

**For Sale**  
\$5,750,000

# Midtown/Music Row

Premier Midtown Location

1707 DIVISION ST | NASHVILLE, TN 37203



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■ 1707 DIVISION ST | NASHVILLE, TN 37203

# Property Details



## 1707 Division NASHVILLE, TN 37203

Stream is pleased to present the unique opportunity to acquire 1707 Division Street in the heart of Nashville, TN's Midtown submarket.

The property consists of approximately 12,400 SF of conditioned office space with 25 on-site parking spaces which is inclusive of 17 parking spaces in an underground private garage.

The property represents an attractive opportunity for owner occupants, investors, and developers alike.

The current zoning is MUI-A, which provides a buyer an endless amount of options and potential uses for the existing asset, while also providing a zoning classification that is intended for intensive vertical development.

### PROPERTY HIGHLIGHTS



\$5,750,000



Approximately 12,400 SF of highly visible office



Situated on .27 acres



25 Total Parking Spaces



MUI-A zoning



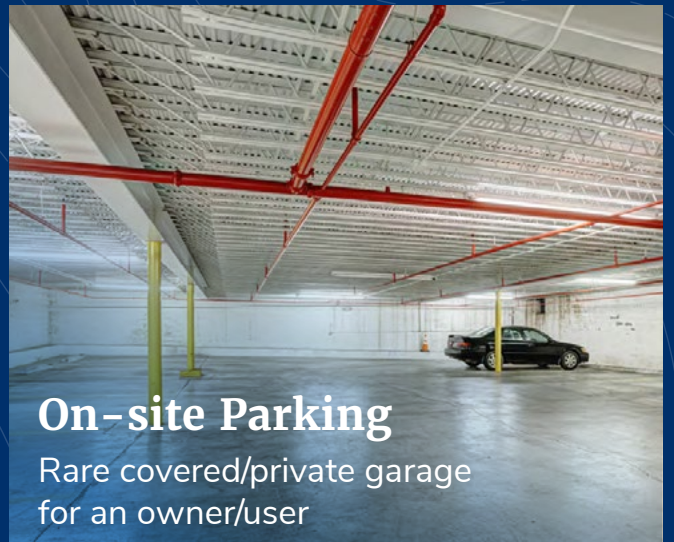
Walkable amenities and Midtown attractions in every direction





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# Property Photos



## On-site Parking

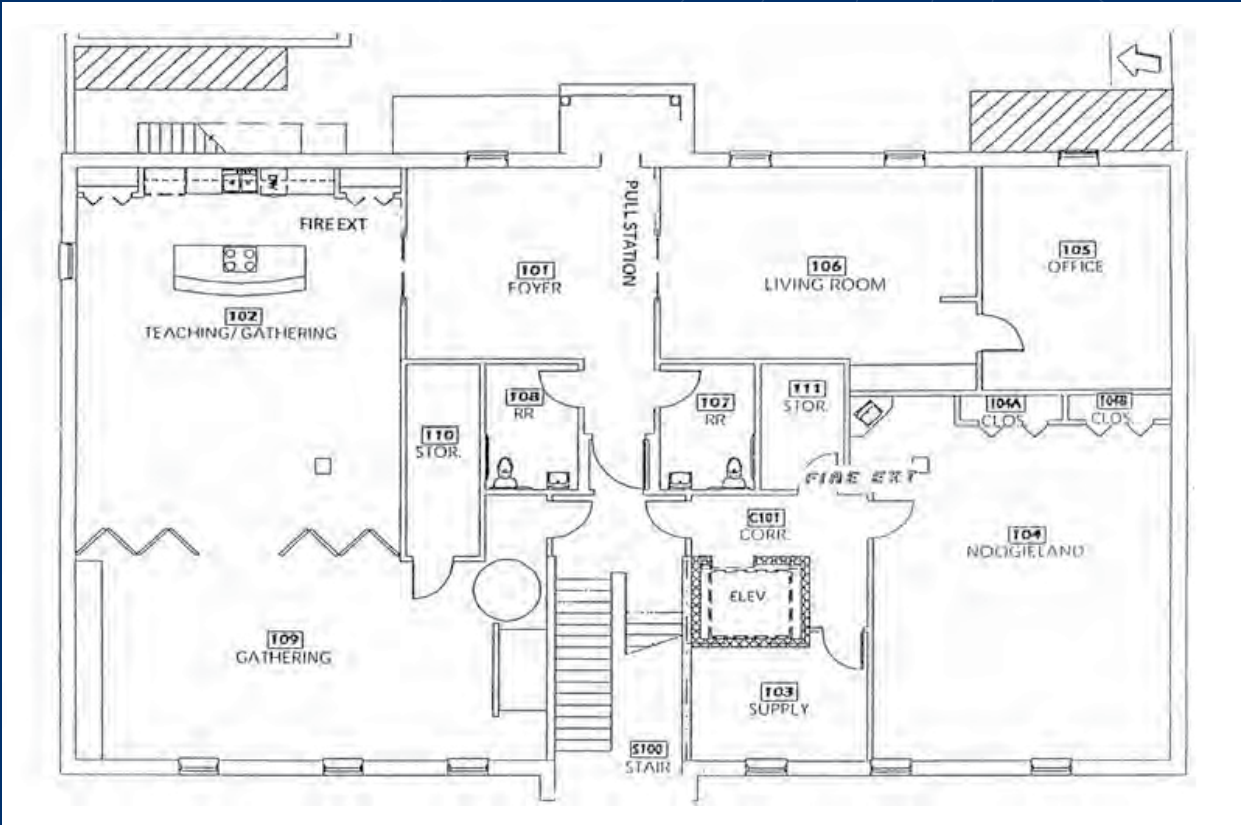
Rare covered/private garage for an owner/user



