



NEW
TENNESSEE TITANS'
STADIUM

105
Broadway

3RD AVE N

BROADWAY

105 Broadway

FLAGSHIP OPPORTUNITY

Nashville, Tennessee

AVAILABLE UNENCUMBERED FOR SALE OR FOR LEASE

 CUSHMAN &
WAKEFIELD



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105 Broadway

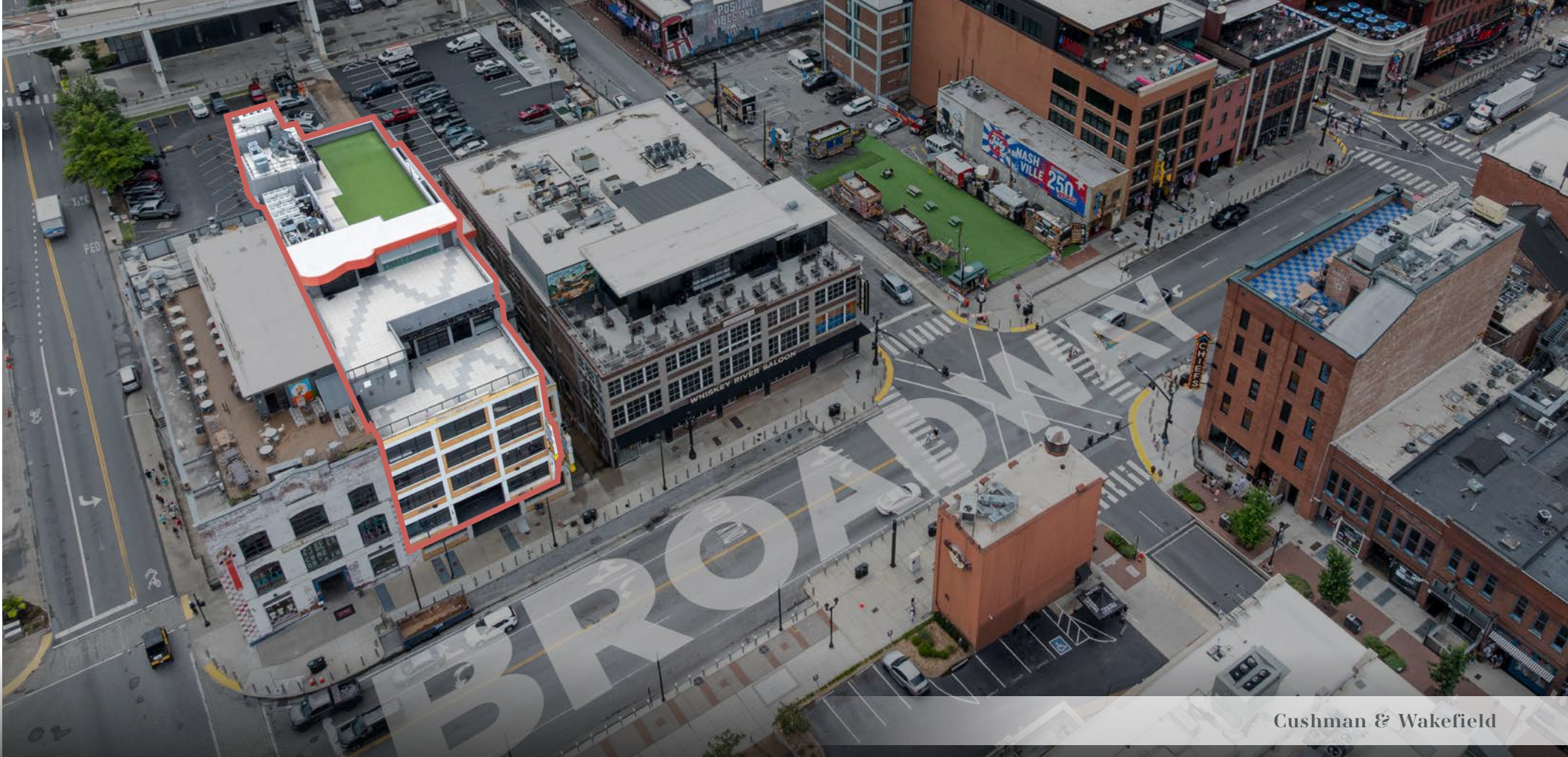
The Opportunity

OFFERED UNENCUMBERED — AVAILABLE FOR SALE OR FOR LEASE

Flagship Retail

Rare Flagship Opportunity on World-Famous Lower Broadway

- » Exceptional opportunity to lease or acquire a 53,827 SF entertainment, hospitality, retail or mixed-use property in the heart of Nashville's iconic Lower Broadway Entertainment District.
- » 7 level building including dual rooftops, offering multiple revenue-generating environments within a single asset.
- » Flexible floor plates allow for entertainment, restaurant, retail, hospitality, experiential, or mixed-use concepts.



A Blank Canvas on Broadway

Multi-Level Revenue Potential

- » Seven distinct activation levels including lower level, four above-grade floors, and two rooftop experiences.
- » Opportunity to create differentiated concepts on each floor while maximizing guest dwell time and spending.
- » Ideal for destination entertainment operators seeking multiple venues under one roof.

Unmatched Visibility

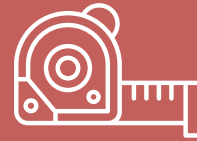
- » Premier frontage along one of the most heavily trafficked entertainment corridors in the United States.
- » Continuous exposure to millions of annual visitors, local residents, convention attendees, and corporate travelers.
- » Outstanding branding opportunity for a flagship national or international concept.

Immediate Occupancy

- » No existing encumbrances and uniquely positioned for expedited path to own or lease
- » Opportunity to customize interiors to match a new brand vision.

Why 105 Broadway?

- » Own or lease one of the largest available entertainment properties on Lower Broadway.
- » Immediate ability to establish a landmark destination in the center of Music City.
- » Capture demand generated by millions of annual visitors.
- » Potential for multi-level entertainment experience with rooftop activation.
- » Benefit from Nashville's sustained population growth, tourism expansion, and national prominence.
- » Rare opportunity to secure an iconic address in one of the country's highest-performing entertainment districts.



