

3310 West End Avenue Building

3310 West End Ave | Nashville, TN | 37203

OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

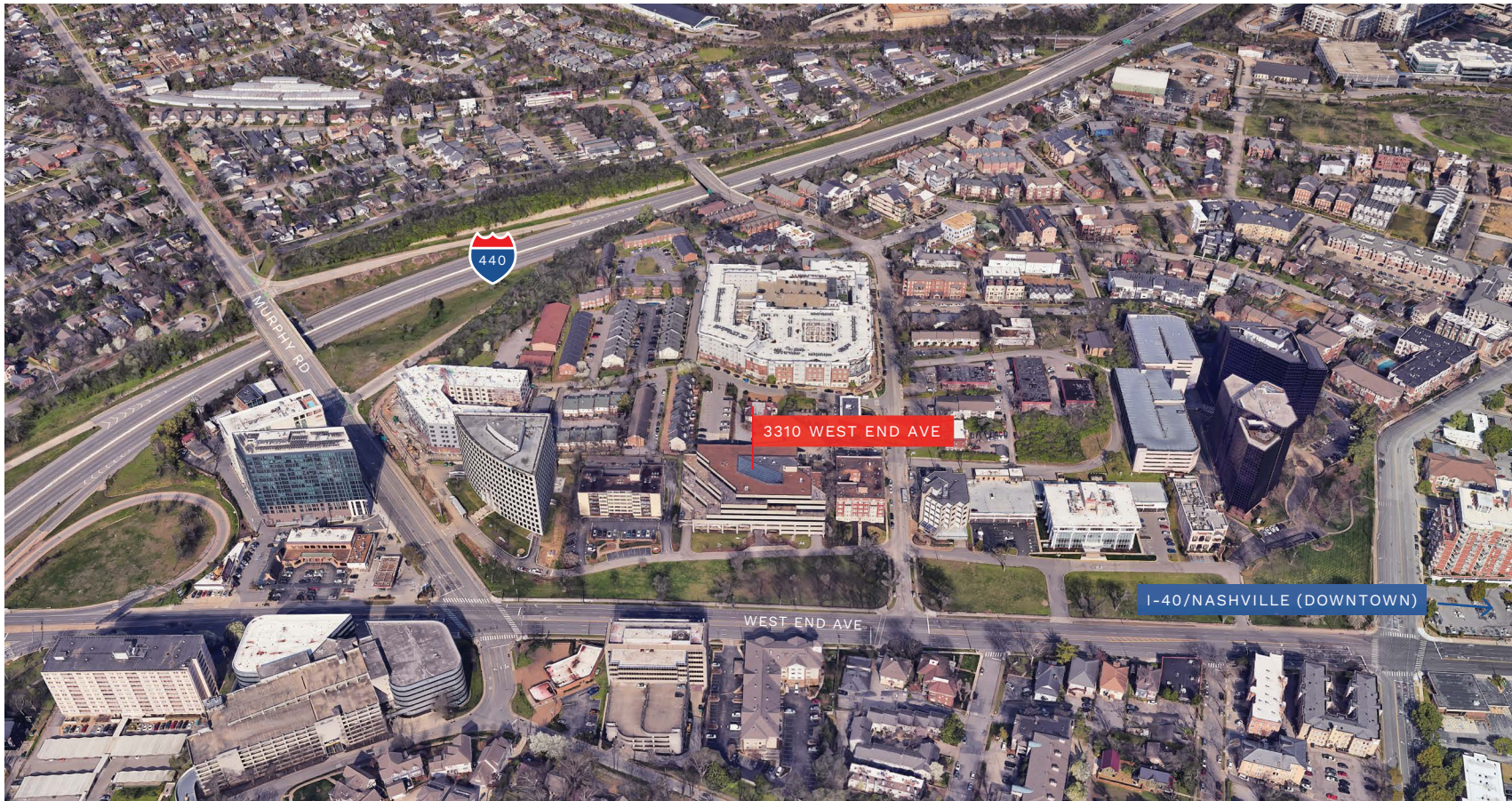
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WELCOME TO 3310 WEST END AVE

3310 West End Ave | Nashville, TN | 37203

Experience specialty care at 3310 West End Ave. Ideally located in the heart of Nashville's West End Office District with nearby access to I-40, this 107,137 SF property offers convenient options for patients and healthcare providers. 24-hour employee access and parking garage with elevator make this a unique medical office destination. 3310 West End Ave is owned and managed by Healthcare Realty (NYSE: HR).



