

CHARLES  
HAWKINS CO.

**HISTORIC GEM**  
**NOW AVAILABLE FOR LEASE!**  
**VIBRANT GERMANTOWN**

**1307 6<sup>th</sup> Ave N.**

Nashville, TN



# HISTORIC GEM AVAILABLE FOR LEASE

NEWLY RENOVATED  
OFFICE/RETAIL BUILDING

## Key Features:

**Expanded & Versatile Layout:** ±2,400 SF main office space with open, light-filled spaces + two separate ±900 SF back units (ideal for additional offices, storage, private suites, or potential sub-lease revenue).

**Stunning Renovations:** Newly updated interior featuring restored original heart pine floors, exposed brick accents, high ceilings, and contemporary finishes that preserve its Victorian heritage.

**Award-Winning Preservation:** Honored with an Architectural Award from the Nashville Metropolitan Historical Commission.

**Functional Amenities:** Full kitchen, two full bathrooms, spacious collaborative areas suited for team workspaces or customer-facing retail/showroom.

**Outdoor Oasis:** Private patio and deck for outdoor meetings, events, client entertaining, or relaxed breaks.

**Ample Parking:** Onsite reserved spaces (6+) in a private parking lot in the rear of the property, and abundant street parking for employees and visitors.

**Zoning & Site:** MDHA-PJ zoning on a generous 0.27-acre lot, ready for immediate occupancy with flexible configurations.

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*The Conley House* 1307 6<sup>th</sup> Ave N, Nashville, TN



Size:  
**±4,200 SF**

2,400 Main Office & (2) 900 SF Units in the Back



Acreage:  
±0.27 Acres



Zoning:  
MDHA-PJ



Lease Rate:  
\$38.50/SF NNN  
Available: 5/1/26

## Prime Location in Nashville's Top Dining & Lifestyle Hub:

Germantown stands as Nashville's premier culinary epicenter, with over 50 acclaimed restaurants, bars, and coffee shops in a highly walkable square mile—outpacing The Gulch or East Nashville in density and buzz. National praise from Eater, Infatuation, and Condé Nast Traveler names it the "must-visit" dining destination in 2025, fueled by eclectic flavors, new openings, and 20%+ higher foot traffic. Just steps away:

- Henrietta Red (~0.3 mi): Oysters, seafood, and creative cocktails (4.5/5).
- Rolf and Daughters (~0.4 mi): James Beard-semifinalist farm-to-table Italian-American (4.5/5).
- The Optimist (~0.3 mi): Seafood specialist with lobster rolls and lively patio (4.6/5).
- Monell's (~0.1 mi): Iconic family-style Southern fried chicken (4.6/5).
- City House (~0.3 mi): Wood-fired pizzas and strong bar program (4.5/5).
- Plus Butchertown Hall, Von Elrod's Beer Hall, O-Ku sushi, Pelato's viral small plates, and more—all within a quick 10-minute stroll, drawing professionals, creatives, and crowds daily.

This pedestrian paradise of brick sidewalks, historic charm, and modern energy positions your business for maximum visibility and inspiration.

