

For Sale or Lease

345 HARRISON ST | NASHVILLE, TN 37219



1,552 SF
Furniture Available



INDUSTRY
REAL ESTATE PARTNERS

Exclusively Listed By

POINT OF CONTACT

MATT PARISI

Vice President

470.649.3544

mparisi@industry-rep.com

WADE COX

Vice President

404.783.3468

wcox@industry-rep.com

BRIAN BROCKMAN

Broker of Record

Bang Realty-Tennessee Inc.

License No. 343847 (TN)

bor@bangrealty.com

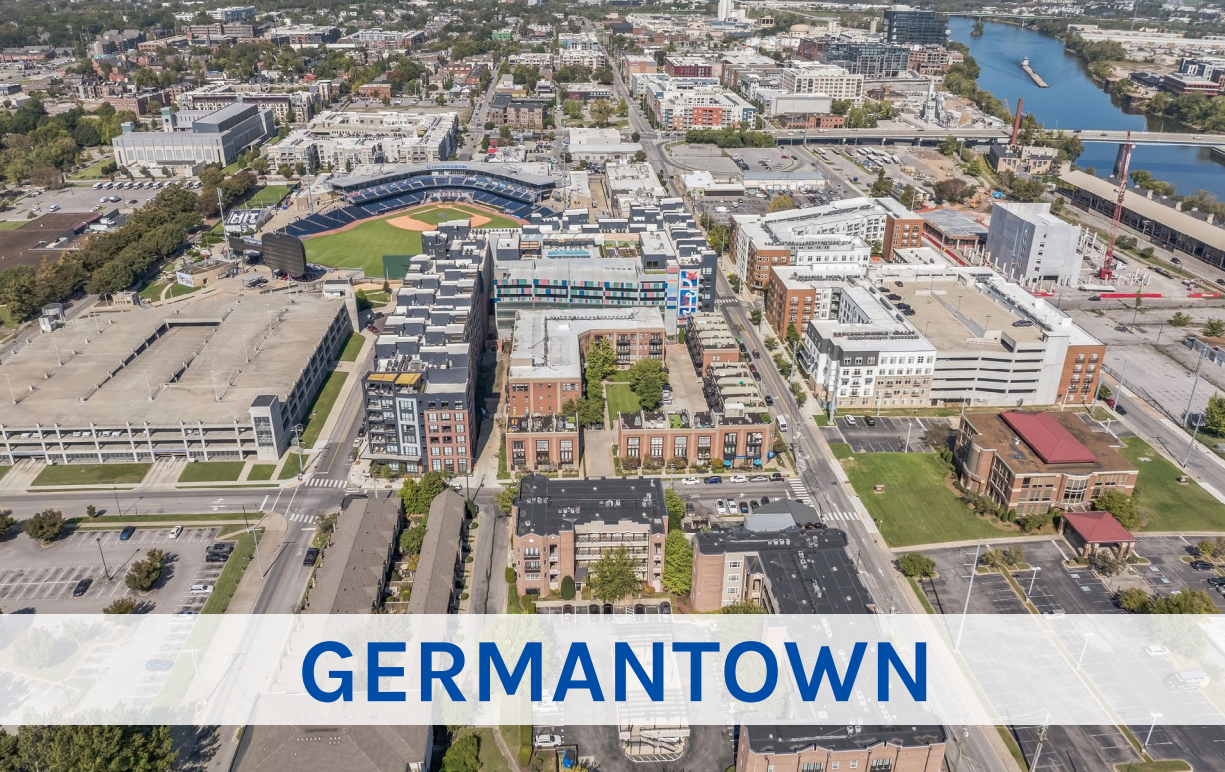
513.898.1551

Contents

INVESTMENT HIGHLIGHTS	3
PROPERTY OVERVIEW	4
FLOORPLAN	6
EXPENSES & OPERATING SYSTEMS	7
DEVELOPING GERMANTOWN	8
LIFE IN GERMANTOWN	10



INDUSTRY
REAL ESTATE PARTNERS



GERMANTOWN

INVESTMENT HIGHLIGHTS

Fully-furnished, modern office in the heart of Germantown with newer construction and increasing property value. This prime location provides unbeatable access for Nashville's top talent.



