

For LEASE
OFFICE

DOWNTOWN 2ND AVE NORTH

144 2ND AVE NORTH

PILCHER

PILCHER BLDG.

± 4,000 SF - ± 8,662 SF
Contiguous

 **SNIPES
PROPERTIES**

UNIQUE OPPORTUNITY **OFFICE SPACE ON BUSY 2ND AVE** TOURIST DISTRICT

This is a unique opportunity for an office space on the busy 2nd Ave North tourist district. Located in downtown Nashville and just one block from lower Broadway. The third floor office space being $\pm 4,000$ SF - $\pm 8,662$ SF contiguous and built out with high end finishes and ready for occupancy. All new systems (4 yrs old), HVAC and updated sprinkler and electrical.

Building Square Footage: $\pm 38,626$ SF

Available Square Footage: $\pm 4,000$ SF - $\pm 8,662$ SF
Contiguous

Intersection: 2nd Ave North and Commerce Street

Open floor plan with towering 13'-16' foot ceilings with historic timber and brick construction // Walking distance to Ryman Auditorium, Bridgestone Area, Omni Nashville Hotel, The George Jones, AJ's Good Time Bar, Nissan Stadium, 21c Museum Hotel, Hard Rock Café, among many other incredible restaurants, bars, luxury condos, apartments, hotels, and companies.

For Leasing Information:

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PILCHER BLDG.
144 2nd Avenue North
Nashville, TN 37201

(615) 815.1613

Creed Investment Company
creative. urban. investments.



**It's good to
be in Nashville.
No wonder
we are called
the "IT" city!**

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144 2ND AVENUE NORTH

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**BARS, SHOPS, & RESTAURANTS ON
LOWER BROADWAY & 2ND AVE**

BROADWAY

- AJ's Bar & Grill
- ACME Feed & Seed
- Luke's 32 Bridge
- Tootsie's Orchid Lounge

2ND AVENUE

- The Wildhorse Saloon
- Coyote Ugly
- Cerveza Jack's
- The Stillery

PILCHER BLDG.

• NISSAN STADIUM

• HARD
ROCK CAFE

• MUSIC CITY STAR
RIVERFRONT STATION

• RYMAN
AUDITORIUM

• RENAISSANCE
HOTEL

• NASHVILLE
CONVENTION
CENTER

• HILTON
DOWNTOWN

• SCHERMERHORN
SYMPHONY CENTER

• ASCEND
AMPHITHEATER

• BRIDGESTONE
ARENA

• COUNTRY
MUSIC HALL
OF FAME
& MUSEUM

• OMNI
HOTEL

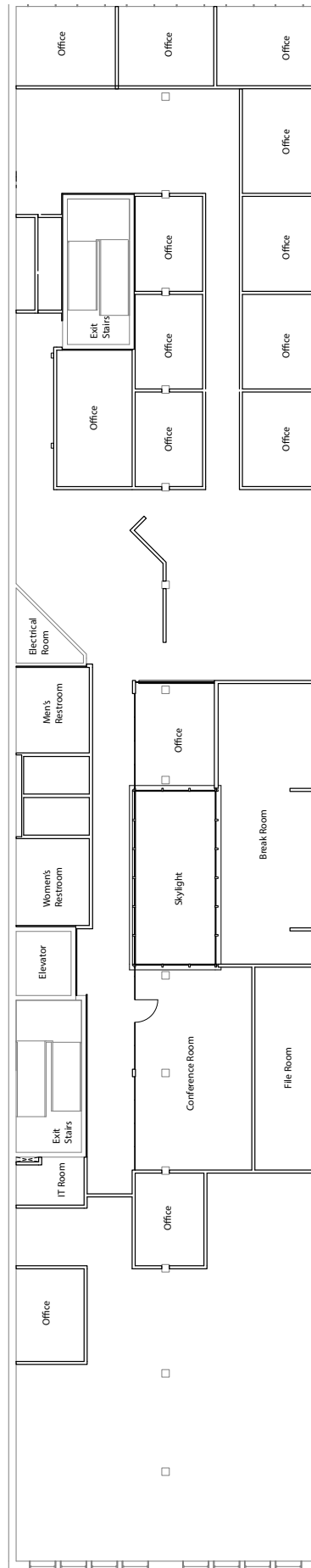
• MUSIC CITY CENTER
(CONVENTION CENTER)

FLOOR PLAN

THIRD FLOOR

Use:
OFFICE

Rentable SF:
± 4,000 - ± 8,662 SF
Contiguous



PILCHER BLDG.

THIRDFLOOR



THIRDFLOOR



THIRDFLOOR



THIRDFLOOR



THIRDFLOOR



FACTS & FEATURES

Nashville & Downtown Area

Nashville was recently ranked as the one of the hottest American cities due to job growth, affordability, livability, and the health and well-being of the city's residents by Business Insider.

On average, there are over 800 events every month in Downtown Nashville including CMA Music Festival, New Year's Eve Broadway Bash, Music City Marathon and the 4th of July Celebration.

Downtown Nashville is the heart of Music City with over 40 live music venues offering country, jazz, bluegrass and blues every night. In addition, there are over 40,000 concert and theater venue seats, with an additional 69,143 seats in Nissan Stadium.

Downtown's major sports venues are the Bridgestone Arena (home to the Nashville Predators professional hockey team), the Nissan Stadium (home to the Tennessee Titans), the Sulphur Dell Baseball Stadium (home to the Nashville Sounds minor league baseball team), the newly established GEODIS Park (home to the MLS Nashville SC)

Downtown Nashville had 14.4 million out of town visitors within 2022.

The Pilcher Bldg., part of the Original Town of Nashville, was built in 1900 with five stories, consisting of a 1st Avenue river facing ground level "basement" entrance, and four additional floors starting with the 2nd Avenue grade level entrance. The building was strategically positioned on the Cumberland River with an address of 54 Market Street South and was home to local salt merchants, the Pilcher Brothers.

Today this building is situated in the middle of Nashville's 2nd Avenue Historical District. The Pilcher Bldg. boasts turn-of-the-century architecture and original features that simply cannot be replicated today.

The redevelopment of the Pilcher Bldg. has brought state-of-the-art, modern energy savings improvements that few buildings of this age and character can offer.



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