

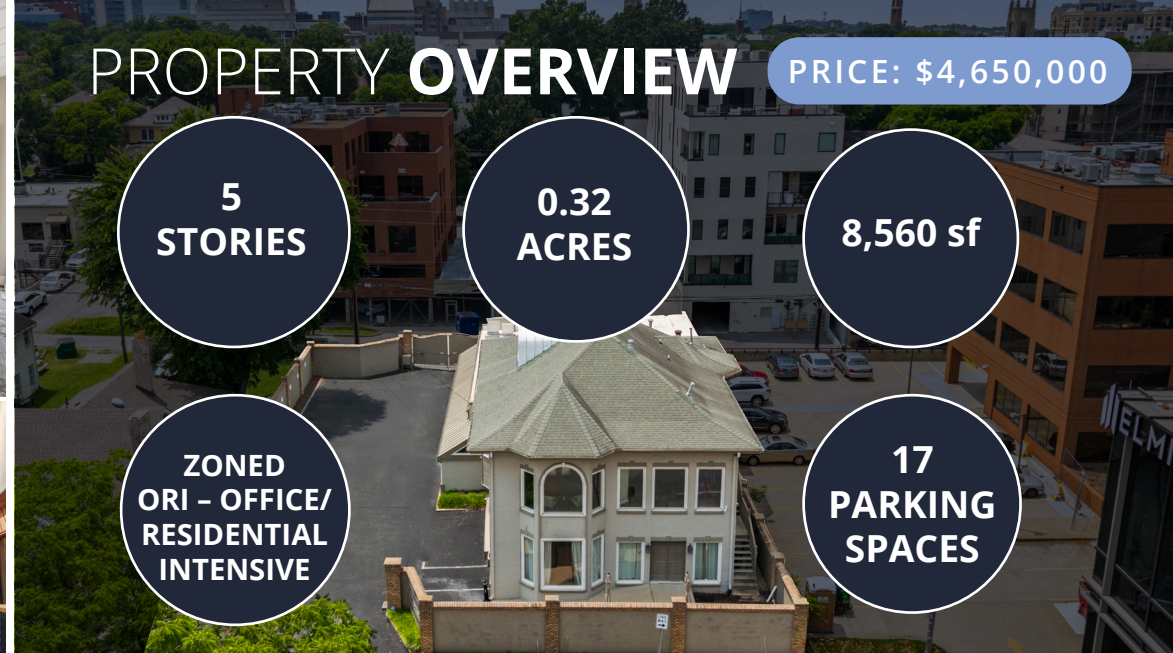
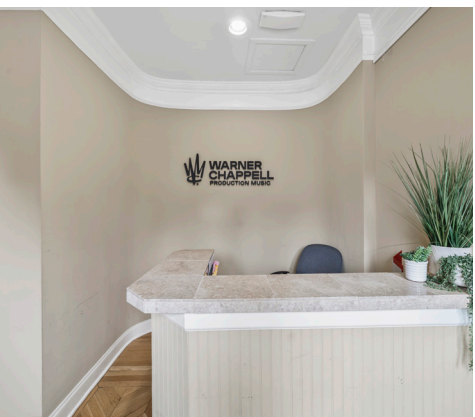
# 1033 16th Avenue South

LARGE, ICONIC MUSIC ROW STUDIO FOR SALE OR LEASE IN NASHVILLE



AVISON  
YOUNG





# PROPERTY OVERVIEW

PRICE: \$4,650,000

5  
STORIES

0.32  
ACRES

8,560 sf

ZONED  
ORI - OFFICE/  
RESIDENTIAL  
INTENSIVE

17  
PARKING  
SPACES

- Highly visible location in the heart of Music Row
- Strong parking ratio on site including bus parking pad
- Zoning allows for multitude of uses
- Advanced sound dampening in multiple rooms
- Layout includes main studio, two smaller studios, and multiple beautiful offices
- Studio designed by renowned Tom Hidley
- Hundreds of major artists including Johnny Cash, George Strait, and Bon Jovi have recorded here
- Past home of Emerald Studio, with over 1,100 recordings from the Who's Who of Music





# AREA MAP



Virgin  
HOTELS

CURB | word  
ENTERTAINMENT.  
CURB.COM

QuaverEd

MILLENNIUM  
MUSIC ROW

SILVER FOX  
COFFEE LOUNGE

THE WELL  
COFFEEHOUSE

MUSIC ROW  
BAR GRILL

BOBBY'S  
Late Hour  
TAVERN

RABELL  
CREATIVE

SAFFORD  
MOTLEY  
PLLC  
ATTORNEYS AT LAW

Concept  
Technology

Joe's  
BARBERSHOP  
EST. 2007

BELMONT  
UNIVERSITY

ELMINGTON

&  
AMPERSAND  
STUDIOS

DONE.  
SALON AND SUITES

SMACK SONGS

BIG LOUD

EDGEHILL  
VILLAGE

Avison Young | 1033 16th Avenue South



# GET IN TOUCH

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