**HYPER
WALKABILITY**



**UNBEATABLE
ACCESS**



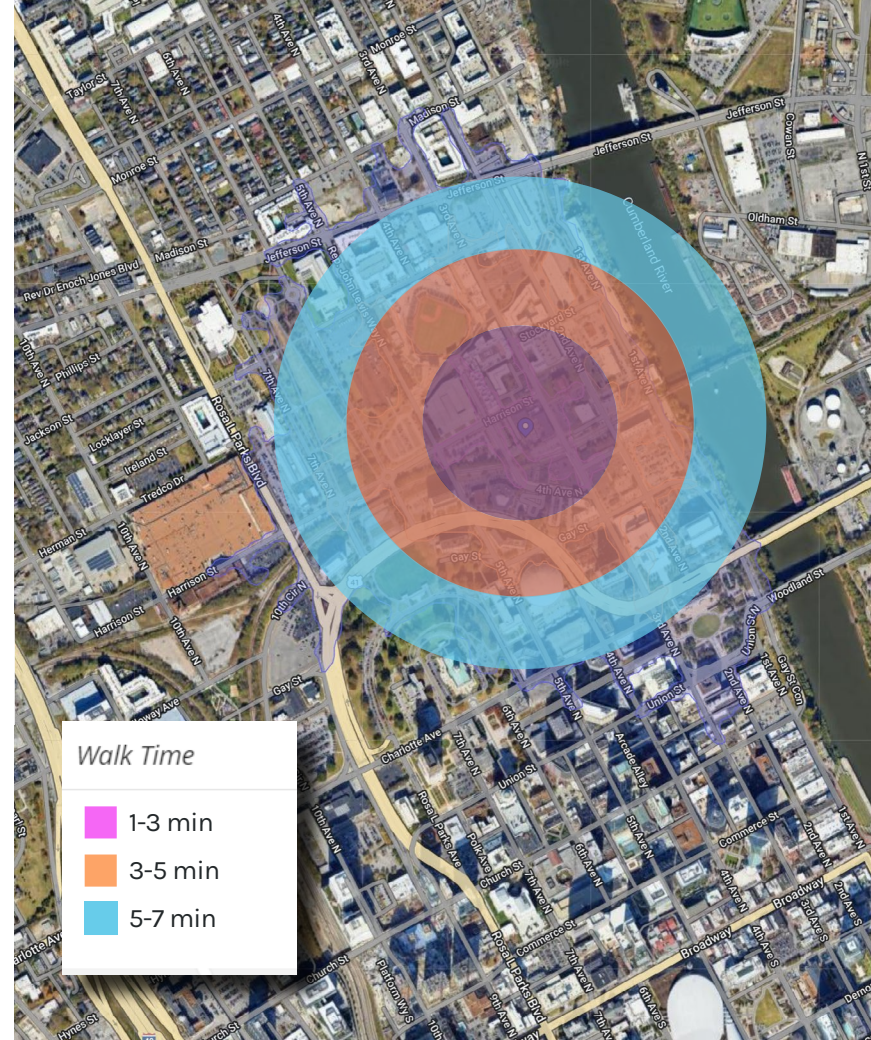
**MODERN
FINISHES**



**MOVE-IN
READY**



**PRIME NASHVILLE
LOCATION**



PROPERTY OVERVIEW

Building Facts

Complex Name	Harrison Square
Year Built	2008
Residential Units	49
Office Units	4
HOA Services	
✓ Parking	✓ Insurance & maintenance (roof, windows, doors, brick façade)
✓ Landscape	
✓ Exterior	
✓ Trash	

Unit Facts

Unit Number	345
Parcel ID	082 13 0G 101.00
Square Footage	1,552 SF useable
Floors	1
Permitted Parking Spaces	4 unreserved
Visitor Parking	13 unreserved
Signage Opportunity	Awning and/or window signage
Approved Uses	
✓ Professional office	✓ Medical Office
✓ Retail	



