



Demonbreun
AT GULCH UNION



*Inspiring a NEW
WAY to work.*



SURROUND YOUR BUSINESS with the *food, fitness, entertainment, and convenience* of THE Gulch.

Gulch Union is creating a new landmark in the heart of Nashville's most vibrant neighborhood.

GULCH UNION

1222 Demonbreun is the first phase of the Gulch Union mixed-use development. Occupying a full block between 12th and 13th Avenues and McGavock and Demonbreun Streets, Gulch Union will be a high-profile landmark at the center of the Gulch. Phase II will be a luxury residential tower while future phases could include a boutique hotel, shops, and restaurants, all connected by a podium with a lushly landscaped rooftop amenity deck.



1222 DEMONBREUN
OFFICE TOWER

RESIDENTIAL

GROUND FLOOR
RETAIL/RESTAURANT

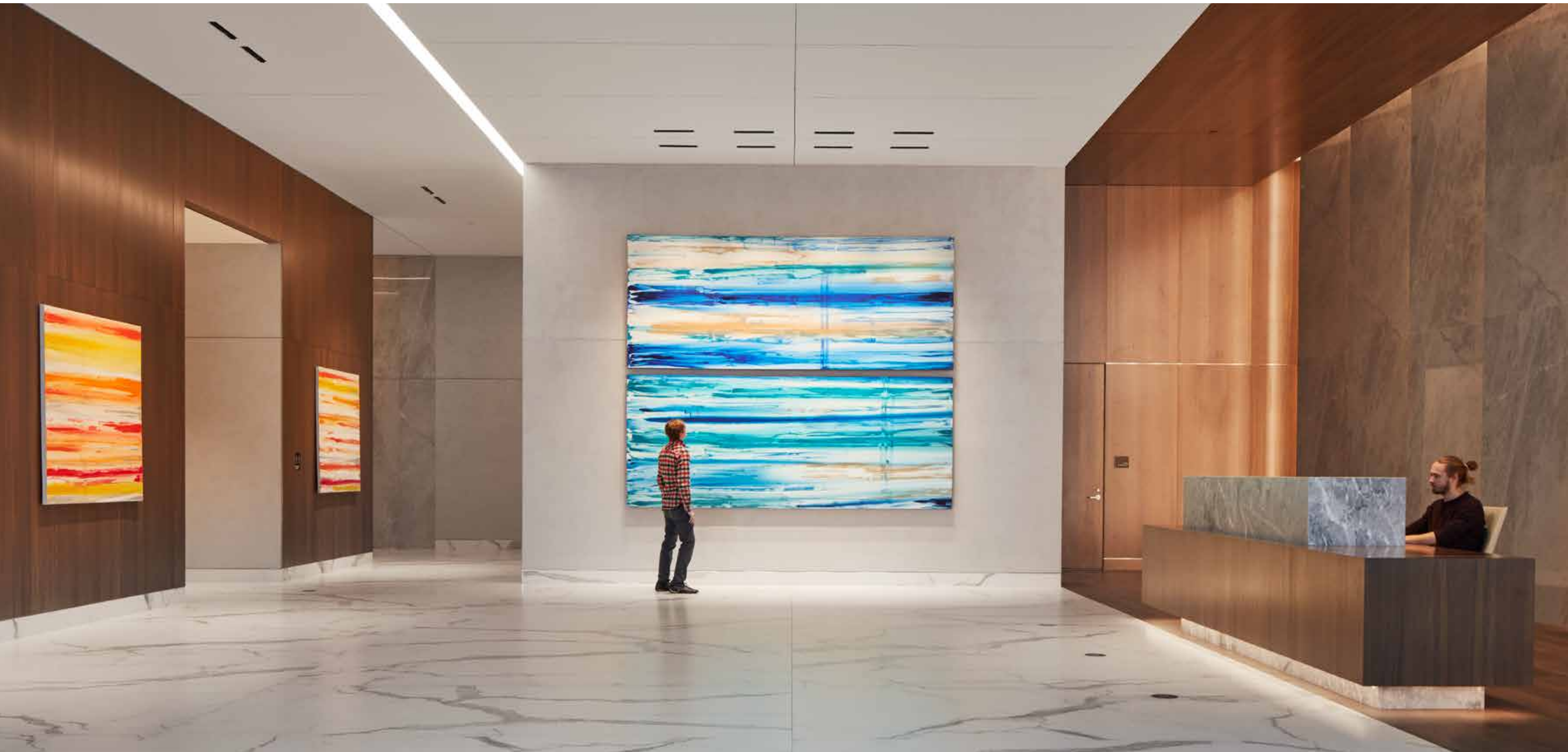


An ideal place to attract, inspire, and retain talent.

The Gulch is walkable, bike-friendly, and home to some of the best restaurants, entertainment, and residences in Nashville. It's a combination perfectly crafted to enhance the creativity, productivity, and happiness of employees.

