

**MUSIC ROW**

NASHVILLE'S MOST FAMOUS NEIGHBORHOOD

CHARLES  
HAWKINS CO.

STAND-ALONE OFFICE BUILDING

SALE OR LEASE

**MUSIC ROW**

*Nashville's Original Creative Corridor*

**1107 17<sup>th</sup> Ave S.**

Nashville, TN

DAVID EMMING  
FIRST  
AVAILABLE NOW!

Show Up. Care. Deliver.

# SALE OR LEASE

1107 17<sup>th</sup> Ave S., Nashville, TN

**MUSIC ROW**  
NASHVILLE'S MOST FAMOUS NEIGHBORHOOD  
Photo Credit: Nashville Public Television

**CHARLES  
HAWKINS CO.**

## MUSIC ROW: *Nashville's Iconic Neighborhood*

**Building:** ±4,846 SF Stand-Alone Office Building | 4,000 SF Available for Lease

**Lot Size:** A part of a consolidated parcel totaling 47,480 SF (1.09 acres)

**Zoning:** ORI (Office and Residential Intensive) + OV-UZO (Urban Zoning Overlay) + Music Row Urban Design Overlay (UDO)

- o High-intensity office and/or multi-family residential allowed with limited retail
- o UDO provides design guidelines for scale and streetscape, but no strict historic preservation overlay or South Music Row NCZO applies

**Location:** Prime heart of Music Row – ideal for music industry, production, publishing, and creative tenants



## 4,846 SF STAND-ALONE OFFICE BUILDING

**Sale Price: \$3,495,000**



### LEASE OPTION

**Available:**

**1107A 17th Ave S**

4,000 SF Available

**Lease Rate: \$24/SF MG**

**Currently Leased:**

1107B 17<sup>th</sup> Ave S

846 SF

Current Tenant: Song Spot



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Credit: Nashville Public Television



## CHARLES HAWKINS CO.

### Decades of Hits, One *Iconic Street*.

**Music Row** is Nashville's legendary entertainment and recording industry district, centered along **16th and 17th Avenues South**, just southwest of downtown. It's the beating heart of country music — and American music more broadly — spanning roughly from Demonbreun Street south to Grand Avenue. What makes Music Row unique isn't just the presence of these companies individually — it's the density and interconnection.

#### Major Record Labels

Universal Music Group Nashville  
Sony Music Nashville  
Warner Music Nashville  
Big Machine Label Group  
Curb Records  
Broken Bow Records  
BBR Music Group on the Row.  
Valory Music Co.  
Average Joes Entertainment

#### Management & Talent Agencies

William Morris Endeavor (WME) Nashville  
Creative Artists Agency (CAA) Nashville  
Sandbox Entertainment  
Ken Levitan /Vector Management  
Borman Entertainment  
Red Light Management

