

3310 West End Avenue Building

3310 West End Ave | Nashville, TN | 37203

OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
branden@hbre.us

Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.us

A COMMUNITY-INSPIRED OFFICE EXPERIENCE

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Experience specialty care at 3310 West End Ave. Ideally located in the heart of Nashville's West End Office District with nearby access to I-40, this 107,137 SF property offers convenient options for patients and healthcare providers. 24-hour employee access and parking garage with elevator make this a unique medical office destination. 3310 West End Ave is owned and managed by Healthcare Realty (NYSE: HR).



Property Highlights



**107,137 TOTAL
BUILDING SF**

- Office space available
- 7 story office building
- 24-hour employee access with key card, as well as on-site management
- Recently renovated lobby and restrooms



**CONVENIENT
SPECIALTY CARE**

- Accessible Parking Garage with elevator access
- High visibility from West End Ave
- Less than a mile from I-440



**ACCESS TO
AREA AMENITIES**

- Well-located in the heart of Nashville's West End Office District with convenient access to I-40
- Under 10 minutes' drive from the heart of downtown Nashville entertainment and retail
- More than 50 restaurants in a 1 mile radius

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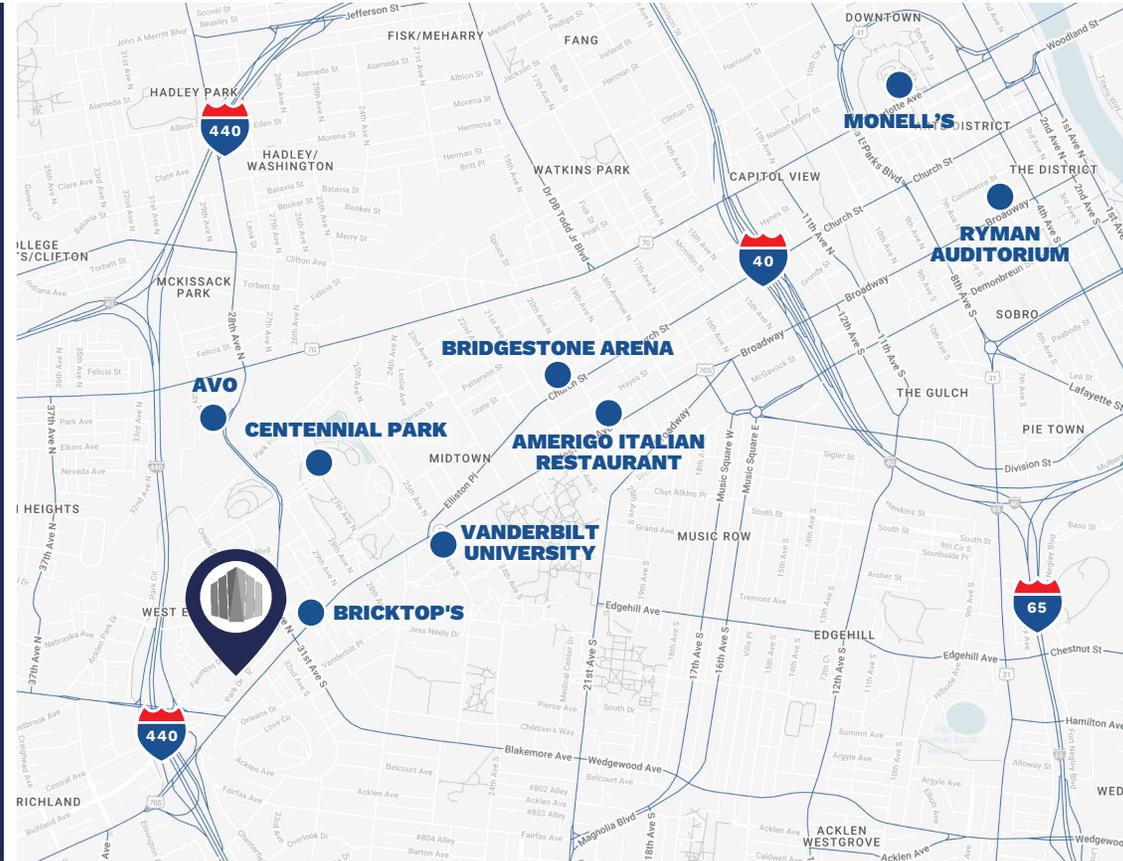
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IN THE HEART OF NASHVILLE'S DINING & ENTERTAINMENT

NEARBY DINING & ENTERTAINMENT

- BrickTop's
2 minutes - 0.4 miles
- Vanderbilt University
3 minutes - 0.6 miles
- Centennial Park
3 minute - 0.7 miles
- AVO
5 minutes - 1.2 miles
- Amerigo Italian Restaurant
5 minutes - 1.3 miles
- Bridgestone Arena
12 minutes - 2.7 miles
- Ryman Auditorium
14 minutes - 2.7 miles
- Monell's
11 minutes - 4.2 miles



TRAFFIC COUNTS	CARS PER DAY	2024 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
West End Ave	36,052	Population	19,834	129,128	219,624
Murphy Rd	10,295	2029 Population Projection	20,651	148,634	249,536
I-440	91,169	Total Households	9,095	60,683	99,854
		Average HH Income	\$137,229	\$139,321	\$139,961

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750 OLD HICKORY BLVD, SUITE 125-1 | BRENTWOOD, TN 37027 | 615.564.4133 | WWW.HBRE.US