

# Historic Federal Reserve Building

226 Third Avenue North

FOR SALE | NASHVILLE, TN

Vickie Saito, Senior Vice President  
615 850 2711 | vickie.saito@colliers.com



# The Offering

Colliers International is pleased to present the opportunity to acquire the architecturally and historically significant building known as the Federal Reserve Bank, a Nashville landmark facility in the acclaimed boutique hotel and Alley District, immediately contiguous to the elegant and art-centric Bankers Alley Hotel. Prominently positioned in the central core with superb pedestrian access to restaurants, entertainment, shopping, Nissan Stadium, Bridgestone Arena, Ryman, and the dynamic Printers Alley, the highly visible site has excellent access to interstates, river, and all city amenities! Within one block of 5 recently redeveloped hotel projects and Nashville's most unique condominium and apartment district, expanded pedestrian infrastructure improvements are planned for the surrounding neighborhood, connecting the river to the Arts & Alley District.

The offering presents the opportunity not only to gain entry into the exciting urban activity center of Nashville with a coveted historic facility, but also to realize significant value appreciation through restoration and/or redevelopment. Additionally, recent height entitlements contribute to both the immediate and long-term investment and development future.

As Nashville has so firmly established its status as a world-class destination and one of the most robust and culturally diverse cities in the nation, this unique opportunity offers an investor, user, and/or developer to take advantage of market conditions and to cross all product types, which should continue to strengthen within the urban core.



# The Property

## FORMER FEDERAL RESERVE BANK BRANCH

226 3rd Avenue North  
Nashville, TN 37201

## TOTAL BUILDING AREA

± 20,000 SF  
3 full floors + mezzanine floor  
Full basement

## SITE DIMENSION

48' x 112'

## YEAR BUILT

1922

## ZONING

Downtown Code: Capitol Mall Redevelopment District; Core Historic sub-district  
Recent vertical height entitlements



## HIGHLIGHTS - IRREPLACEABLE ASSET

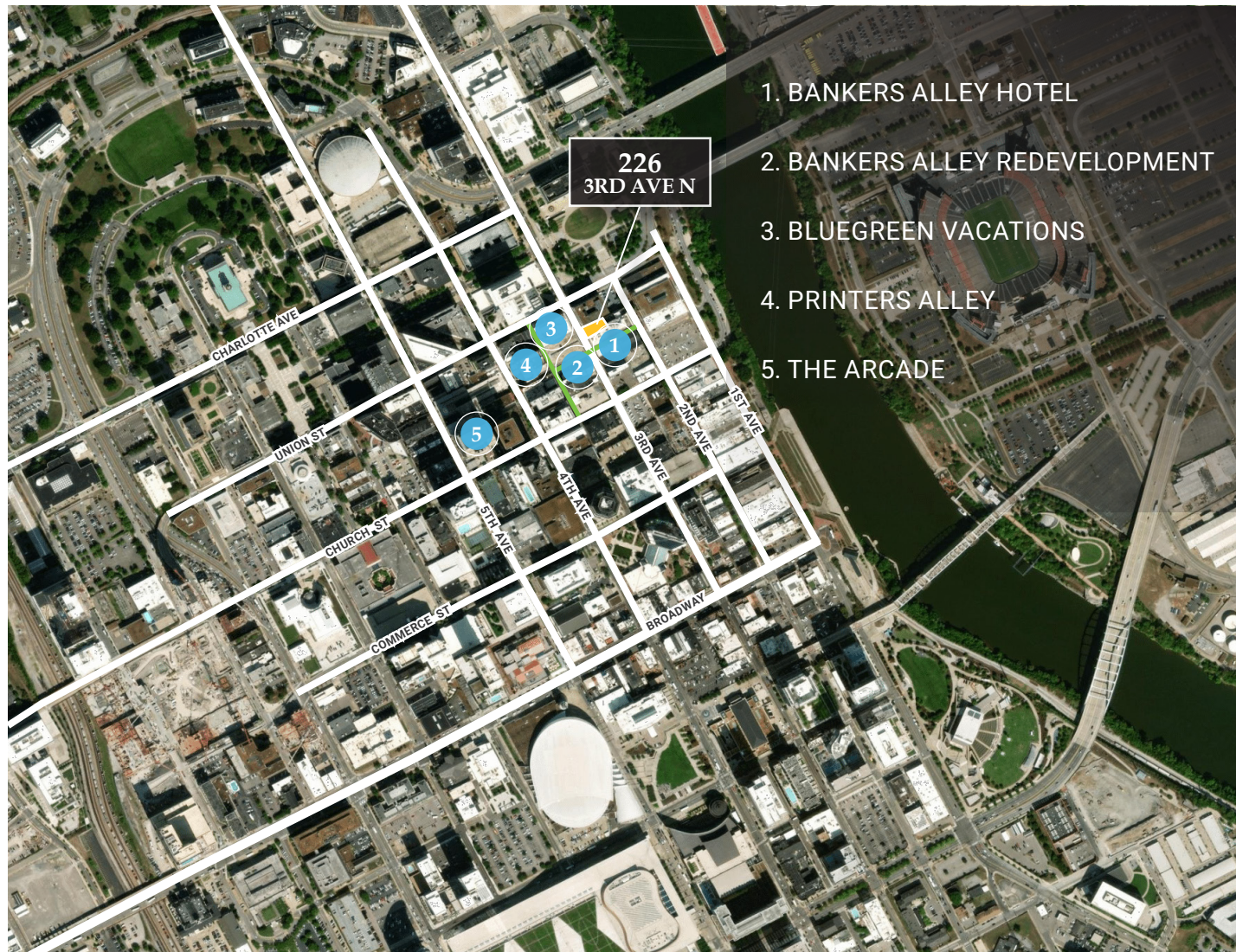
- Iconic landmark structure of the Neo-Classical style graced with four stately and elegant limestone columns and portico.
- Designed as the Nashville branch of the Federal Reserve Bank of Atlanta by prominent architectural firm of Marr and Holman (designers of the Noel Hotel, US Post Office now known as the Frist Center, TN Supreme Court Building, and numerous notable public courthouses and university facilities).
- Property offers exciting redevelopment opportunities and/or prestigious single purpose use.