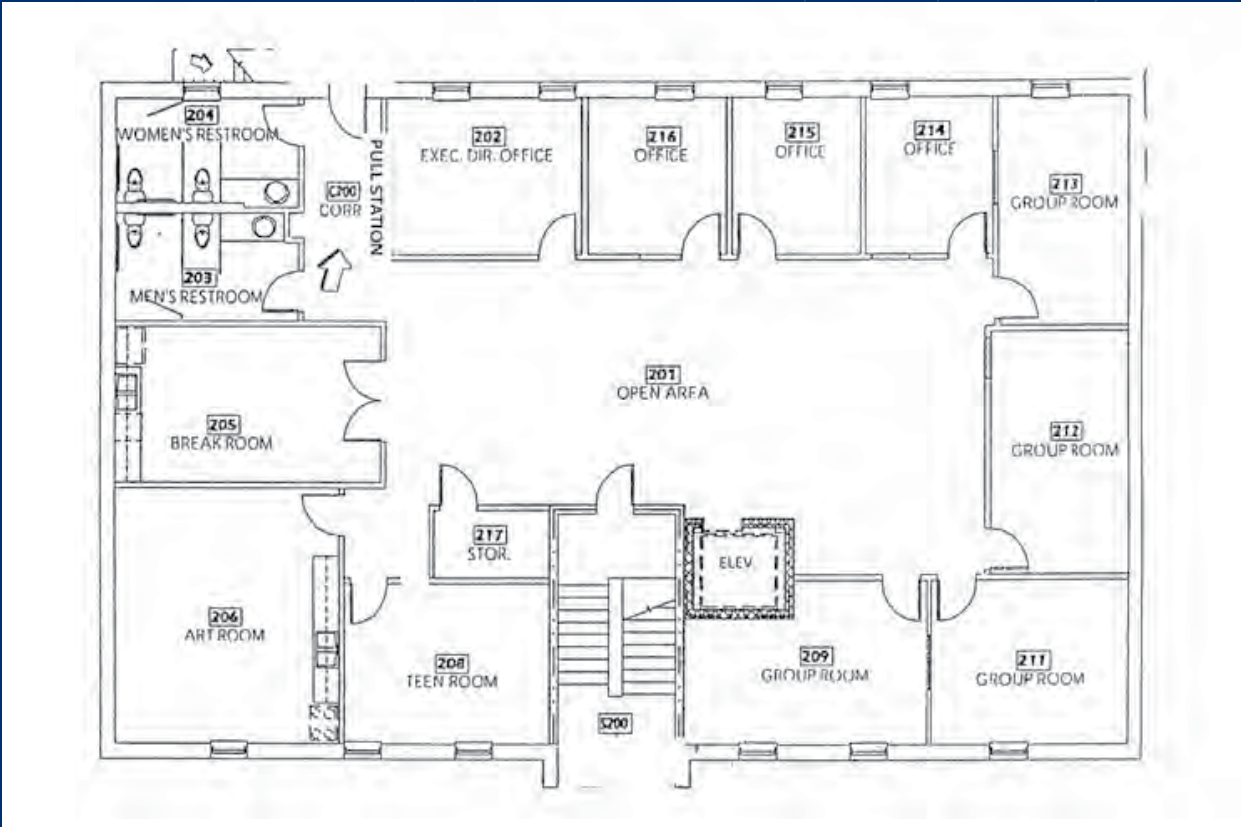


# Floor Plans

## 1ST FLOOR

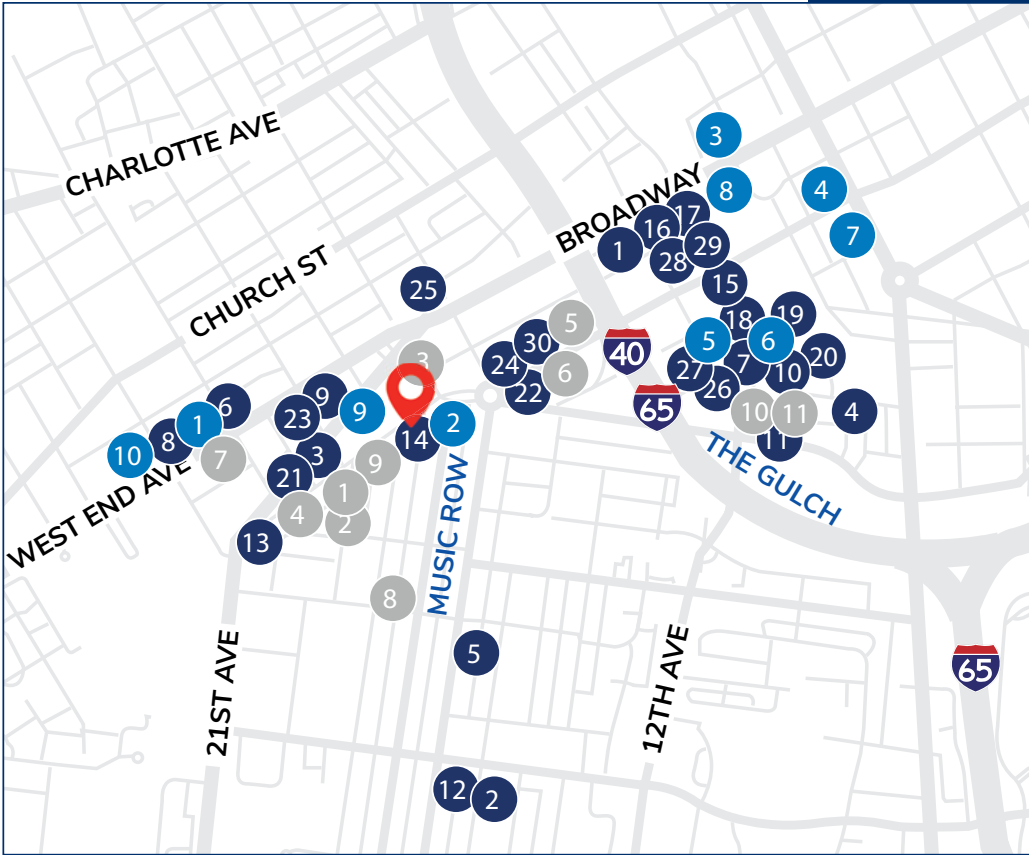


## 2ND FLOOR





# Amenity Overview



## RESTAURANTS

- 1 Adele's
- 2 Barcelona Wine Bar
- 3 Urban Cookhouse
- 4 Chef and I
- 5 The Well Coffeehouse
- 6 Amerigo
- 7 Burger Republic
- 8 Jason's Deli
- 9 Hattie B's Hot Chicken
- 10 Superica
- 11 Otaku Ramen
- 12 Jack Brown's
- 13 Nada
- 14 The Catbird Seat
- 15 Milk & Honey
- 16 St. Anejo
- 17 Virago
- 18 Taziki's
- 19 Biscuit Love
- 20 Peg Leg Porker
- 21 Velvet Taco
- 22 Thai Esane
- 23 Chuy's
- 24 Tailgate Brewery
- 25 Halls Chophouse
- 26 Sambuca
- 27 Gumbo Bros
- 28 Kayne Prime
- 29 Moto
- 30 Tin Roof

