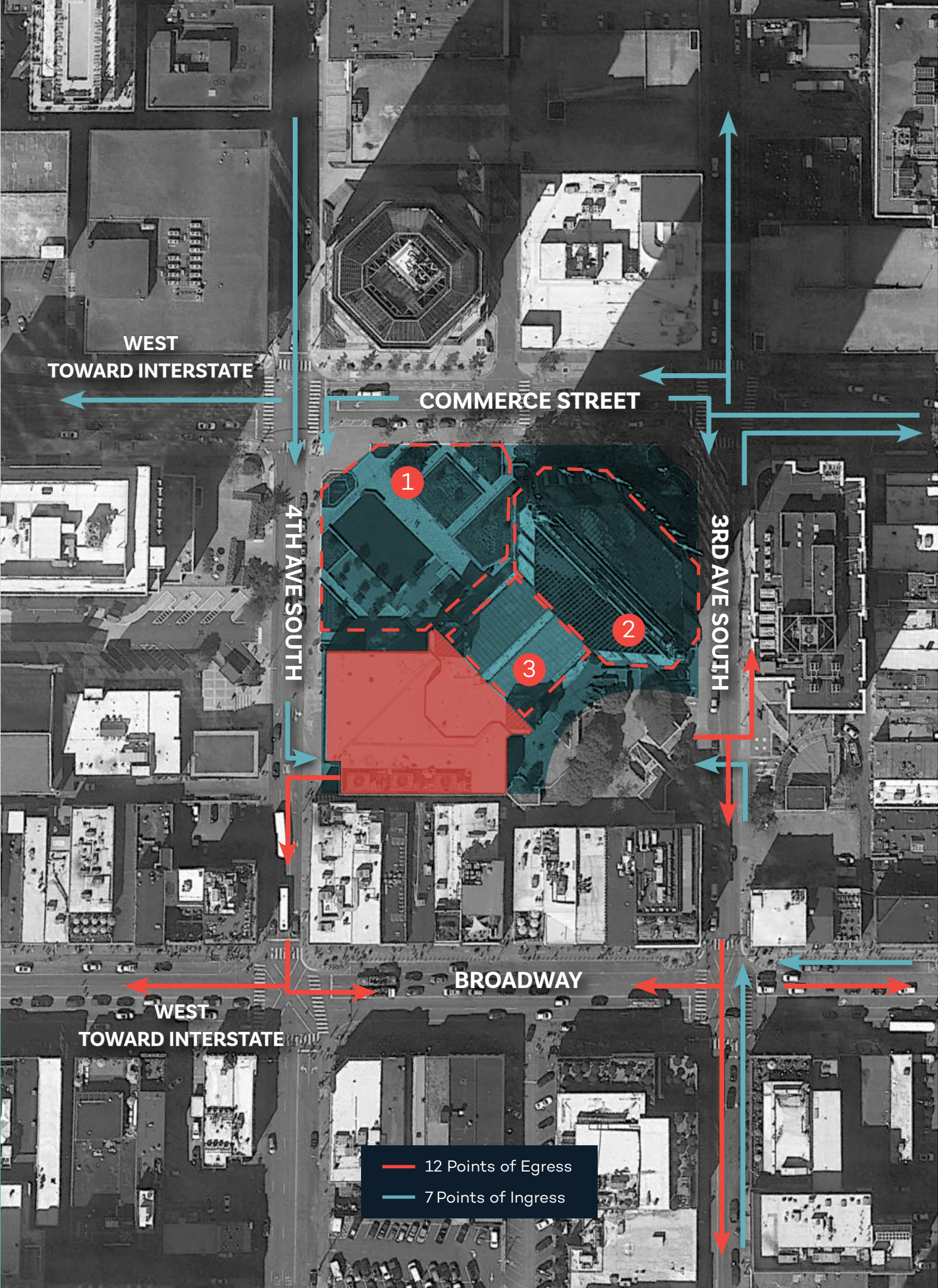
Fifth & Broadway	5 min. walk	Germantown	8 min. drive
Rolling Mill Hill/Peabody	15 min. walk	Wedgewood Houston	10 min. drive
East Nashville	6 min. drive	Midtown	10 min. drive
The Gulch	7 min. drive	The Nations	13 min. drive
Interstates 40/24/65	7 min. drive	Green Hills	14 min. drive

