

For Lease or Sale

Office/Retail Building

12,888 SF Building

6,444 SF Available

2216 Abbott Martin Rd | NASHVILLE, TN 37215



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Property Details



Located in one of Nashville's most desirable areas, 2216 Abbott Martin offers a polished, flexible workspace surrounded by an affluent, well-educated residential base and strong professional density, perfect for businesses looking to plug into a thriving community. With quick access to Hillsboro Pike, I-440, and downtown—as well as close proximity to Vanderbilt and Belmont Universities and several major medical centers—this highly connected location offers exceptional convenience and visibility. Inside, the current layout is easily adaptable, offering the opportunity to create an open, modern office environment tailored to a single-tenant user seeking a standout space in a premier location.

PROPERTY HIGHLIGHTS



Prestigious Green Hills Address



Walkable to The Mall at Green Hills and Hill Center



National bank as anchor tenant



Total building size: 12,888 SF



Available space: 6,444 SF



0.78 acres



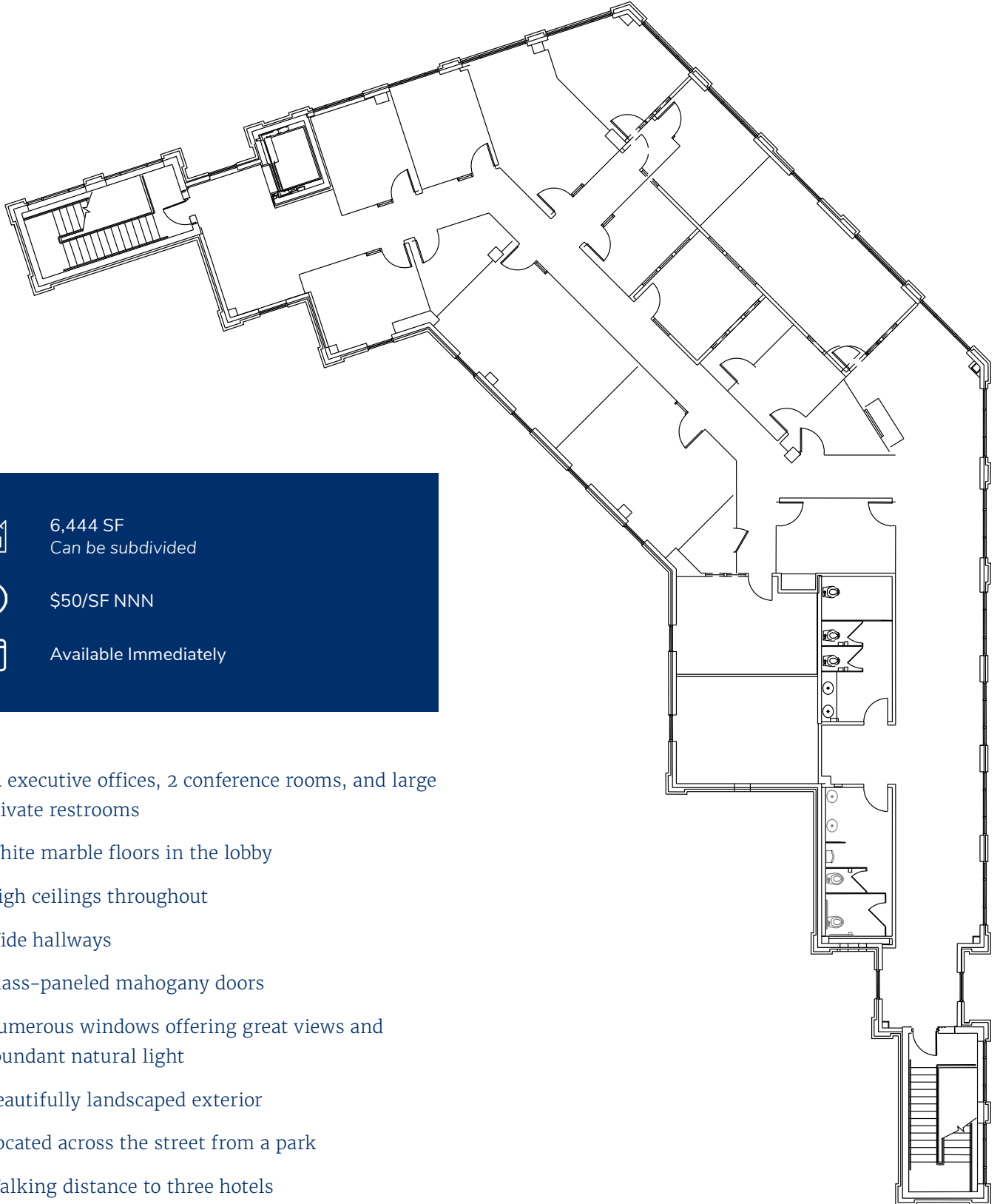
Zoned MUL



33 Striped parking spaces



Available 2nd Floor Office Space



6,444 SF
Can be subdivided



\$50/SF NNN



Available Immediately

- 14 executive offices, 2 conference rooms, and large private restrooms
- White marble floors in the lobby
- High ceilings throughout
- Wide hallways
- Glass-paneled mahogany doors
- Numerous windows offering great views and abundant natural light
- Beautifully landscaped exterior
- Located across the street from a park
- Walking distance to three hotels



Area Amenities



1. THE MALL AT GREEN HILLS (120+ STORES)

- NORDSTROM
- CAVA
- APPLE
- NORTH ITALIA
- RESTORATION HARDWARE

2. TRADER JOE'S

3. WALGREENS

4. TRUE FOOD

5. VERTIS

6. KROGER

7. HILL CENTER (45+ STORES)

- LULULEMON
- WHOLE FOODS
- WEST ELM

8. BLUEBIRD CAFE

9. GREENBRIAR VILLAGE (10+ STORES)

- PARNASSUS BOOKS
- FOX'S DONUT DEN
- CHIPOTLE
- GREEN HILLS GRILLE
- FIRST WATCH

10. LITTLE GOURMAND

11. GREENHOUSE BAR

12. THE FOOD COMPANY

13. JERSEY MIKE'S SUBS

14. TAZIKI'S MEDITERRANEAN CAFE

15. GUS MAYER

16. CARRABBA'S ITALIAN GRILL

17. NOODLES & COMPANY

18. ORANGETHEORY FITNESS



Area Demographics

WITHIN 1 MILE RADIUS



\$213K

AVG. HOUSEHOLD INCOME



\$885K

AVERAGE NEW HOME PRICE

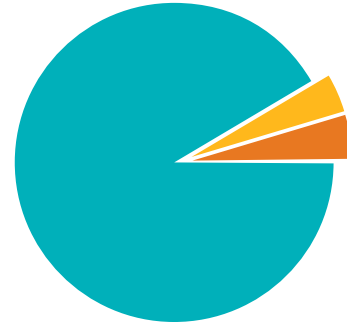


Top Industries

- 1 HEALTHCARE
- 2 TECHNOLOGY/SCIENCE
- 3 FINANCE/INSURANCE

Labor Division

91.7%
WHITE COLLAR



3.7%
BLUE COLLAR

4.7%
SERVICES

Source: Esri forecasts for 2024 and 2029

Notable Drive Times

15 min
MIDTOWN

19 min
DOWNTOWN

24 min
NASHVILLE INTERNATIONAL AIRPORT





For more information, contact:

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