

KBS PROPERTIES

# UBS Tower

UBS Tower is a 29-story, 604,984-square-foot Class A office tower ideally located off Deaderick Street and 4th Avenue in the heart of downtown Nashville, boasting unobstructed panoramic views of Downtown and the Cumberland River.



## 604,984

Rentable Square Feet

## Office

Property Type

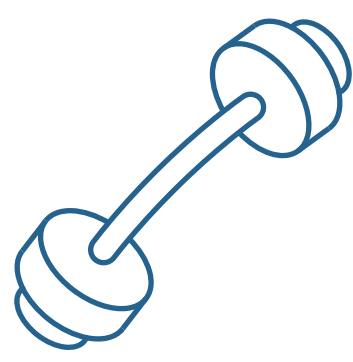
UBS Tower is a dominant fixture on Nashville’s skyline and one of the city’s most recognizable and centrally located landmarks. Built in 1972 and significantly enhanced in recent years, UBS Tower has been restored into one of Nashville’s best-in-class buildings.

At the crossroads of three interstate highways (I-65, I-40, and I-24), UBS Tower spans an entire block in the heart of downtown across from Public Square Park. UBS Tower reaps all the benefits of proximity to downtown Nashville attractions, yet its location several blocks from the Broadway corridor offering tenants a strategic locational advantage for walkability without traffic issues. The property was awarded a “Walker’s Paradise” with a 94 walkscore. On-site amenities include nationally recognized Jeff Ruby’s Steakhouse, tenant lounge and coffee bar, fitness center with locker rooms, conference facilities and a renovated outdoor plaza with seating.

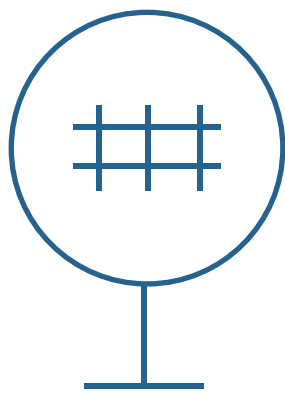
|               |               |                  |         |
|---------------|---------------|------------------|---------|
| LOCATION      | Nashville, TN | NO. OF BUILDINGS | 1       |
| PROPERTY TYPE | Office        | SQUARE FOOTAGE   | 604,984 |

# Why People Love this Building

Tenants love UBS Tower for its unobstructed views of downtown or the Cumberland River from every office suite, efficient, column-free, rectangular shaped floor plans and its prime location with a strong transportation network.