## HOTELS

- 1 Graduate Hotel Nashville
- 2 Virgin Hotel Nashville
- 3 Grand Hyatt Nashville
- 4 JW Marriott Nashville
- 5 W Hotel Nashville
- 6 Thompson Nashville
- 7 The Westin Nashville
- 8 Union Station Hotel
- 9 Embassy Suites by Hilton
- 10 Loews Vanderbilt Plaza Hotel

## RESIDENTIAL

- 1 Kenect Nashville
- 2 The Morris
- 3 Skyhouse
- 4 Aertson Midtown
- 5 1505 Demonbreun
- 6 Camden Music Row
- 7 2010 West End
- 8 Millennium Music Row
- 9 Artisan on 18th
- 10 Terrazzo
- 11 Icon

## MIDTOWN

Sandwiched between downtown, Music Row, West End and The Gulch is Midtown, an area adjacent to the prestigious Vanderbilt University. Here, students, music industry folks and business executives converge with visitors in the neighborhood's many chef-driven restaurants and bustling bars. Residents living in the condominiums and apartments enjoy walkability to over 35 bars and restaurants, and Centennial Park's vast green space with a lake and Parthenon replica.





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# Area Development



APARTMENTS



MIXED-USE

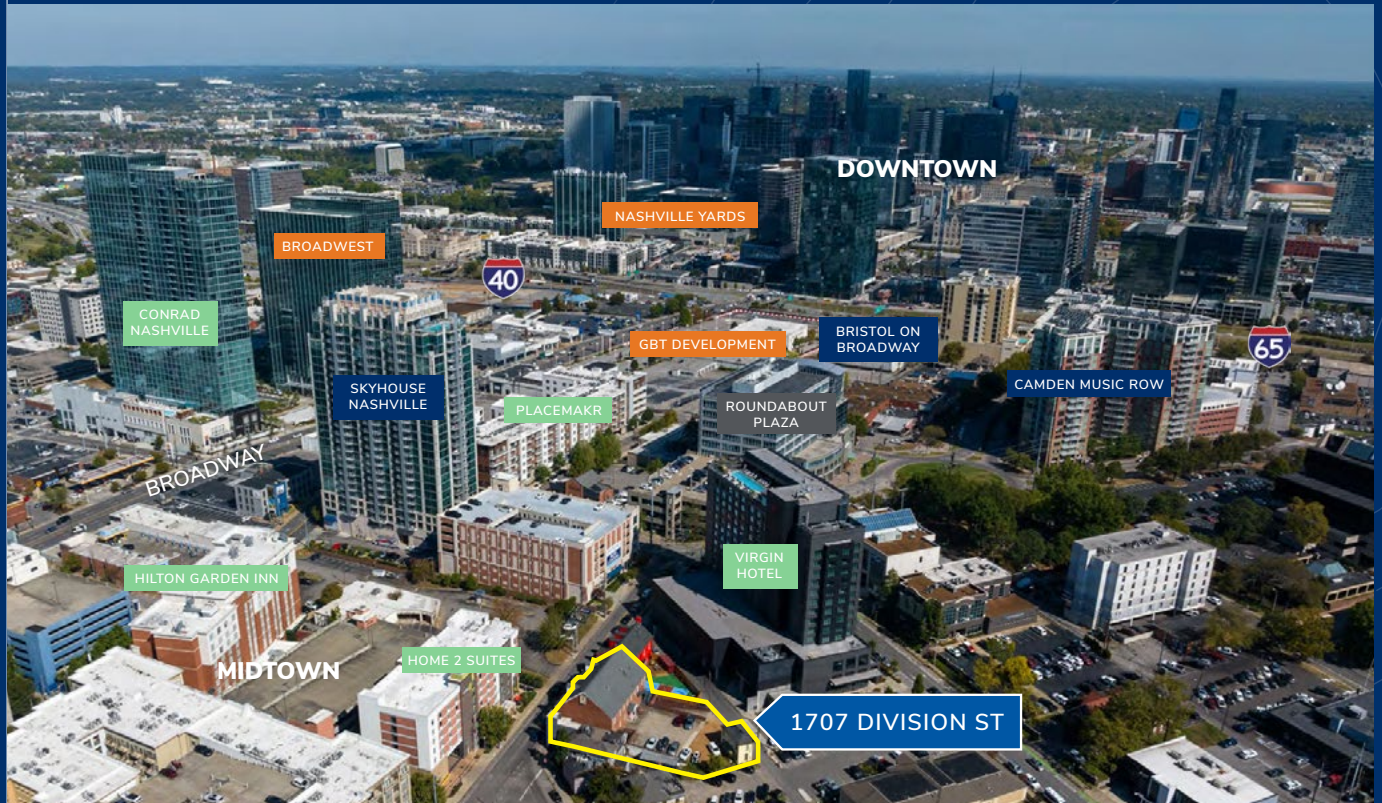


HOTELS



OFFICES

## NORTHEAST OF PROPERTY



## SOUTHWEST OF PROPERTY







# Property & Potential

## MUSIC ROW NORTH

This area serves as a gateway to the Gulch, Midtown, and Downtown. It is intended to promote growth with high-rise development containing a mixture of uses and commercial activity. The area offers a high energy urban experience, with towers activated by engaging and inviting ground-floor retail. A diverse mix of office, residential, retail, hotel, restaurants, and bars makes this area a center of activity around the clock.