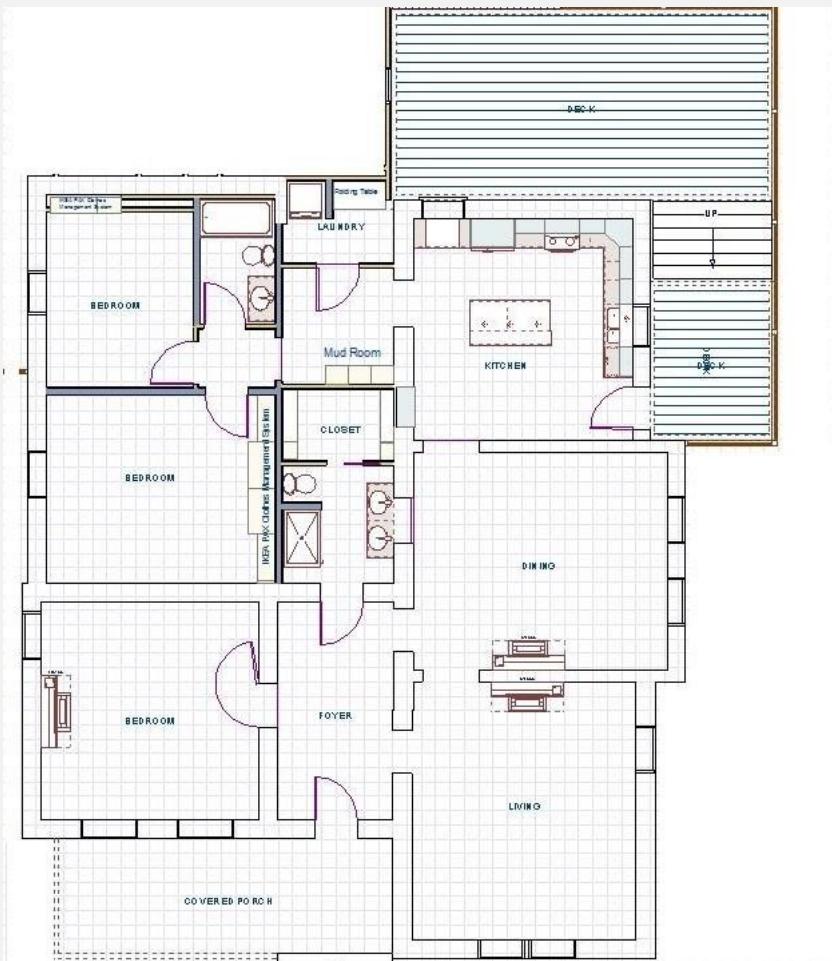


# FLOOR PLANS

## *The Conley House*

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Main Building



First Floor Back Unit



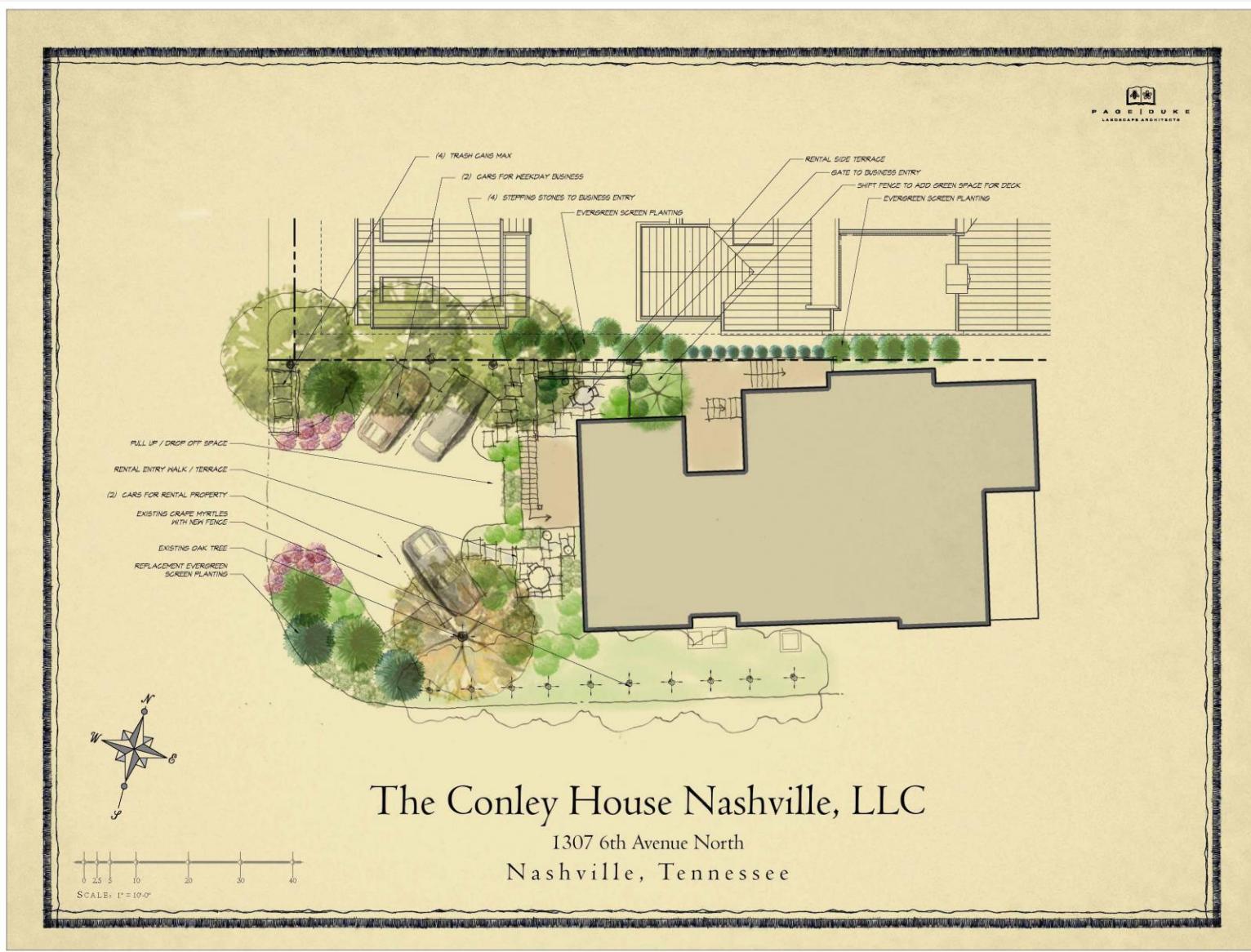
Second Floor Back Unit

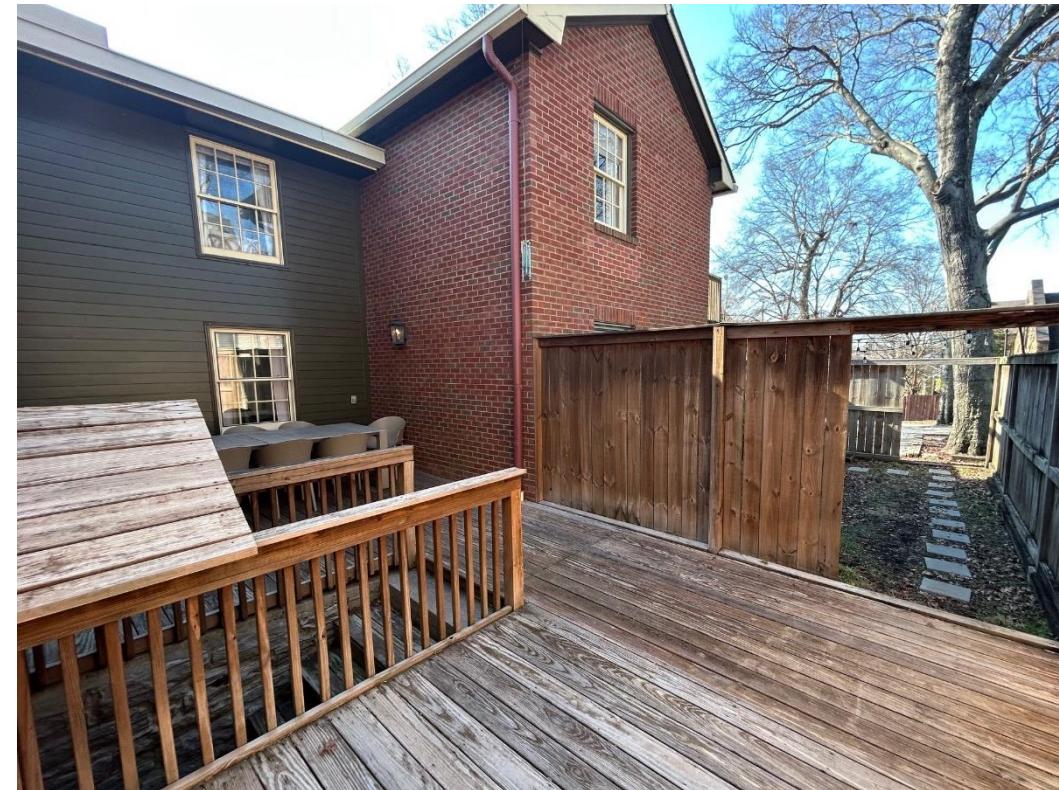


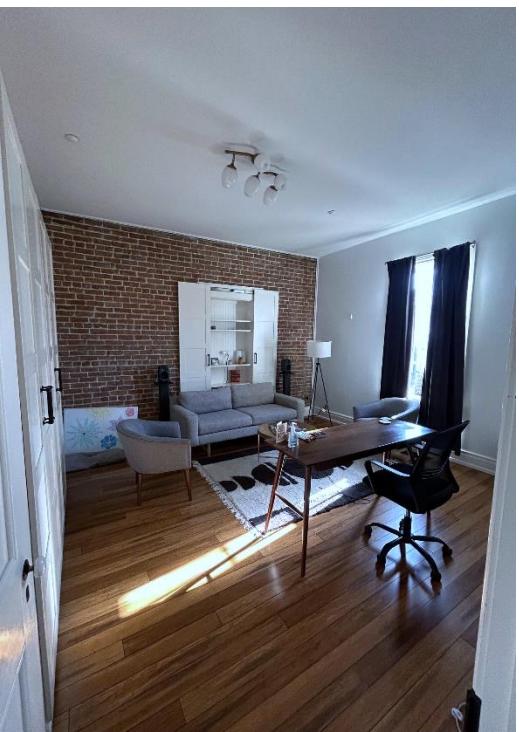
# PROPOSED PARKING

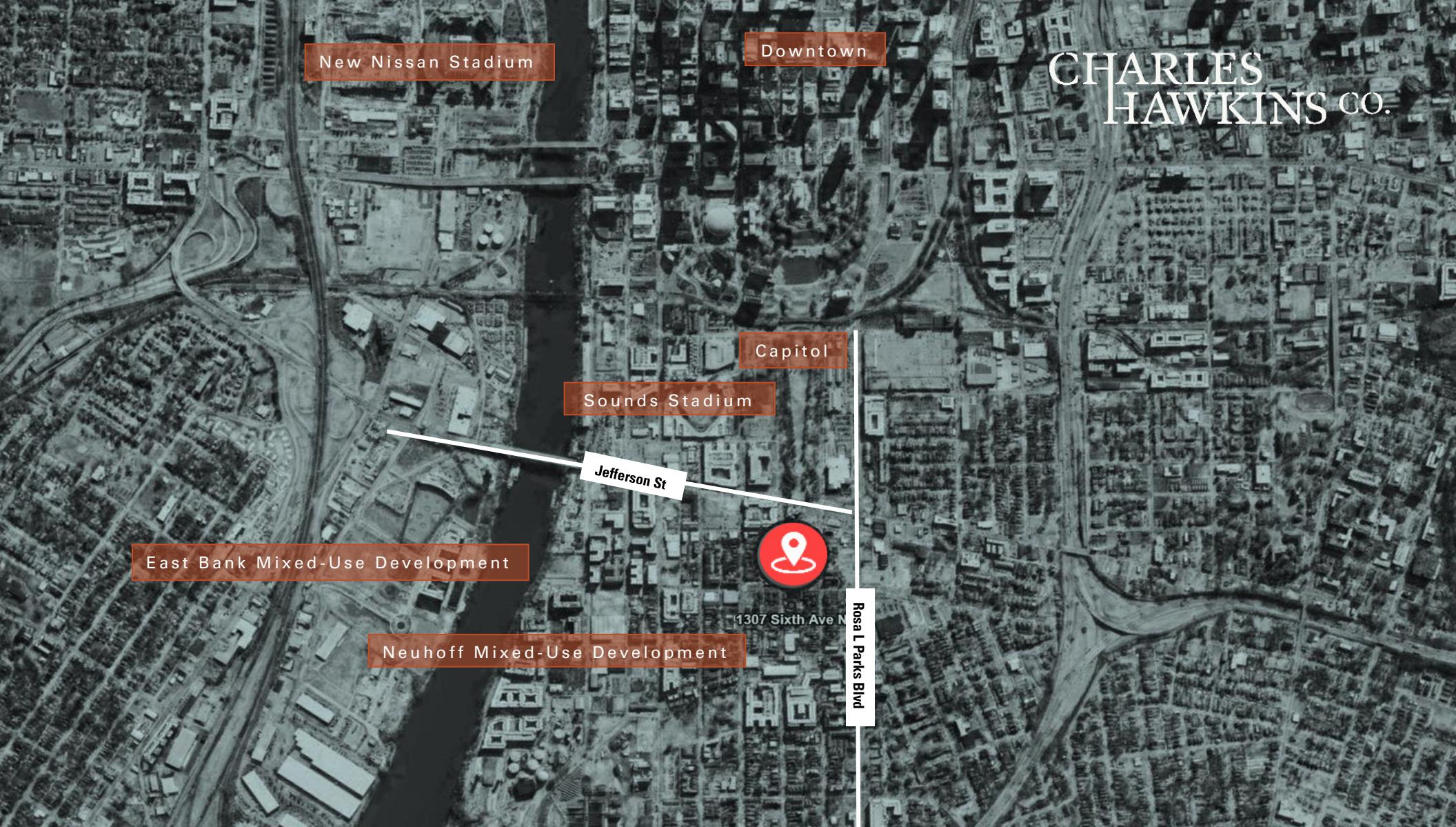
## *The Conley House*

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## EXCELLENT LOCATION