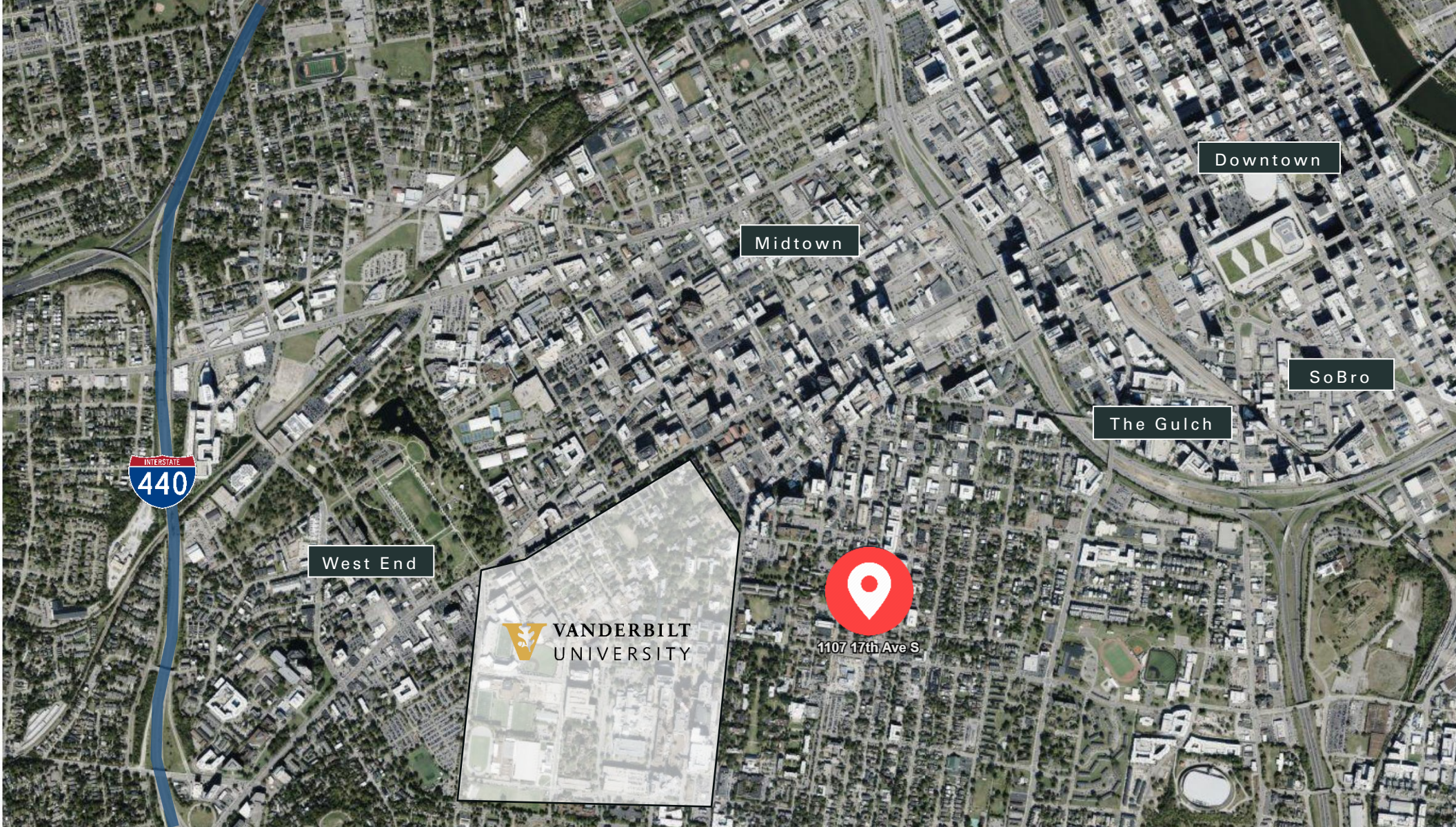
#### Major Music Publishers

Sony Music Publishing Nashville  
Universal Music Publishing Group Nashville  
Warner Chappell Music Nashville  
ole  
Combustion Music.  
Sea Gayle Music  
Carnival Music  
Magic Mustang Music  
Bluewater Music

#### Recording Studios (Active & Historic)

RCA Studio B  
Ocean Way Nashville  
Starstruck Studios  
Blackbird Studio  
Sound Stage Studios  
Hilltop Studios





## STRATEGIC LOCATION

*Easy access to major transportation routes, retail, dining, and cultural attractions*

 **Distances**

- Downtown Nashville ±1.5 Miles
- SoBro ±1.6 Miles
- The Gulch ±0.8 Miles
- Midtown ±1.1 Miles
- Wedgewood-Houston ±1.9 Miles
- West End ±2.1 Miles

 **5-Minute Walk**

- Edgehill Village
- Belmont University
- Vanderbilt University

# PROXIMITY TO SOUGHT-AFTER AMENITIES

1107

17<sup>th</sup> Ave S

21<sup>st</sup> Ave S

17<sup>th</sup> Ave S

16<sup>th</sup> Ave S

SILo  
Gulas

STOV

STK  
STEAKHOUSE

Milk & Honey  
NASHVILLE

SUNDA  
NEW ASIAN

TWO  
HANDS

BRUNSTADT  
Biscuits & Love

CITY WINERY  
NASHVILLE, TN

The Gumbo  
NASHVILLE, USA

THE FINGH  
AMERICAN HONEY

MARSH HOUSE

LUOGO

THE IBERIAN PIG

CAFE BETWEEN

Superica

BURGER REPUBLIC  
BREAD \* QUALITY

OTAKU RAMEN

ADELE'S  
THE GULCH - NASHVILLE

CUCINA MOTO  
ENOTECA

PEG LEG PORKER

barcelona

Van Leeuwen  
ICE CREAM & VEGAN ICE CREAM

JACK BROWNS  
BURGER

SADIE'S

Bella Napoli  
Pizzeria

Aesop.

