

FEDERAL RESERVE BUILDING



301 Rosa L. Parks Avenue
Nashville, Tennessee 37203



QUICK FACTS

- Computer Room with raised floor
- Prime CBD Location with Parking
- Available Immediately
- Backup Generator and Uninterrupted Power Supply (UPS)
- Building and all systems in excellent condition
- Building exceptionally well-maintained over its lifecycle by a full time, on-site maintenance staff
- On priority grid for electricity

ADJACENT TO
RESTAURANTS, HOTELS,
AND ENTERTAINMENT IN
DOWNTOWN NASHVILLE



BUILDING ADDRESS:

301 Rosa L. Parks Avenue
Nashville, Tennessee 37203

YEAR BUILT:

- 1958

BUILDING FEATURES:

- 75,064 total sf on 4 floors
- +/-20,000 sf typical floorplate
- +/-12,000 sf Sub-Basement
- Floor to Ceiling Height—10 feet
- Floor to Beam Height—12 feet
- 1.69 acre site

BUILDING AMENITIES:

- Pristine Original Marble Lobby
 - Full Service Kitchen and Cafeteria facility with Formal Dining Area
 - Beautifully Landscaped Grounds with Landscape Lighting
 - Existing Vaults
 - Raised Flooring
- | | |
|-----------------------|----------|
| 1 st Floor | 3,668 sf |
| 2 nd Floor | 1,692 sf |





**CONVENIENT
LOCATION**

PARKING AMENITIES:

- 50 total spaces
- Hardened security post at parking lot entrance featuring Level 4 bullet resistant glass. Blast proofed with eighteen-inch concrete and steel reinforcement. HVAC controlled with independent Carrier HVAC unit.

BUILDING ELEVATORS:

- 2 Passenger Elevators
- 1 Service Elevator with 4,000 lb capacity

SERVICE AND LOADING DOCKS:

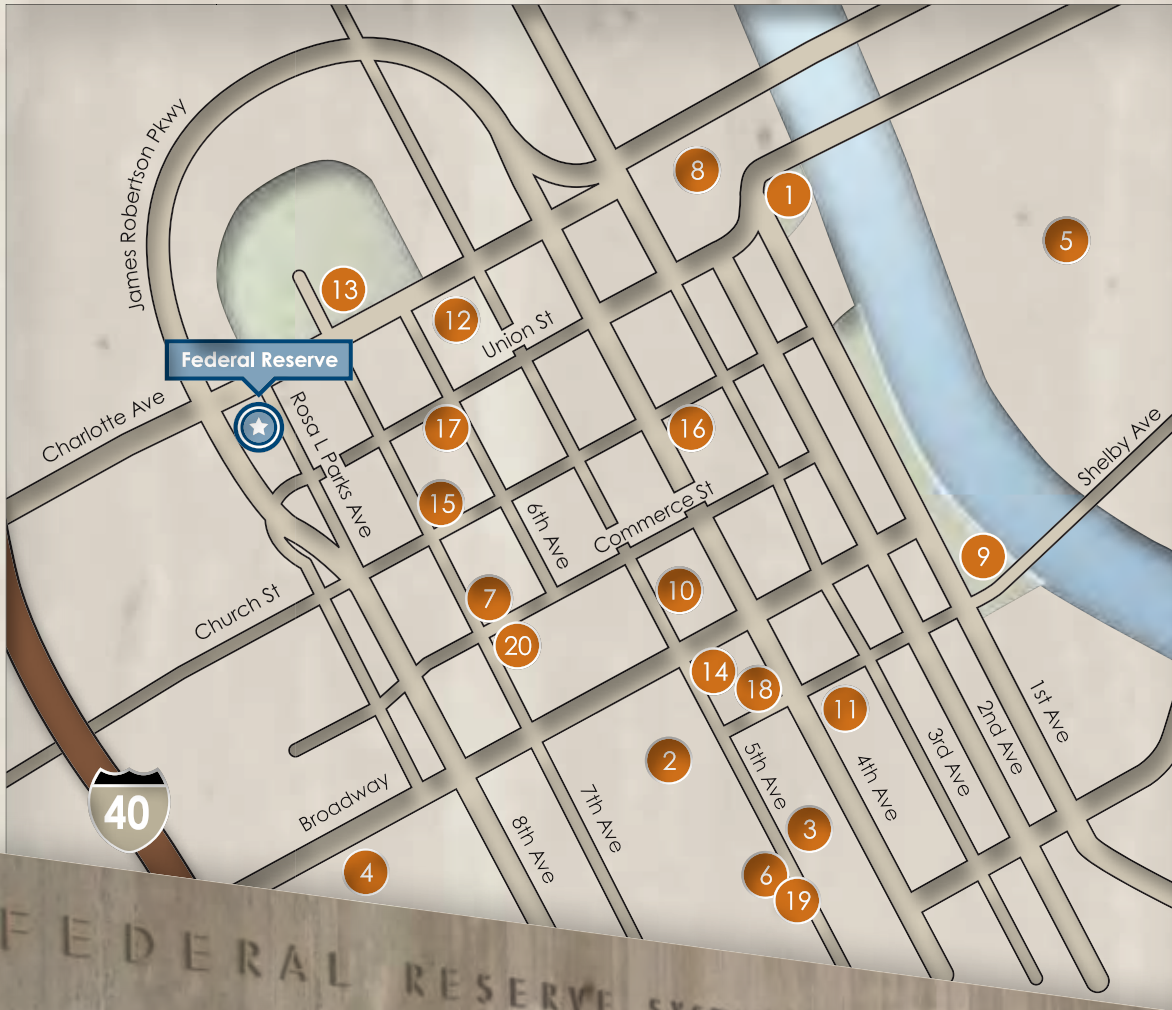
- Exterior loading dock
18 feet wide, 12 ft vertical clearance
- Interior, secure dock
Garage doors are 14 ft wide by 11 ft tall

HVAC SYSTEM:

Two Carrier 250-ton Chillers providing chilled water to seven air handlers. Two Clever Brooks Low Pressure Boilers providing steam to seven air handlers. Primary boiler operates year round to provide conditioned air. Second chiller and boiler not in normal operation and are maintained for backup purposes.

LIFE SAFETY: (Fire safety information)

Edwards EST Fireworks System using addressable main control panel, located in Command Center. Additional annunciator panels located on another floor. System features strobe, horn and public address components, which can be used manually. Sensors include heat, duct, smoke and device failure detection. System configured to allow automated evacuations and air handler shutdowns where appropriate.



1. Bicentennial Park
2. Bridgestone Arena
3. Country Music Hall of Fame and Museum
4. Frist Center for the Visual Arts
5. LP Field
6. Music City Center *
7. Nashville Convention Center
8. Public Square Park | Nashville City Hall
9. Riverfront Park
10. Ryman Auditorium
11. Schermerhorn Symphony Center
12. Tennessee Performing Arts Center and State Museum
13. Tennessee State Capital
14. The Palm Restaurant
15. Morton's The Steakhouse
16. Courtyard by Marriott
17. The Hermitage Hotel
18. Hilton Downtown Hotel
19. Omni Hotel *
20. Renaissance Nashville Hotel

* under construction

FEDERAL RESERVE SYSTEM THROUGH WHICH ONE BANK AND COUNTRY
 JOIN HANDS TO FURTHER THE ENDURING PROSPERITY OF AMERICAN
 COMMERCE INDUSTRY AND AGRICULTURE



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