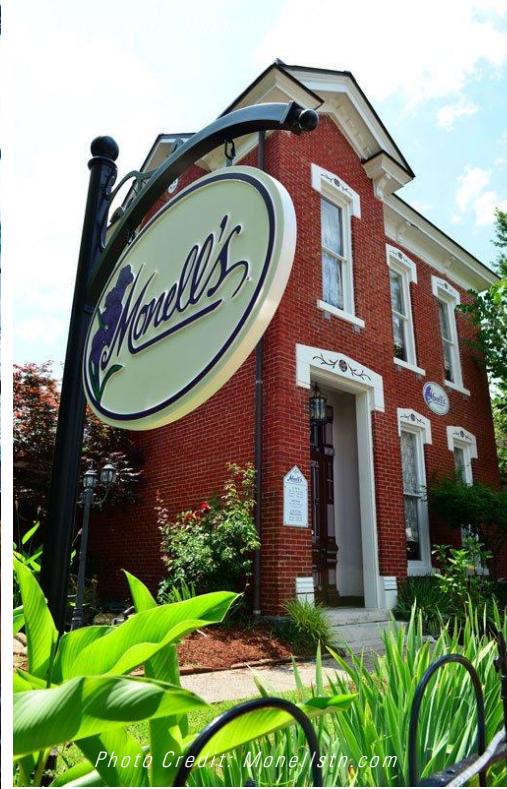
Germantown sits just north of downtown Nashville, making it one of the most walkable and centrally located neighborhoods in the city. It is one of the oldest communities in Nashville, established in the mid-19<sup>th</sup> century and is designated a **historic district on the National Register of Historic Places**.

### Distances

Downtown Nashville	±1.7 Miles	I-65	±0.8 Mile
The Gulch	±2.1 Miles		
SoBro	±2.3 miles		
Midtown	±2.8 Miles		