Visitor Parking
Unreserved Permit Parking
Additional Parking

ADDITIONAL PARKING

TRASH

**UNRESERVED PERMIT
PARKING**

**UNRESERVED PERMIT
PARKING**

**ROOFTOP
COURTYARD**

**UNRESERVED PERMIT
PARKING**

**UNRESERVED PERMIT
PARKING**

★ UNIT 345

VISITOR PARKING

WALKING EXIT

WALKING EXIT

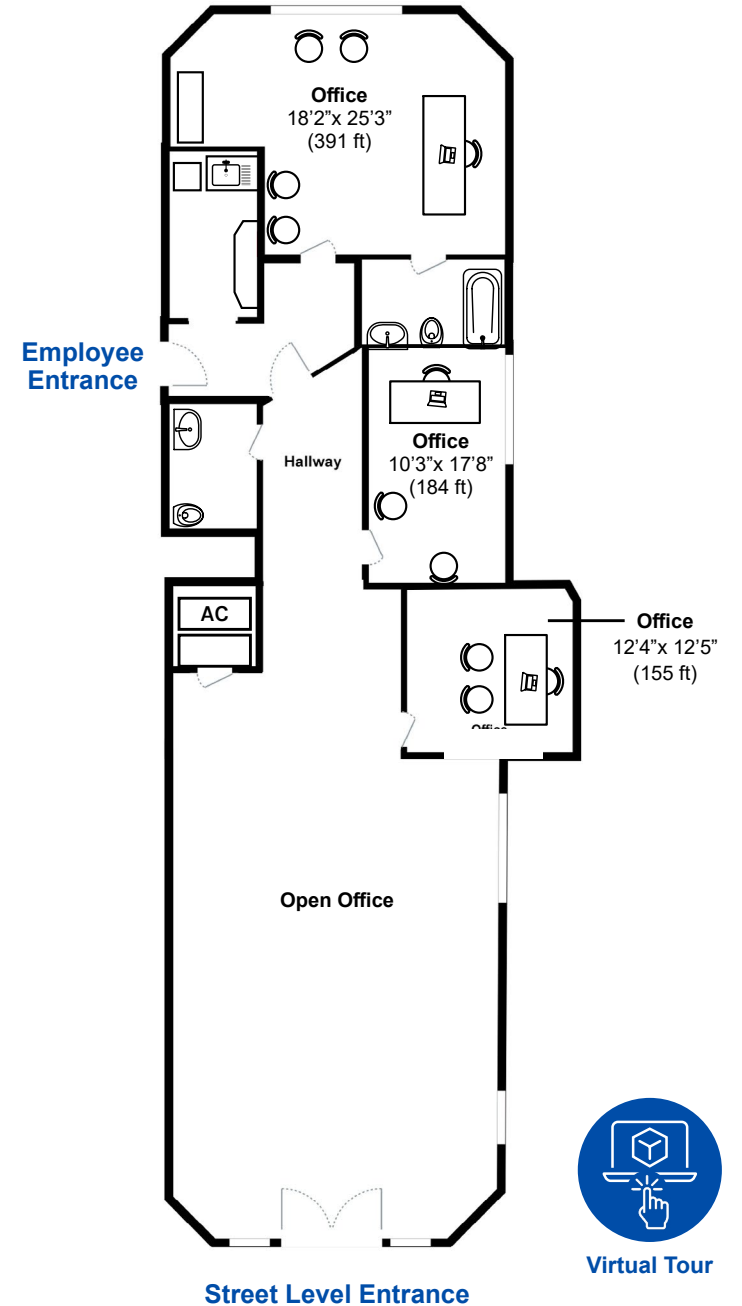




Unit features include porcelain tile flooring, commercial blinds, floor to ceiling tinted windows, sound attenuation, NEST thermostats, surround sound speakers, and a high lumens projector with motorized screen.



FLOOR PLAN



EXPENSES & OPERATING SYSTEMS

Expenses

Association Dues	\$320/month
Property Taxes (2024)	\$6,353.12/year
Interior Insurance (est.)	\$500/year
Additional Parking	\$95/month per space with annual contract

HVAC

Location	Manufacturer	Capacity	Manufactured Date
Ground Unit	American Standard	3 Ton	2010
Rooftop Unit	Trane	3 Ton	2019

