

901 2nd Avenue South

NASHVILLE, TENNESSEE



Office / warehouse
±10,745 sf

FOR LEASE

**AVISON
YOUNG**

Property highlights



Property overview

Address	901 2nd Avenue S Nashville, TN 37210
Building size	10,745 sf
Property type	Office / warehouse
Year built	1974



Freestanding building



2,700-sf office showroom space



8,045-sf warehouse space



Dock platform



17' ceiling height

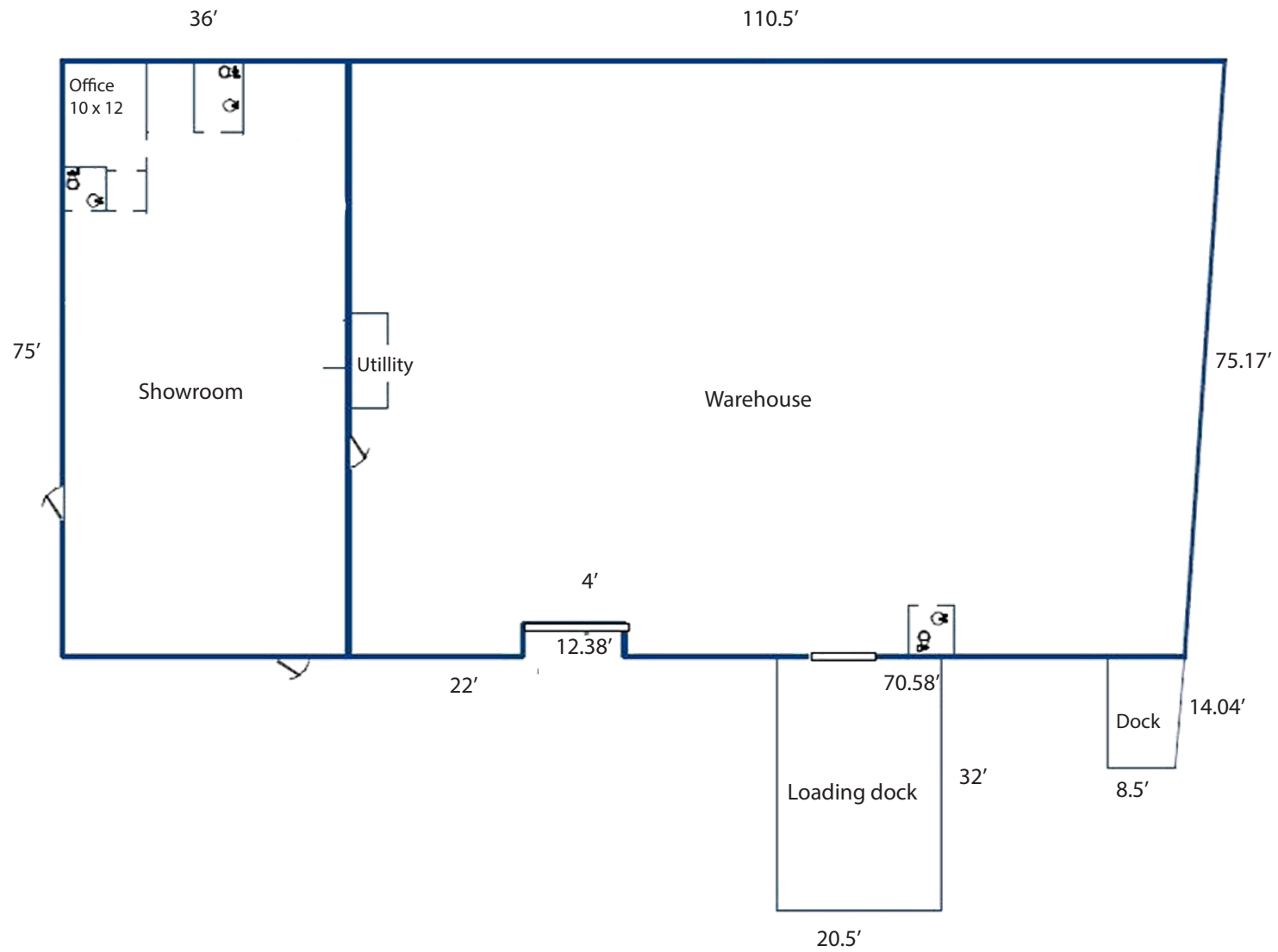


Excellent visibility

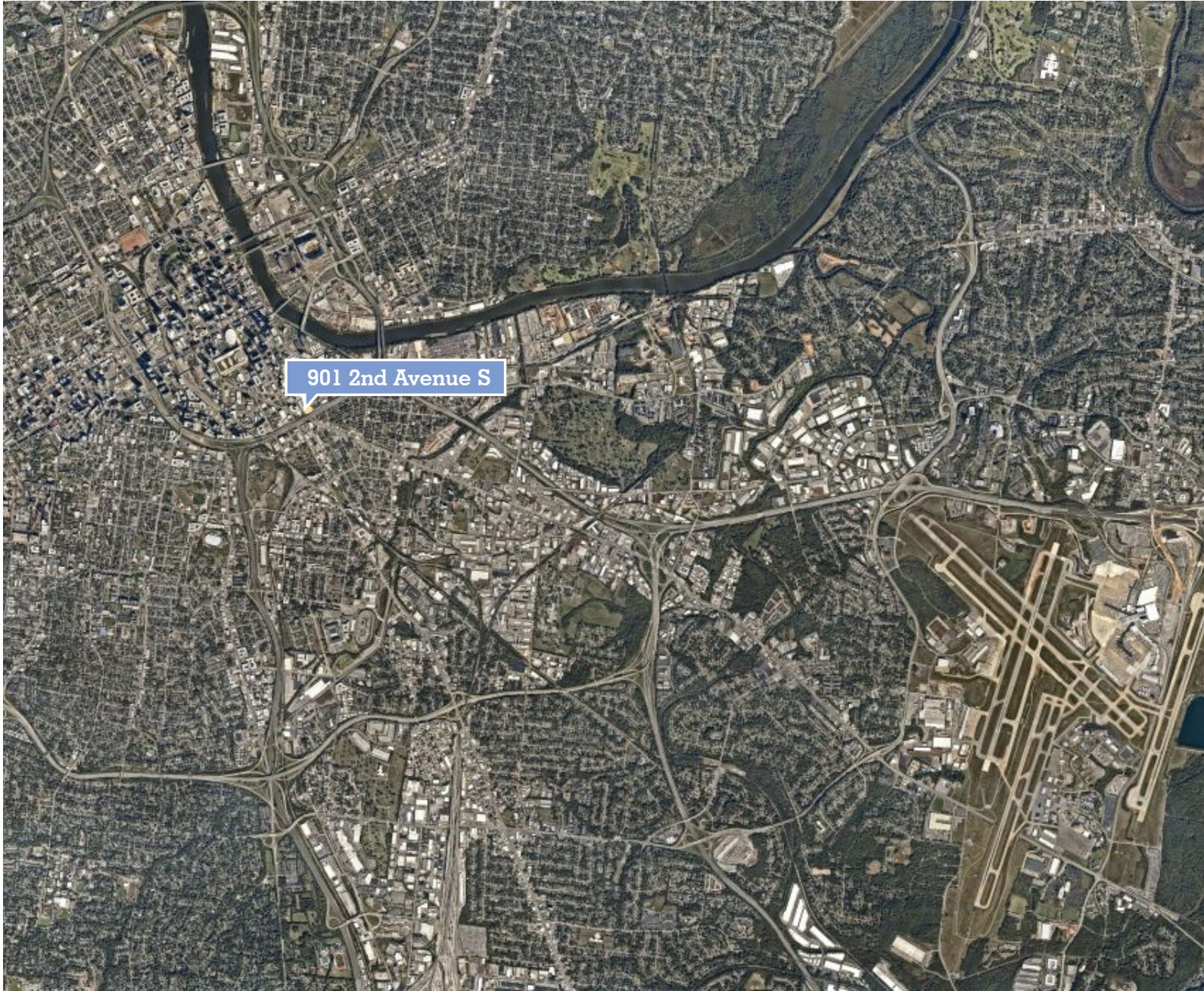


Downtown location

Floor plan



Accessibility



8 minutes



10 minutes



2 minutes



5 minutes

Area overview



Why Nashville

#1

BEST LEISURE
DESTINATION
IN THE U.S.

*Global Traveler,
2024*

**TOP 5
MARKET TO
WATCH**

*ULI Emerging Trends in
Real Estate, 2025*

2.1M

MSA
POPULATION

#2

BEST LARGE AIRPORT

USA Today, 2024

#3

METRO ECONOMIC
STRENGTH

Policom, 2024

1.1M

REGIONAL
WORKFORCE

2.9%

UNEMPLOYMENT
RATE

21.1%

POPULATION
GROWTH
SINCE 2013

#7

HOTTEST JOB
MARKET IN THE
COUNTRY

*WALL STREET
JOURNAL, 2024*

#8

BEST STATE FOR
BUSINESS

CNBC, 2025

#5

BEST PLACES TO
LIVE IN THE U.S.

U.S. NEWS, 2024

75%

OF U.S. MARKETS
ARE WITHIN A
TWO-HOUR FLIGHT
OF NASHVILLE

#6

TRAVELER'S CHOICE
AWARDS - BEST OF
THE BEST,
U.S. DESTINATIONS

Trip Advisor, 2025

Why Now

NASHVILLE IS THE
#1 market to watch

and is the only market to ever reach #1 for
three consecutive years

ULI Emerging Trends in Real Estate, 2024

NASHVILLE, TN

Recent Corporate Relocations and Expansions



**If you would like more
information on this offering
please get in touch.**

Brokerage

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