# 2100 Church Street

Nashville, TN | 37203



MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by **HEALTHCARE REALTY** 



### LEASING INFORMATION

Branden Cadavid 954.296.9103 branden@hbre.us

# A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

2100 Church St | Nashville, TN | 37203

Located on the Ascension Saint Thomas Midtown Hospital campus, 2100 Church Street is a 4-story, +/- 106,000 SF new medical office building owned and managed by Healthcare Realty (NYSE: HR). Ascension is part of the world's largest Catholic health system which includes 9 hospitals and physician practices across Tennessee. Designed to elevate the patient experience, 2100 Church Street is where innovation meets specialty care. We offer enhanced patient access and modern finishes throughout the building.

## **Key Tenants**





Exterior of main plaza offering enhanced patient access and free valet service.





+/- 106,000 TOTAL

**BUILDING SF** 

• 90% leased with 12.782 SF available

• 2 suites available on second floor (can be demised)

• LEED certified building

 Ample patient parking, including two-level underground parking garage, free valet, and free parking onsite at the Mid-State Garage

• Several EV charging stations available for electric



vehicles CONVENIENT SPECIALTY CARE

- Professionally managed with 24/7 security
- Adjacent to Women's Hospital entrance with convenient access to hospital
- Quick access to ORs in hospital, USPI, and BASC



• Well-located in the heart of Nashville's Medical District with convenient access to I-40

ACCESS TO AREA AMENITIES

- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius



### LEASING INFORMATION

954.296.9103

Branden Cadavid Allen Bolden, SIOR, CCIM 615.693.9034 branden@hbre.us allen@hbre.us





2100 CHURCH PARKING

Ample visitor and guest parking, including free valet and convenient two-level underground parking garage.

Building owned and managed by HEALTHCARE REALTY

# EXPERIENCE PREMIUM DESIGN & MODERN FINISHES

2100 Church St | Nashville, TN | 37203



Building owned and managed by **HEALTHCARE REALTY** 



### LEASING INFORMATION

Branden Cadavid 954.296.9103 branden@hbre.us

# NASHVILLE'S PROMINENT MEDICAL DESTINATION

2100 Church St | Nashville, TN | 37203

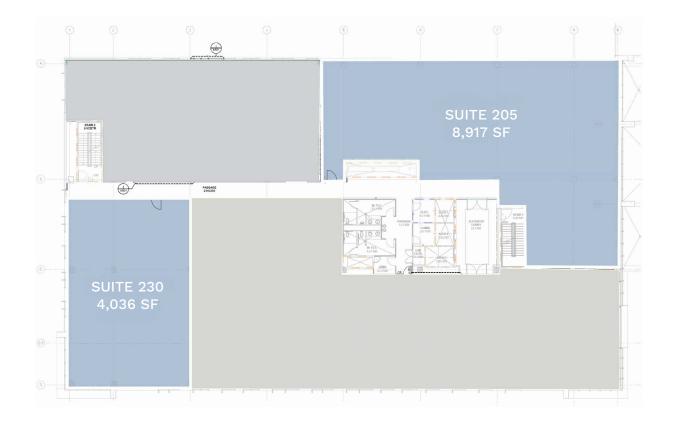
#### DOWNTOWN FISK/MEHARR FANG **NEARBY MEDICAL & AMENITIES** HADLEY PARK DOWNTOWN Dining & Retail NASHVILLE HADLEY/ WASHINGTON NATKINS PARK HE DISTRI 2 minutes - 0.3 miles CAPITOL VIEW EGE 40 St Thomas Hospital Midtown **ST THOMAS HOSPITAL** 2 minutes - 0.3 miles **MIDTOWN** SOBRO **TRISTAR CENTENNIAL** RUTLE MEDICAL CENTER TriStar Centennial Medical Center THE GULCH 3 minutes - 0.5 miles PIE TOWN MIDTOWN Vanderbilt University EIGHTS MUSIC ROV 5 minutes - 0.9 miles VANDERBILT 65 UNIVERSITY WEST END PARK Vanderbilt University Medical Center EDGEHILI 5 minutes - 1.1 miles VANDERBILT UNIVERSITY Nashville (Downtown) **MEDICAL CENTER** 6 minut<u>es - 1.7 miles</u> WEDGEWOO CHLAND ACKLEN

TRAFFIC COUNTS	CARS PER DAY	2024 MIDTOWN DEMOGRAPHICS	1 MILES	3 MILES	5 MILES	
Church St	22,821	Population	22,292	134,461	244,862	
20th Ave N	5,794	2029 Population Projection	28,771	161,123	277,301	
21st Ave N	5,702	Total Households	10,788	63,654	110,587	
	0,102	Average HH Income	\$98,744	\$127,247	\$130,231	



### LEASING INFORMATION

# Available Suites (2nd Floor - 12,782 SF)





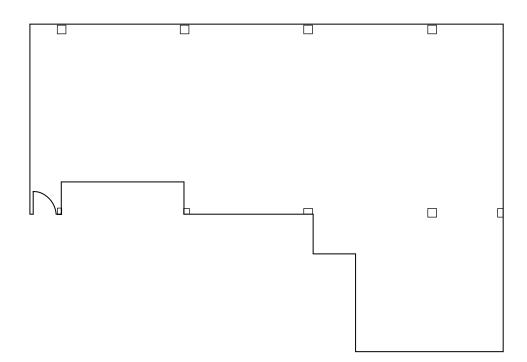
Scan for virtual tours and availabilities.

# Building owned and managed by **HEALTHCARE REALTY**

Branden Cadavid 954.296.9103 branden@hbre.us

LEASING INFORMATION

# TAKE A TOUR 2100 Church St | Nashville, TN | 37203



#### SUITE 205 | 8,917 SF

- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Large, Window-lined, naturally-lit corner suite



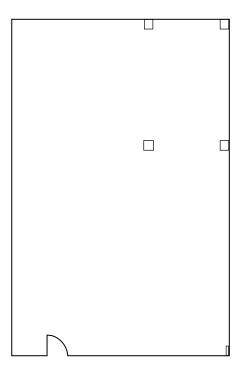
Scan for virtual tours and availabilities.

### LEASING INFORMATION



Allen Bolden, SIOR, CCIM 615.693.9034 allen@hbre.us

Building owned and managed by **HEALTHCARE REALTY** 



### SUITE 230 | 4,036 SF

- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Beautiful naturally-lit corner suite



Scan for virtual tours and availabilities.

### LEASING INFORMATION

Branden Cadavid

branden@hbre.us

954.296.9103



Allen Bolden, SIOR, CCIM 615.693.9034 allen@hbre.us

# Building owned and managed by **HEALTHCARE REALTY**



# CONTACT FOR MORE INFORMATION:



Branden Cadavid 954.296.9103 branden@hbre.us



Allen Bolden, SIOR, CCIM 615.693.9034 allen@hbre.us

Building owned and managed by HEALTHCARE REALTY

750 OLD HICKORY BLVD, SUITE 125-1 | BRENTWOOD, TN 37027 | 615.564.4133 | WWW.HBRE.US

© 2024 HBRE, LLC. All rights reserved. All properties are offered for lease through HBRE, a licensed real estate broker. The information in these materials has been obtained from various sources. While we believe the information to be reliable, HBRE does not make any representation or warranty as to the accuracy or completeness of such data and it should be independently verified by prospective tenants. Artist's renderings based on current development concepts are subject to change without notice.