

EQ Office

424 Church Street
Nashville, TN



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Evoking the Energy of the Unexpected

Fifth Third hails the vibrancy of a new Nashville rising from its deep heritage. Alive with music, arts, and creation, Fifth Third Center evokes the energy of the unexpected and emerging Nashville to a storied street in the heart of the CBD. This place, where culture, community, and inspiration pulse, embodies what Church Street once was: the street where Nashville gathered for celebration.



Fifth Third Center is one of Nashville's most admired office towers with breathtaking views of the city from all directions.

- Class A + Building
- 487,000 SF Office Tower
- Recently Renovated + Elevated
- Floor to Ceiling Height of 12'6" With 9' Drop Ceilings
- Overflowing With Amenities
- Beautiful New Outdoor Meeting Spaces
- Private Terraces
- 24/7 Security
- Over 2/1,000 parking in the building + 505 garage
- Walker's Paradise – Walk Score of 97



Beautiful Post Modern Architecture

Standing 31 stories tall and designed by renowned architect Kohn Pedersen Fox, the tower features timeless design elements and an elegant two story marble lobby.



On-site Amenities

Curated Experience Inside and Out



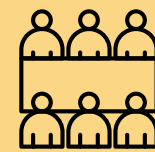
Valet parking on-site and ample additional parking at the brand new MDHA 505 Garage



Covered walkways



Restaurants & Dining
- Starbucks
- Jimmy Johns



New conference center



Outdoor plaza



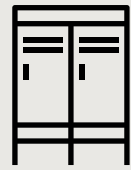
Retail bank - Fifth Third

On-site Amenities

Curated Experience Inside and Out



State of the art fitness center



Locker room & showers



Bike storage





Outdoor Meeting Space Abounds

- Amenity for the office tenants and neighborhood
- Ample outdoor space for tenants to enjoy sunlight and fresh air
- A variety of lounge and meeting areas with Wi-Fi provide a hospitality level experience
- Lushly landscaped with planters throughout
- Space that creates a sense of community and welcomes visitors