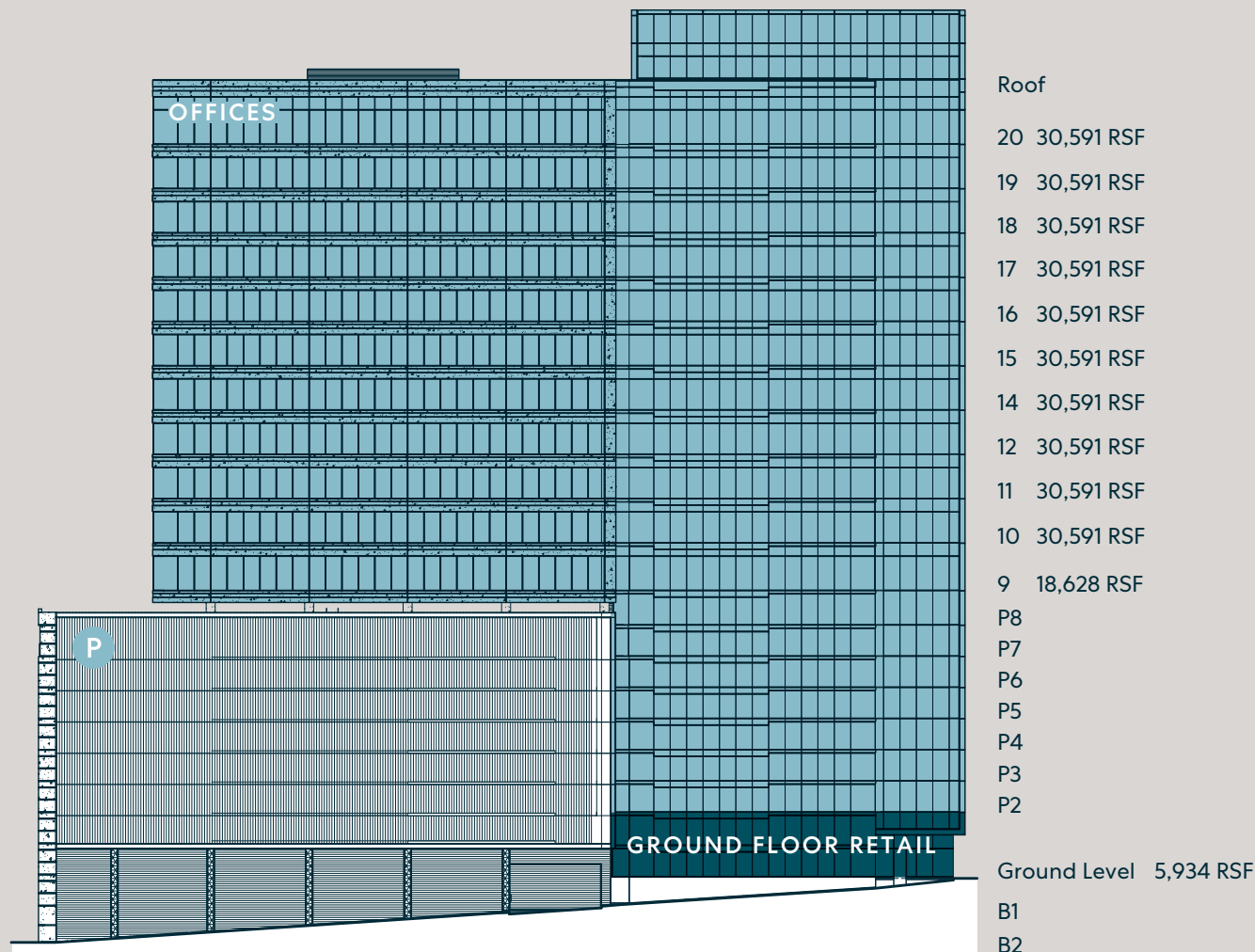


Built for today's EVOLVING
BUSINESS ENVIRONMENT,
1222 Demonbreun is
reinventing what it means
to work in NASHVILLE.



Building Specifications

1222 Demonbreun's high ceilings and flexible floorplates create light-filled spaces perfect for today's collaborative work styles. Full-height windows provide inspiring views of downtown Nashville and the bustling neighborhood below.



BUILDING SIZE

324,540 rentable square feet of office space

5,836 rentable square feet of retail space

BUILDING HEIGHT

20 stories total

CONSTRUCTION

Concrete frame and glass curtainwall
Floor-to-ceiling glass on all office levels

FLOOR HEIGHTS

9' typical drop ceiling height

16.5' slab-to-slab and 10' drop ceiling height on level 20

14.5' slab-to-slab and 10.5' drop ceiling height on level 9

