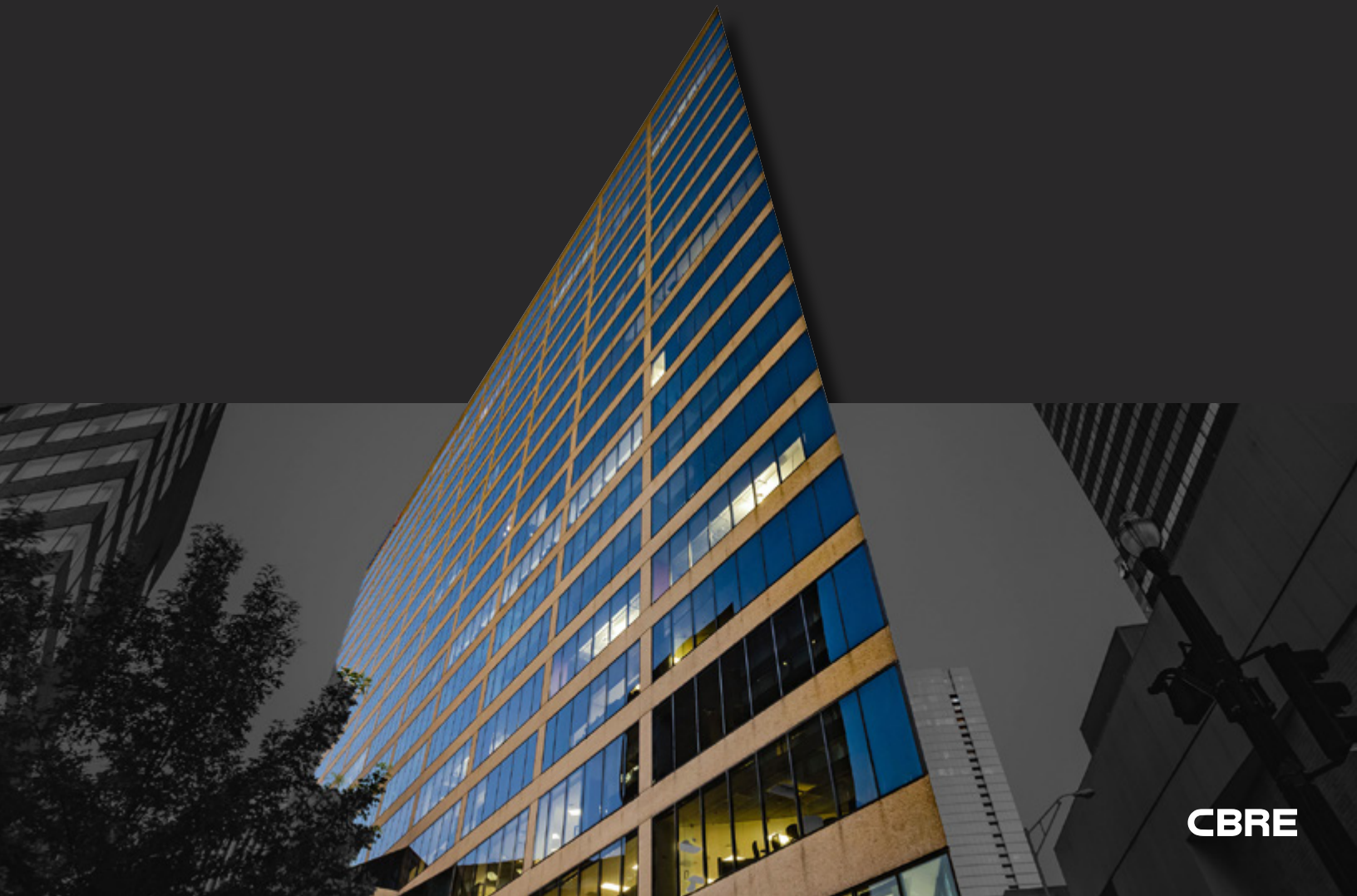


414 UNION

PHILIPS PLAZA

414 UNION STREET
NASHVILLE, TN 37219



CBRE

PROPERTY HIGHLIGHTS

DOWNTOWN'S NEW ANGLE

Nestled in the heart of Nashville's business district, 414 Union - Phillips Plaza is an iconic 20-story landmark office building that combines a unique trapezoidal design with modern amenities. With its ease of access to major highways, public transportation, and downtown amenities, top talent can create their own angle on what 9-5 looks like. 414 Union - Phillips Plaza features a range of amenities, including on-site management, tenant lounges, security, parking with valet, shared building conferencing, and a full service Bank of America branch.



