# TURN-KEY OFFICE AT 615 THIRD

**Premier SoBro Office Building** 

Move-in Ready Modern Buildout

4,268 SF For Sublease



### AT-A-GLANCE

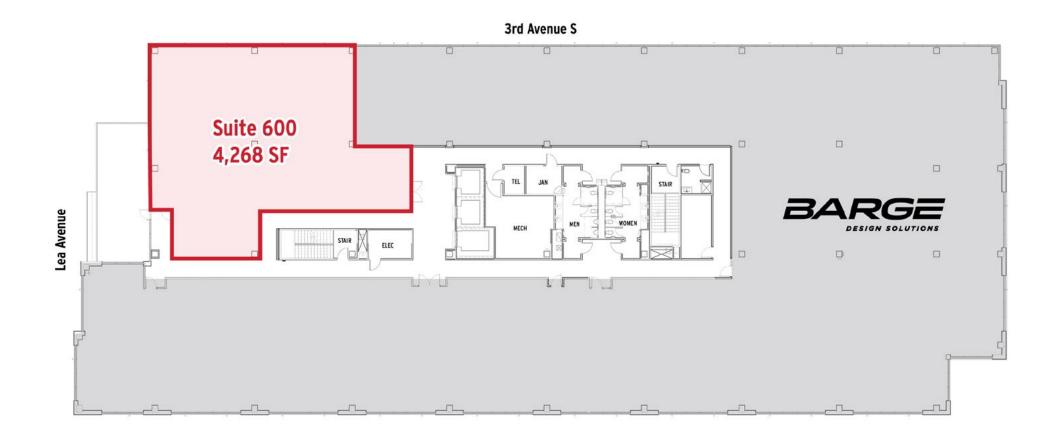
Downtown Nashville.

This turn-key, move-in ready sublease opportunity is located within 615 Third, a premier Class A office building in Nashville's vibrant SoBro district. The suite includes seven private offices, a conference room with views of downtown, an interior kitchenette with a private bar, and direct access to a private balcony. The building's location in SoBro is within walking distance of well-known restaurants, hotels, and entertainment venues. With immediate access to the inner loop including I-40, I-65, I-440, and I-24, this space offers exceptional visibility, convenience, and connectivity within walking distance of

PROPERTY SUMMARY	
ADDRESS	615 3rd Avenue South, Nashville, TN 37210
AVAILABLE	Suite 600
SIZE	4,268 SF
DATE AVAILABLE	Within 30 Days
AVAILABLE THROUGH	December 31, 2030
RATE	\$38.00 NNN Furniture is negotiable upon request
PARKING	3.5 per 1,000 (Covered)
BAKER ASSOCIATES	

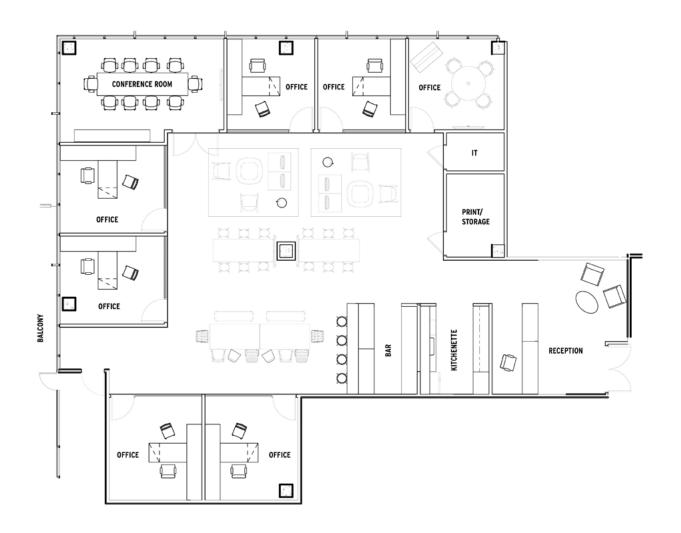
615 THIRD AVENUE • 2

## FLOOR PLAN / 6TH FLOOR





## SPACE PLAN / SUITE 600











#### **DISCOVER SOBRO**



Image from Nashville Live

Nashville's SoBro district, short for South of Broadway, is a vibrant downtown neighborhood known for its mix of cultural landmarks, modern development, and walkable amenities. Anchored by the Music City Center and Schermerhorn Symphony Center, SoBro is home to some of the city's most celebrated restaurants and venues,