13.5' slab-to-slab and 9' drop ceiling height on levels 10-19

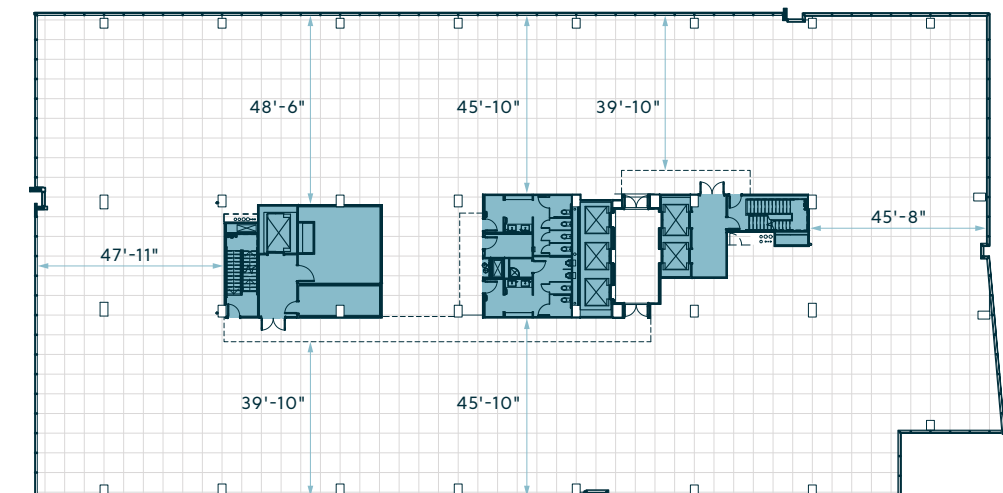
OFFICE SPACE

30,591 square-foot typical floor plate

30' x 45' average column bay spacing

TYPICAL FLOOR PLATE

Highly efficient, virtually column-free interior spaces



PARKING

Garage parking on levels B2-8

2.76/1,000 parking ratio

ELEVATORS

Six high-speed tower elevators

- Five passenger destination dispatch elevators

- One dedicated freight elevator

SUSTAINABILITY

Pre-certified LEED® Silver

AMENITIES

Indoor-outdoor sky lounge

48-seat training room

Fitness center with showers and lockers

Micro-market

Direct connection to high-speed fiber infrastructure

The sky lounge offers stunning views of downtown Nashville and beyond. It's the ideal spot for a casual meeting, quick lunch, or pre-game gathering.