Vanderbilt University	±3.0 Miles		
Music Row	±2.9 Miles		

Germantown is often thought of as one of **Nashville's best restaurant neighborhoods**, especially for foodies:

- Critically acclaimed and James Beard-recognized eateries like *City House*, *Rolf & Daughters*, and *Henrietta Red*.
- Great casual spots, breweries, pubs, and plenty of coffee shops, including *Barista Parlor*, *Steadfast*, *Elegy*, and others.
- Easy access to the **Nashville Farmers' Market** year-round for fresh produce, food stalls, and artisanal goods.



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## GERMANTOWN

1307 6<sup>th</sup> Ave N.  
Nashville, TN

*The Conley House*

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*Show Up. Care. Deliver.*



# HIGH-PROFILE RESTAURANTS/ COFFEE SHOPS NEARBY

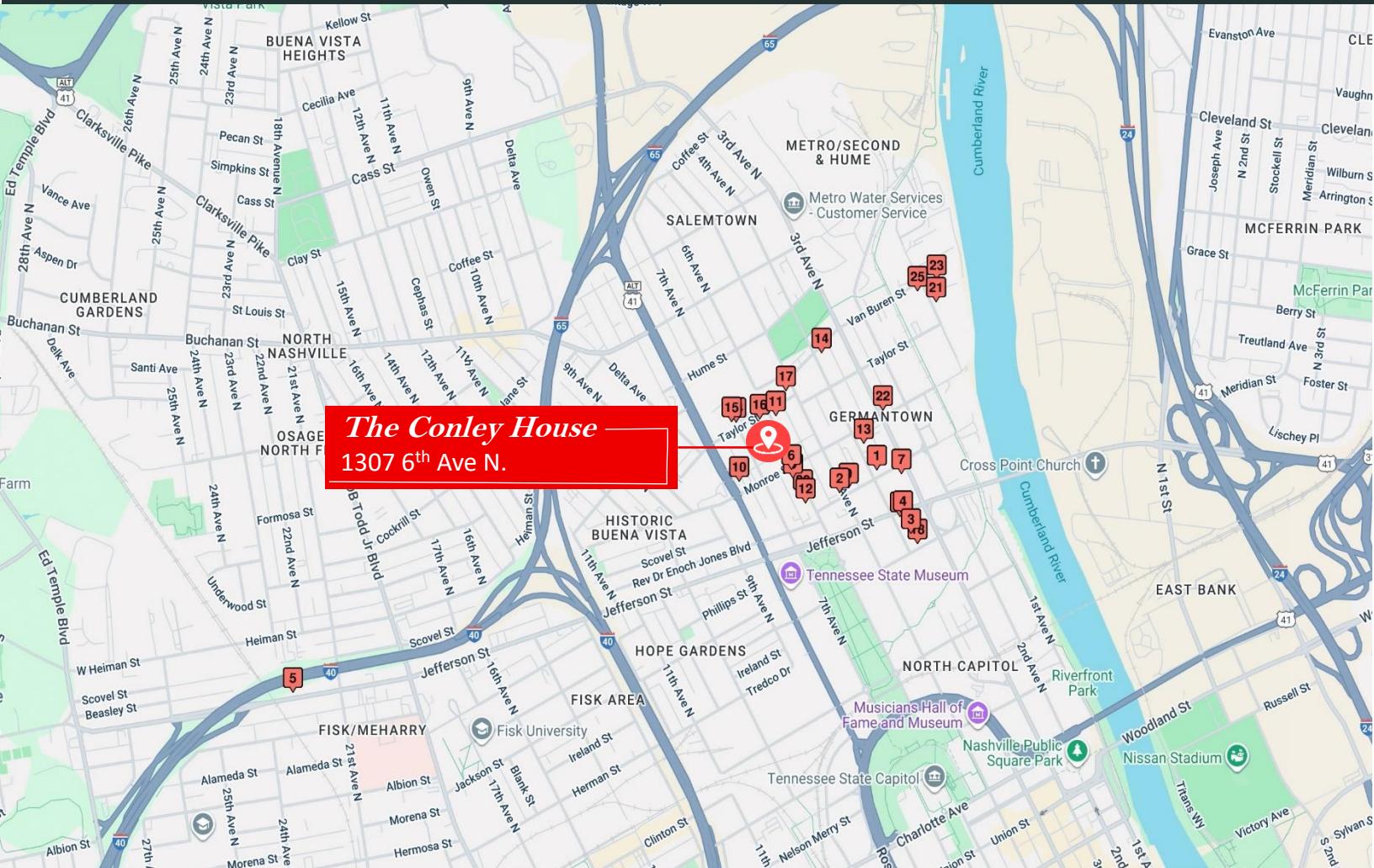
CHARLES  
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**Subject Property: 1307 6<sup>th</sup> Ave N**

