

213 Rep. John Lewis Way  
#200  
NASHVILLE, TN



213 FIFTH AVENUE NORTH

CHAUVET ART

## OFFERING MEMORANDUM

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

WOODMONT  
REALTY

COMMERCIAL DIVISION

**PRICE: \$2,270,000**

# Investment Contacts

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# Unique Offering

Berkshire Hathaway, Woodmont Realty is pleased to present the exclusive opportunity to acquire 213 Rep. John Lewis Way, Suite 200, a premium office condominium located in the heart of downtown Nashville, Tennessee.

This offering consists of approximately 3,492 square feet occupying the entire second floor of a well-maintained building, with the added benefit of dedicated basement storage space. The property is ideally suited for both owner-occupants seeking a centrally located headquarters and investors looking to acquire a flexible, income-generating asset in one of the most vibrant urban markets in the Southeast.

## INVESTMENT HIGHLIGHTS

### Attractive to Owner-Users or Investors

Ideal for immediate occupancy or leasing; strong tenant demand for small-to-mid-sized office spaces in walkable downtown locations.

### Prime Downtown Location

Positioned within walking distance to Nashville's central business district, Broadway, government buildings, and major event venues.

### Stable Market Fundamentals

Nashville remains one of the nation's top-performing office markets, supported by consistent job growth, and corporate relocations.

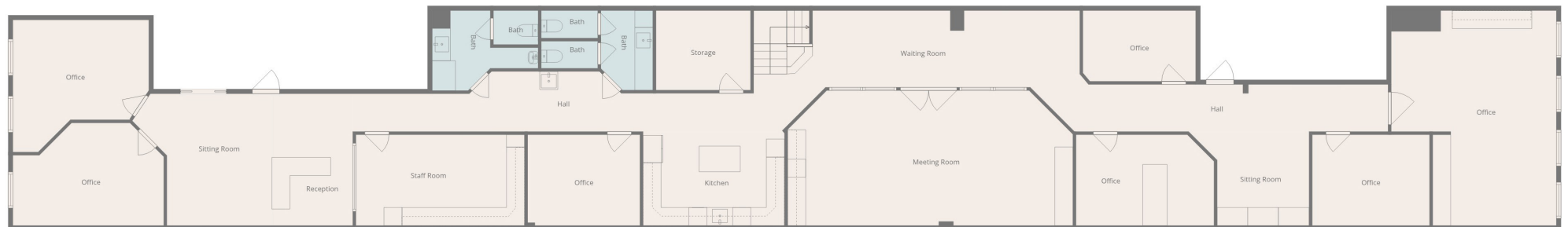
### Surrounded by Major Redevelopment Projects

The property benefits from ongoing development and infrastructure improvements in the surrounding area, enhancing future property value and tenant appeal.

## CONDOMINIUM OVERVIEW

SIZE:	3,492 SF
TYPE:	Office
SUBMARKET:	Downtown CBD -Fifth Avenue of the Arts
YEAR BUILT	1910
ROOF:	New, 2025
HVAC:	2018
FIRE PROTECTION/ SPRINKLERS:	Up to Codes
ELEVATOR:	One. Up to Codes
SECURITY:	Front Door Keypad and Elevator Access Control
BASEMENT:	Partial Storage

# Second Floor



# Location Overview



## Key

### Site

☆ Subject Property

### Redevelopments

1 River North

2 Nissan Stadium

3 The Arcade

4 2nd Avenue

5 Bankers Alley

### Streets

— Broadway

# Nashville Overview

Nashville is one of the nation's most energetic and fast-growing metropolitan areas. Blending a rich musical heritage with a modern, forward-looking economy, the city has become a magnet for businesses, investors, and residents alike.

A diverse economic base—spanning healthcare, higher education, entertainment, technology, and tourism—continues to fuel Nashville's expansion. Global and national leaders such as HCA Healthcare, Nissan, and Asurion call the city home, reinforcing its role as a center for innovation and corporate growth.

Strong population gains and consistent job creation have sparked sustained demand across office, residential, retail, and hospitality sectors. As new residents and visitors arrive in record numbers, developers are responding with fresh projects and adaptive reuse initiatives that redefine the city's urban fabric. From reimagined retail concepts to next-generation mixed-use environments, Nashville's evolution shows no signs of slowing.



## TOP 5 Market to Watch

*ULI Emerging Trends in  
Real Estate, 2025*

**75%**  
of US market  
reachable within a  
2-hour flight

*Nashville Convention & Visitors Corp, 2025*



**12M**  
People within  
a 3-hour Drive

*Nashville Area Chamber, 2025*



If You Would Like More  
Information On This  
Property Please Contact

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