



622 Hamilton Ave

UP TO 5,358 SF FOR LEASE IN WEDGEWOOD HOUSTON

**conceptual rendering*

Property Overview

Currently configured as a studio, the building presents an opportunity for adaptive use - supporting a variety of concepts that would seamlessly integrate into the neighborhood's established mix of creative, retail, and hospitality environments.

- Entertainment
- Design Offices / Showroom
- Retail
- Food & Beverage

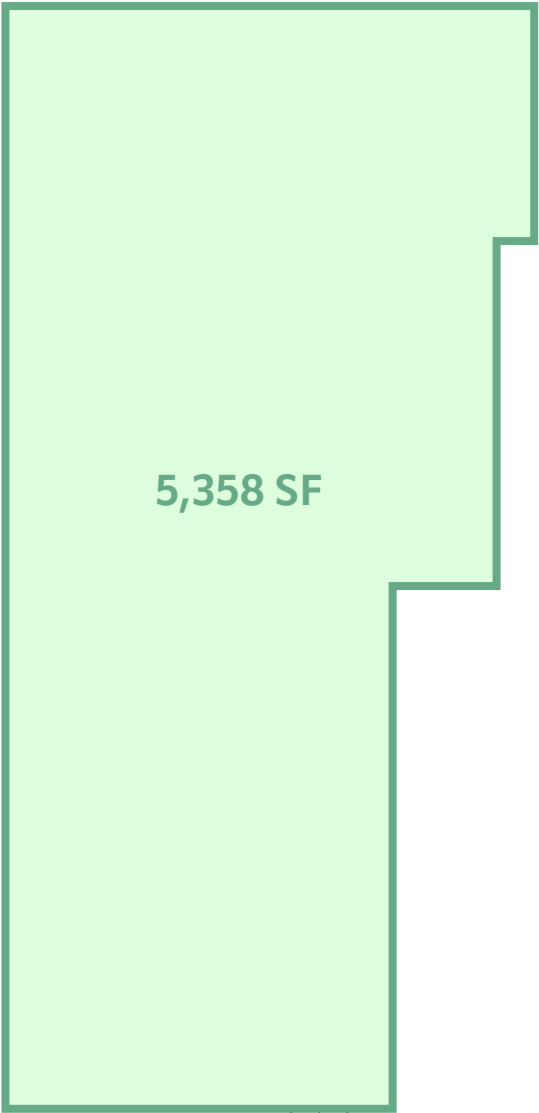
- SF: UP TO 5,358 SF | WILLING TO DEMISE
- ACRES: 0.3 ACRES
- ZONING: IWD + OPPORTUNITY ZONE



