



FOR SALE OR LEASE

40,000 SF Building In the Heart of Downtown

221 4th Ave. North
NASHVILLE, TN 37219

IDEAL FOR HOSPITALITY,
SPA, OR ENTERTAINMENT
CONVERSION



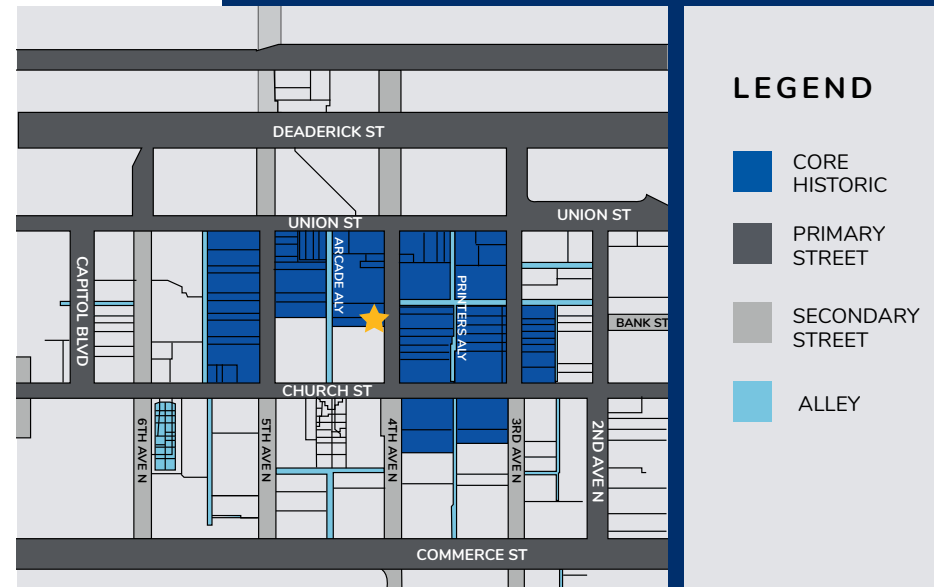


Property Overview

221 4th Ave. North

NASHVILLE, TN 37219

- ± 40,000 SF historic office building
- 7,000 SF average floorplate
- 2 elevators + 1 freight
- Located in the Nashville CBD
- Close proximity to restaurants, retail, office, residential, entertainment, and hospitality
- Retail storefront on 4th Ave North
- Adjacent to The Arcade





In the heart of it all

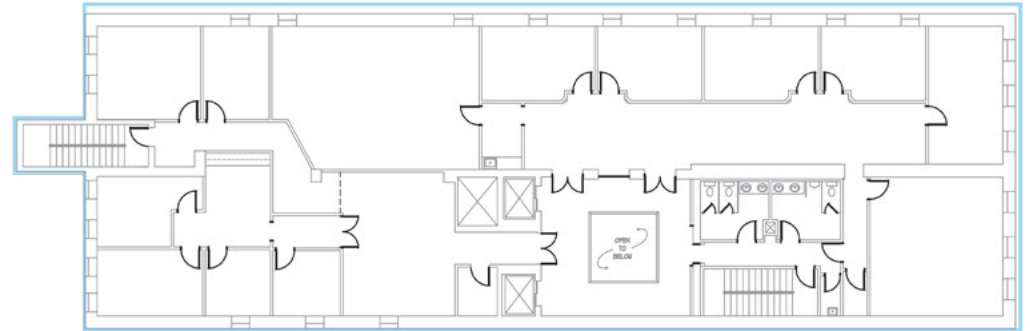
Historic District

The immediate neighborhood has two historic urban spaces - the Arcade and Printers Alley. This neighborhood is comprised of several historic buildings, many of which have been recently renovated.

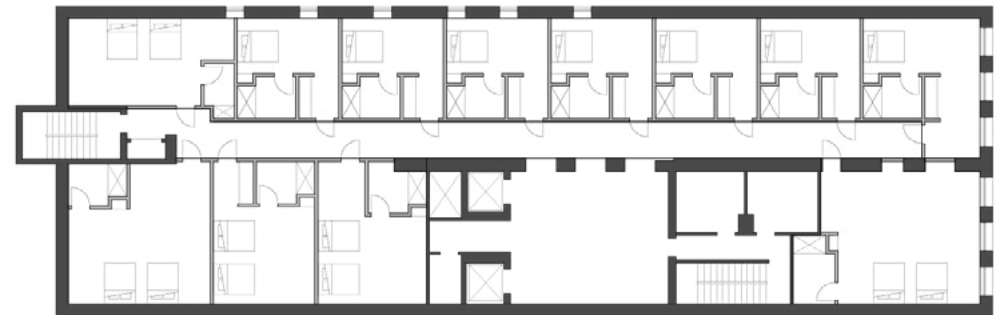
Boutique Row

The property is located in the center of downtown Nashville's "Boutique Row," which is home to Noelle Hotel, The Dream, The Bobby and the Fairlane Hotel. This corridor has seen the conversion and preservation of multiple historic structures in the last five years into over 600 hotel rooms.

Typical Existing Floor Plan



Potential Hotel Floor Plan



For information, please contact:

Robert W. Lowe, Jr.
EXECUTIVE MANAGING DIRECTOR

rob.lowe@streamrealty.com

T 615.476.2910

Ross Smith
ASSOCIATE

ross.smith@streamrealty.com

T 615.818.9688



611 11th Ave. North
Suite 900
Nashville, TN 37203
T: 615.795.0000

