



**TRUIST PLAZA**  
401 Commerce St  
Class A Office

**FOUNDRY**  
COMMERCIAL

**FOR SUBLEASE**  
1,909 RSF

**ADDRESS**

401 Commerce St  
Nashville, TN 37219

**SUBLEASE SPACE  
AVAILABLE**

Suite 330  
1,909 RSF  
Available Immediately

**PRIME LEASE  
EXPIRATION**

12/31/25

**PARKING**

Available upon request



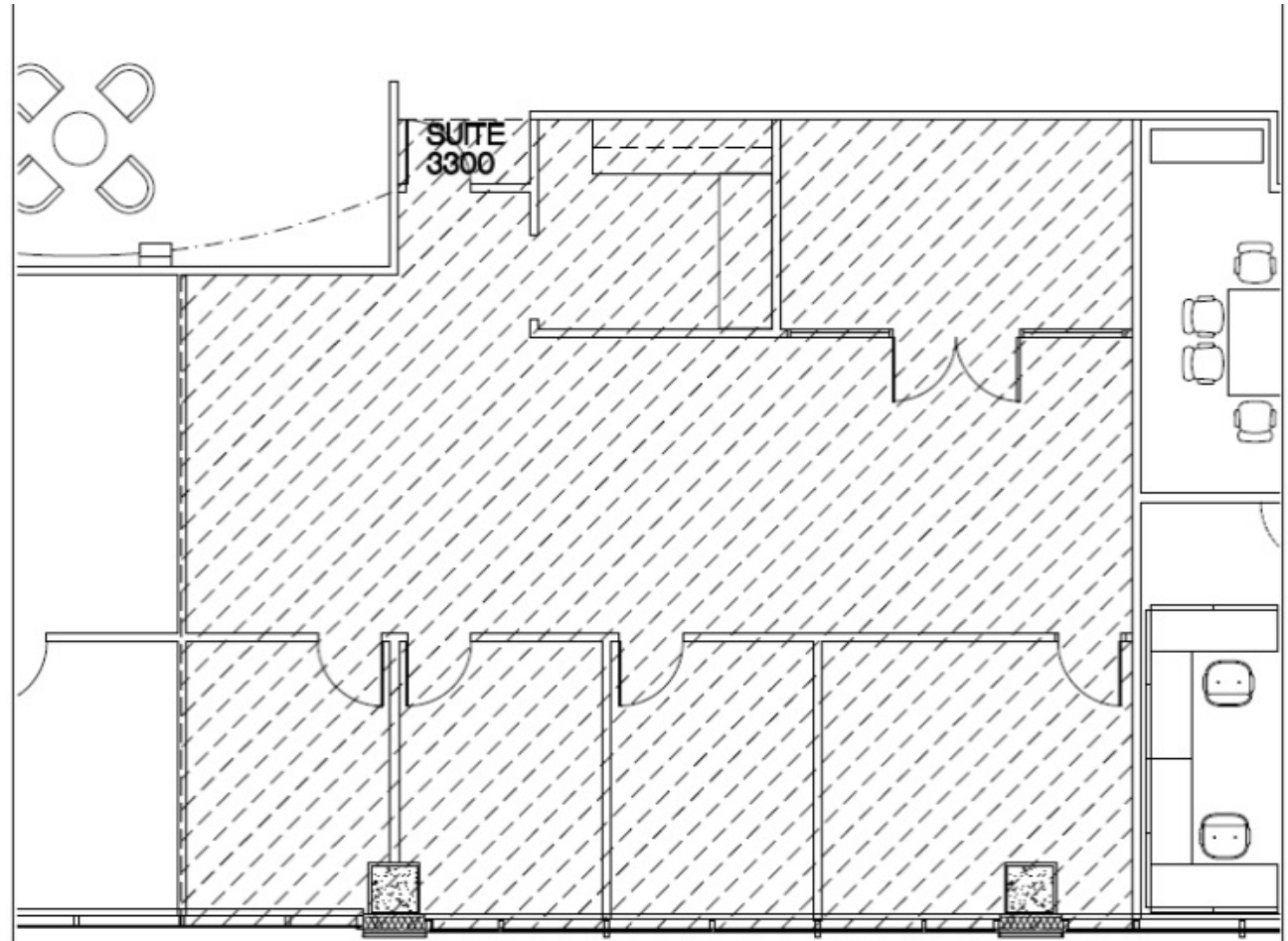
**SUITE 330**

1,909 RSF