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A COMMUNITY-INSPIRED OFFICE EXPERIENCE

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Property Highlights



107,137 TOTAL
BUILDING SF

- Office space available
- 7 story office building
- 24-hour employee access with key card, as well as on-site management
- Recently renovated lobby and restrooms



CONVENIENT
SPECIALTY CARE

- Accessible Parking Garage with elevator access
- High visibility from West End Ave
- Less than a mile from I-440



ACCESS TO
AREA AMENITIES

- Well-located in the heart of Nashville's West End Office District with convenient access to I-40
- Under 10 minutes' drive from the heart of downtown Nashville entertainment and retail
- More than 50 restaurants in a 1 mile radius

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IN THE HEART OF NASHVILLE'S DINING & ENTERTAINMENT

NEARBY DINING & ENTERTAINMENT

BrickTop's

2 minutes - 0.4 miles

Vanderbilt University

3 minutes - 0.6 miles

Centennial Park

3 minute - 0.7 miles

AVO

5 minutes - 1.2 miles

Amerigo Italian Restaurant

5 minutes - 1.3 miles

Bridgestone Arena

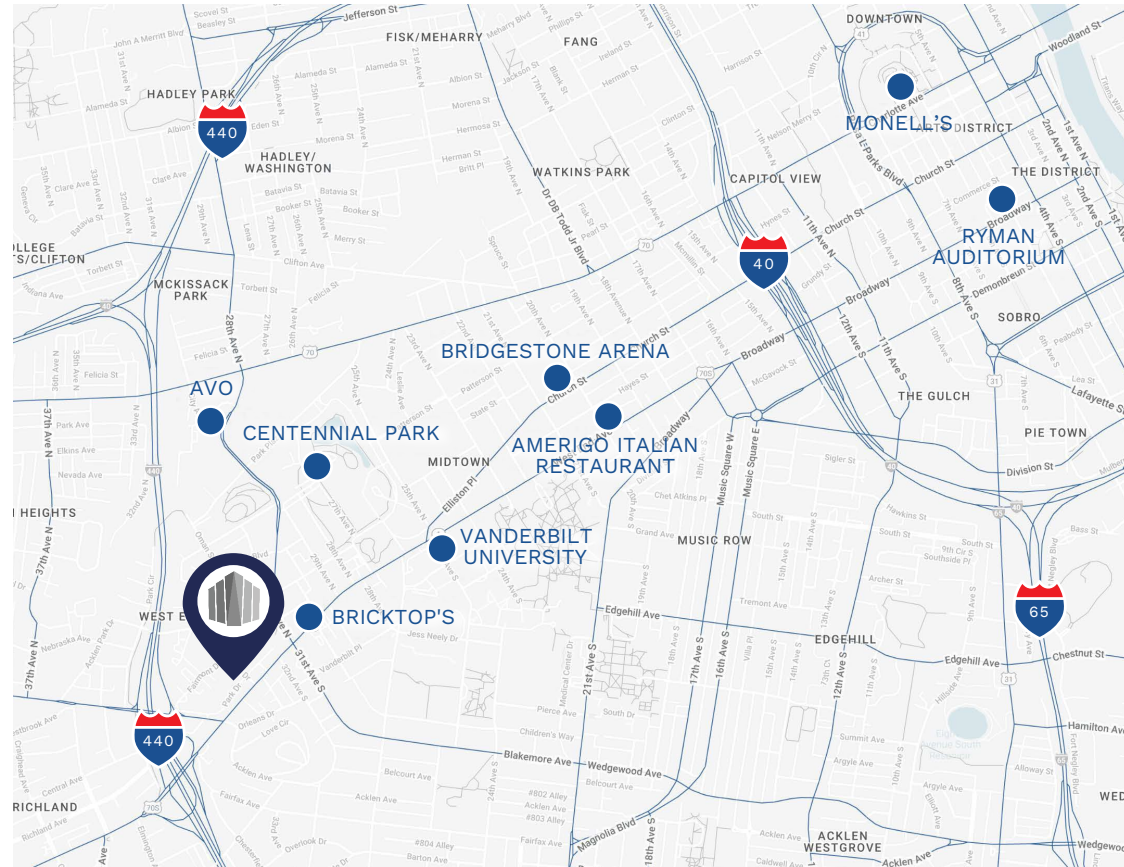
12 minutes - 2.7 miles

Ryman Auditorium

14 minutes - 2.7 miles

Monell's

11 minutes - 4.2 miles



TRAFFIC COUNTS

West End Ave

Murphy Rd

I-440

CARS PER DAY

36,052

10,295

91,169

2025 DEMOGRAPHICS

Population
2030 Population Projection
Total Households
Average HH Income

1 MILES

19,581
20,269
8,881
\$143,380

3 MILES

129,896
150,221
61,285
\$148,197

5 MILES

220,724
249,805
100,367
\$149,108