In addition to the 9th floor indoor-outdoor sky lounge open to all tenants, the building's amenities include a 48-seat training room, a fitness facility with showers and lockers, and a micro-market that provides round-the-clock access to healthy food options, snacks, and other essentials.



Future phases of Gulch Union could include a boutique hotel, luxury residences, and additional retail and restaurant space.

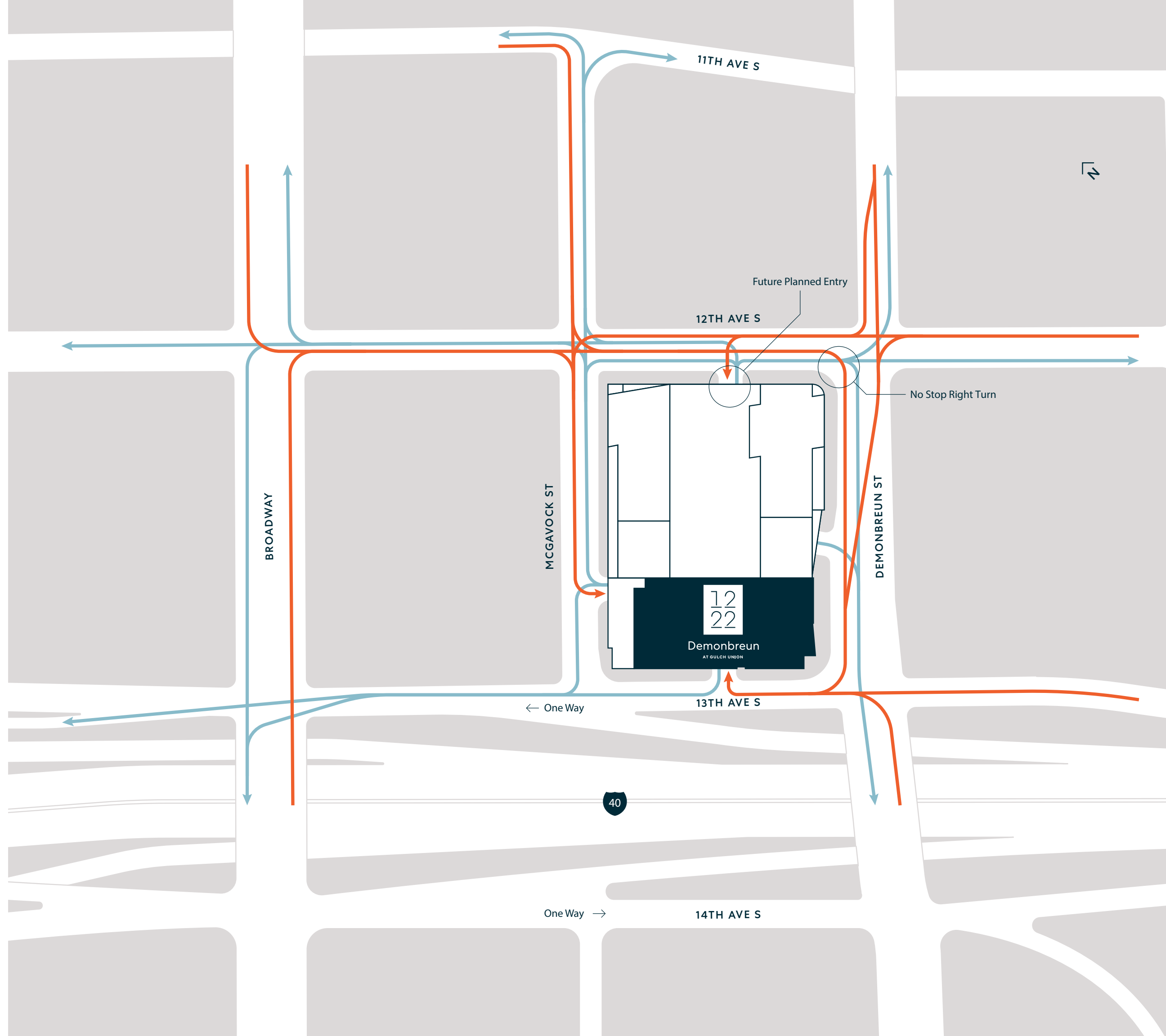


Located between downtown Nashville and Music Row, Gulch Union is at the center of the city's business community and rich entertainment options, yet away from the traffic, noise, crowds, and other distractions.