AVAILABLE: Immediately

TERM: Through 12/31/25

RATE: \$36/SF FSG



# SUITE 330

**TRUIST PLAZA**

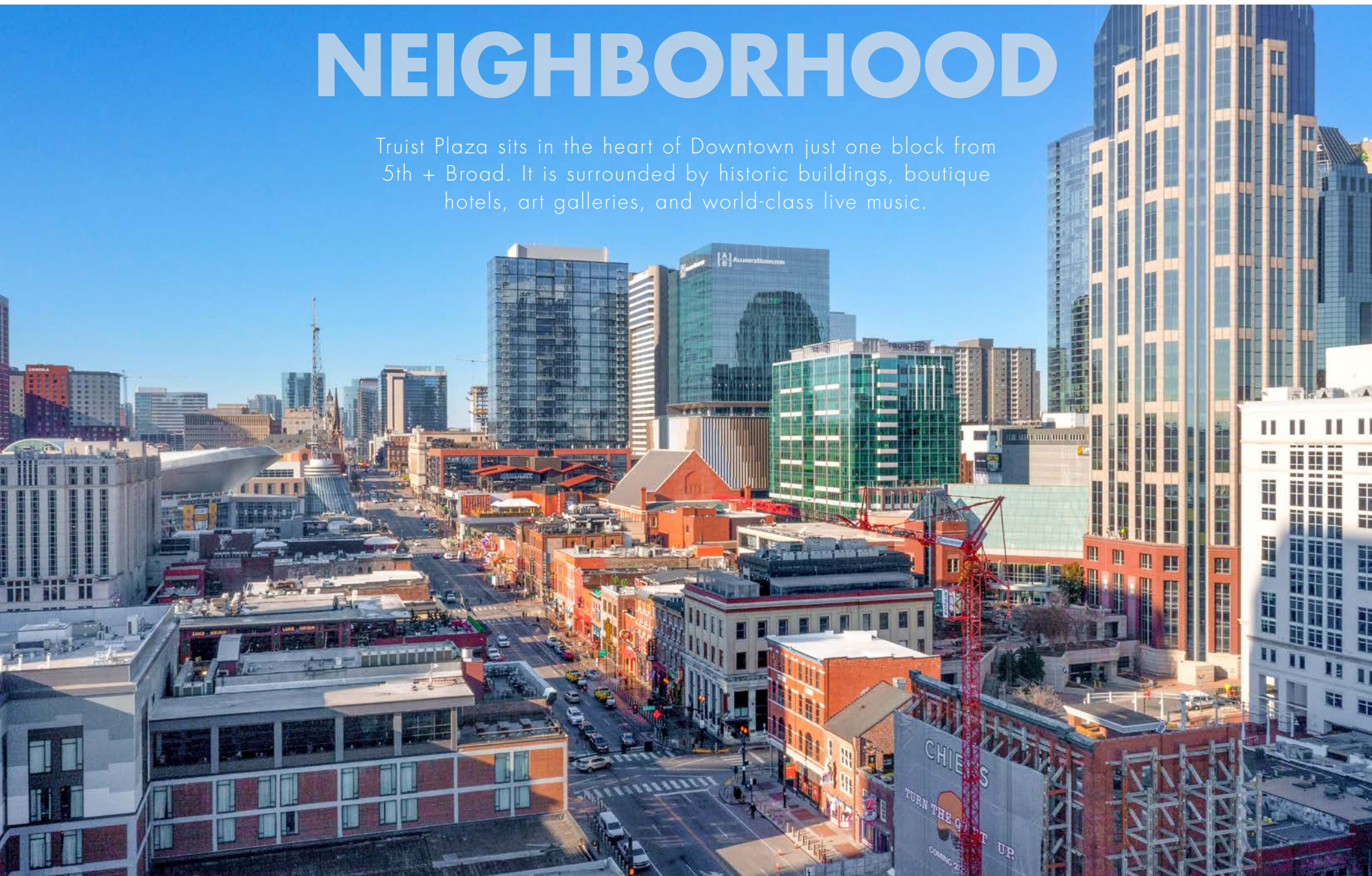
# SUITE 330



**TRUIST PLAZA**

# NEIGHBORHOOD

Truist Plaza sits in the heart of Downtown just one block from 5th + Broad. It is surrounded by historic buildings, boutique hotels, art galleries, and world-class live music.