## 5 MINUTE WALK TO:

- Multiple Sports & Entertainment Venues
- Assembly Food Hall

## WITHIN A FOUR BLOCK RADIUS

- 100+ Dining & Fast Casual Options
- 68+ Hotels
- More than 4,000 Covered Parking Spaces Available in Garages





# A WALKERS' PARADISE

## WALKABLE RETAIL & ATTRACTIONS

- |                  |              |                     |
|------------------|--------------|---------------------|
| 13 Coffee Shops  | 68+ Hotels   | 6 Health & Wellness |
| 100+ Restaurants | 40+ Parking  |                     |
| 24 Banks         | 12+ Shopping |                     |

### RETAIL & RESTAURANTS

Apple Store

ASSEMBLY  
FOOD HALL

BLANCO  
COCINA • CANTINA

SHAKE SHACK

Rare Bird



CAVA

Merchants  
EST. 1892

### ENTERTAINMENT

RYMAN  
AUDITORIUM

JOHNNY CASH  
MUSEUM

### HOTELS

BOBBY  
HOTEL

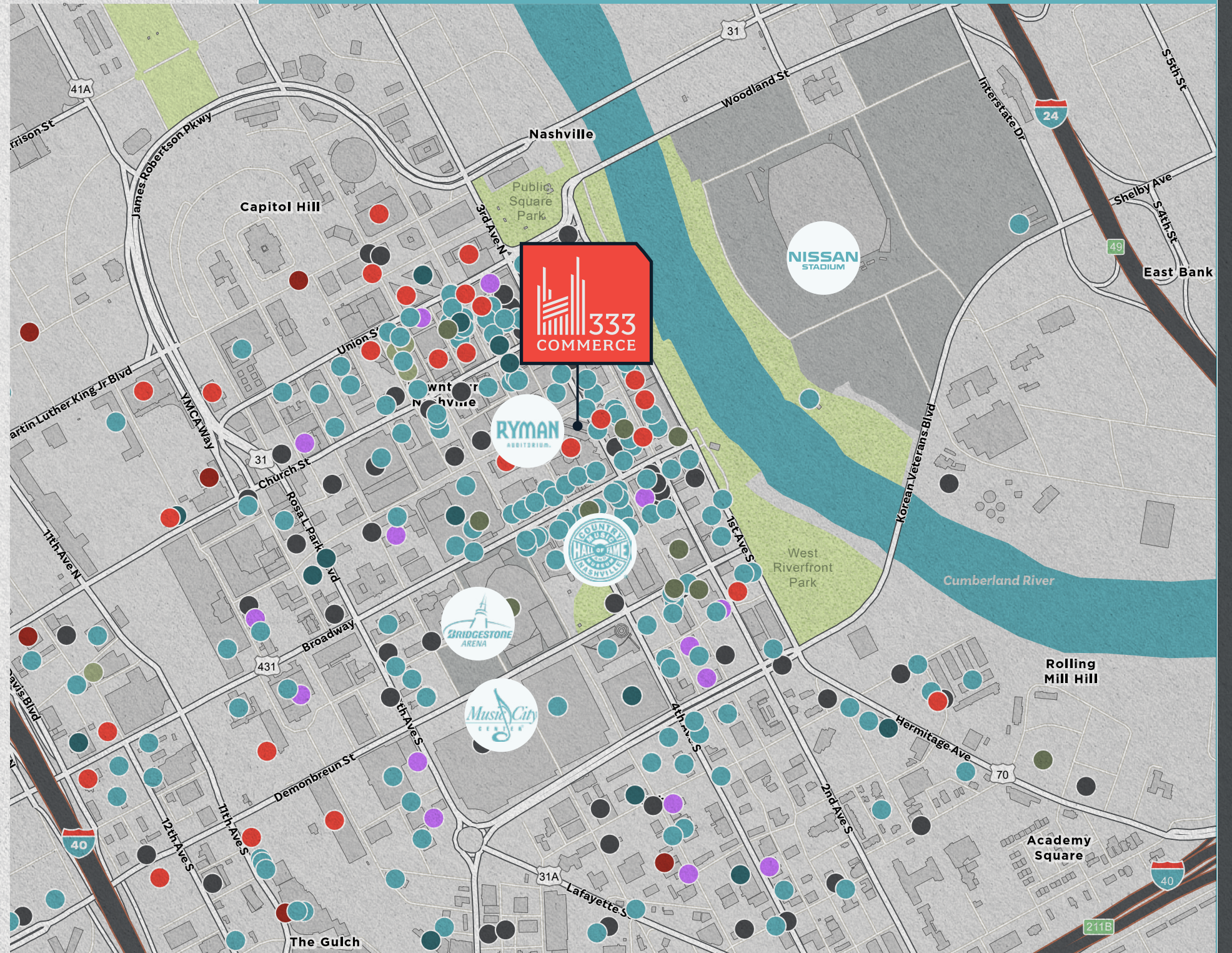
FAIRLANE  
HOTEL

NOELLE

21C  
MUSEUM HOTEL

DREAM  
NASHVILLE | PRINTER'S ALLEY

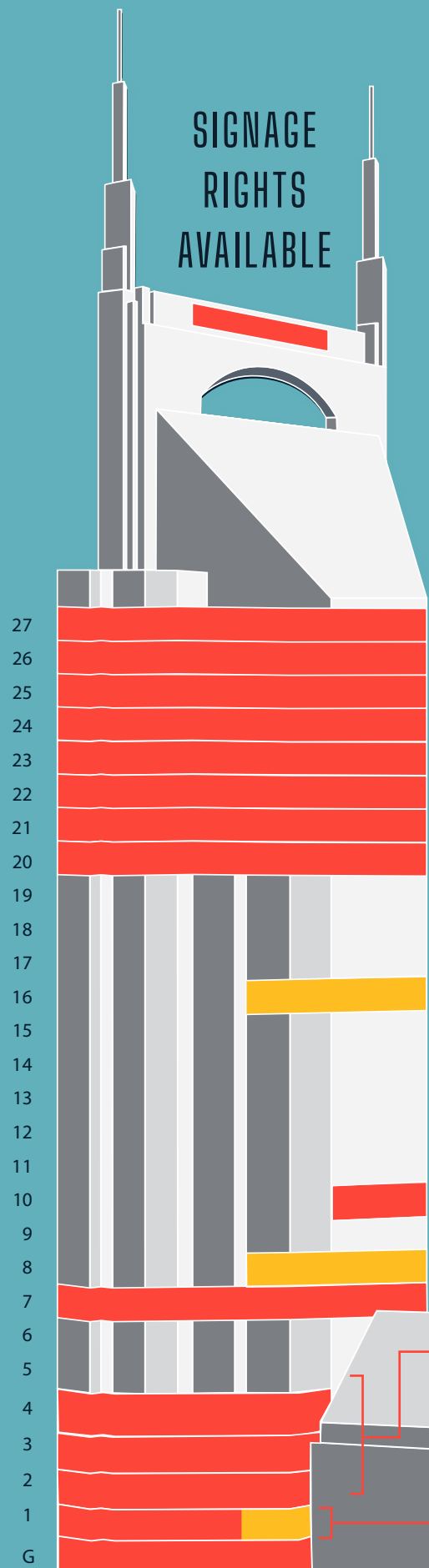
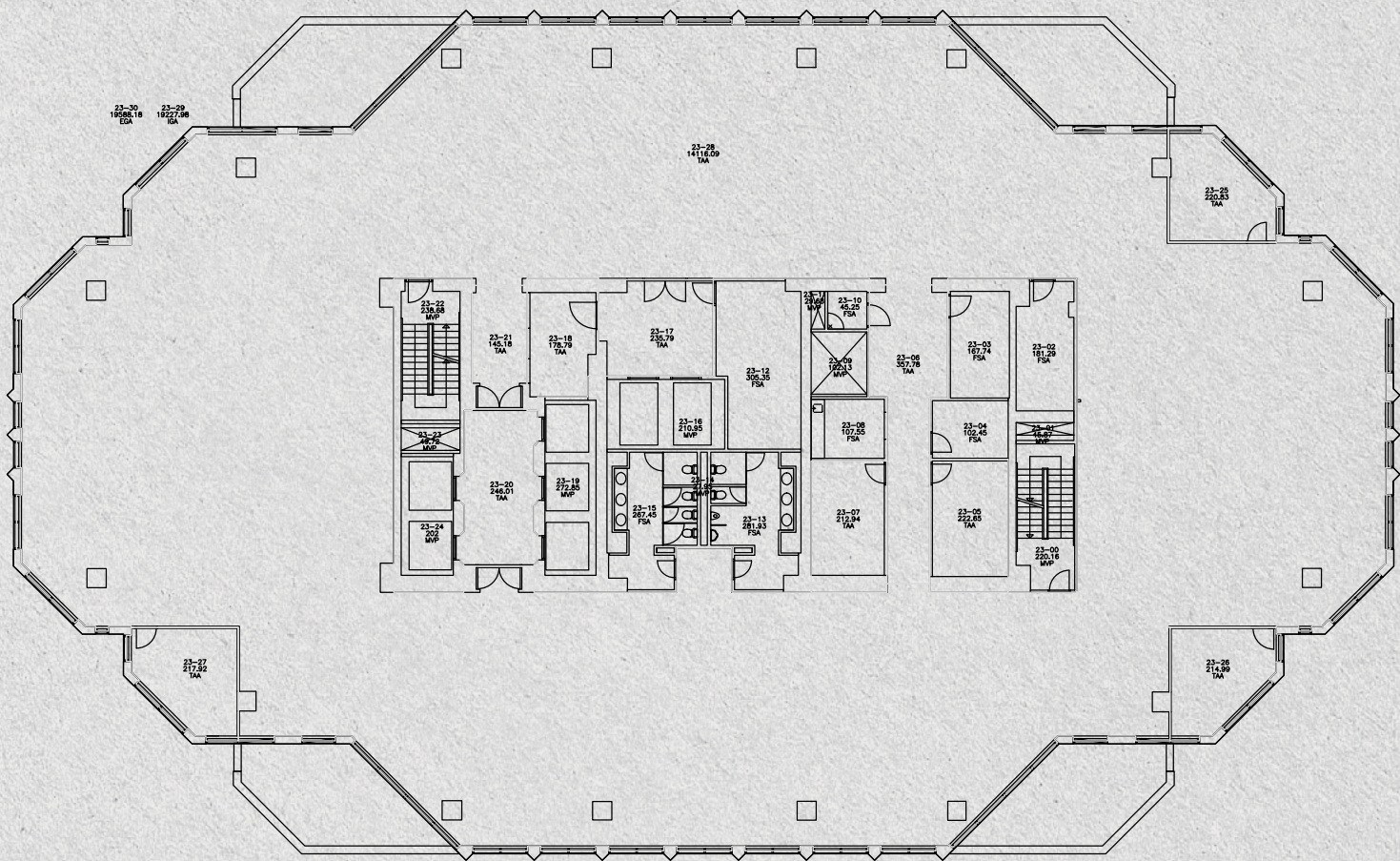
With a Walk Score of 95, 333 Commerce's location on 3rd Ave. N. and Commerce St. puts tenants in the heart of Nashville's vibrant downtown neighborhood.