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1. **Henrietta Red**
2. **The Green Hour**
3. **Barrel Proof**
4. **Geist Bar + Restaurant**
5. **Riddim N Spice**
6. **Mother's Ruin**
7. **Jack Brown's Beer & Burger Joint - Germantown**
8. **Monell's Dining and Catering**
9. **Germantown Café**
10. **Germantown Pub**
11. **Sonny's Patio Pub**
12. **The Cupcake Collection**

13. **City House**
14. **Butchertown Hall**
15. **Rolf and Daughters**
16. **Steadfast Coffee**
17. **5th & Taylor**
18. **Von Elrod's Beer Hall & Kitchen**
19. **Neighbors Germantown**
20. **Sauced**
21. **The Optimist**
22. **Pelato**
23. **Indaco Nashville**
24. **Tailor Nashville**
25. **O-ku Nashville**

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\*Restaurant/Coffee Shop  
Information & Proximity Detailed on  
the Following Pages

## 1. Henrietta Red

- **Type:** Restaurant/Bar
- **Rating:** 4.5/5 (frequently praised on Tripadvisor and Yelp)
- **Distance:** ~0.3 miles (1200 4th Ave N, Nashville, TN 37208)
- **Description:** A stylish spot known for oysters, seafood, and creative cocktails, with a warm, modern vibe. Highly rated for its quality and service.

## 2. The Green Hour

- **Type:** Bar
- **Rating:** Well-regarded (strong reviews on Yelp for ambiance and drinks)
- **Distance:** ~0.2 miles
- **Description:** A sophisticated cocktail bar with an absinthe focus, offering a cozy, elegant atmosphere and highly praised drink selections.

## 3. Barrel Proof

- **Type:** Bar
- **Rating:** Highly rated (noted for quality drinks and vibe on Yelp)
- **Distance:** ~0.2 miles
- **Description:** A laid-back bar with an extensive whiskey and cocktail menu, earning high marks for its friendly staff and casual charm.

## 4. Geist Bar + Restaurant

- **Type:** Bar/Restaurant
- **Rating:** Well-regarded (praised for style and drinks on Eater and Yelp)
- **Distance:** ~0.3 miles
- **Description:** Features a chic interior, an outdoor Champagne garden, and thoughtful cocktails like the green chile, making it a standout in Germantown.

## 5. Riddim N Spice

- **Type:** Restaurant
- **Rating:** Highly rated (strong reviews on Tripadvisor and its site for flavor and authenticity)
- **Distance:** ~0.4 miles (2116 Jefferson St, Nashville, TN 37208)
- **Description:** A North Nashville gem celebrating Jamaican and Caribbean culture, offering flavorful dishes like jerk chicken and curries. Run by brothers, it's praised for its bold tastes and unique vibe, perfect for your Jefferson Street focus.

