



# thirtyfive

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MUSIC SQUARE EAST

SESAC

CMA

35 MUSIC SQUARE EAST  
NASHVILLE, TN

# Overview

SUB MARKET  
**MUSIC ROW**

SPACE  
**3,961 SF**

PARKING  
**3/1,000**

starting at \$50 per space

RATE  
**\$30.00/SF NNN**



## PROPERTY HIGHLIGHTS

Class A building built in 2016

Lobby renovations 2024

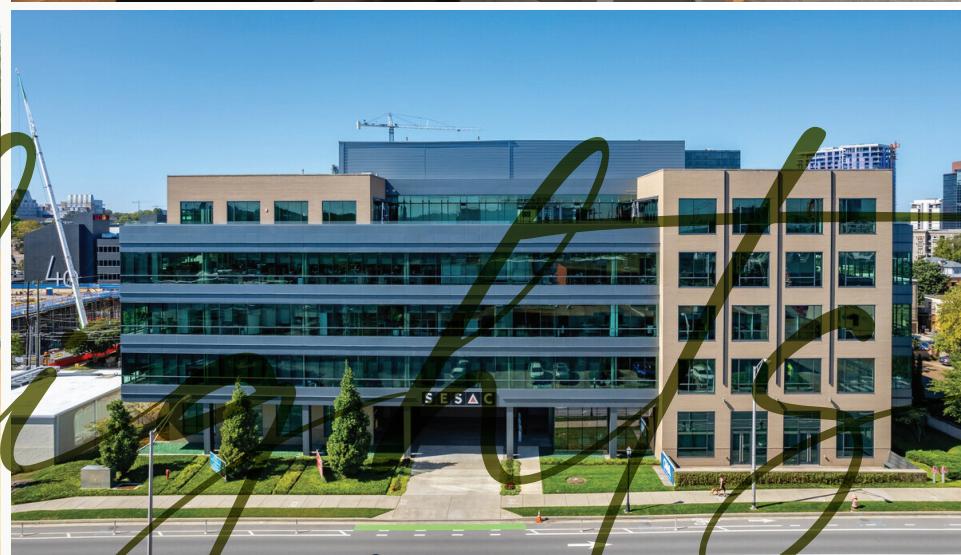
Reserved structured parking

VIP parking available

24 hour onsite security

Located in the heart of Nashville's  
music/entertainment industry

Walkable to numerous dining amenities

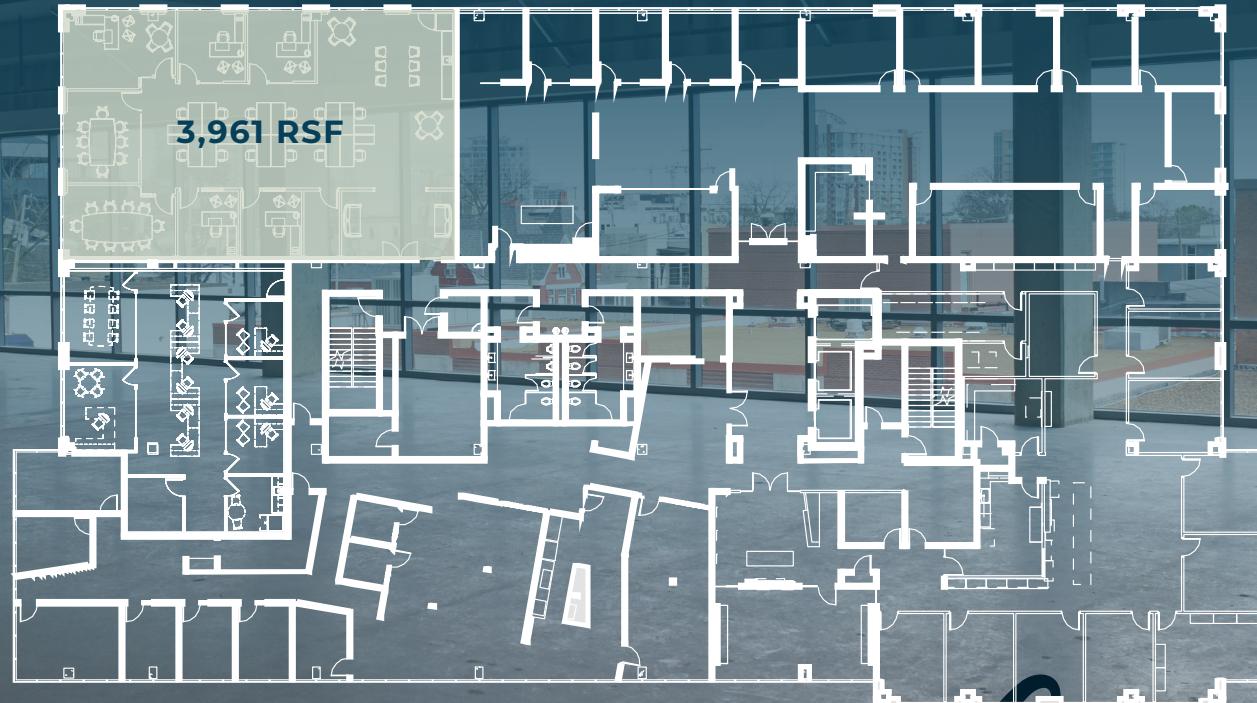


## AVAILABLE SPACE FEATURES

Efficient, high quality buildout

Combination of open space and private offices