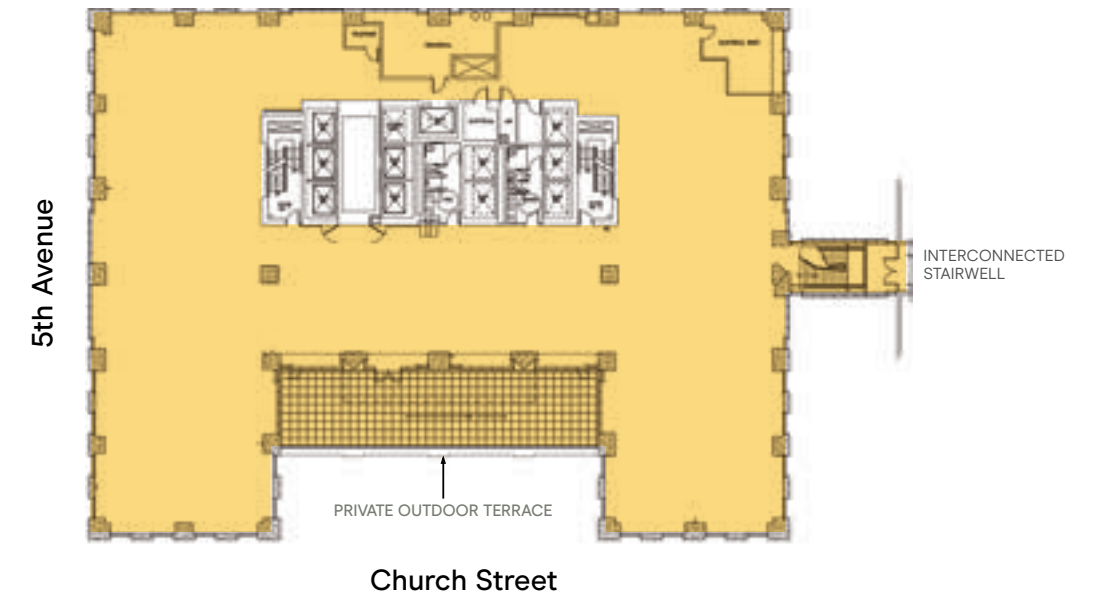


Unique Full Floor Availabilities With Large Outdoor Terraces

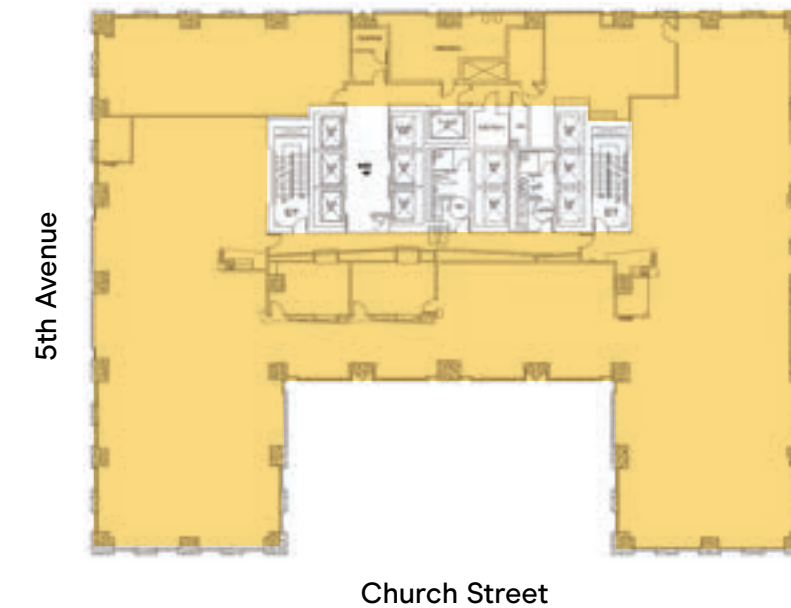
3rd & 4th floor with interconnected stairwell and private balcony overlooking Church Street



