



622 Hamilton Ave

UP TO 9,604 SF FOR LEASE IN WEDGEWOOD HOUSTON

Property Overview

Currently configured as a studio, the building presents an opportunity for adaptive use - supporting a variety of concepts that would seamlessly integrate into the neighborhood's established mix of creative, retail, and hospitality environments.

- Entertainment
- Design Offices / Showroom
- Retail
- Food & Beverage

- SF: 1,200–9,604 SF | WILLING TO DEMISE
- ACRES: 0.3 ACRES
- ZONING: IWD + OPPORTUNITY ZONE



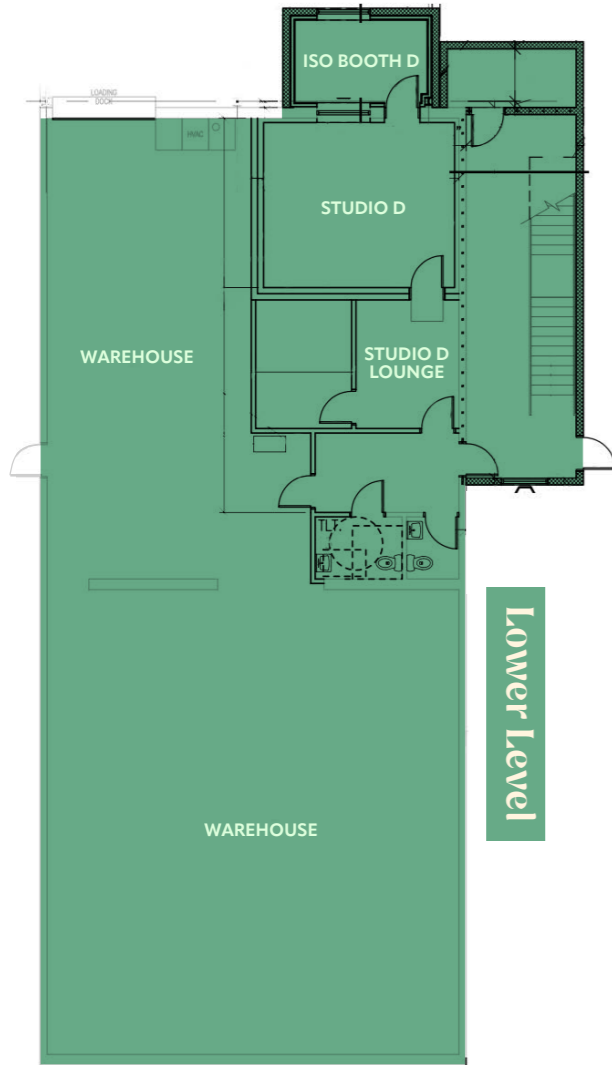
**conceptual rendering*



Floor Plan

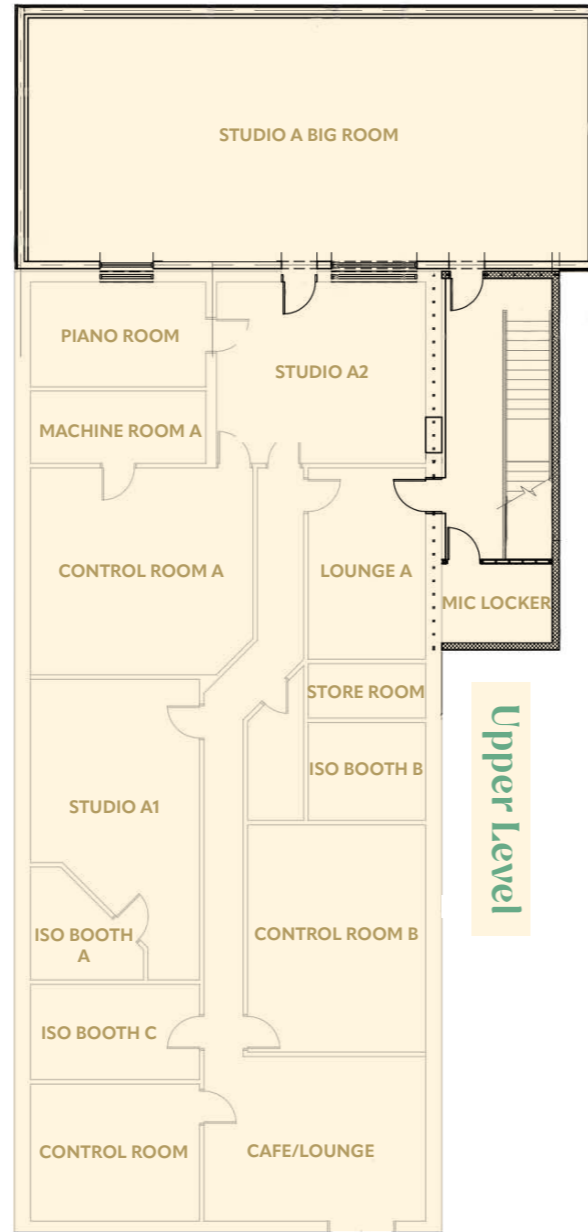