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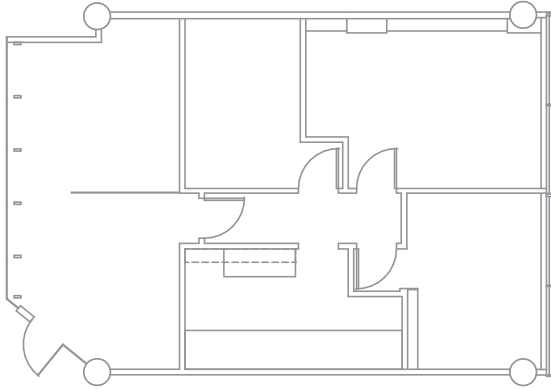
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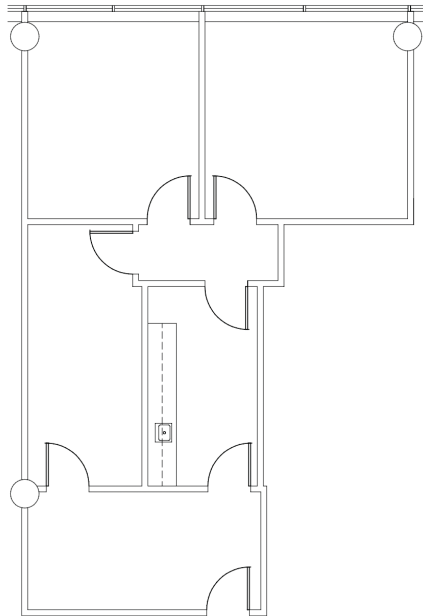
TAKE A TOUR

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SUITE 470 | 1,236 SF

- (2) offices
- (1) workroom
- (1) office/conference room



SUITE 485 | 1,008 SF

- (2) offices
- (1) conference room

Scan for virtual tours and availabilities.



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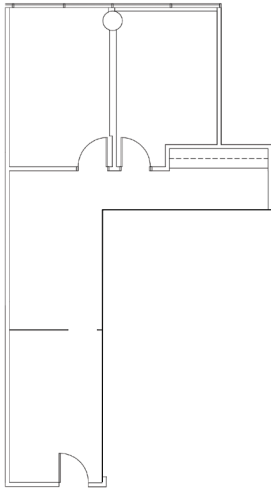
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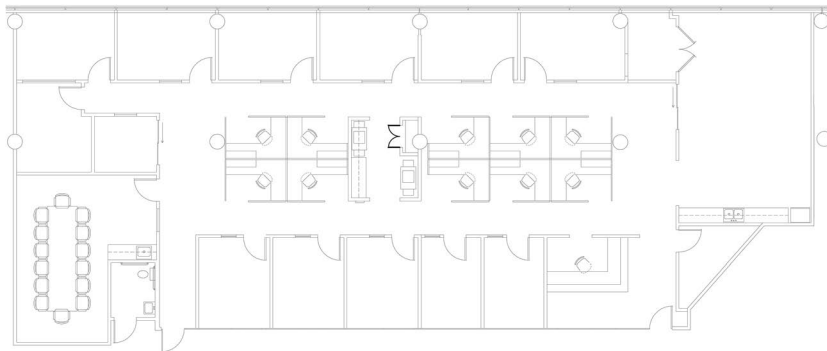
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SUITE 505 | 985 SF

- (2) fully built-out offices
- Mostly open floor plan layout



SUITE 575 | 4,940 SF

- (1) conference room ideal for meeting and collaboration
- (13) private offices
- Large breakroom for convenient employee use with storage attached
- Open workspace with (10) cubicles
- Reception and waiting area
- (2) available storage closets



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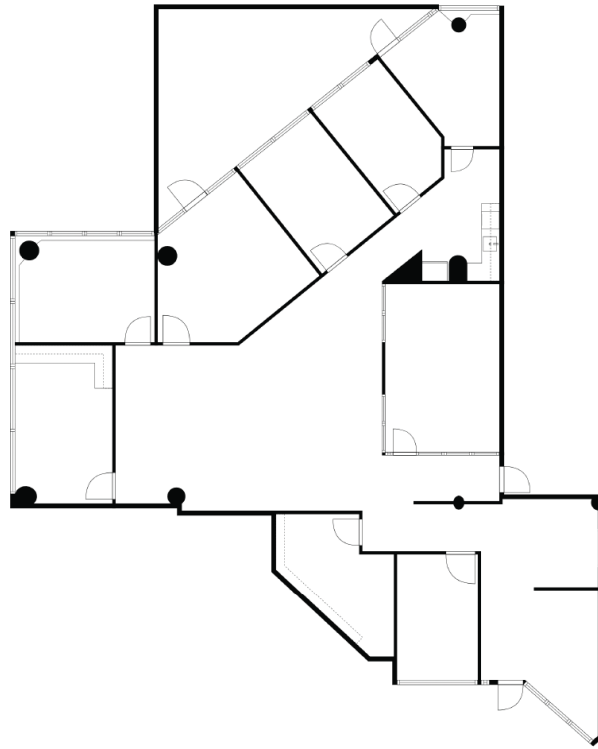
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SUITE 590 | 3,443 SF

- (1) conference rooms ideal for meeting and collaboration
- (6) private offices
- Kitchen and breakroom for convenient employee use
- Private balcony offering outdoor space for fresh air breaks
- Reception and waiting area
- Open workspace with flexible layout option
- Dedicated workroom for printing, storage, and specialized tasks



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