SUITE 300
Third Floor / 18,084 RSF

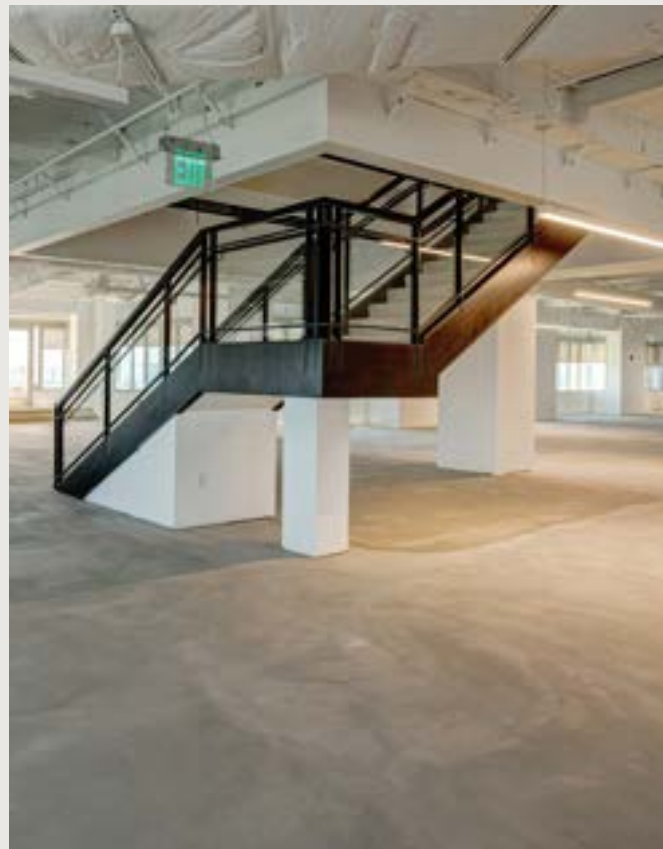


SUITE 400
Fourth Floor / 16,283 RSF

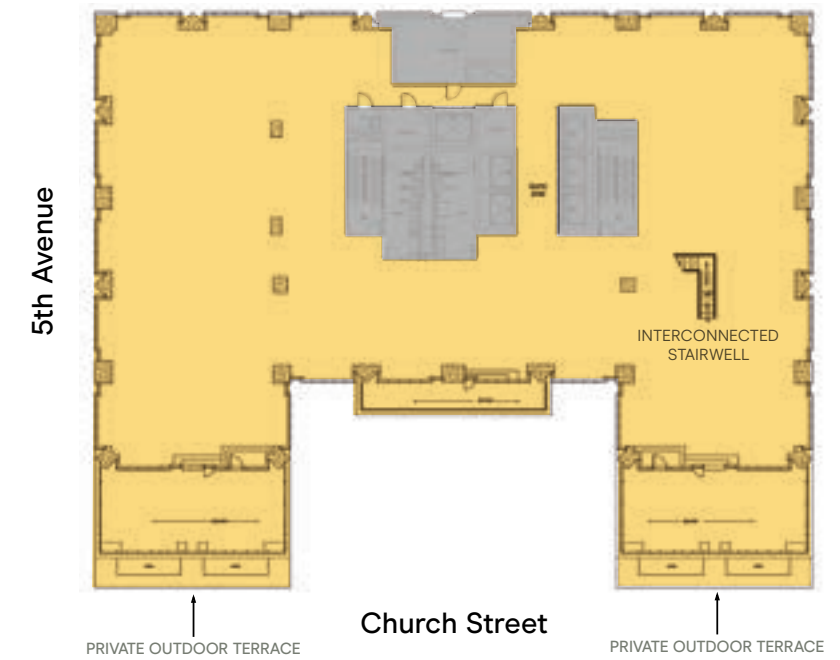


Unique Full Floor Availabilities With Large Outdoor Terraces

