



CAPITOL VIEW OFFICES

1201 7th Ave N - Nashville, TN 37208

In Cooperation With Sands Investment Group Tennessee, LLC - Lic. #263973
BoR: Tom Gorman - Lic. TN #370394

www.SandsIG.com

CAPITOL VIEW OFFICES - NASHVILLE, TN

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to offer for lease the 1,900 SF Capitol View Offices located at 1201 7th Avenue N in Nashville, TN. Embrace the allure of downtown Nashville from this space with breathtaking views of the city skyline and the historic State Capitol. Located within walking distance of the vibrant Farmers Market, this property offers a prime location for both convenience and charm. Inside, discover a collection of private offices, complemented by stylish hardwood floors that span the entirety of the space. This is an exceptional opportunity for businesses seeking a distinguished and well-appointed environment in the heart of Nashville.

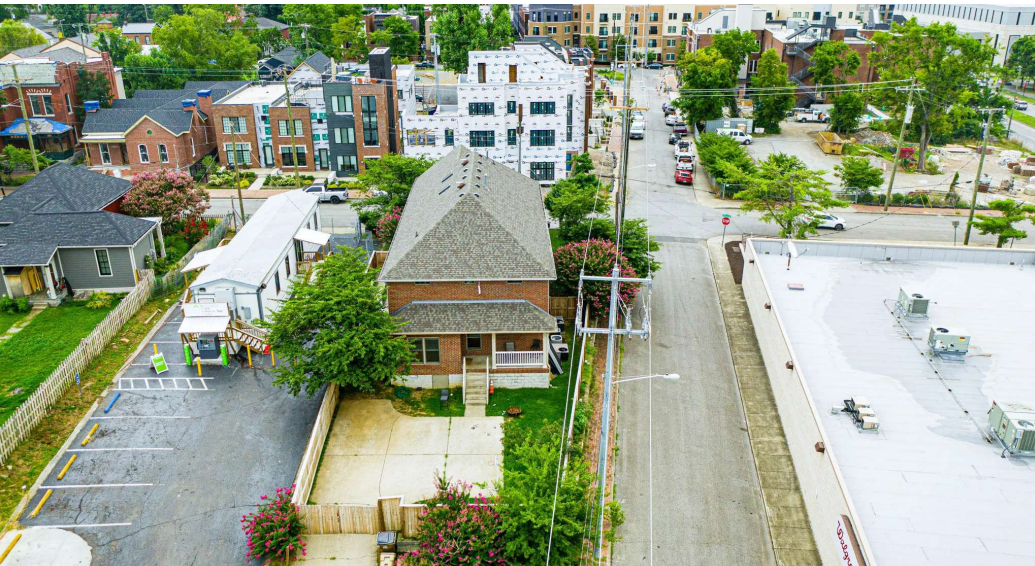
Lease Rate	\$28.50 SF/YR
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BUILDING INFORMATION

Street Address:	1201 7th Ave N
City, State, Zip:	Nashville, TN 37208
County:	Davidson
Lot Size:	0.18 Acres
Year Built:	2006
Available Space:	1,900 SF
Total Building Size:	3,700 SF