**TRUIST PLAZA**



## BREW

Elixir Coffee Roasters  
 Pj's Coffee  
 Drug Store Coffee  
 Elegy Coffee  
 Starbucks  
 Frothy Monkey



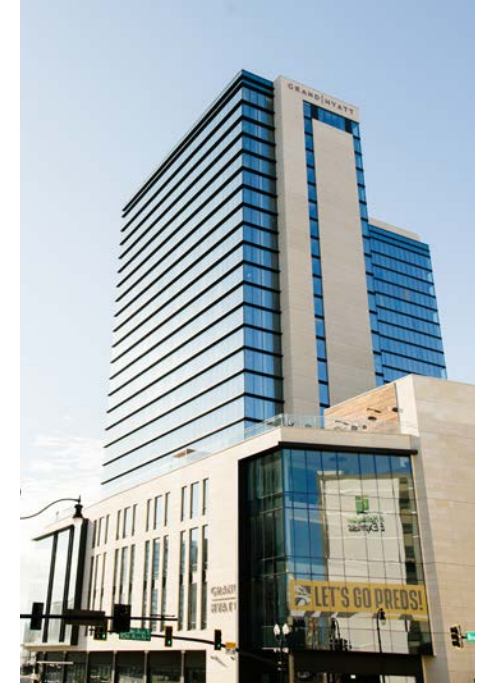
## EAT + DRINK

Assembly Food Hall  
 Puckett's Restaurant  
 Stateside Kitchen  
 Geist Bar + Restaurant  
 Chile Burrito  
 Morton's The Steakhouse  
 Church And Union  
 Shake Shack  
 Hattie B's  
 Boqueria  
 Slim & Husky's  
 Twelve-Thirty Club



## SOCIAL

The Ryman Auditorium  
 Broadway Honky Tonks  
 Printers Alley  
 Bourbon Street Blues &  
 Boogie  
 Skull's Rainbow Room  
 Tennessee Performing Arts  
 Center  
 The Escape Game  
 The Arts Company



## STAY

The Hermitage Hotel  
 Noelle  
 The Bobby Hotel  
 The Fairlane  
 Dream Nashville  
 21C Museum Hotel  
 Courtyard by Marriott  
 DoubleTree by Hilton  
 Renaissance Hotel  
 Homewood Suites by Hilton  
 Sheraton Grand Nashville

# HOWDY NASHVILLE

TRUIST PLAZA

## AMENITIES

Outdoor Terrace on 1st Floor

Onsite Truist Bank & ATM and  
Panera Bread Restaurant on Ground Floor

Fitness Center-Renovated in 2023

1 Block off Broadway next to Ryman  
Auditorium

The center of Downtown Restaurants,  
Entertainment, Venues and Fifth &  
Broadway Retail

