

49 MUSIC SQUARE WEST



FOR LEASE • 64,635 SF OFFICE BUILDING



BUILDING HIGHLIGHTS

Prominent location on Music Row

Covered parking

Recently renovated

Walkable retail and housing

Institutional ownership



PREMIUM MUSIC ROW LOCATION



RIGHT WHERE YOU NEED TO BE

49 Music Square West offers Class A office space in the heart of everything you need. It is a dominant presence on historic Music Row, only 8 minutes from downtown, and walkable to so many amenities.

The building has been recently renovated and includes covered parking for its tenants.



AVAILABILITY

Suite 205 - **3,131 SF**

Suite 215 - **1,815 SF - available 7/1/26**

Suite 401 - **7,355 SF**

Suite 402 - **2,689 SF**

Suite 403 - **1,335 SF**

Suite 502 - **3,521 SF**

Suite 503 - **1,250 SF**

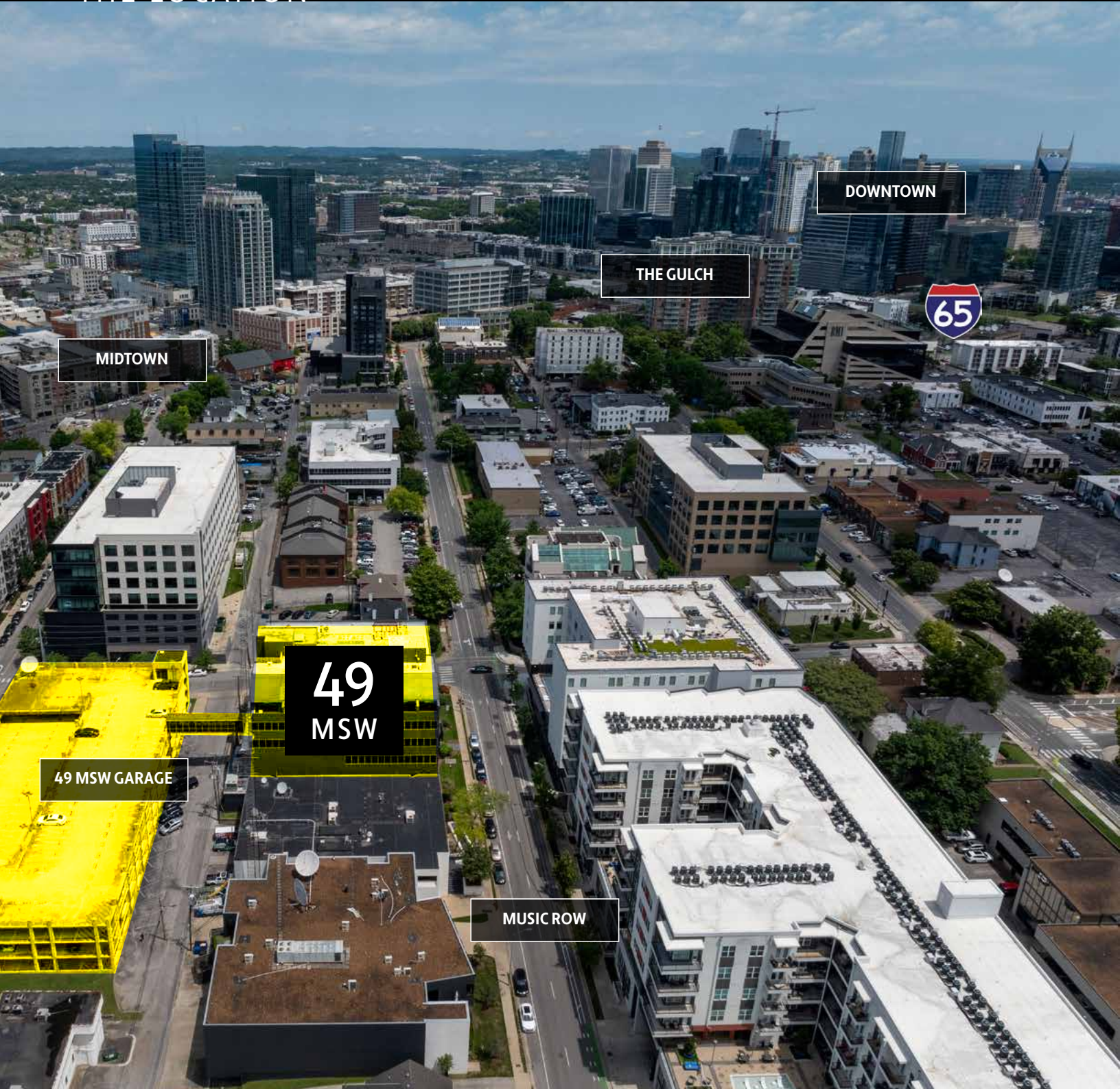
Suite 504 - **1,235 SF - available 7/1/26**





SPACE WHERE YOU NEED IT

THE LOCATION



DOWNTOWN

THE GULCH

MIDTOWN



49
MSW

49 MSW GARAGE

MUSIC ROW

8 MINUTES FROM DOWNTOWN

AREA AMENITIES

FOOD

Barcelona
Catbird Seat
Chuys
Donatos Pizza
Giovanni Ristorante
Henley
Hattie B's
The Well Coffeehouse
Urban Cookhouse
Velvet Taco
Virgin Hotel