CLASS A TROPHY ASSET
464,861 SF



EFFICIENT FLOOR PLATES
±21,500 SF



IMMEDIATE ACCESS TO
INTERSTATES 40/65/24



COFFEE SHOP ON-SITE WITH
70+ WALKABLE AMENITIES



LARGE CONFERENCE CENTER
WITH WI-FI & TECHNOLOGY



ACTIVATED OUTDOOR PLAZA
WITH AMPLE SEATING

CAPITAL IMPROVEMENTS



Outdoor Activation & Seating

Expand the newly completed outdoor terrace with additional seating, greenery, and work-friendly areas to encourage tenant engagement and host events.



On-Site Café or Lounge

A boutique coffee shop or casual dining space in the lobby to create a more engaging entry experience and keep tenants on-site.



Touchless Entry & Keyless Access

Upgrade entry points and elevators with key card or mobile app-based access for convenience and enhanced security.



Sustainability Certifications

Highlight plans to pursue WELL or LEED certification for improved marketability and long-term operational efficiency.



Spec Suite Program

Build out turnkey, move-in-ready suites targeting smaller tenants who want Class A space without lengthy buildouts.



Creative Flex Space

Design coworking-style or short-term lease office spaces that appeal to startups, tech firms, and creative industries looking for flexibility.



Branded Tenant Engagement Program

Develop a strategy for hosting networking events, pop-up retail experiences, or wellness initiatives to create a vibrant and engaged tenant community.



Reimagine the Lobby Experience

Update finishes, lighting, and furniture to create a more welcoming and premium atmosphere.



Corporate HQ Appeal

Position the upper floors as a headquarters opportunity for a major tenant looking to establish a presence in downtown Nashville.



WHY NASHVILLE?



#1 HOTTEST

Job Market in the U.S.
- Wall Street Journal, 2023

#3 AMERICA'S

Top States for Business
- CNBC

66

New Nashville
Residents Daily

#3 RANKED

Fastest Growing
Metro Economy
- Headlight Date

#1 MARKET

to Watch for an Unprecedented
3 Years in a Row
- ULI PWC 2023 Emerging Trends Report