1,200–9,604 SF | WILLING TO DEMISE

VIRTUAL TOUR



~4,200 SF

Lower Level



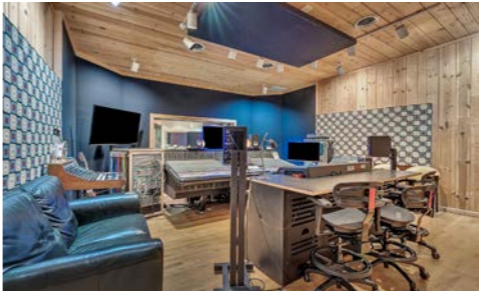
~5,400 SF

Upper Level



Current Buildout

RECORDING STUDIO



Neighborhood Tenants



SCHUMACHER
since 1889

iggy's



iggy's is a much-needed Italian eatery in the city that will please everyone at the table. ”

– Savory Traveler

**NASHVILLE
DESIGN
COLLECTIVE**

LIVE NATION



SOHO HOUSE



HERMÈS
PARIS



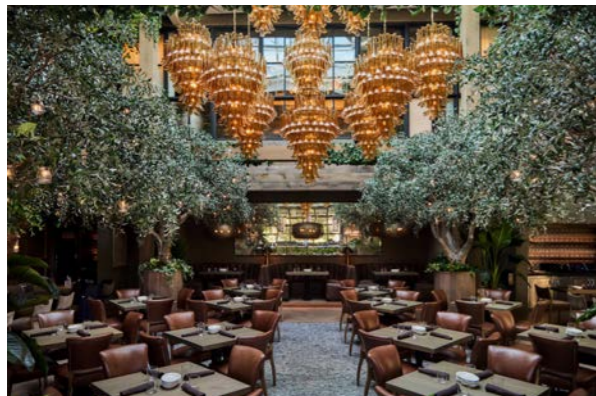
BATHHOUSE



BRUNELLO CUCINELLI



PASTIS



Every dish is packed with a fusion of flavors, and the portions are perfect for sharing! ”