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

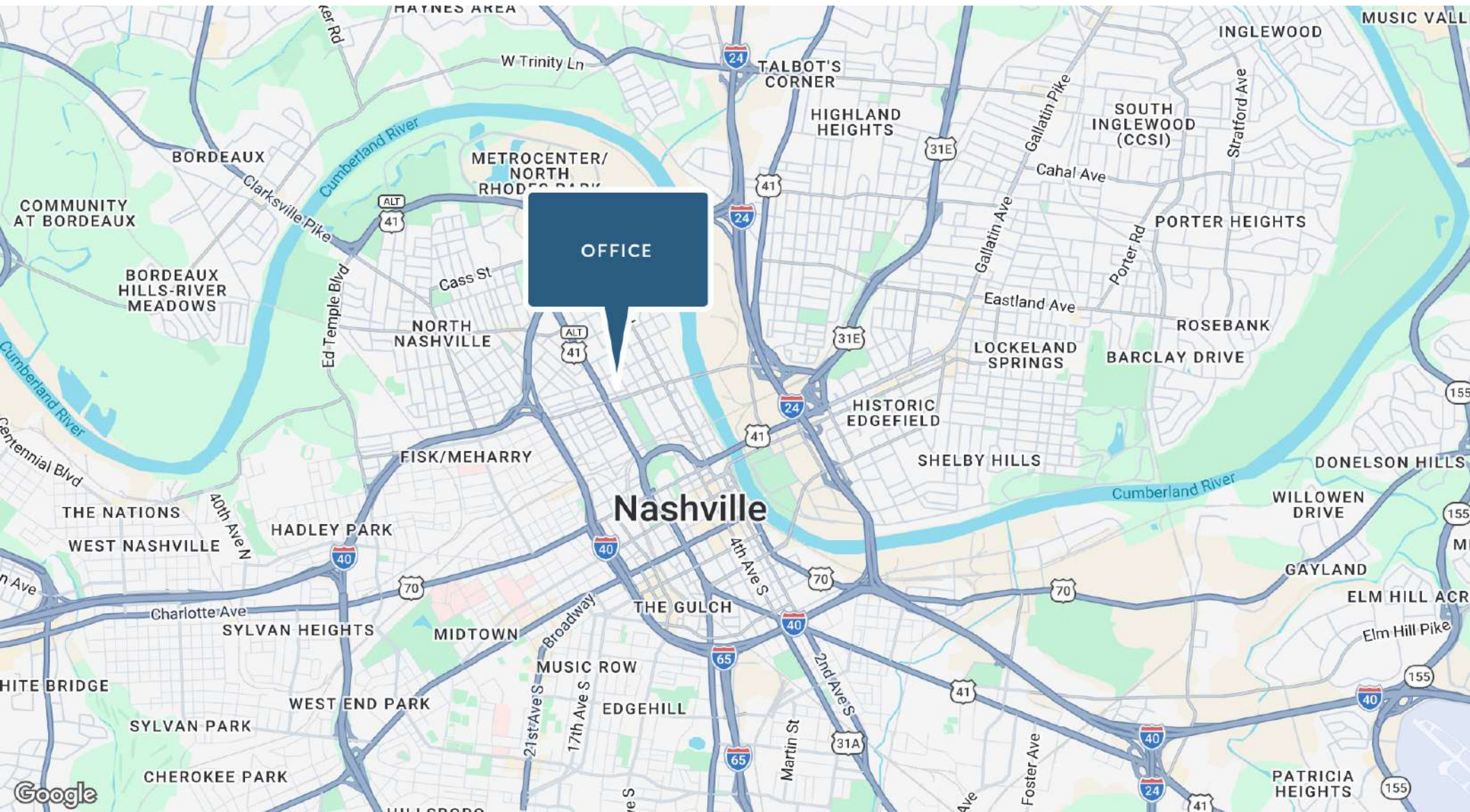
- 1,900 SF of thoughtfully designed office space with an efficient layout ideal for collaborative teams, private workspaces, and client-facing operations.
- A well-appointed collection of private offices offering flexibility for executive suites, focused work environments, and meeting spaces.
- Elegant hardwood flooring throughout the entire space adds warmth, character, and a polished professional aesthetic.
- Multiple outdoor balconies and porches provide inviting open-air spaces perfect for breaks, informal meetings, or entertaining clients.
- Stunning panoramic views featuring the city skyline and the iconic historic state capitol create an inspiring backdrop and elevated workplace experience.
- Dedicated on-site parking in addition to ample free street parking for employees and visitors.
- Full bathrooms provide added convenience and functionality. Ideal setup for wellness-focused office users with the ability to exercise, refresh, and return directly to work.
- Fully equipped kitchen ideal for entertaining clients, team gatherings, and employee events. Also provides convenient space for daily breaks and lunch accommodations on-site.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