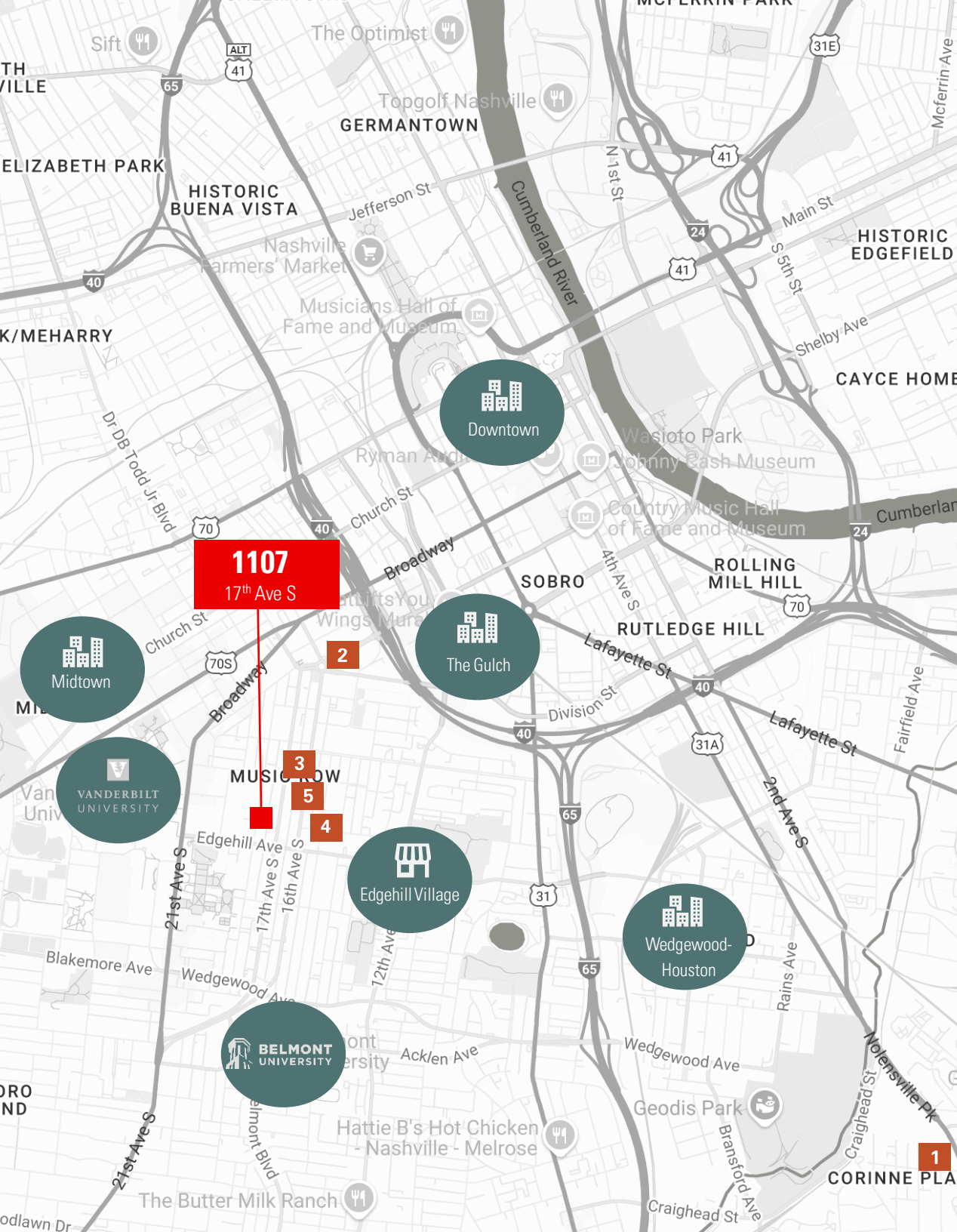
OLD GLORY

WARBY PARKER

egg hill

SMALL WORLD YOGA

Reservoir



# NEW

## SURROUNDING DEVELOPMENTS

### 1. Braxton Music City:

A 236-unit apartment building built in 2022 with 1- and 2-bedroom units and amenities like a resort-style pool, fitness center, and recording studio.

### 2. Element Music Row:

A luxury high-rise offering studios, one-, two-, and three-bedroom apartments with features like floor-to-ceiling windows.

### 3. Millennium Music Row:

A development with 230 units, including studio, one-, and two-bedroom apartments. Amenities include a rooftop lounge, fitness center, and a resort-style pool.

### 4. Note 16:

A modern apartment community with studio, one-, and two-bedroom units and amenities that include smart home features, stainless steel appliances, and USB outlets.

### 5. Signature Music Row:

A recently completed development with 1- and 2-bedroom units, offering residents access to nearby neighborhoods like Midtown and The Gulch.

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Nashville, TN

**R. Stephen Prather**  
First Vice President

O: 615.345.7254

sprather@charleshawkinsco.com

**Jamie Phillips**  
Senior Vice President

O: 615.345.7256

jphillips@charleshawkinsco.com

**Charles Hawkins Co.**

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

P: 615.256.3189

www.charleshawkinsco.com

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Photo Credit: Nashville Public Television



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