



Property
Tour



REAL ESTATE

White Avenue

DUAL-PARCEL PROPERTY
2515 & 2517 White Ave Nashville, TN 37204



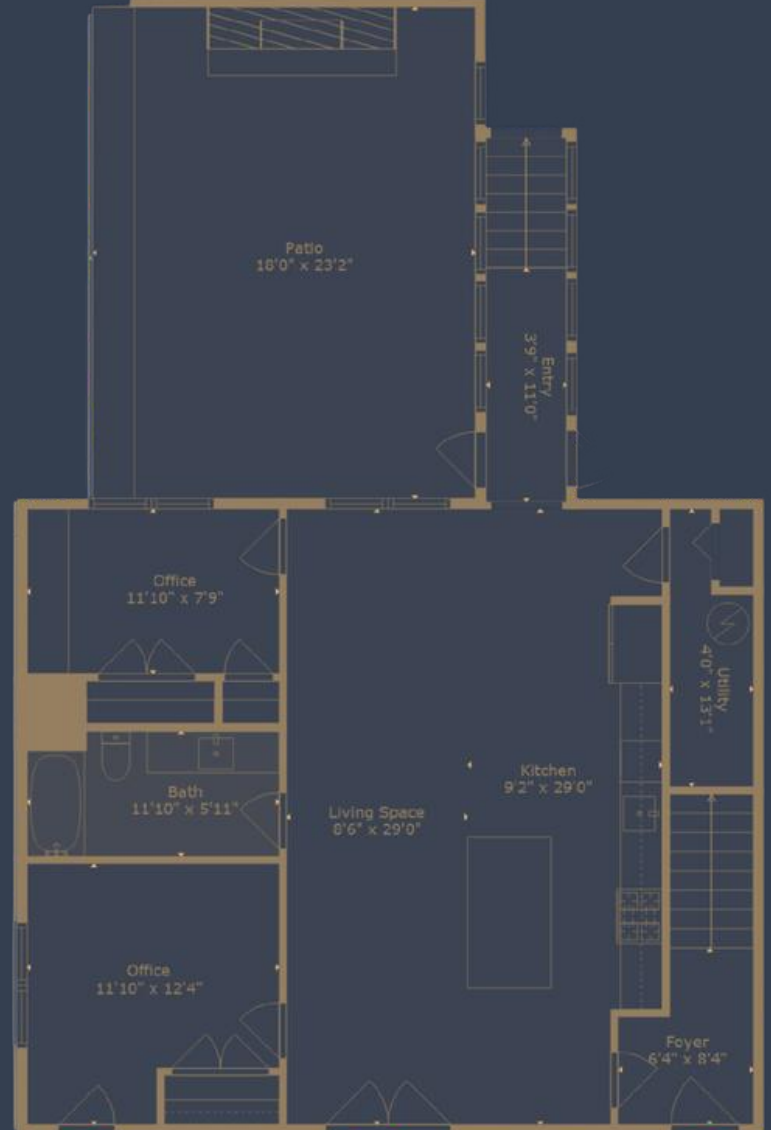
PRIME DUAL-PARCEL OPPORTUNITY IN BERRY HILL

Positioned between 12th South and Wedgewood-Houston, this rare dual-parcel property includes a fully finished commercial mixed-use building and an adjoining landscaped lot, both zoned for the same flexible use.

Featuring a contemporary design and light-filled interiors, the property offers strong potential for office, creative, or mixed-use concepts. Modern amenities, clean lines, and natural textures create an elevated environment ideal for workspace, residential living, or a hybrid configuration.

Set in the heart of Nashville's creative hub—surrounded by recording studios, restaurants, and boutiques—the property has hosted leading brands including Nike, Free People, JBL, and Sony. With few comparable parcels available in this high-demand corridor, 2517 and 2515 White Avenue offer a rare opportunity for investors, developers, or owner-users seeking a refined presence in one of the city's most dynamic districts.