FITNESS

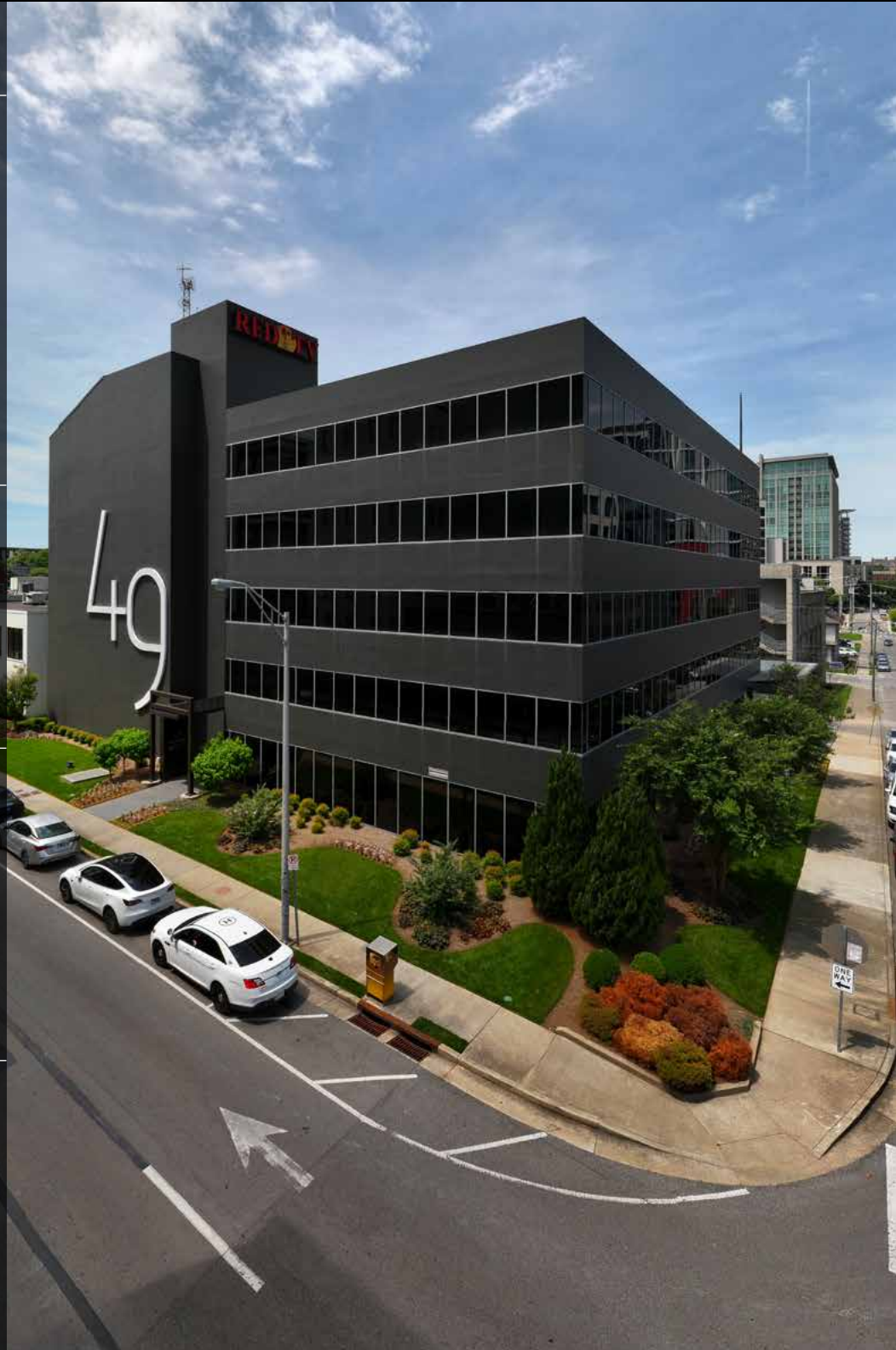
Cutting Edge Personal Training
Hotworx
Luna Yoga
Orange Theory
Shakti Power Yoga
Sweat 440

DRINKS

Broadway Brew Pub
Bobby's Idle Hour Tavern
Kung Fu Saloon
Losers Bar & Grill
Old Glory
The Patterson House
The Red Door Saloon
Winners Bar & Grill

MULTI-FAMILY

Artison on 18th
Adelicia
Fallyn Apartments
Millenium Musc Row
Music City Flats
Note 16
Signature Music Row
The Morris



ALL WITHIN A 5 MINUTE WALK

FOR MORE INFORMATION

Robby Davis

robby.davis@streamrealty.com

615.618.3967

Maddison Sickels

maddison.sickels@streamrealty.com

760.504.1726

The logo for Stream Realty features a white wavy line above the word "STREAM" in a bold, white, sans-serif font. A registered trademark symbol (®) is located to the right of the word.

STREAM®

501 Commerce Street
Suite 1120
Nashville, TN 37203
615.795.0000