#3 NASHVILLE

for Metropolitan
Economic Strength

#6 BEST

Performing Cities Index
- Milken Institute

2 MILLION+

Total Population with 10.5%
growth over the last 5 years

TOP 5

U.S. Cities for
Foreign Investors

WHERE WORK & LIFE MEET

414 Union - Phillips Plaza is at the epicenter of an energetic and vibrant downtown community.

70+

Amenities & Entertainment Venues within 1 Mile Radius

JUST

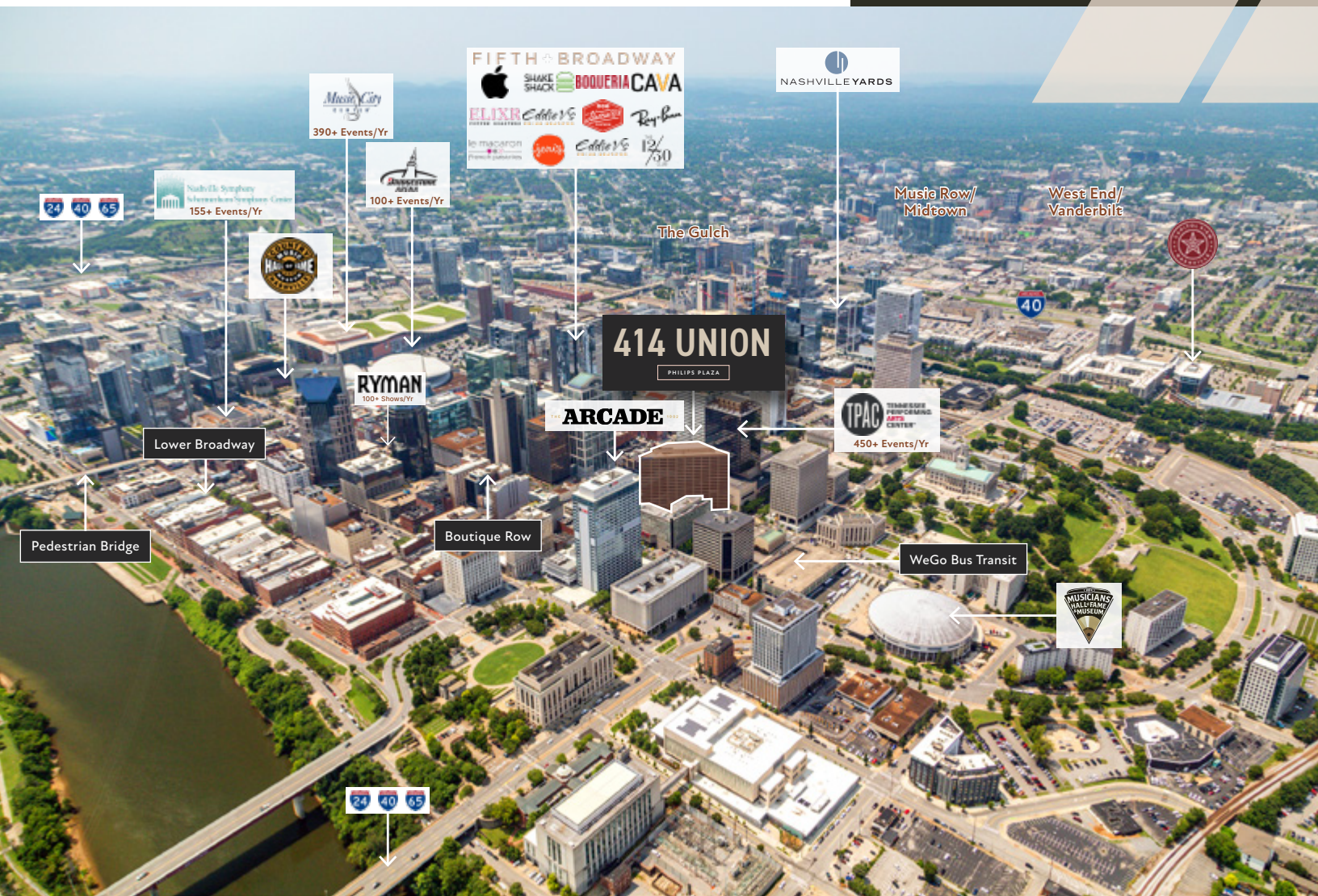
Footsteps from the recently completed Arcade

30+

F&B and Retail Options at the Arcade

97

Walk Score



ELEVATE YOUR WORKPLACE EXPERIENCE

414 UNION

PHILLIPS PLAZA

DOUBLETREE

414 Union - Phillips Plaza has an exclusive partnership with DoubleTree - creating ease of accommodations and mere steps away from the office. Offering tenants the ultimate perk for visiting clients/employees, and the opportunity to indulge in their amenities and services.



Preferred Hotel Rates

- Exclusive Corporate Discounts for visiting clients, partners, or team members*
- Live, Work, Relax Package for Group Events



Conference & Meeting Facilities

- Access to State-of-the Art Meeting Rooms & Conference Centers with discounted rates for team retreats, presentations, or client events