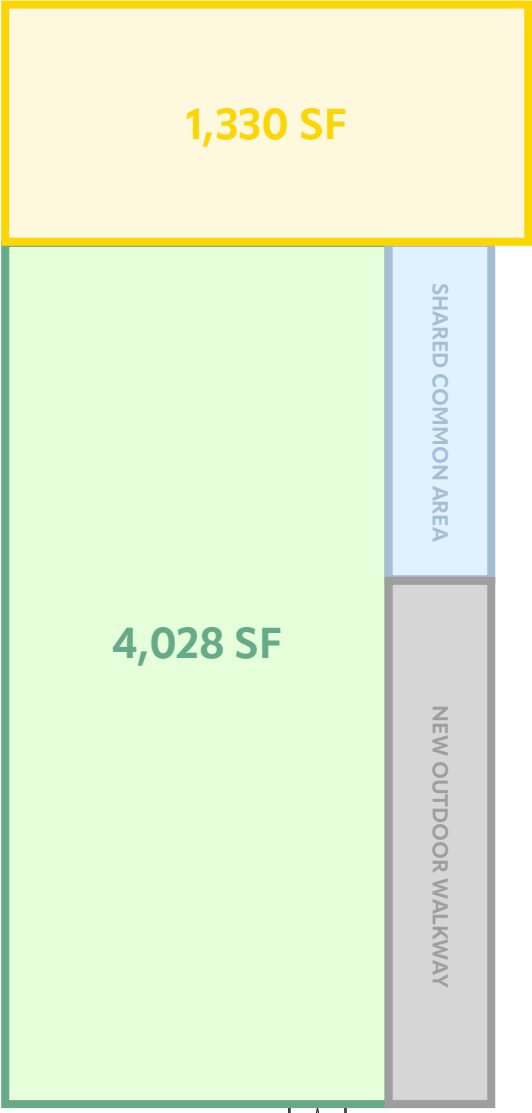
Floor Plans

1,330–5,358 SF | WILLING TO DEMISE

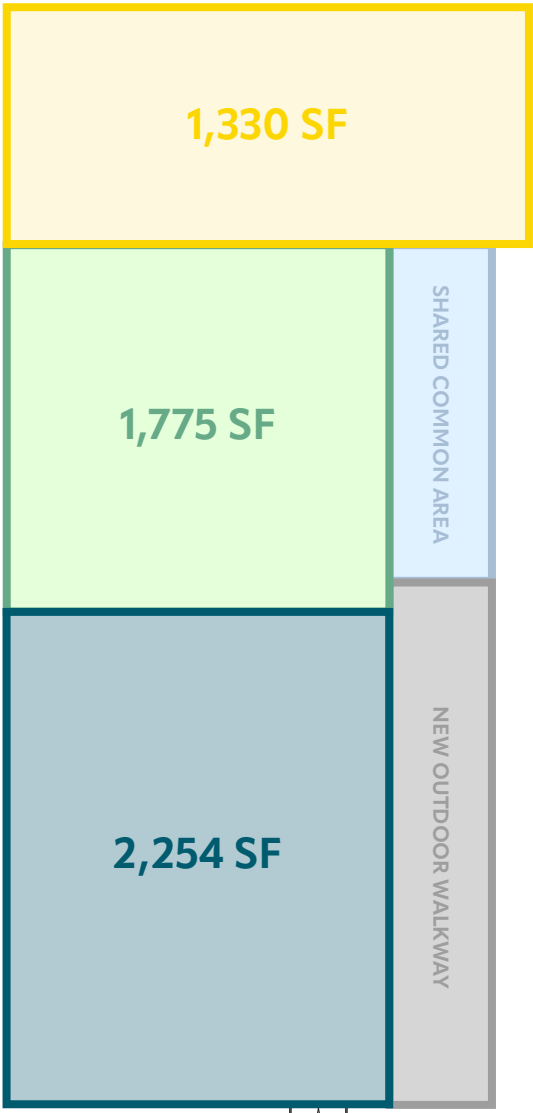
VIRTUAL TOUR



ENTIRE UPPER LEVEL FOR 1 TENANT



DEMISING PLAN FOR 2 TENANTS

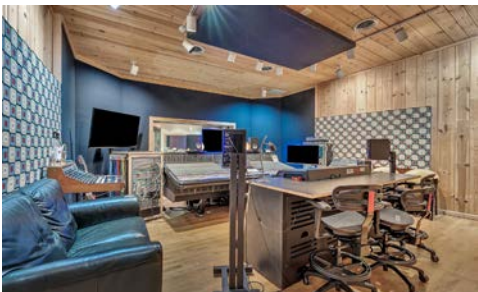


DEMISING PLAN FOR 3 TENANTS



Current Buildout

RECORDING STUDIO



Neighborhood Tenants



SCHUMACHER
since 1889

iggy's



iggy's is a much-needed Italian eatery in the city that will please everyone at the table. ”

– Savory Traveler

**NASHVILLE
DESIGN
COLLECTIVE**

LIVE NATION



SOHO HOUSE



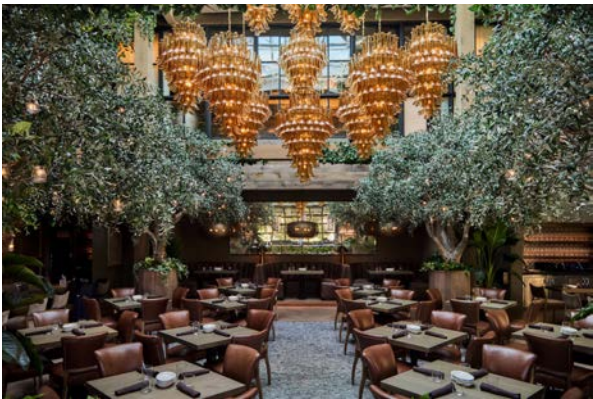
HERMÈS
PARIS



BATHHOUSE



PASTIS



Every dish is packed with a fusion of flavors, and the portions are perfect for sharing! ”