## PARKING

500 Covered Parking Spaces in the  
Building

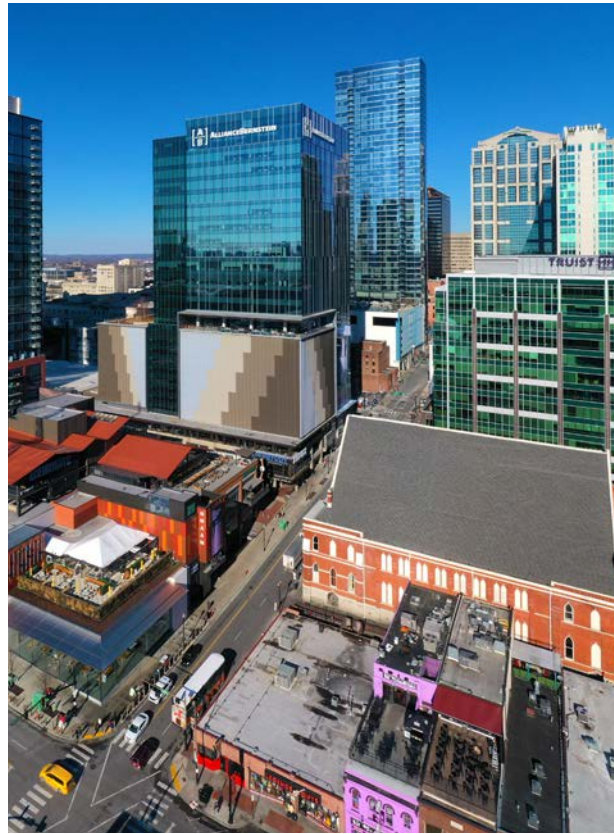
Ample Parking for Tenants & Visitors

Truist Plaza also uses its 4th& Commerce  
Parking Garage across Commerce Street

## SECURITY

24 Hour, 7 Day On-Site Concierge/  
Guest Service

After Hours Card Key Access on Exterior  
Doors and Elevators



**TRUIST PLAZA**



# ACCESS

GERMANTOWN

TO EAST NASHVILLE

UNION ST

6TH AVE N

CHARLOTTE AVE

DOWNTOWN NASHVILLE

ROSA L PARKS BLVD

BROADWAY

CHURCH STREET

40

BROADWAY

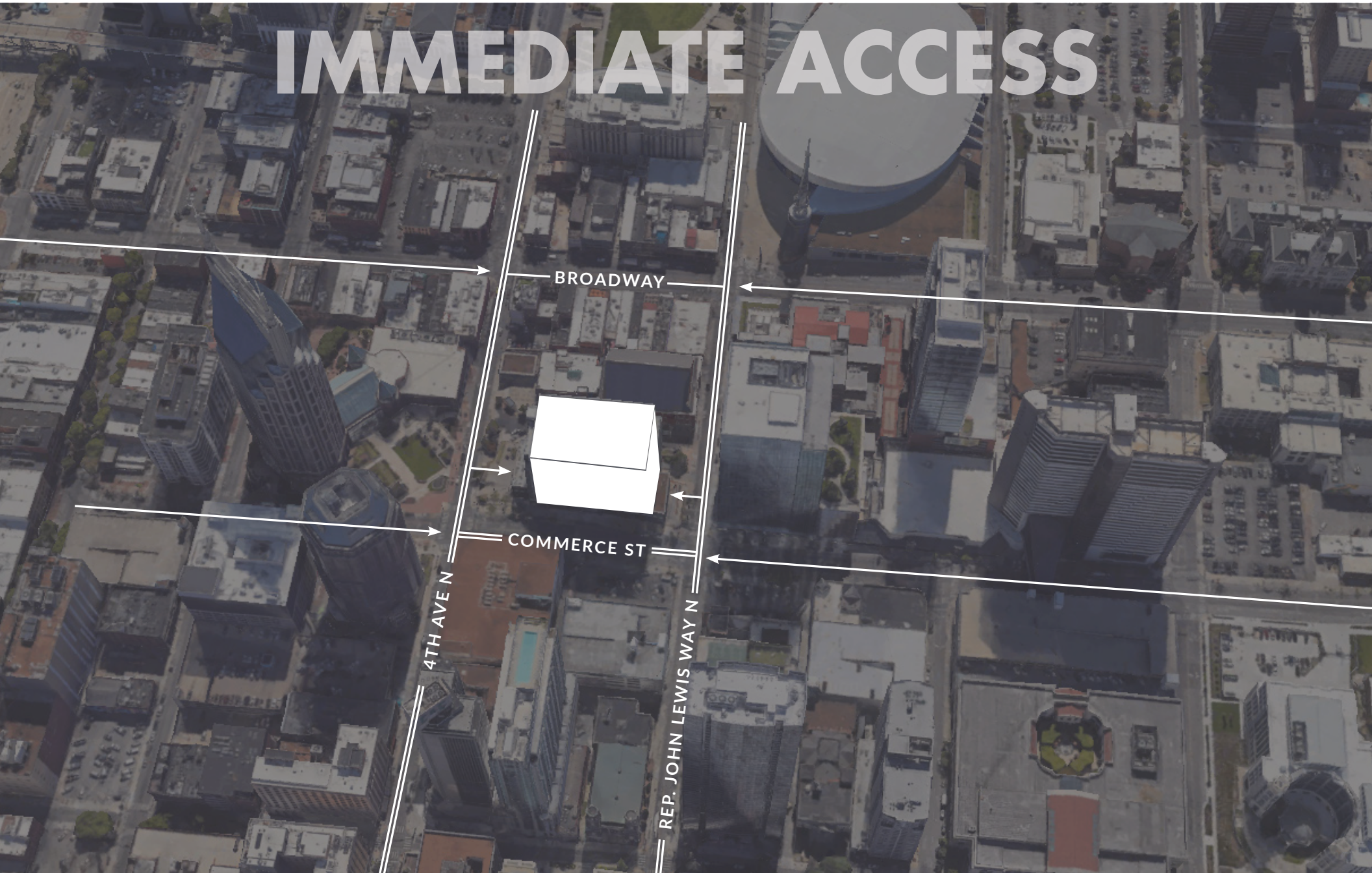
8TH AVE S

Google

**TRUIST PLAZA**



# IMMEDIATE ACCESS



**TRUIST PLAZA**

# CONTACT

**SHELBY HALL**  
615.771.0770

**JOHN MUDGETT**  
615.334.7259

**FOUNDRY**  
COMMERCIAL