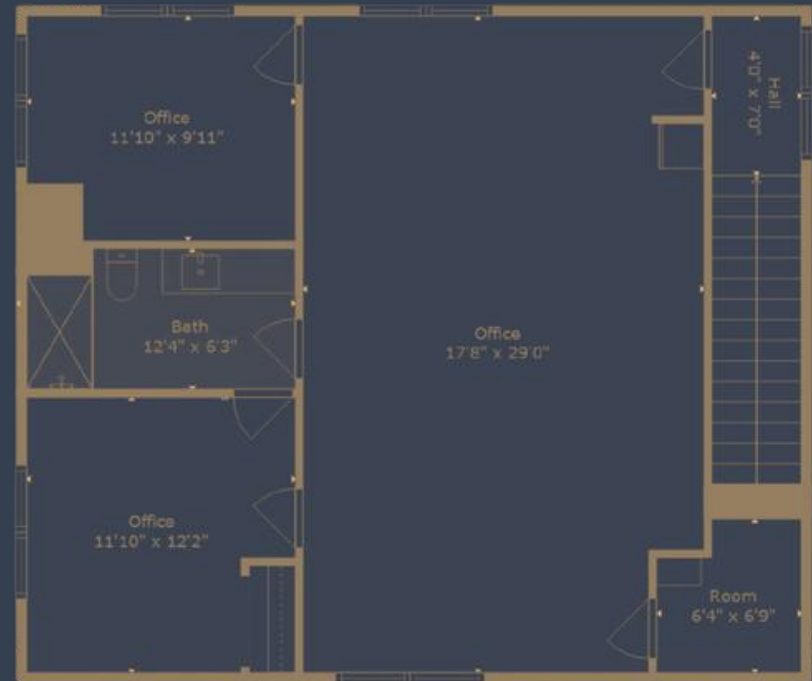




GROUND FLOOR

Features a full kitchen, lounge, and dedicated hair, makeup, and wardrobe rooms. The private studio offers abundant natural light with optional full blackout capability for complete control over the environment.





UPPER FLOOR

Full production office with private offices, kitchen, bath, and open work area—ideal for live/work use or as a creative headquarters. With its flexible layout, the space could also convert to two bedrooms with office space, appealing to buyers seeking a modern live/work lifestyle.





STUDIO

Designed for creativity and versatility, the studio includes a roll-up garage door, smart motorized shades, and an enclosed breezeway that connects seamlessly to the main space.



BREEZEWAY

2517 WHITE AVE



±3,016 SF two-story building currently operating as a production studio and creative venue, with flexibility to adapt for office, showroom, or event use.

Recent Upgrades

- Irrigation and landscaping
- French drain and channel drain system
- New HVAC condensers (up and down)
- Floor electrical outlets
- High-speed WiFi
- Courtyard electrical enhancements

2515 WHITE AVE



±8,276 SF LANDSCAPED LOT FUNCTIONING AS AN EXTENSION OF THE BUILDING.

Rock Garden and Green Space

Designed for flexibility—ideal for parking, activations, outdoor shoots, or community gatherings.

Café Lighting and Perimeter Electrical

Installed to support evening events and productions.

Location Advantage

This property is situated in one of Nashville's most vibrant creative and commercial corridors, offering unmatched connectivity, access, and cultural energy.

Between 12th South and Wedgewood-Houston

Positioned between a nationally recognized dining and retail district and one of the city's fastest-growing arts and development hubs.

Minutes from Geodis Park (MLS Stadium)

Immediate access to one of Nashville's premier entertainment destinations.

Close to Downtown Nashville

Positioned between a nationally recognized retail/ dining district and one of the city's fastest-growing arts and development hubs.

Excellent Interstate Connectivity

Easy access to I-65, I-40, and I-24.



Watch
Video

Neighborhood Points of Interest

1. Melrose / 8th Avenue

- Zanies Comedy Club
- 8th & Roast Coffee Co
- Baked on 8th
- The Basement Music Venue
- Infamous Santa's Pub
- Publix

2. 12th South

- Locust, Epice, Bar Taco, Burger Up, Hearts, Frothy Monkey, Jeni's Ice Cream
- Imogene + Willie, Todd Snyder, Jenni Kayne, Buck Mason, Madewell, Kendra Scott, Le Labo, Draper James, Savant Vintage, White's Mercantile
- Sevier Park, Form Fitness, Marathon Pilates, 12th South Farmer's Market

3. Wedgewood-Houston

- Soho House, Art Crawl
- Geodis Park MLS Stadium, Merritt Mansion
- Bastion, Pastic, Ingrassia & Sons, E+Rose, Bodega Taqueria y Tequila, Sushi Row, Never Never, Aba, Mercado, Diceys, Iggy's, IL Forno

4. Downtown

- Ryman Auditorium
- Grand Ole Opry
- Country Music Hall Of Fame
- Nissan Stadium
- 1 Hotel
- Noelle Hotel
- Lower Broadway Honky Tonks