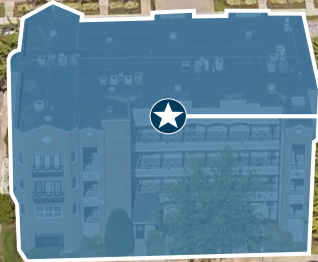
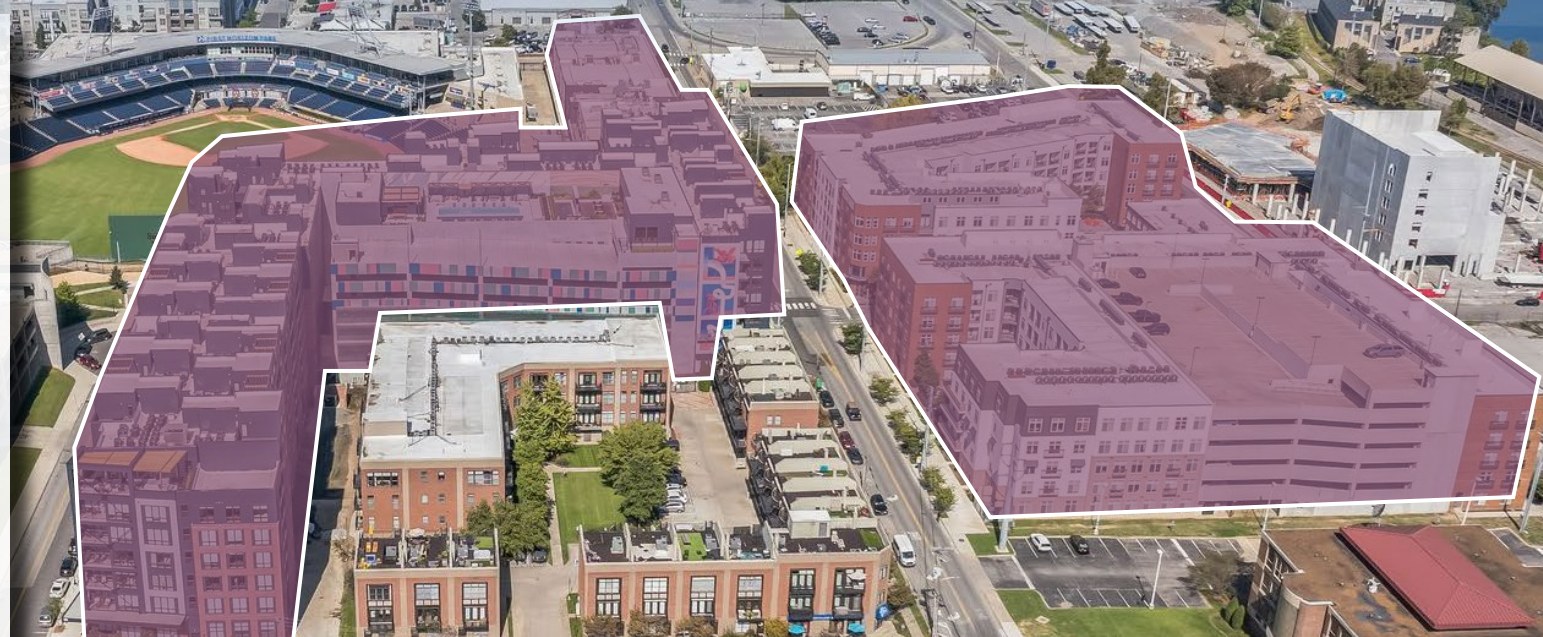


RECENT DEVELOPMENT

Since 2019: Seller's Purchase Date

NOTABLE ADDED AMENITIES

- + 701 Luxury Apartment Units
- + Jonathan's Grille & Rooftop
- + Toastique
- + Far Better Distillery
- + Social Cantina
- + Solidcore
- + TailGate Brewery
- + Third And Home
- + Brooklyn Bowl Nashville



345 Harrison Street

POISED FOR **FUTURE DEVELOPMENT**

21.5+ acres of immediately undeveloped lots and redevelopment opportunities





First Tennessee Park: 4-min walk



Outdoor Rooftop Amenity: Onsite



Third And Home: 4-min walk



Jonathan's Bar & Grill: Next door

LIFE IN GERMANTOWN



Broadway: 5-min Uber or 20-min walk



Toastique: 2-min walk



Brooklyn Bowl Nashville: 5-min walk



Von Elrod's Beer Hall & Kitchen: 7-min walk



TopGolf Nashville: 4-min drive



TailGate Brewery: 4-min walk

Exclusively Listed By



POINT OF CONTACT

MATT PARISI

Vice President
470.649.3544
mparisi@industry-rep.com



WADE COX

Vice President
404.783.3468
wcox@industry-rep.com

BRIAN BROCKMAN

Broker of Record
Bang Realty-Tennessee Inc.
License No. 343847 (TN)
bor@bangrealty.com
513.898.1551



INDUSTRY
REAL ESTATE PARTNERS

5901 Peachtree Dunwoody Rd NE
Building C, Suite 460
Atlanta, GA 30328
Industry-Rep.com

Industry Real Estate Partners has been retained as the exclusive listing broker to arrange the sale of the Subject Property. This flyer is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Industry Real Estate Partners or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.