

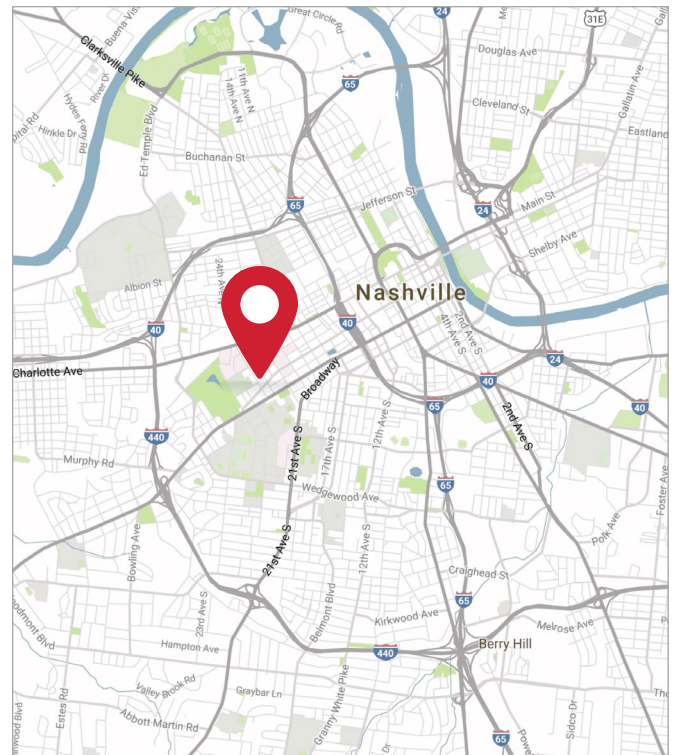
FOR SALE OR LEASE

Premier Office Building in Midtown

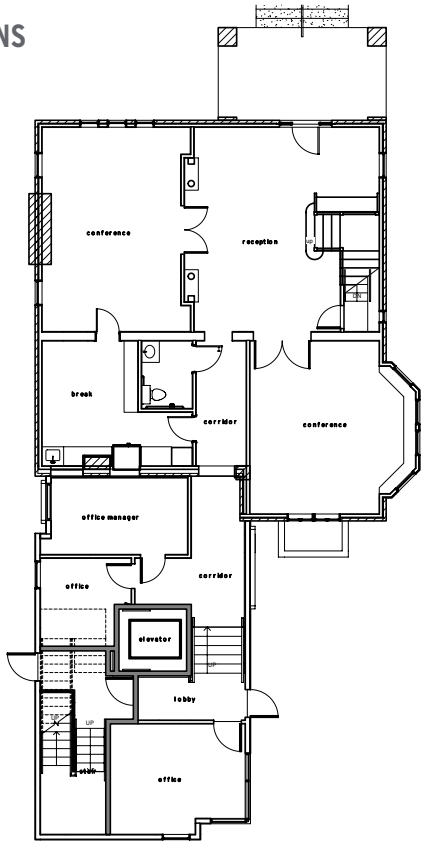


PROPERTY SUMMARY

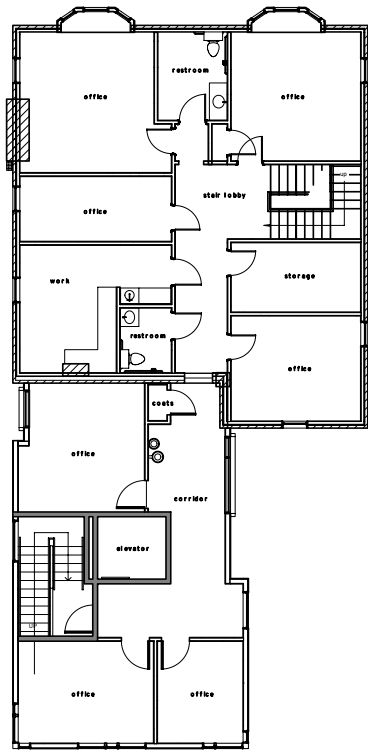
ADDRESS	205 23rd Avenue N, Nashville, TN 37203
SIZE	6,493 SF
ASKING PRICE	\$3,500,000
LEASE RATE	\$28.00 NNN
DATE AVAILABLE	Immediately
KEY FEATURES	- Interior elevator - ADA compliant restrooms - Furniture available - Updated basement storage included 13 surface parking spaces - Tenant signage available



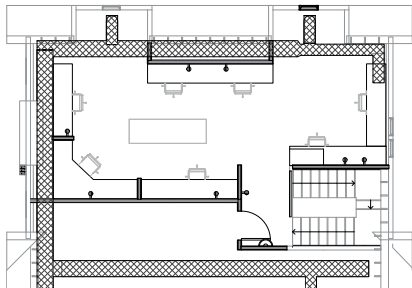
FLOOR PLANS



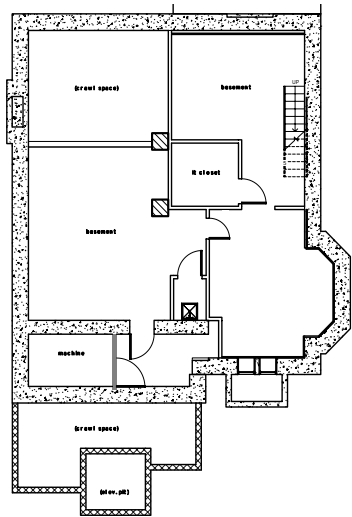
1st Floor



2nd Floor



3rd Floor



Basement Storage

Tom Corcoran
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POINTS OF INTEREST



● HOTELS

Holiday Inn - Vanderbilt
 Holiday Inn - Midtown
 Nashville Marriott - Vanderbilt
 Homewood Suites by Hilton
 Hampton Inn & Suites - Vanderbilt
 Staybridge Suites
 Towneplace Suites
 Loews Nashville
 The Graduate
 Hutton
 Embassy Suites
 Virgin Hotel

● RESTAURANTS/BARS/COFFEE SHOPS

Starbucks
 Jersey Mike's
 Martin's BBQ
 Dunkin Donuts
 The Well Coffehouse
 Oscar's Taco Shop
 Elliston Soda Shop
 Jimmy Kelly's Steakhouse
 Ruth Chris's Steakhouse
 Shabu Shabu
 Hattie B's
 CAVA and more

● RETAIL/SHOPPING

Buffalo Exchange
 Walgreens
 United Apparel Liquidators
 Office Depot
 Edible Arrangements
 The French Shoppe
 Haven
 CVS

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SOUTHEAST VENTURE

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ADDITIONAL PHOTOS



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