Fitness & Wellness Access

- Enjoy monthly tailor-made fitness classes



Catering & Event Services

- On-demand catering for office meetings, celebrations, or daily lunches



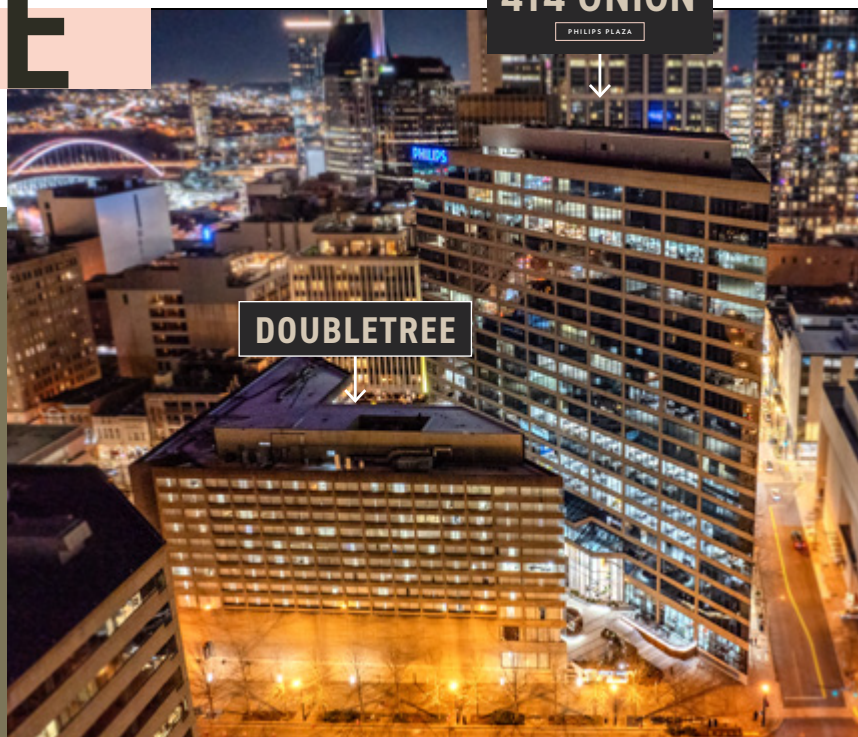
Shared Social Spaces

- Connect, collaborate, and thrive with access to shared lounges and cafe spaces to expand your professional network and build meaningful relationships. Receive a 20% discount at on-site restaurant, market, & Starbucks with your ID.



Quarterly Happy Hours

- Feel a seamless transition after a long 9-5 and unwind on the patio for a happy hour, opportunity to network



ACCESS

ULTIMATE CONNECTIVITY

Exiting downtown has never been so simple. Located on the northside, 414 Union - Phillips Plaza allows employees to hop onto I-24, I-40, and I-65 with ease. Avoid the headache of congestion and experience a hassle-free commute.