## 6. Mother's Ruin

- **Type:** Bar/Restaurant
- **Rating:** 4.2/5 (207 reviews on Yelp)
- **Distance:** 0.1 miles (1239 6th Ave N, Nashville, TN 37208)
- **Description:** A popular late-night spot offering creative cocktails and a diverse food menu, from small bites to heartier fare. Known for a lively atmosphere and friendly service.

## 7. Jack Brown's Beer & Burger Joint - Germantown

- **Type:** Bar/Restaurant
- **Rating:** 4.2/5 (620 reviews on Yelp)
- **Distance:** 0.2 miles
- **Description:** A casual spot specializing in craft beers and unique burgers, praised for its relaxed vibe and quality food, making it a local favorite in Germantown.

## 8. Monell's Dining and Catering

- **Type:** Restaurant
- **Rating:** 4.6/5 (2,745 reviews on Tripadvisor)
- **Distance:** ~0.1 miles (1235 6th Ave N, Nashville, TN 37208)
- **Description:** Offers an all-you-can-eat, family-style Southern dining experience with dishes like fried chicken and cornbread. Highly regarded for its hearty, comforting meals.

## 9. Germantown Cafe

- **Type:** Bar/Restaurant
- **Rating:** 4.4/5 (581 reviews on Tripadvisor)
- **Distance:** ~0.2 miles
- **Description:** A Germantown staple for over 20 years, serving American cuisine with a focus on quality and a welcoming atmosphere. Features a solid bar menu alongside its dishes.

## 10. Germantown Pub

- **Type:** Bar/Restaurant
- **Rating:** Highly rated (specific rating varies, praised on its site and reviews)
- **Distance:** ~0.2 miles
- **Description:** A neighborhood gem with excellent food, a wide selection of beers, and standout customer service. Known for a friendly, laid-back vibe.

## 11. Sonny's Patio Pub

- **Type:** Bar/Restaurant
- **Rating:** Well-regarded (specific rating not listed, but praised for vibe and offerings)
- **Distance:** ~0.2 miles
- **Description:** A fun, casual hangout in Germantown serving "Good Mood Food" and "Power-Packed Drinks," perfect for a relaxed night out close to downtown.

## 12. The Cupcake Collection

- **Type:** Bakery/Restaurant
- **Rating:** 4.8/5 (330 reviews on Tripadvisor)
- **Distance:** ~0.3 miles
- **Description:** While primarily a bakery, this spot earns high praise for its delicious cupcakes and welcoming vibe, making it a unique stop for a sweet treat in Germantown.

## 13. City House

- **Type:** Restaurant
- **Rating:** 4.5/5 (frequently praised across platforms like Yelp and Eater)
- **Distance:** ~0.3 miles (1222 4th Ave N, Nashville, TN 37208)
- **Description:** Known for creative Italian-American cuisine, especially wood-fired pizzas and a strong wine and cocktail list, it's a highly rated option in the area.

## 14. Butchertown Hall

- **Type:** Bar/Restaurant
- **Rating:** 4.4/5 (often highlighted on Yelp and Eater)
- **Distance:** ~0.3 miles (1416 4th Ave N, Nashville, TN 37208)
- **Description:** A modern take on a beer hall with smoked meats, hearty dishes, and a solid bar program. Praised for quality and ambiance in Germantown.

## 15. Rolf and Daughters

- **Type:** Restaurant
- **Rating:** 4.5/5 (consistently high across Yelp, Tripadvisor, and Eater)
- **Distance:** ~0.4 miles (700 Taylor St, Nashville, TN 37208)
- **Description:** A standout for rustic, farm-to-table cuisine with inventive dishes and a great bar selection. Highly acclaimed and a short walk from 1212 6th Ave N.

## 16. Steadfast Coffee

- **Type:** Coffee Shop/Restaurant
- **Rating:** 4.5/5 (well-regarded on Yelp and Tripadvisor)
- **Distance:** ~0.3 miles (603 Taylor St, Nashville, TN 37208)
- **Description:** A gem for coffee lovers, offering exceptional brews, creative pastries, and light bites in a modern, airy space. Perfect for a daytime stop or casual meetup.

## 17. 5th & Taylor

- **Type:** Restaurant
- **Rating:** 4.5/5 (highly praised on Tripadvisor and Eater)
- **Distance:** ~0.4 miles (1411 5th Ave N, Nashville, TN 37208)
- **Description:** A sophisticated yet approachable spot with American fare, featuring dishes like beef tartare and a great wine list. Noted for its stunning decor and consistent quality.