– Spoon University

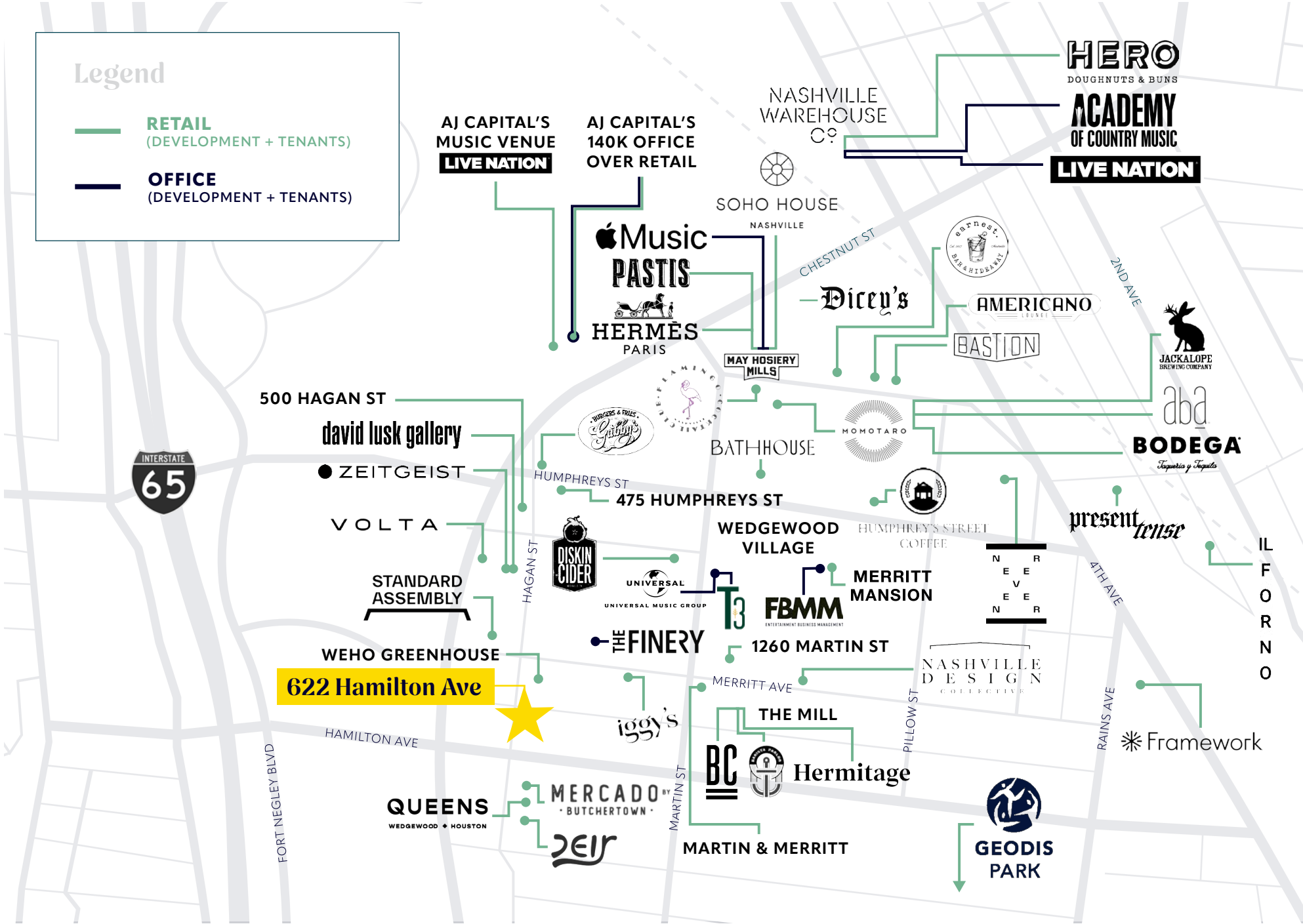
aba

BRUNELLO CUCINELLI



Area Map

WEDGEWOOD HOUSTON
622 HAMILTON AVE





Area Proximity

**WEDGEWOOD
HOUSTON**
622 HAMILTON AVE



Wedgewood Houston Neighborhood



Wedgewood-Houston, Nashville

Startups, creatives, and entertainment companies like Apple Music and Live Nation have established headquarters in Nashville's Wedgewood-Houston, also called "WeHo." Music studios, breweries, coffee houses, and art galleries, not to mention an outpost of Soho House – the global members' club and hotel group – exist side by side in this rapidly changing neighborhood just south of downtown.

Part of WeHo's allure is the diversity of things to do. Nashville's Major League Soccer team, Nashville SC, plays at Geodis Park, and a farmers market and various events happen at The Outfield, an acre-sized green space. On every first Saturday, galleries and art collectives stay open late for the WeHo Art Crawl. On the boozy side, Nashville Craft Distillery produces whiskey and sorghum spirits and gives guests an up-close look at the distilling process through tours, tastings, cocktails, and bottles to go.



GARDEN & GUN

Food & Lifestyle
Chicago-based Japanese concept slated for AJ Capital's Wedgewood-Houston project



426-464 CHESTNUT ST DEVELOPMENT



SHOPS
Nashville Leather Goes Hollywood

The Music City's maven of menswear takes Melrose Avenue

By CAROLINE SANDERS CLEMENTS
February/March 2023



TRAVELMAG

FEATURES LIKE A LOCAL SMART TRAVEL ROOMS TOURS ACTIVITIES TRANSPORT FASHION PROPERTY

FEATURE

The 16 Most Up-and-Coming Neighborhoods in the U.S.

By TRACY KALER | PUBLISHED JULY 23, 2024

From the North to the South to America's heartland and across the country to the West Coast, the USA has no shortage of hip, up-and-coming neighborhoods.



Latest Articles

Review: Is Boston's Underground Donut Tour worth it?

Best St Martin Luxury Yacht & Catamaran Charter Companies

Editor Picks: The Best Napa Valley Wine Tasting Tours (updated for 2023)

A Comparison of San Francisco Chinatown Tours

Where to Stay in Évora



475 HUMPHREYS ST DEVELOPMENT



NASHVILLE
WAREHOUSE
CO.

The Nashville neighborhood that landed a Hermès store is welcoming a new development wave

Molly Davis
Nashville Tennessean

Published 5:04 a.m. CT Oct. 22, 2024 | Updated 5:04 a.m. CT Oct. 22, 2024



TRENT YATES

TYATES@SAGEMONTRE.COM

615.268.7724