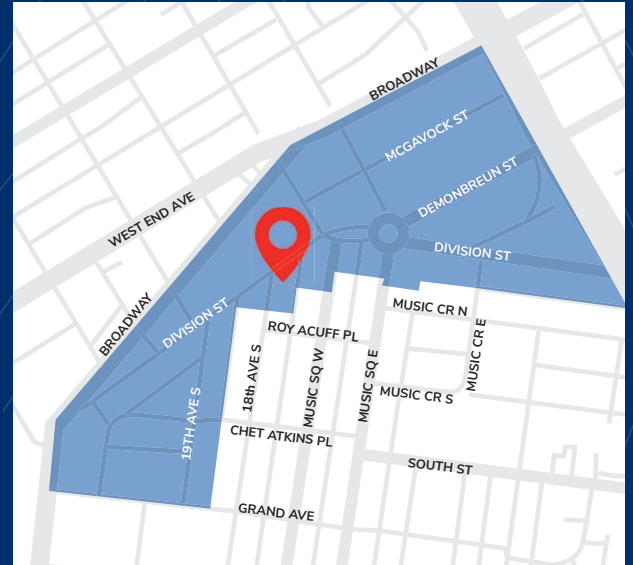
## LONG RANGE PLANNING SUB-DISTRICT 1B

Sub-district 1B within the Music Row North character area is primarily comprised of properties fronting on Broadway, Division, Demonbreun, and 19th Avenue South. This sub-district is a focal point for recent mid- to high-rise development activity. The construction of Adelia in 2009 attracted high-rise developers to this area. Since that time, nine rezonings for high-rise developments, ranging from 20 to 25 stories, have been approved. Many are completed or currently under construction.

**Recommended uses:** Mixed-use with active retail, bars, and restaurants; office; live music venues; hotels; residential. In large building footprints, multiple public facing uses are encouraged to maximize activity, including activity on the weekends and evenings.

**Recommended form:** Large-scale development; property assemblage is appropriate to achieve mid- to high-rise development pattern; height bonuses (TDR receiving area) appropriate in this area in exchange for historic preservation and/or music related uses to be defined by a Music Row Code; 15 stories by right, up to 20 stories with preservation and commitment to music uses.

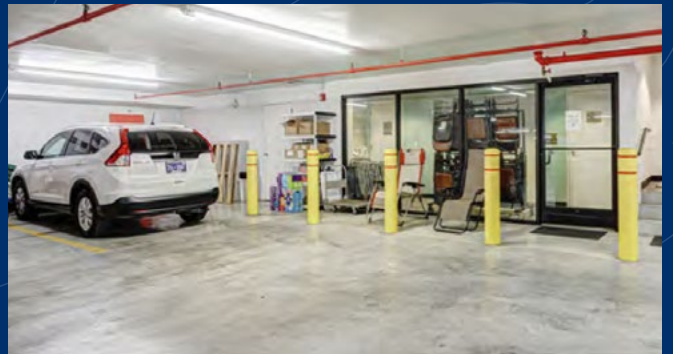
*15 Stories By Right, Up to 20 Stories with preservation and commitment to music uses*





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# Property Parking



For Leasing Information, please contact:

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