The open, energetic facade of Gulch Union and 1222 Demonbreun will contribute to the Gulch's vibrant pedestrian environment.



1222 Demonbreun shaves commute times by offering easy access to I-40, Broadway, and Demonbreun.



→
Ingress

←
Egress

The 900+ car parking garage offers multiple points of ingress and egress, delivering additional flexibility and convenience to employees and visitors.



→
Ingress
←
Egress

THE Gulch is
a *vibrant* and
connected place
to DO BUSINESS.



The Gulch includes more than 45 diverse restaurants, along with a wide range of other popular destinations.



45+
RESTAURANTS



14
BARS



7
MURALS

3

MUSIC VENUES

The Station Inn has been an institution in the Gulch since 1978, hosting some of the biggest names in bluegrass and roots music.



3K
APARTMENTS



8
HOTELS

8

COFFEE AND
JUICE SPOTS



25
RETAILERS

7

FITNESS OPTIONS



1

WHOLE FOODS

*Located in
1200 Broadway.*





A new Whole Foods Market is just two blocks away, giving employees easy access to snacks, prepared foods, and after-work groceries.



1222 Demonbreun boasts the award-winning "M Street" restaurant cluster right next door.



The Gulch offers a varied and growing range of dining, drinking, and lodging options.

FOOD AND DRINKS

- Adele's
- Arnold's Country Kitchen
- Bar Louie
- Biscuit Love
- Blue Stripes Cacao Shop
- Burger Republic
- Chauhan Ale & Masala House
- Del Frisco's Grille
- Emmy Squared
- Flying Saucer
- Gumbo Brothers Restaurant
- Hops & Crafts
- Kayne Prime
- L.A. Jackson
- Lou Na at Grand Hyatt Roof Top
- Marsh House
- M.L.Rose
- Moto
- Otaku Ramen
- Party Fowl
- Peg Leg Porker
- Pins Mechanical Company
- Potbelly Sandwich Shop

- Saint Añejo
- Sambuca
- Sunda
- Superica
- Tánsuő
- Taziki's Mediterranean Cafe
- The 404 Kitchen
- The Mockingbird
- The Pub Nashville
- The Station Inn
- UP Rooftop Lounge
- Virago
- Whiskey Kitchen
- Whole Foods

FITNESS

- Barre3
- Barry's Nashville
- CycleBar
- Pure Barre
- QNTM Fit Life
- Shed Group Fitness