Move-in ready



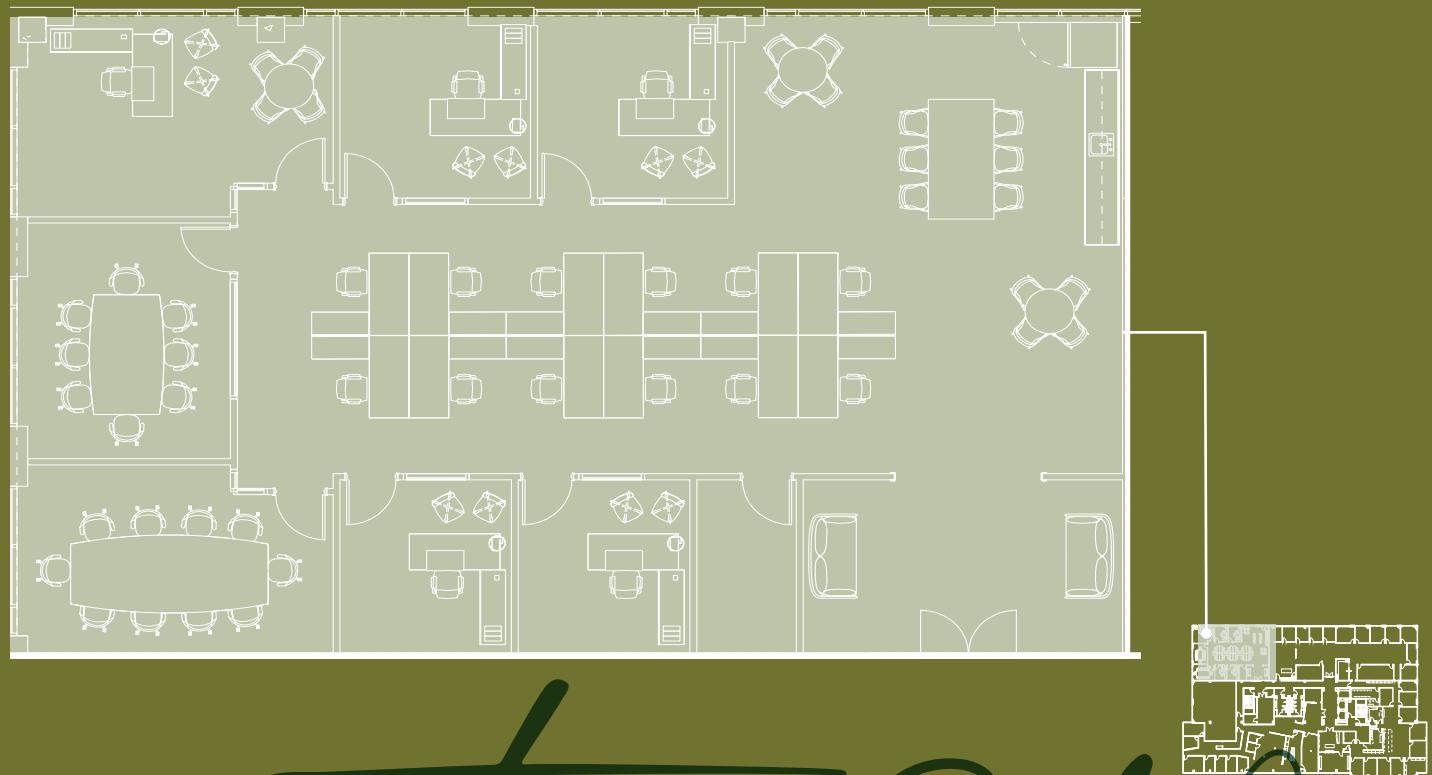
3rd floor

**3,961 SF AVAILABLE NOW**

Efficient, high quality buildout

Combination of open space and private offices

Move-in ready



*Suite 310*

**35 MUSIC SQUARE EAST**  
NASHVILLE, TN

**DOWNTOWN  
NASHVILLE**

within 7 minutes

**THE GULCH**  
within 5 minutes

**MIDTOWN**  
within 3 minutes

**thirtyfive**  
MUSIC SQUARE EAST

Music Square West  
**MUSIC  
ROW**  
walking distance

Music Square East

Broadway

Demonbreun St

Division St

Music Cir S

South St





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MUSIC SQUARE EAST

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NASHVILLE, TN

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