# 333 COMMERCE STACK & FLOOR PLANS

TYPICAL FLOORPLAN



161,707<sup>SF</sup>

Available at top of building stack with incredible views of Nashville

5,068<sup>SF</sup>

Spec suite available

4,696-9,433<sup>SF</sup>

64,000<sup>SF</sup>

2nd - 4th floors  
Contiguous block

1,364<sup>SF</sup>

Spec Suite on the first floor

## LEASING AVAILABILITY

SUITE 2700	17,392 RSF
SUITE 2600	18,781 RSF
SUITE 2500	18,781 RSF
SUITE 2400	20,319 RSF
SUITE 2300	20,324 RSF
SUITE 2200	20,991 RSF
SUITE 2100	22,566 RSF
SUITE 2000	22,553 RSF

SPEC SUITE 1650 5,068 RSF [VIEW MATTERPORT](#)

SPEC SUITE 830 4,696 RSF [VIEW MATTERPORT](#)

SPEC SUITE 850 4,737 RSF [VIEW MATTERPORT](#)

SUITE 700 21,453 RSF

SUITE 400 21,439 RSF

SUITE 300 21,451 RSF

SUITE 200 21,130 RSF

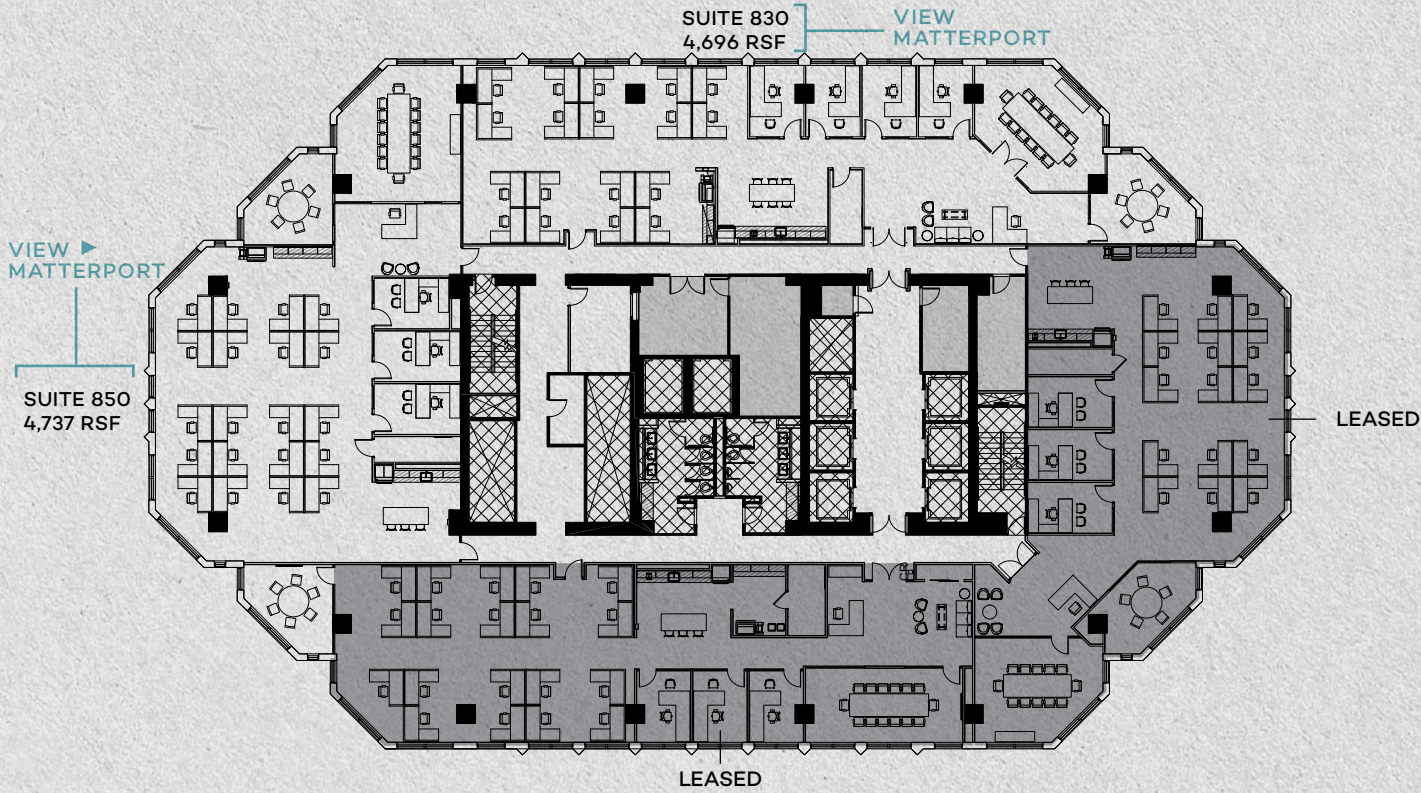
SPEC SUITE 1,364 SF

GROUND FLOOR 5,762 - 10,000 RSF Retail Opportunity

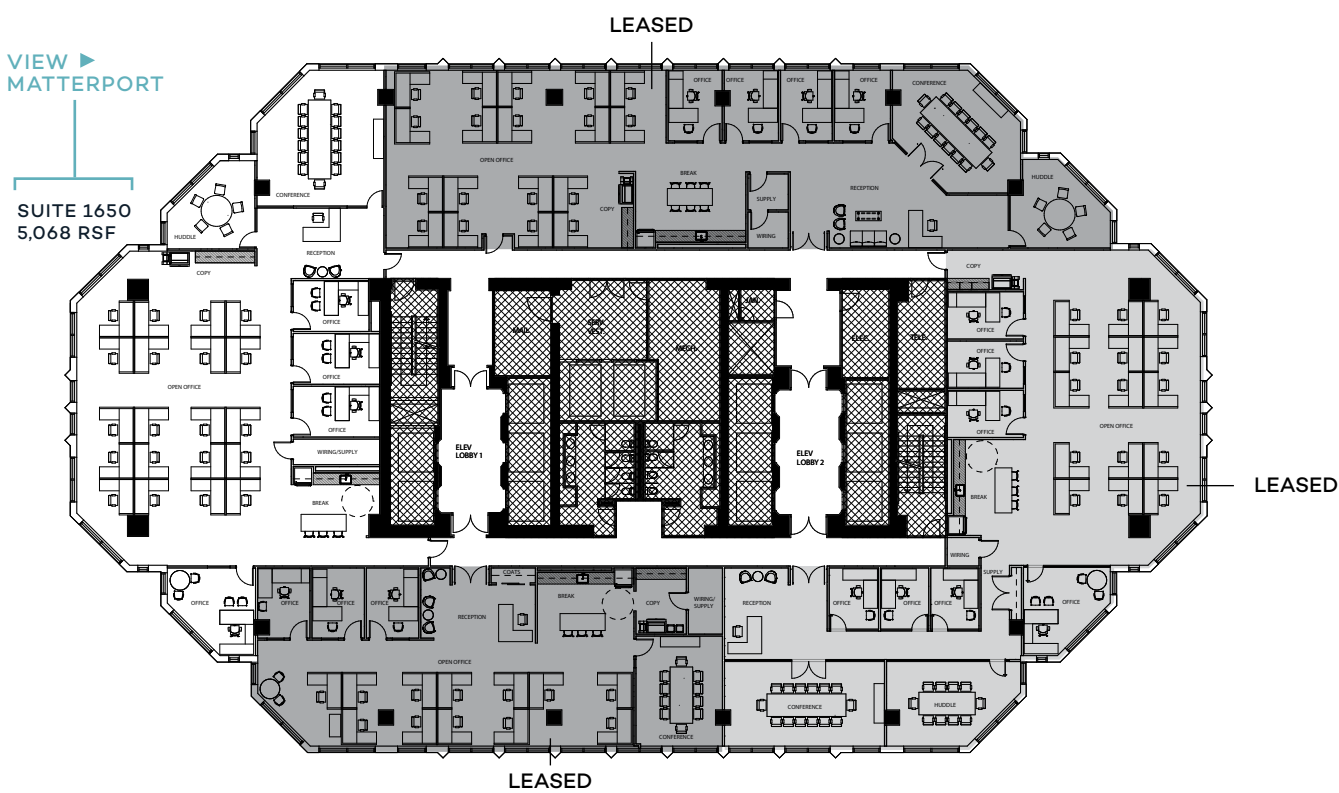


# 333 COMMERCE AVAILABLE SUITES

8TH FLOOR



16TH FLOOR







## FOR MORE INFORMATION, PLEASE CONTACT:

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