



WASHINGTON SQUARE

746-17,401 SF Available for Lease | Office & Retail Opportunities

214-222 2nd Ave N | Nashville, TN 37201

PROPERTY HIGHLIGHTS

746 - 17,401 SF
Office Space Available

Downtown
Location

1,500 - 9,734 SF
Ground Floor Retail Available

Modern
Lobby

On-site Management
& Maintenance

Fitness
Center

Unobstructed Views of
Nissan Stadium &
the Cumberland River

Conference
Room

National Register of
Historic Places

Accessible
to Major
Interstates

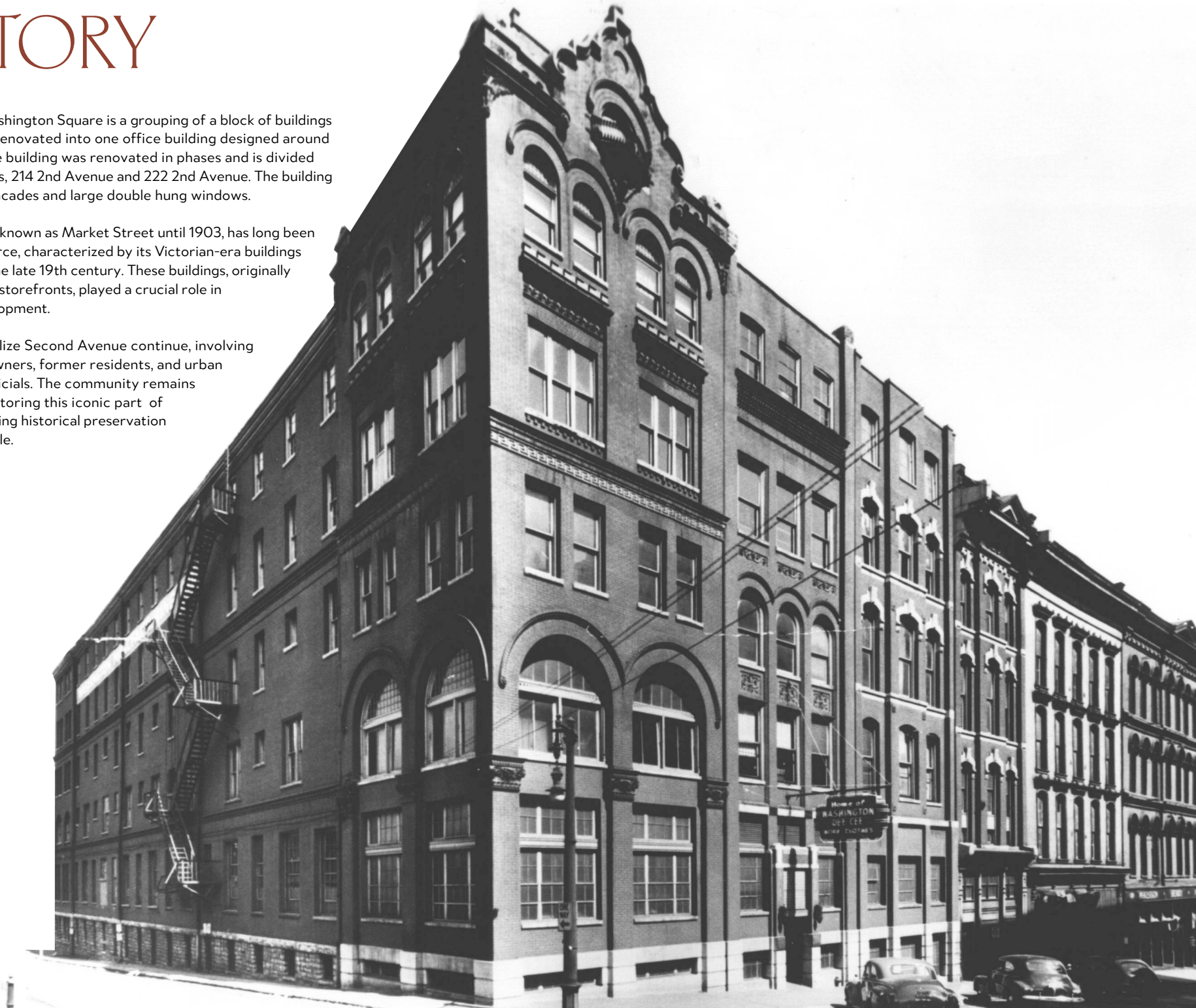


HISTORY

Built in 1878, Washington Square is a grouping of a block of buildings that have been renovated into one office building designed around two atriums. The building was renovated in phases and is divided into two sections, 214 2nd Avenue and 222 2nd Avenue. The building features brick facades and large double hung windows.

Second Avenue, known as Market Street until 1903, has long been a hub of commerce, characterized by its Victorian-era buildings dating back to the late 19th century. These buildings, originally warehouses and storefronts, played a crucial role in Nashville's development.

Efforts to revitalize Second Avenue continue, involving local business owners, former residents, and urban development officials. The community remains dedicated to restoring this iconic part of Nashville, balancing historical preservation with modern style.