## 18. Von Elrod's Beer Hall & Kitchen

- **Type:** Bar/Restaurant
- **Rating:** 4.3/5 (strong reviews on Yelp and its site)
- **Distance:** ~0.4 miles (1004 4th Ave N, Nashville, TN 37219)
- **Description:** A lively beer hall with a vast selection of brews, hearty food like pretzels and sausages, and a fun, communal vibe. Ideal for groups or a casual night out.

## 19. Neighbors Germantown

- **Type:** Bar/Restaurant
- **Rating:** Well-regarded (praised for food and drinks on Yelp and its site)
- **Distance:** ~0.3 miles (313 Jefferson St, Nashville, TN 37208)
- **Description:** A full-service bar and restaurant with in-house smoked meats and 20 beers on tap, including local favorites. Known for a laid-back vibe and solid pub fare, it's a great addition for a casual stop along Jefferson Street.

## 20. Sauced

- **Type:** Bar/Restaurant (Trendy Wine Bar)
- **Rating:** Highly regarded (specific ratings vary, but praised for vibe and food across Yelp, Instagram, and local reviews)
- **Distance:** ~0.3 miles (1410 Jefferson St, Nashville, TN 37208)
- **Description:** Sauced is a trendy wine bar that recently opened, offering great vibes, good music, and unique bites. It's a walk-in-only spot, so arriving early is recommended as it's small and can get crowded quickly. Reviews highlight it as a cozy, low-key option, perfect for a night with friends or a special someone, filling a niche for wine-focused experiences in the area

## 21. The Optimist

- **Type:** Restaurant/Bar (Seafood)
- **Rating:** 4.6/5 (3,200+ reviews on OpenTable and Google; praised on Eater for fresh catches)
- **Distance:** ~0.3 miles (1400 Adams St, Nashville, TN 37208)
- **Description:** A stylish seafood haven in a reclaimed warehouse, specializing in lobster rolls, oysters, ceviche, and wood-fired fish with an extensive wine list and lively patio. It's a Germantown staple for date nights or groups, blending coastal flavors with Southern hospitality in a vibrant, open-kitchen space.

## 22. Pelato

- **Type:** Restaurant (Italian Small Plates)
- **Rating:** 4.9/5 (670+ reviews on Tripadvisor; hailed as a 2025 "best new" by Yelp and Eater)
- **Distance:** ~0.4 miles (1300 3rd Ave N, Nashville, TN 37208; Adams-adjacent)
- **Description:** Brooklyn-inspired trattoria reimagining family-style Italian comfort food as shareable tapas—like arancini, eggplant parm-stuffed bread, and creamy polenta—with a polished warehouse vibe, patio seating, and classic aperitifs. Perfect for casual yet elevated bites, it's a fresh 2024 arrival drawing crowds for its bold, nostalgic flavors.

## 23. Indaco Nashville

- **Type:** Restaurant (Rustic Italian)
- **Rating:** 4.5/5 (consistent acclaim on Eater and local reviews for handmade pastas)
- **Distance:** ~0.3 miles (1410 Adams St, Nashville, TN 37208)
- **Description:** Neighborhood gem blending wood-fired pizzas, house-made pastas, and salumi in a charming, exposed-brick space with al fresco options. From the Indigo Road group, it's lauded for seasonal, family-style dishes that capture Italian soul with a Nashville twist—ideal for lingering over wine and shared plates.

## 24. Tailor Nashville

- **Type:** Restaurant (South Asian American Fusion)
- **Rating:** 4.2/5 (92+ reviews on Yelp; Bon Appétit "Best New" alum)
- **Distance:** ~0.3 miles (620 Taylor St, Nashville, TN 37208; Adams proximity via Taylor)
- **Description:** Intimate dinner-party-style spot from chef Vivek Surti, offering pre-set seasonal menus with inventive dishes like lamb dhansakh and butternut squash muthiya, paired with chai-inspired drinks. It's a cozy, heritage-driven experience emphasizing first-generation American stories—great for a thoughtful, multi-course evening.

## 25. O-Ku Nashville

- **Type:** Restaurant (Sushi/Japanese)
- **Rating:** 4.4/5 (470+ reviews on Yelp; Eater favorite for omakase)
- **Distance:** ~0.5 miles (81 Van Buren St, Nashville, TN 37208; short walk from Adams)
- **Description:** Elevated sushi chain with Charleston roots, featuring hamachi nigiri, usuzukuri sashimi, and chef's-choice omakase with sake pairings in a sleek, modern setting. It highlights Tokyo-sourced fish alongside local twists like kung pao cauliflower—a refined option for seafood lovers seeking something beyond oysters.