Germantown - *5 mins*

East Nashville - *6 mins*

West End - *6 mins*

Berry Hill/Woodbine - *10 mins*

The Nations - *10 mins*

12 South - *10 mins*

Green Hills - *16 mins*

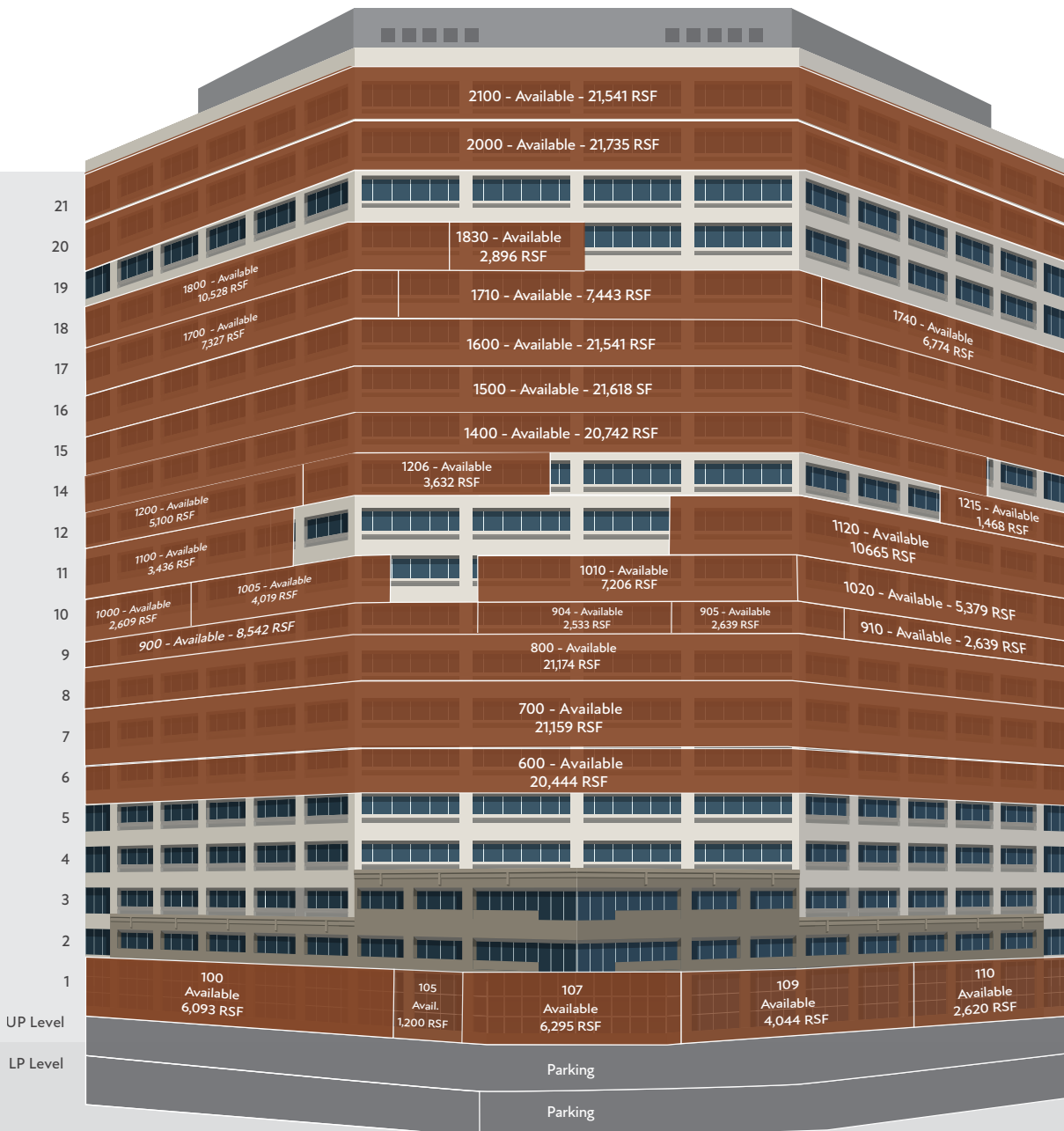
Brentwood - *18 mins*

INGRESS/EGRESS ACCESS POINTS



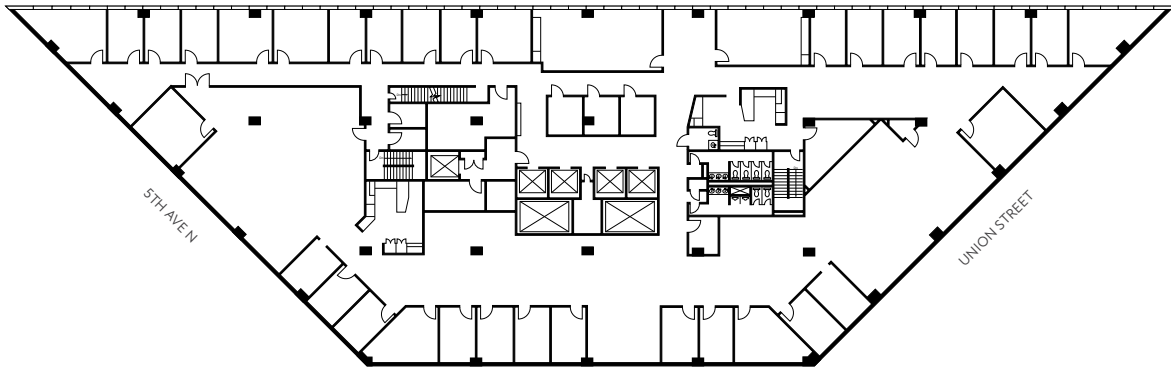
STACKING PLAN

Available

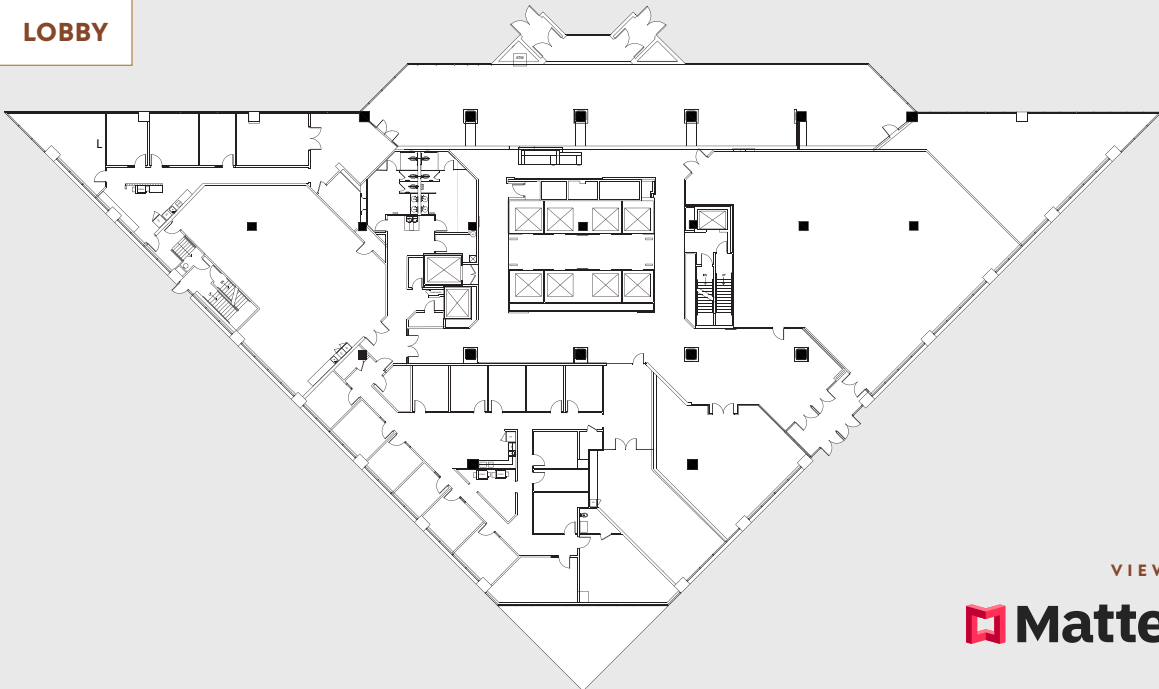


FLOOR PLANS

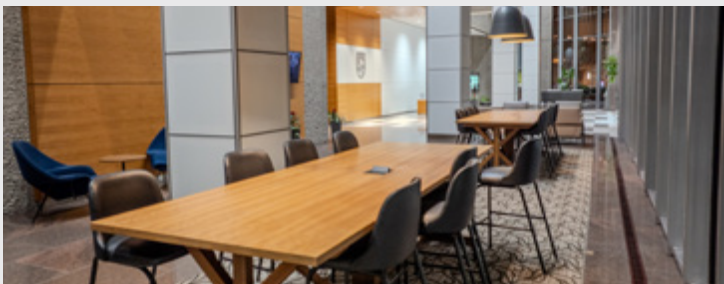
TYPICAL FLOOR PLAN



LOBBY