27th & 28th floor with interconnected stairwell and private balcony with soaring views



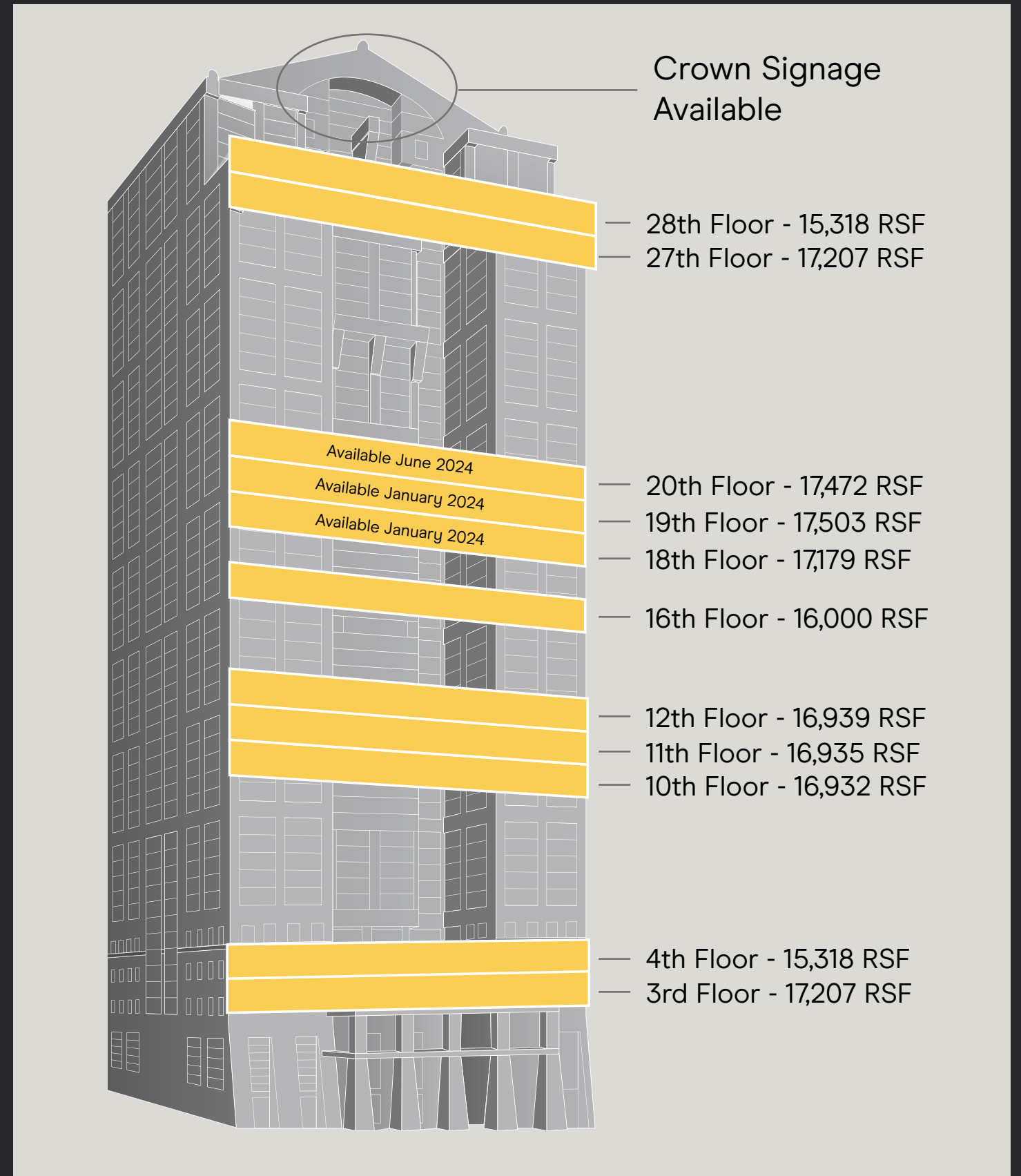
SUITE 2700
Twenty-Seventh Floor / 17,207 RSF