– Spoon University

aba

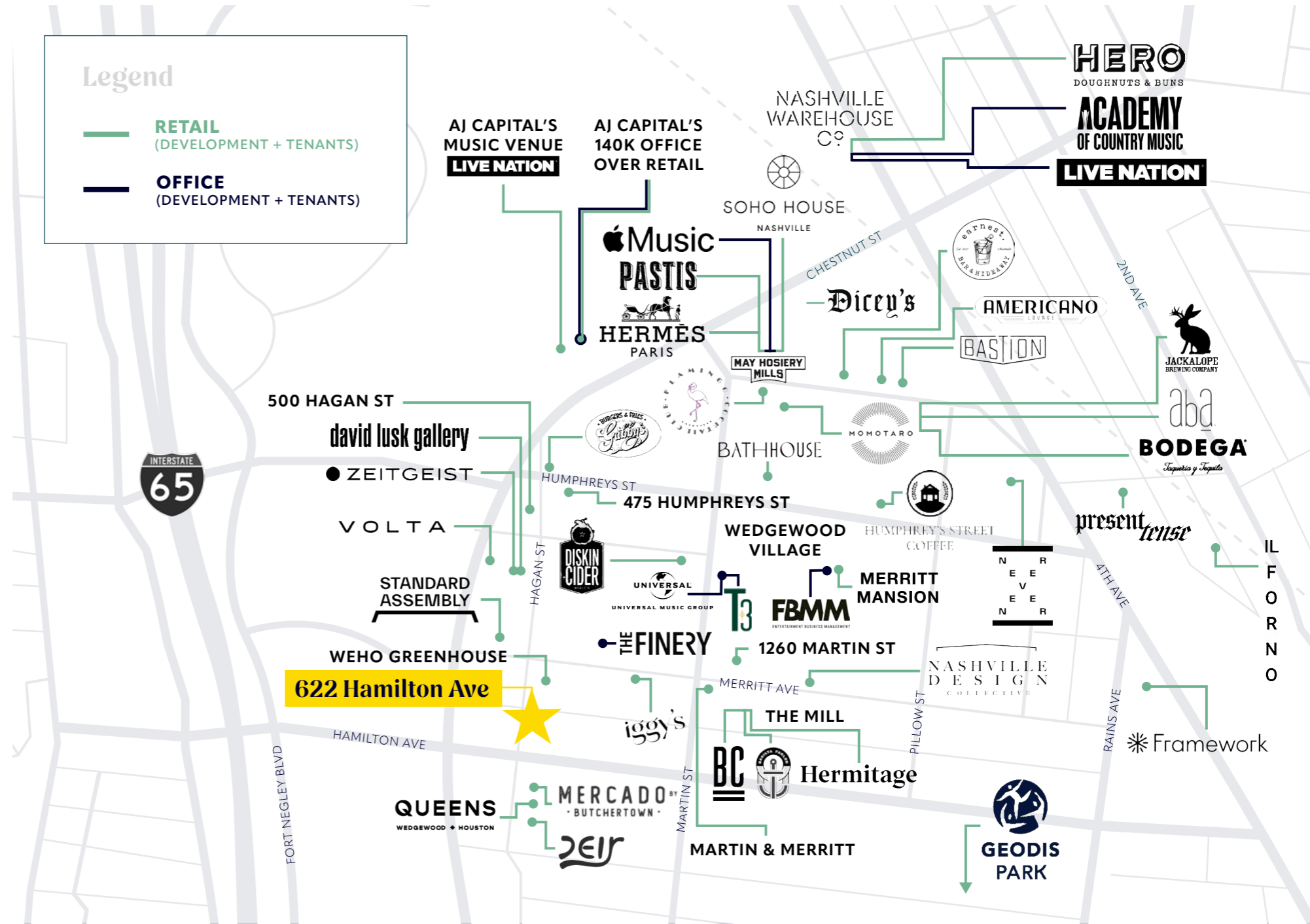


Area Map

WEDGEWOOD HOUSTON
622 HAMILTON AVE

Legend

- **RETAIL**
(DEVELOPMENT + TENANTS)
- **OFFICE**
(DEVELOPMENT + TENANTS)



Area Proximity

**WEDGEWOOD
HOUSTON**
622 HAMILTON AVE



Wedgewood Houston Neighborhood



Wedgewood-Houston, Nashville

Startups, creatives, and entertainment companies like Apple Music and Live Nation have established headquarters in Nashville's Wedgewood-Houston, also called "WeHo." Music studios, breweries, coffee houses, and art galleries, not to mention an outpost of Soho House – the global members' club and hotel group – exist side by side in this rapidly changing neighborhood just south of downtown.

Part of WeHo's allure is the diversity of things to do. Nashville's Major League Soccer team, Nashville SC, plays at Geodis Park, and a farmers market and various events happen at The Outfield, an acre-sized green space. On every first Saturday, galleries and art collectives stay open late for the WeHo Art Crawl. On the boozy side, Nashville Craft Distillery produces whiskey and sorghum spirits and gives guests an up-close look at the distilling process through tours, tastings, cocktails, and bottles to go.



GARDEN & GUN

THE FINERY

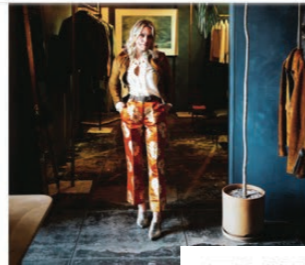


475 HUMPHREYS ST DEVELOPMENT

Food & Lifestyle
Chicago-based Japanese concept slated for AJ Capital's Wedgewood-Houston project



426-464 CHESTNUT ST DEVELOPMENT



SHOPS Nashville Leather Goes Hollywood

The Music City's maven of menswear takes Melrose Avenue

By CAROLINE SANDERS CLEMENTS
February/March 2023



TRAVELMAG

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By TRACY KALEB | PUBLISHED JULY 23, 2024

From the North to the South to America's heartland and across the country to the West Coast, the USA has no shortage of hip, up-and-coming neighborhoods.



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NASHVILLE WAREHOUSE CO.





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