LOCATION

CONNECTED TO THE CITY

Walking distance to the Federal Courthouse &
the Tennessee State Capitol Building, The Arcade,
Banker's Alley, Printer's Alley, Davidson County's

Main Library

1 mile to I-24

2 miles to I-65

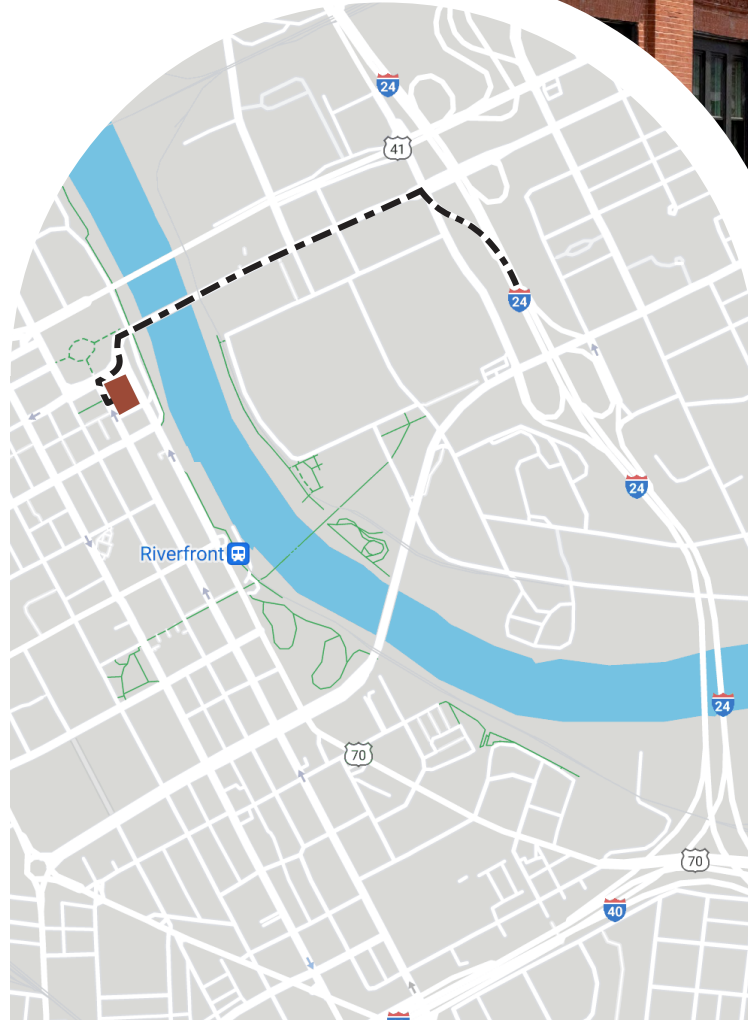
4 miles to I-40

0.5 mile to the East Bank

PARKING

Over 2,000 parking spaces within
half a mile

Shuttle drop off across the street
at the Metro Courthouse



NEARBY AMENITIES

within 6 blocks

HOTELS

- THE BANKERS ALLEY HOTEL
- SHERATON GRAND
- FAIRLANE HOTEL
- THE NASH
- DREAM NASHVILLE
- HOTEL INDIGO
- 21C MUSEUM HOTEL
- RENAISSANCE
- HOLSTON HOUSE
- CAMBRIA
- HERMITAGE HOTEL
- STUDIO 154
- COURTYARD DOWNTOWN

DRINKS & DINING

- BLACK TAP
- THE STILLERY
- BROADWAY BREWHOUSE
- THE HAMPTON SOCIAL
- BOQUERIA
- ASSEMBLY FOOD HALL
- THE FINCH
- THE CAPITOL GRILLE
- STREET EATS THURSDAYS
ON DEADERICK ST
- FROTHY MONKEY
- PUCKETT'S GROCERY
- JEFF RUBY'S
- DEACON'S NEW SOUTH
- GRAY AND DUDLEY
- SEA SALT

PLACES OF INTEREST

- STATE CAPITOL
- WAR MEMORIAL AUDITORIUM
- TPAC
- THE ARCADE
- NASHVILLE PUBLIC MARKET
- RYMAN AUDITORIUM
- LOWER BROADWAY
- BRIDGESTONE ARENA
- SCHERMERHORN SYMPHONY CENTER
- COUNTRY MUSIC HALL OF FAME
- MUSIC CITY CENTER
- ASCEND AMPHITHEATER
- 5TH + BROADWAY
- PRINTERS ALLEY

AVAILABILITY

GROUND FLOOR

SUITE 1: 2,058 SF

SUITE 2: 1,965 SF

FIRST FLOOR

SUITE 100-A: 2,428 SF

SUITE 103: 5,129 SF

SECOND FLOOR

***SUITE 210:** 4,209 SF

SUITE 240: 3,299 SF

***SUITE 250:** 1,425 SF

***SUITE 260:** 2,033 SF

THIRD FLOOR MEZZANINE

***SUITE 340M:** 10,524 SF (Divisible)

SUITE 350M: 2,076 SF

***SUITE 360M:** 2,077 SF

***SUITE 370M:** 3,854 SF

THIRD FLOOR

SUITE 300-A: 6,590 SF

SUITE 310: 2,719 SF

SUITE 316: 1,494 SF

SUITE 327: 2,076 SF

SUITE 328: 2,249 SF

SUITE 329: 746 SF

RETAIL OPPORTUNITIES

***SUITE 200:** 1,500-9,734 SF

* Suites 200, 210, 250, & 260 can be combined for 17,401 SF

* Suites 340M, 360M, & 370M can be combined for 16,455 SF



SUITE 230

RETAIL

SUITE 200 - 9,734 SF (demisable to 1,500 SF):

The suite is located on the corner of the newly renovated 2nd Ave N and Union St. Highlighted by its elevated grand stairway entrance, this space offers visibility to the Davidson County Courthouse and Public Square.



SUITE 200



SUITE 200



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