SUITE 2800
Twenty-Eighth Floor / 15,138 RSF



Large Block Availability Stacking Plan





Beautifully Appointed Spec Suites



Sample Spec Suite Finishes

A high end space for creative tenants.

[View Virtual Tour](#)



In the Neighborhood

Located in The Arts District at the northeast corner of Rep. John Lewis Way N and Church Street, Fifth Third Center is “Center Stage” for downtown Nashville connecting the arts and the central business district environment. 5th & Broadway is just two blocks walk to 30 eateries, bars and three stages. Next door is the Arcade, a historic landmark that will soon re-open with 57,000 sf of retail.



5th + Broadway



The Arcade



5th + Broadway

Walkable Amenity Rich Location



THE CULINARY SCENE

- 01 Deacon's New South
- 02 Makeready
- 03 Black Rabbit
- 04 Gray & Dudley's
- 05 Jeff Ruby's
- 06 Ellington's
- 07 417 Union
- 08 Puckett's Grocery
- 09 Capitol Grille
- 10 Morton's Steakhouse
- 11 The Standard



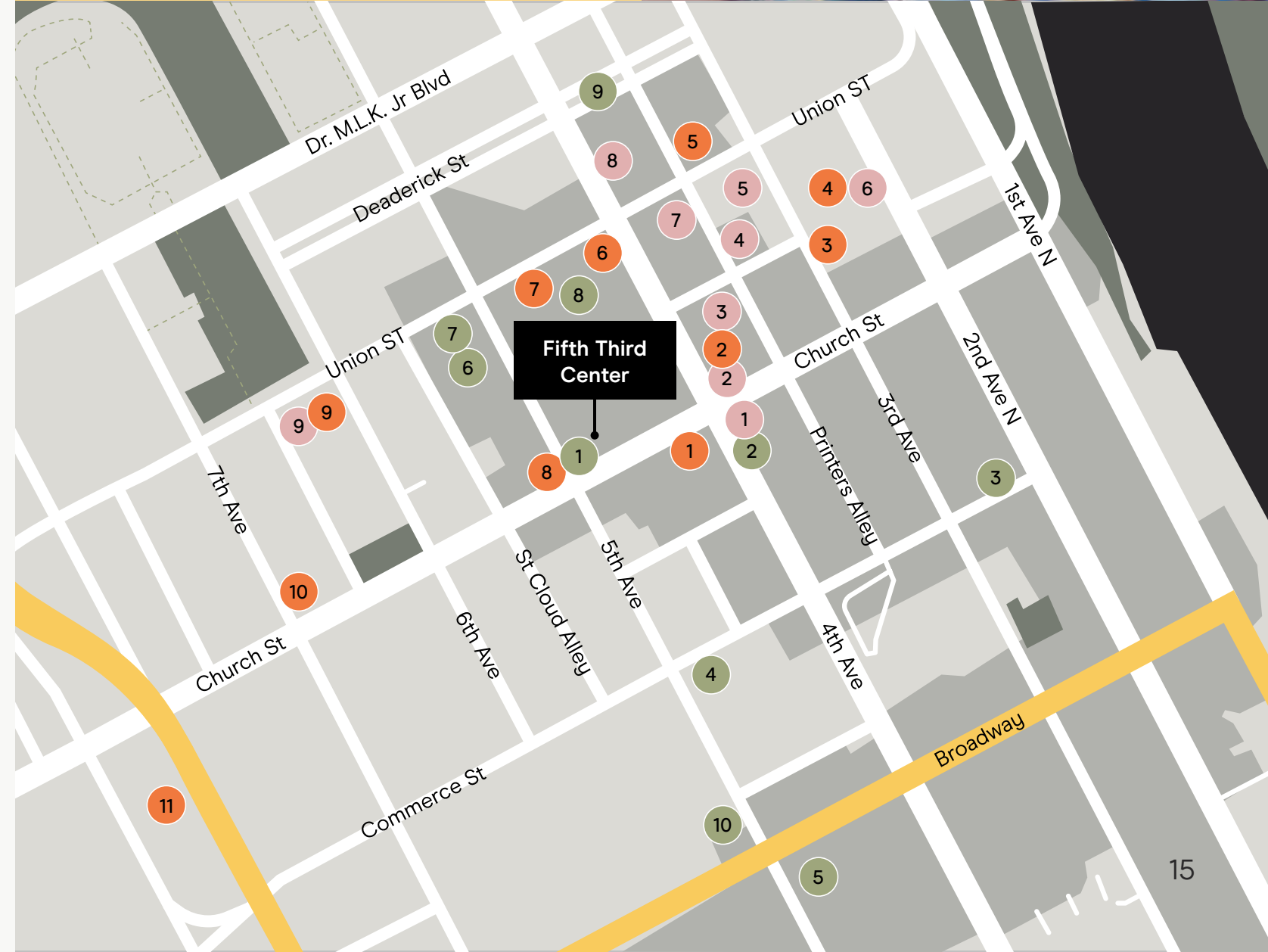
COFFEE, LUNCH & MARKETS

- 01 Starbucks
- 02 Chile Burrito
- 03 Another Broken Egg Cafe
- 04 Panera Bread
- 05 Mellow Mushroom
- 06 The Frothy Monkey
- 07 Rae's Sandwich Shoppe
- 08 The Arcade - Food Court
- 09 Street Food Thursdays
- 10 Fifth + Broadway - Food Hall