## CENTRAL BUSINESS DISTRICT LOCATION

- The centerpiece of the developing Alley and boutique hotel district
- Immediately adjacent to the art-centric Bankers Alley Hotel
- Located across from the proposed 15-story Bankers Alley mixed-use residential development
- Within 1 block of Metro-Davidson County Courthouse & Public Square/Parking Garage, world-famous Printers Alley, Sinatra Bar & Lounge, and 2nd & Broadway Entertainment District



# Development Map



# Development Overview



**1 THE BANKERS ALLEY HOTEL**  
Opened August 1, 2023  
124 Rooms  
Gray & Dudley  
1st floor art museum  
222 3rd Ave N



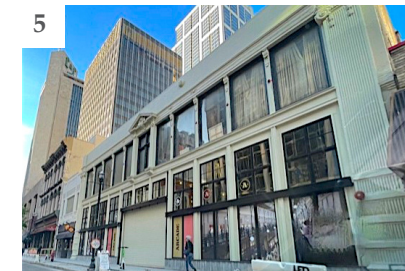
**2 BANKERS ALLEY REDEVELOPMENT**  
15-story mixed-use  
300 residential units, 12-15K SF retail,  
structured parking garage  
215-217 3rd Ave N



**3 BLUEGREEN VACATIONS**  
Former Hotels Indigo &  
Countrypolitan  
15 stories, 200 rooms, & 2  
penthouses to be sold as VOIs  
310 & 315 Union St



**4 PRINTERS ALLEY**  
Underground Cocktail Club | Black  
Rabbit | Dirty Little Secret | Sinatra  
Bar & Lounge | Skull's Rainbow  
Room | Bourbon Street Bar



**5 THE ARCADE RENOVATION**  
Urban Cowboy restaurant & bar  
Estimated completion 2024

# Downtown Aerial View



# Terms of Sale

**INTEREST OFFERED:** 100% fee simple interest

**TERMS:** All cash at closing

**PROPERTY AND TOURS:** All registered and qualified buyers are encouraged to visit the property and should contact Vickie Saito to receive a tour of the property.

**PLEASE CONTACT BROKER FOR PRICING DETAILS:**

**Vickie Saito**  
Senior Vice President

DIRECT +1 615 850 2711  
vickie.saito@colliers.com

Colliers International  
615 3rd Avenue South  
Suite 500  
Nashville, TN 37210  
MAIN +1 615 850 2700





# NASHVILLE

Commonly known as “Music City”, Nashville is the center of the U.S. country music scene and is home to numerous artists, recording studios, and record labels, making it the largest music production center and the number one music scene in the U.S. outside of New York City. With a growing population of ±2 million people, Nashville is one of the fastest rising metropolitan areas in the country. As the city grows, its diverse workforce, unique community and Southern hospitality make Nashville a perfect location for both business ventures and residents.

The Nashville area’s economy is among one of the most diverse of any U.S. region. As a result, the city continues to attract the highest-quality workers in all business sectors. Nashville supports many innovative and aggressive local programs to recruit workers to the region. The business environment is characterized by a favorable geographic location, quality workforce, lower taxes and growth opportunities enhanced by a diverse economy.



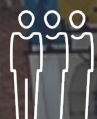
**2M**

People



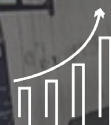
**15.4%**

Population Growth  
since 2010



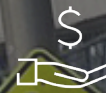
**1.08M**

Labor Force



**33.2%**

Job Growth  
Since 2010



**\$58k**

Per Capita  
Income



**98.5**

Cost of Living  
Index



**17k**

Downtown  
Residences

# RECENT ACCOLADES

Top 10 City to Live After the Pandemic



#1 in Metropolitan Economic Strength

POLICOM.COM

#5 Best City for Jobs this Fall



Manpower®

#8 Friendliest US City



Top 10 City for Creatives

smartasset™

TRAVEL + LEISURE

#11 Best City in America



Top 20 City for Best & Most Improved Housing Markets in US

smartasset™

#3 Best City for Young Professionals

**Inc.**

Top 10 Best Places to Start a Business

**Forbes**

Top 10 Cities Americans are Moving to

**2**  
BEDROOM  
APTS  
NOW  
LEASING  
242-3777

NO  
LEFT TURN  
NO  
RIGHT TURN  
NO  
U-TURN  
NO  
STOPPING  
NO  
PARKING

For more information, contact:  
**Vickie Saito, Senior Vice President**  
615 850 2711  
vickie.saito@colliers.com



# Historic Federal Reserve Building

226 Third Avenue North

FOR SALE | NASHVILLE, TN