COFFEE AND JUICE

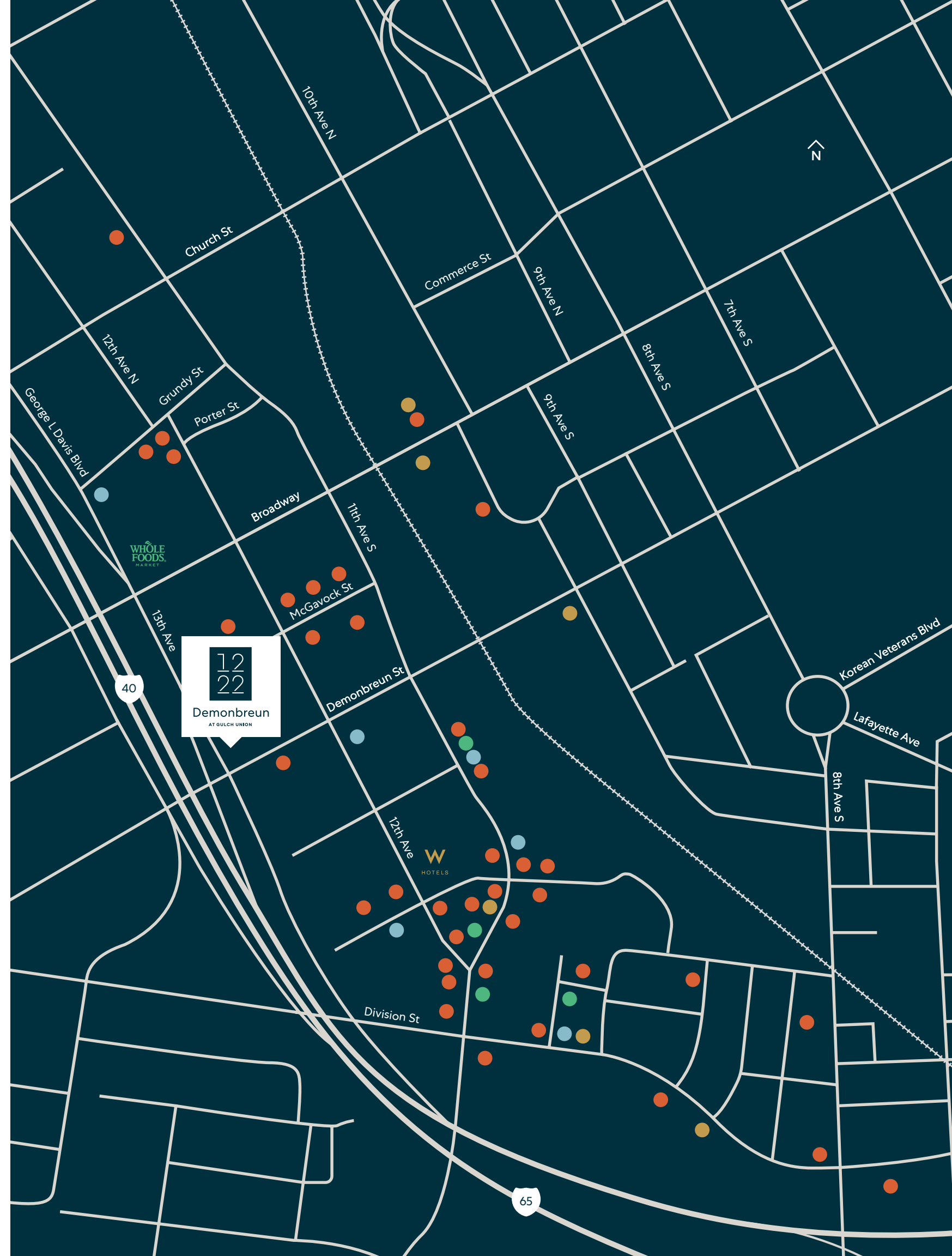
- Barista Parlor Golden Sound
- Juice Bar
- Killebrew
- Starbucks

HOTELS

- Fairfield Inn & Suites
- Grand Hyatt
- JW Marriott
- Thompson Nashville
- Union Station
- W Hotel (coming 2021)
- The Westin Nashville