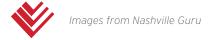


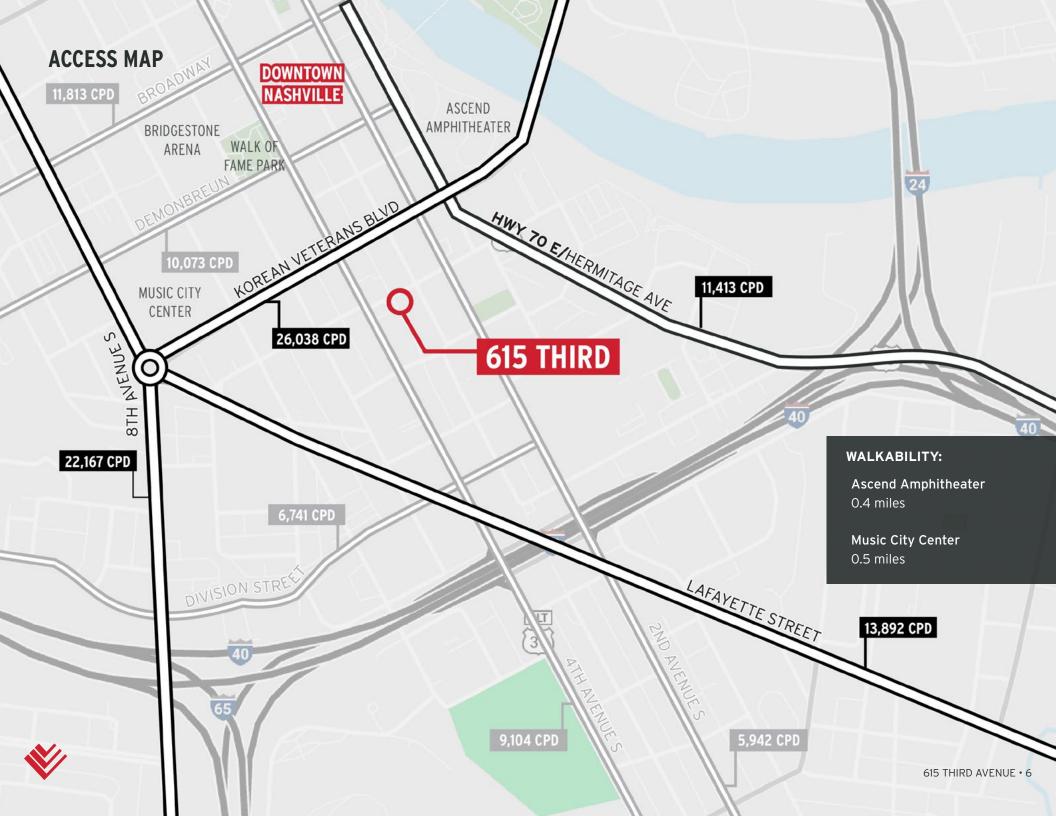


including Etch, Husk, Pinewood Social, The Listening Room Café, 6th & Peabody, and Crema. The area also features top-tier hotels like the Omni, JW Marriott, Hyatt Place, and Westin, along with iconic shops such as the Gibson Garage and Hatch Show Print. With its close proximity to Broadway and continued investment in development, SoBro stands out as one of Nashville's most active and soughtafter urban districts.









#### **POINTS OF INTEREST** 505 333 COMMERCE ALLIANCE RENAISSANCE BERNSTEIN HOTEL J.W. MARRIOTT 1 HOTEL PINNACLE HILTON **FOUR SEASONS** NASHVILLE THE WESTIN HOTEL BRIDGESTONE MUSIC CITY ARENA CENTER 805 LEA HYATT PLACE BANK OF AMERICA OMNI HOTEL DRURY PLAZA MARGARITAVILLE HYATT CENTRIC ASCEND THE BURNHAM AMPHITHEATER HYATT HOUSE 615THIRD THE LISTENING ROOM CAFE TEMPLETON LC SOBRO THE HILL **ACADEMY** NASHVILLE METRO OFFICE CHILDREN'S THEATER 40