5. The Gulch

- Historic Station Inn
- Gibson Garage
- W Hotel Nashville
- Thompson Nashville
- The 404 Kitchen
- Adeles

6. Belmont/Hillsboro Village

- Vanderbilt Hotel
- Belmont University
- Fido
- Belcourt Theatre

7. Green Hills

- Legendary Bluebird Cafe
- Green Hills Mall
- Nordstrom

8. Music Row

- Historic RCA Studios
- Virgin Hotel
- Land of A Thousand Hills Coffee

9. Edgehill Village

- Old Glory
- Barcelona
- Bella Napoli
- Sadies
- Billy Reid
- Aesop
- Billy Reid
- Ralph Lauren's Double RL

10. Germantown

- Neuhoff District
- Nashville Farmer's Market
- Brooklyn Bowl
- First Horizon Park
- Bicentennial Capital Mall
- State Park
- Tennessee State Museum
- City House
- Henrietta Red
- Rolf and Daughter
- Pelato
- O-Ku

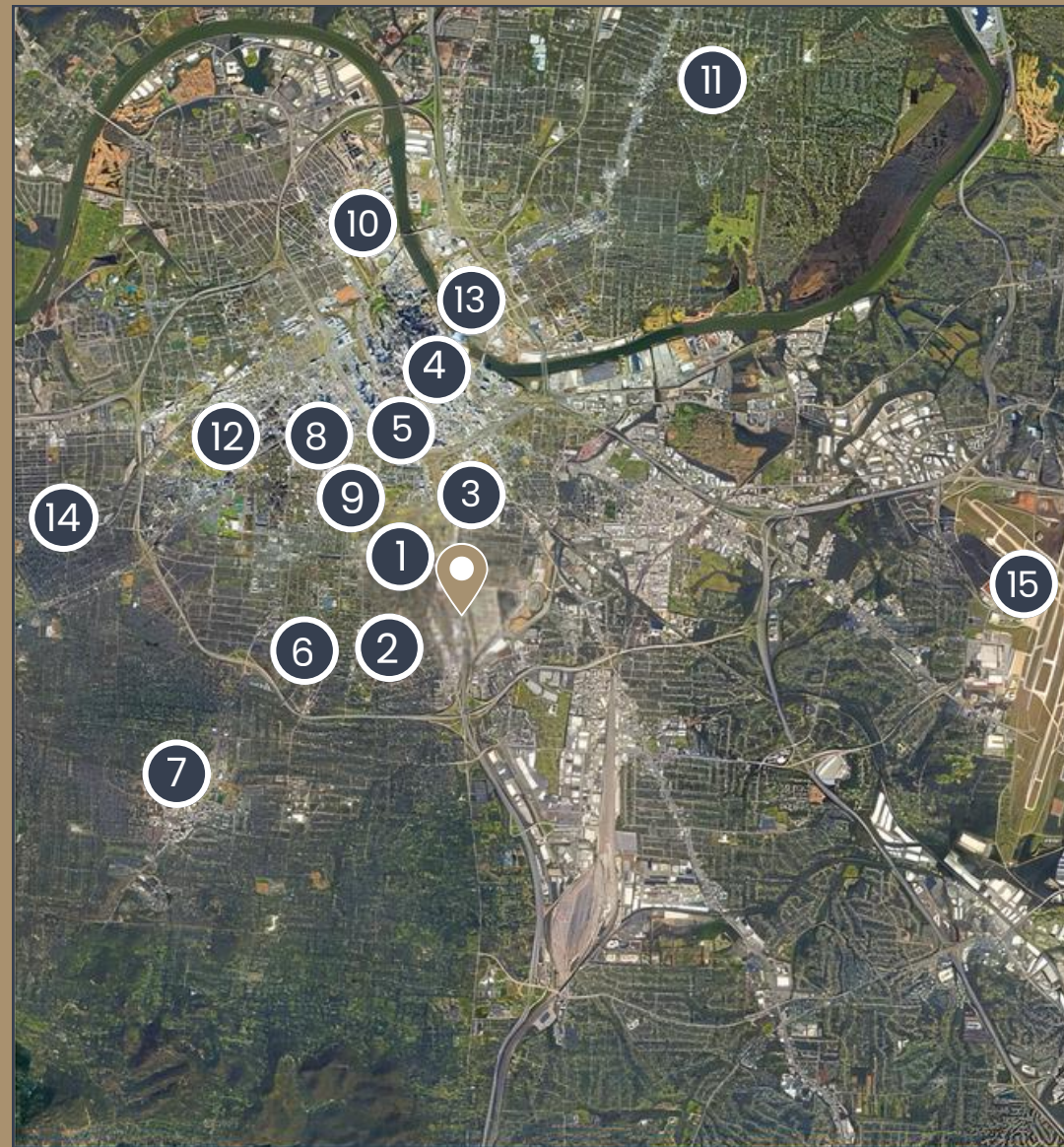
11. East Nashville

12. Midtown

13. East Bank

14. Sylvan Park

15. BNA Airport



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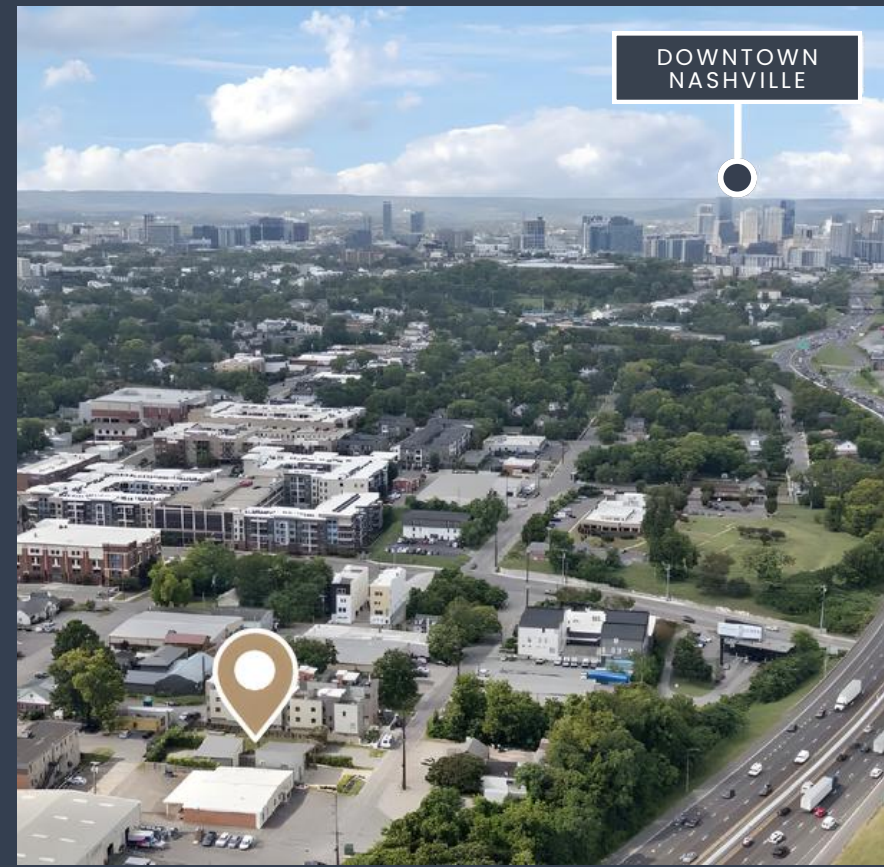
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Summary

2517 & 2515 White Avenue present a rare dual-parcel opportunity in the heart of Berry Hill, one of Nashville's most sought-after creative and commercial districts. The property includes a fully finished two-story building, a landscaped outdoor lot, recent capital improvements, and a proven history of creative and community use. This versatile offering provides exceptional potential for investors, developers, or owner-occupants.

Conveniently located between 12th South and Wedgewood-Houston and just minutes from Geodis Park and Downtown Nashville, it combines a prime location with lasting value in a market where opportunities like this are increasingly limited.

Schedule a private showing today and experience everything this remarkable property has to offer.



Nashville's Creative Economy

Nashville has evolved into a diverse creative hub spanning music, film, fashion, and branded content.

Limited availability of boutique studio and mixed-use spaces gives properties like this one a strong competitive edge. Ongoing population and job growth continue to drive demand for flexible live/work and short-term rental opportunities.

This property offers immediate use as a creative studio with income potential, plus long-term development upside thanks to dual parcels, adaptable zoning, and multiple viable use cases.

WHITE AVENUE

2515 & 2517 WHITE AVE
NASHVILLE, TN 37204

Inspired design. Timeless location.

Rababa Alhaddad,
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