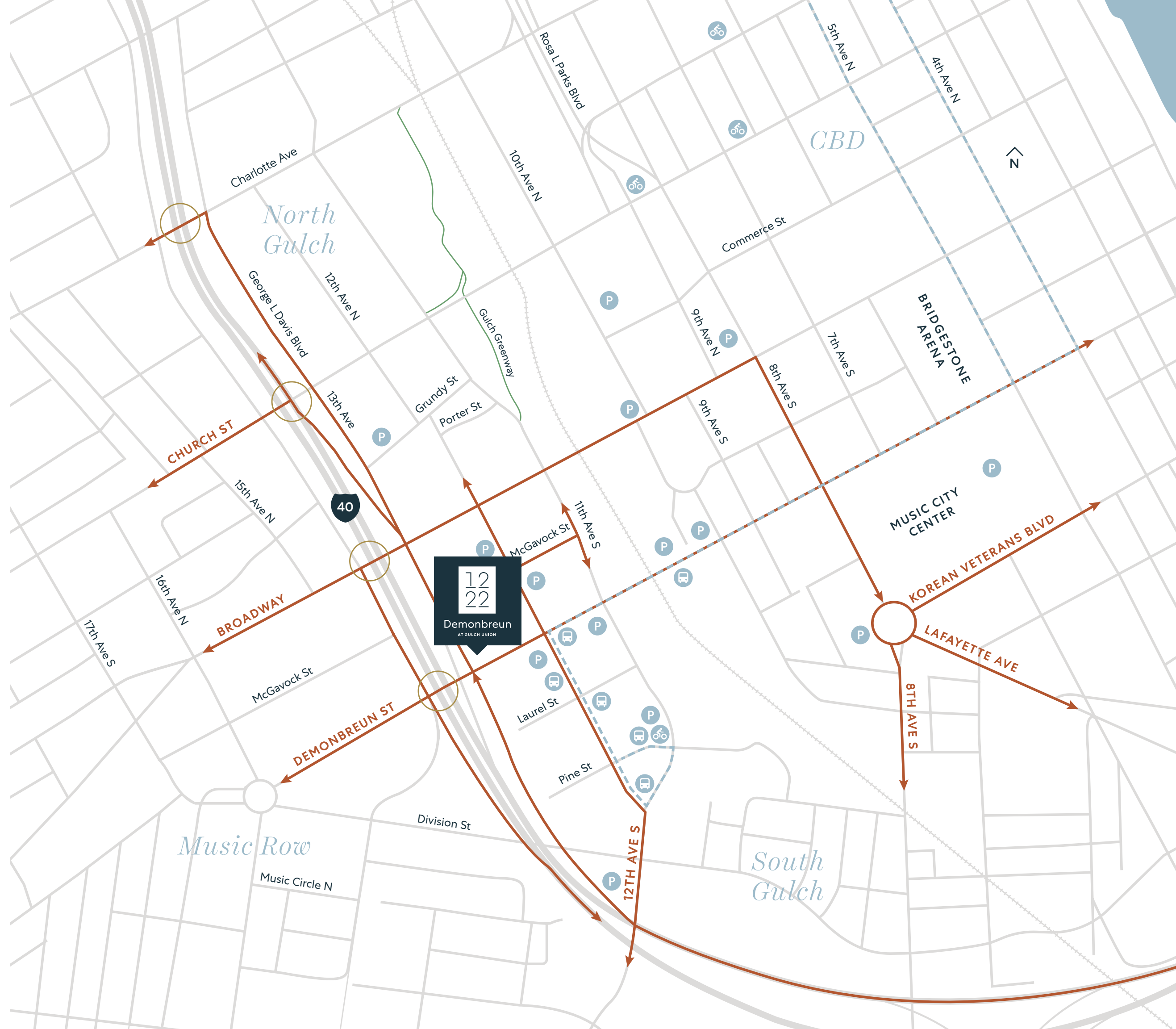
W HOTEL
 Located just blocks from 1222 Demonbreun, Tennessee's first W Hotel is coming in 2021 with a rooftop bar, music venue, and two 4-star restaurants.











THE Gulch is
highly walkable
and BICYCLE
FRIENDLY.

In addition to offering easy access to the area's major roadways, 1222 Demonbreun is fully connected to public transportation and the city's bicycle infrastructure.



-  Artery Road Access
-  Highway Access
-  Parking
-  B-cycle Station
-  Music City Green Circuit
-  Music City Green Circuit Stops

Both 1222 Demonbreun and the surrounding Gulch neighborhood have a commitment to sustainability.



1222 Demonbreun is pre-certified as LEED Silver by the United States Green Building Council.

The Gulch was the first LEED ND-certified neighborhood in the southern U.S. and was the fourth neighborhood in the world to achieve LEED Silver status.



10
PUBLIC BICYCLES STATIONS



1
MILE OF PLANNED WALKING AND BIKING TRAILS



490
DAILY WEGO BUS TRIPS



GULCH GREENWAY

The nearby Gulch Greenway offers unique opportunities for fitness, recreation, and alternative transportation.



Demonbreun
AT GULCH UNION

Leasing

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Development

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