HOTELS

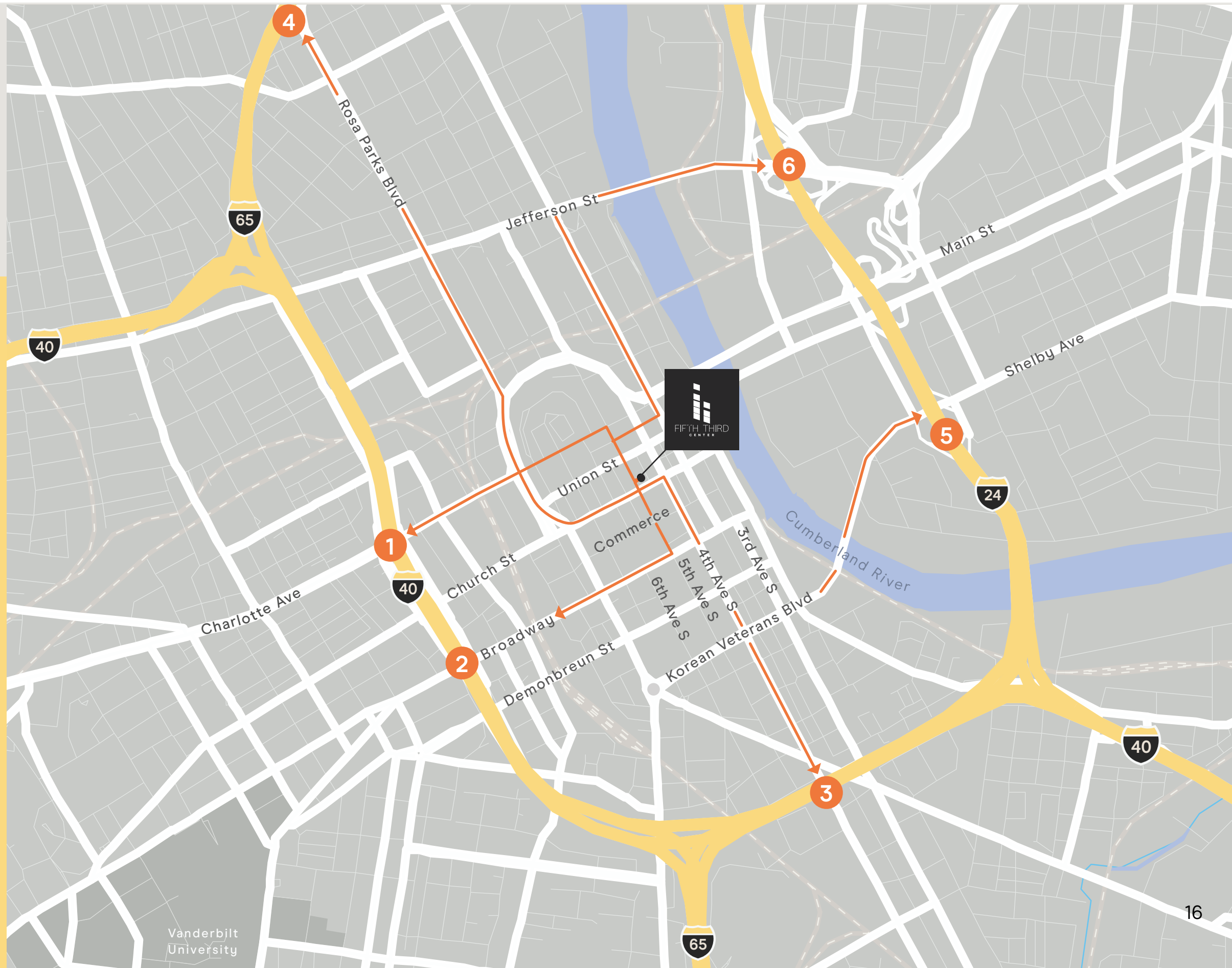
- 01 Courtyard by Marriott
- 02 Noelle
- 03 Dream
- 04 Bobby
- 05 Hotel Indigo
- 06 21c Museum Hotel
- 07 Fairlane
- 08 Doubletree
- 09 Hermitage



Unbeatable Accessibility

Highway Access Points:

- 1** Charlotte Ave and 40/65
6 MINUTES
- 2** Broadway and 40/65
7 MINUTES
- 3** 4th and 40/65
9 MINUTES
- 4** Rosa Parks and 65
8 MINUTES
- 5** Korean Veteran's and 24
11 MINUTES
- 6** Jefferson and 24
9 MINUTES



Health and safety



Building

- Increased Personnel For Touch-Free Experience
- Hand Sanitizer Dispensers Placed Throughout Entry and Common Areas
- Elevator Markers with 4-Person Max
- Supply of PPE Available On-Site
- IAQ Upgrades, Including Installation of Merv-15 Filters in Fan Systems
- Increased Bicycle Storage
- Increased Access to Building Stairwells
- Hands Free Entry Technology & Hardware (Under Review)

About EQ Office

EQ Office is a leading real estate company focused on bringing humanity back to the workplace.

While other real estate owners talk about square footage and floor plans, EQ focuses on the experience - how space feels, activates, and performs.

Our vision, centered around our customers' success, is to co-create experiences so people thrive. We partner with business leaders to find, design, and manage balanced workspaces that inspire talent.

Our teams are dedicated to being responsible and giving members of our communities. We are invested in making the best decisions with the resources we consume, and we are committed to the well-being of our team members, tenants, and surrounding neighborhoods.





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