INTERIOR IMAGES



CITY CAPITOL VIEW



RETAILER MAP



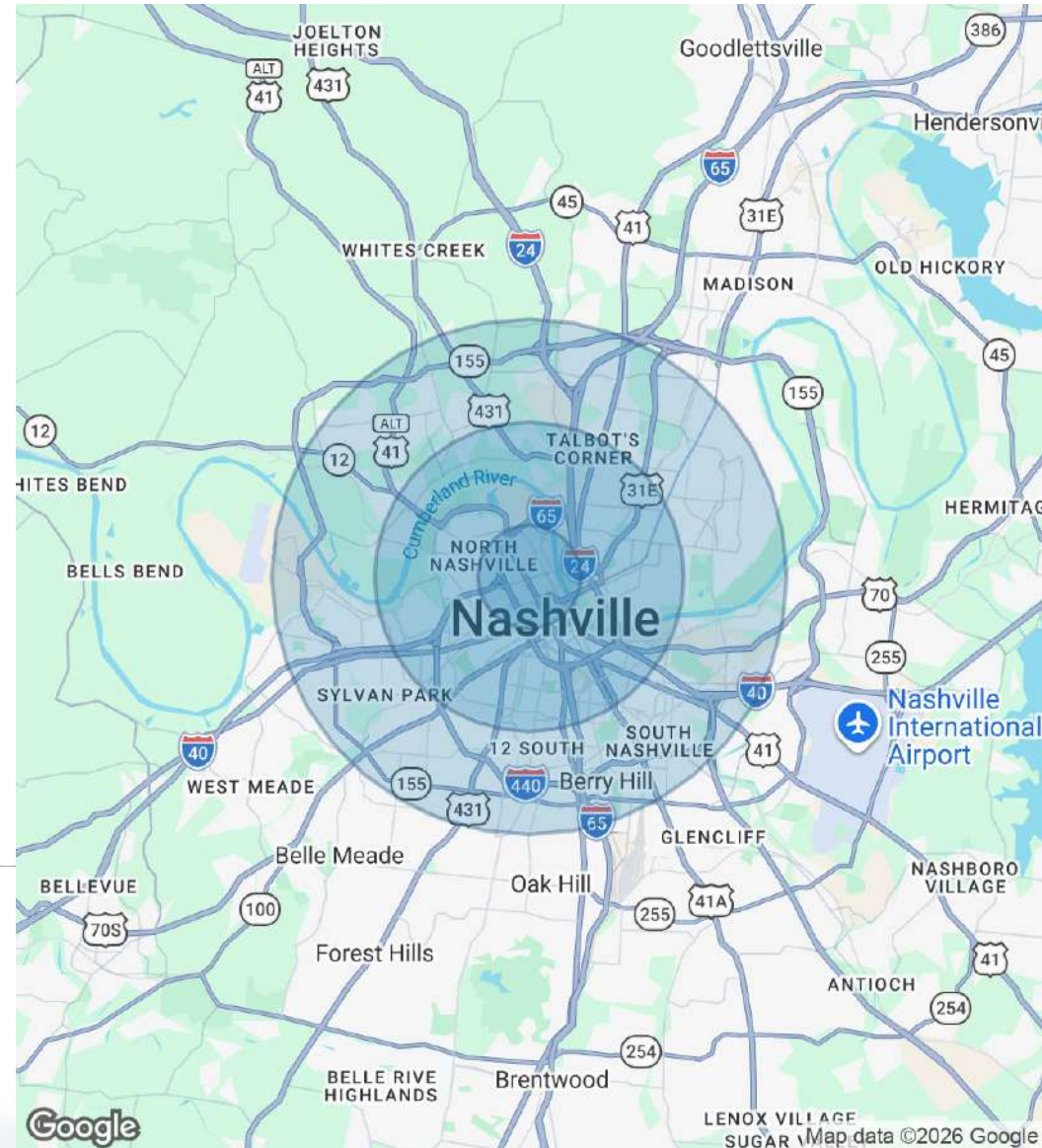
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,703	108,078	222,785
Average Age	32	31.4	34
Average Age (Male)	31.8	31.5	34.3
Average Age (Female)	32.9	32.3	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,000	52,534	106,551
# of Persons per HH	1.7	2.1	2.1
Average HH Income	\$113,279	\$101,639	\$114,377
Average House Value	\$502,667	\$510,722	\$566,523

TRAFFIC COUNTS

Jefferson St	35,561 VPD
I-40	123,646 VPD
I-24	126,400 VPD
North 1st St	10,250 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Nashville, TN



Saint Thomas Health

NASHVILLE, TN

Nashville is the capital city of the U.S. state of Tennessee and the seat of Davidson County. It is also the county seat of Davidson County. Located on the Cumberland River, the city is the center of the Nashville metropolitan area, which is one of the fastest-growing in the nation. Nashville lies on the Cumberland River in the northwestern portion of the Nashville Basin. Nashville has had a consolidated city-county government, which includes six smaller municipalities in a two-tier system. According to the United States Census Bureau, the city has a total area of 527.9 square miles. Nashville is a city located in Davidson County, Tennessee. Nashville has a 2026 population of 704,963.

Strategically located in the heart of the Tennessee Valley, the City of Nashville and Davidson County is where individuals, families, communities, and businesses thrive. The Nashville economic market encompasses a population of more than seven hundred thousand. The local economy is a well-balanced blend of financial, wholesale, retail, manufacturing, and service industries. Computer technology, automotive, healthcare, private prison management, insurance, banking, publishing, telecommunications, and entertainment companies, and private educational institutions all find a home in Nashville. The local mix of these industries roughly reflects the national economy, with no single industry being predominant in the region. Nashville is one of the country's most attractive growth centers. Many corporate headquarters call Nashville home, including Nissan North America, HCA Healthcare, Bridgestone Americas, Amazon, Asurion, Community Health Systems, Saint Thomas Health, AllianceBernstein, ICEE, and iHeartMedia. With a rich economic, social, and cultural environment, the city consistently scores high in national rankings of preferred business locations, best places to live, and favorable environments for the creation and development of businesses. Principal employers include Vanderbilt University, the State of Tennessee, Metro Nashville-Davidson Co. Government, public schools, U.S. Government, Nissan North America, and Saint Thomas Health.

Nashville hosts a multitude of leading festivals, public events, and museums. Music City, USA, is home to the stage of the Grand Ole Opry, which operates the longest-running live radio show in the world, as well as the one-of-a-kind Country Music Hall of Fame and Museum. It is also the site of the Tennessee State Fair, an annual 9-day celebration that features rodeos, tractor pulls, and a variety of local musicians, craft brewers, and restaurateurs. Nashville is home to the Melodious attractions like the Musicians Hall of Fame and Museum and the Parthenon, which is a replica of the famous Greek structure that represents Nashville's role as the Athens of the South. It is home to the Nashville Symphony, Tennessee Repertory Theatre, Nashville Opera Association, Nashville Ballet, and Circle Players. The Nashville Superspeedway offers over 150 events annually.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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