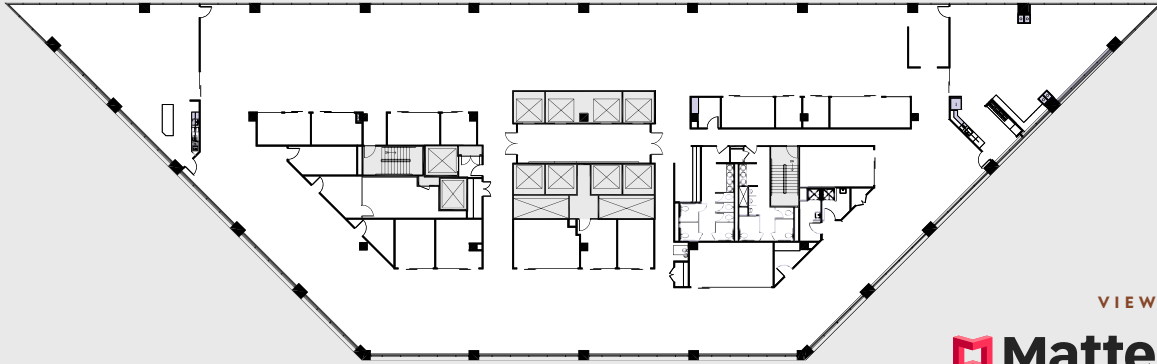


VIEW



FLOOR PLANS

7TH FLOOR



VIEW



 Matterport®



8TH FLOOR



VIEW



 Matterport®

414 UNION

PHILIPS PLAZA

CONTACT

Byran Fort, SIOR

Senior Vice President

+1 615 708 6185

byran.fort@cbre.com

Frank Thomasson, CCIM, SIOR

Senior Vice President

+1 615 598 6363

frank.thomasson@cbre.com

Ryan Coulter

Senior Associate

+1 615 248 1133

ryan.coulter@cbre.com

**414 UNION STREET
NASHVILLE, TN 37219**

CBRE