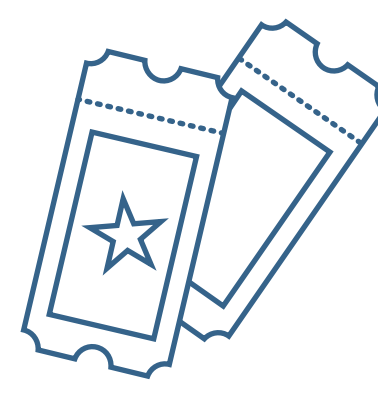
Fitness Center



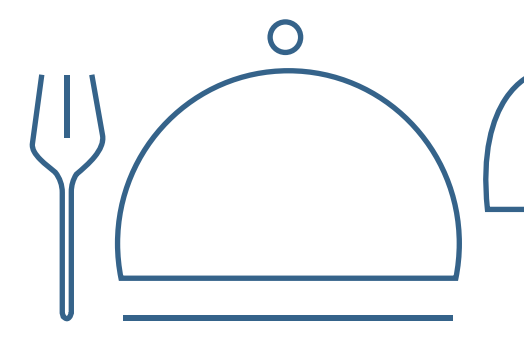
Transportation Nearby



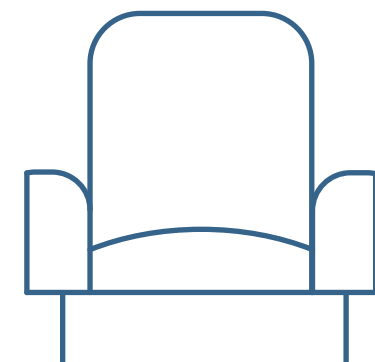
Shopping Nearby



Entertainment Nearby



Restaurants Nearby



Tenant Lounge

Bike Racks

EV Car Charging Station

Lodging Nearby

Coffee Bar

Food Trucks

On-site Management Office

Conference Center

Freeway access

Outdoor Plaza

Energy Management System

Locker Rooms

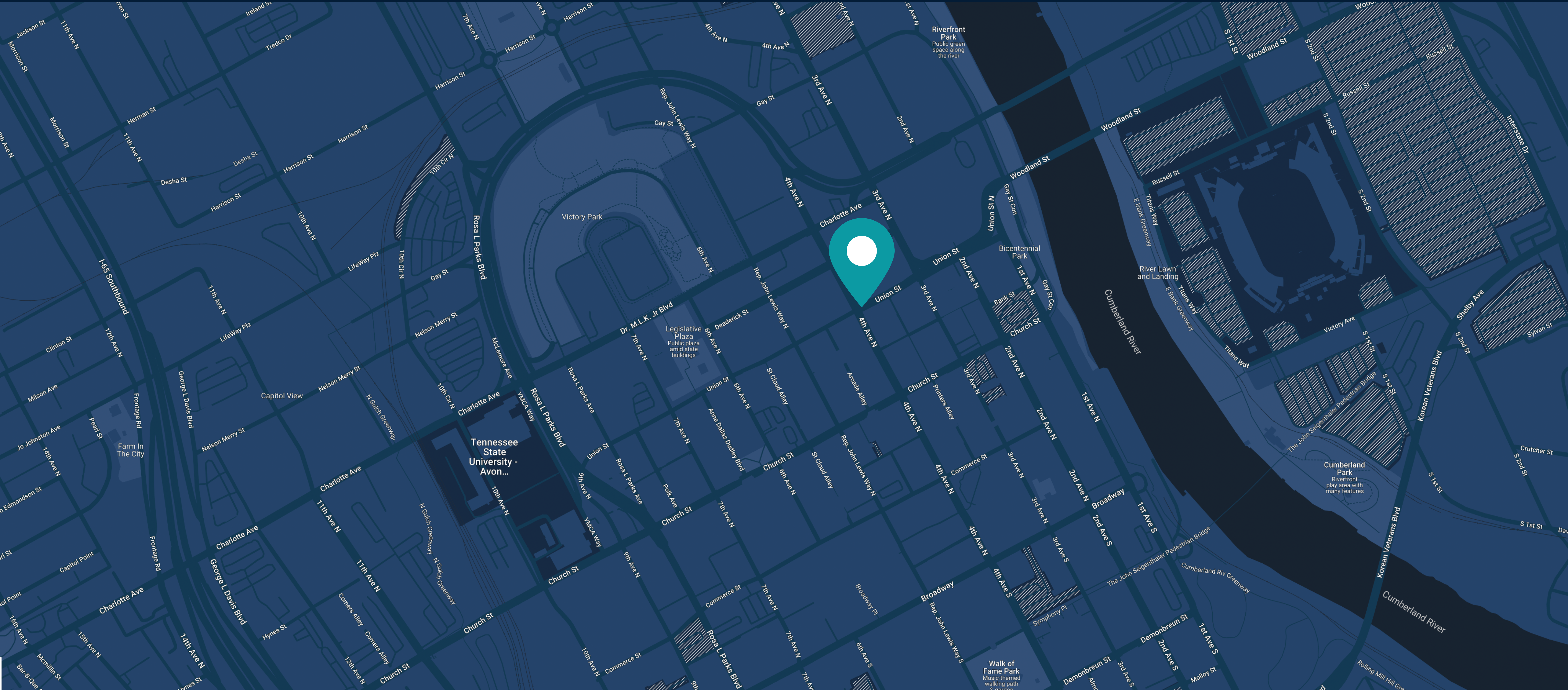
Transportation Nearby





## LOCATION

# 315 Deaderick Street Nashville, Tennessee 37238



## Our Offices

### Corporate Headquarters

800 Newport Center Drive, Suite 700  
Newport Beach, CA 92660

(949) 417-6500

### Washington, DC Office

3003 Washington Boulevard, Suite 950  
Arlington, VA 22201

(202) 823-1230