53,827 SF



\$14M+ Recent Investment



Two-Level Rooftop



**6,743 SF
Outdoor Space**



Ideal For



**Flagship
Entertainment Venue**



**Live
Music Operator**



**Restaurant
& Bar Concepts**



**Hospitality
Brands**



**Experiential
Retail**



**Sports
Entertainment Venue**



**Immersive
Entertainment**



**Luxury
Event Venue**



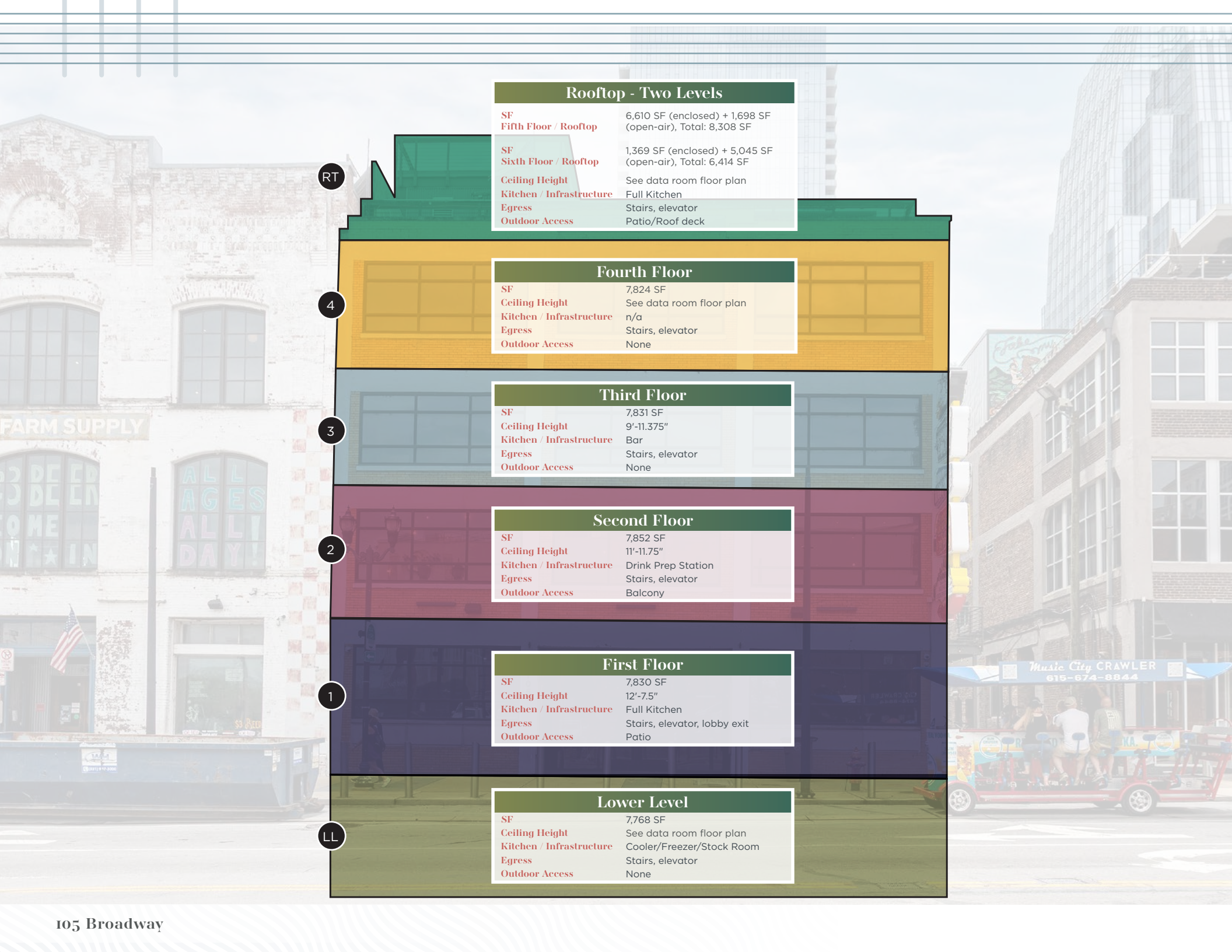
**Corporate
Showcase Location**

Trophy Asset in an Irreplaceable Location

- » Opportunity to control one of the limited number of large-format buildings located directly on Lower Broadway.
- » Extremely high barriers to entry due to limited available inventory and constrained development opportunities.

Scarcity Creates Long-Term Value

- » Ownership opportunities on Lower Broadway rarely become available.
- » Strong long-term appreciation potential supported by limited supply and continued demand.



RT

Rooftop - Two Levels

SF	6,610 SF (enclosed) + 1,698 SF (open-air), Total: 8,308 SF
Fifth Floor / Rooftop	
SF	1,369 SF (enclosed) + 5,045 SF (open-air), Total: 6,414 SF
Sixth Floor / Rooftop	
Ceiling Height	See data room floor plan
Kitchen / Infrastructure	Full Kitchen
Egress	Stairs, elevator
Outdoor Access	Patio/Roof deck

4

Fourth Floor

SF	7,824 SF
Ceiling Height	See data room floor plan
Kitchen / Infrastructure	n/a
Egress	Stairs, elevator
Outdoor Access	None

3

Third Floor

SF	7,831 SF
Ceiling Height	9'-11.375"
Kitchen / Infrastructure	Bar
Egress	Stairs, elevator
Outdoor Access	None

2

Second Floor

SF	7,852 SF
Ceiling Height	11'-11.75"
Kitchen / Infrastructure	Drink Prep Station
Egress	Stairs, elevator
Outdoor Access	Balcony

1

First Floor

SF	7,830 SF
Ceiling Height	12'-7.5"
Kitchen / Infrastructure	Full Kitchen
Egress	Stairs, elevator, lobby exit
Outdoor Access	Patio

LL

Lower Level

SF	7,768 SF
Ceiling Height	See data room floor plan
Kitchen / Infrastructure	Cooler/Freezer/Stock Room
Egress	Stairs, elevator
Outdoor Access	None

Corridor Volume

22.1M Annual Visits
to Lower Broadway



Market Overview



105 Broadway



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