

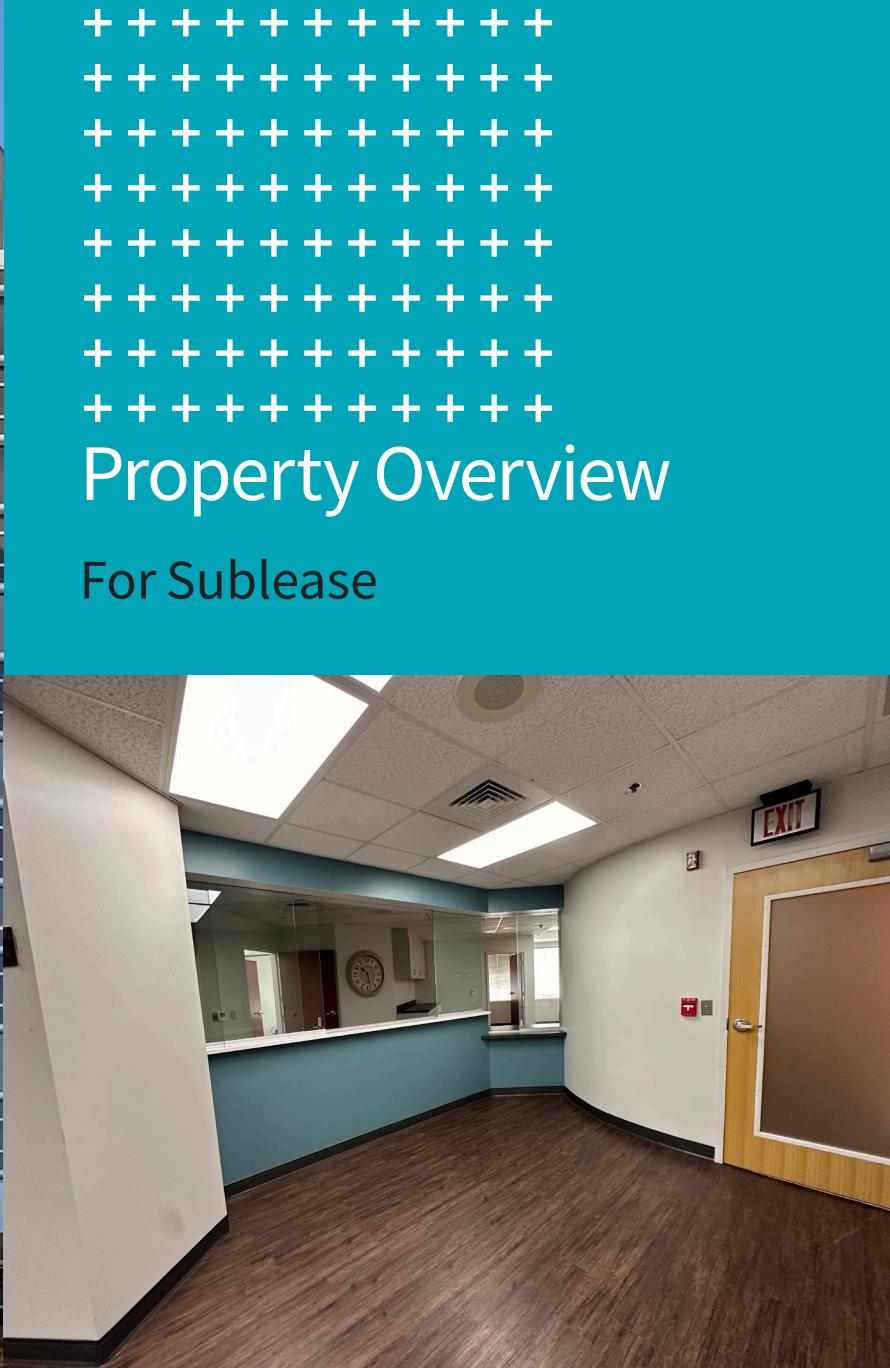
# Midtown Medical Plaza

For Sublease | 8,798 SF

2004 Hayes St.  
Nashville TN 37203



CBRE



## Property Highlights



8,798 RSF



Term through March '29



\$25.00 FSG



Convenient Access to I-40



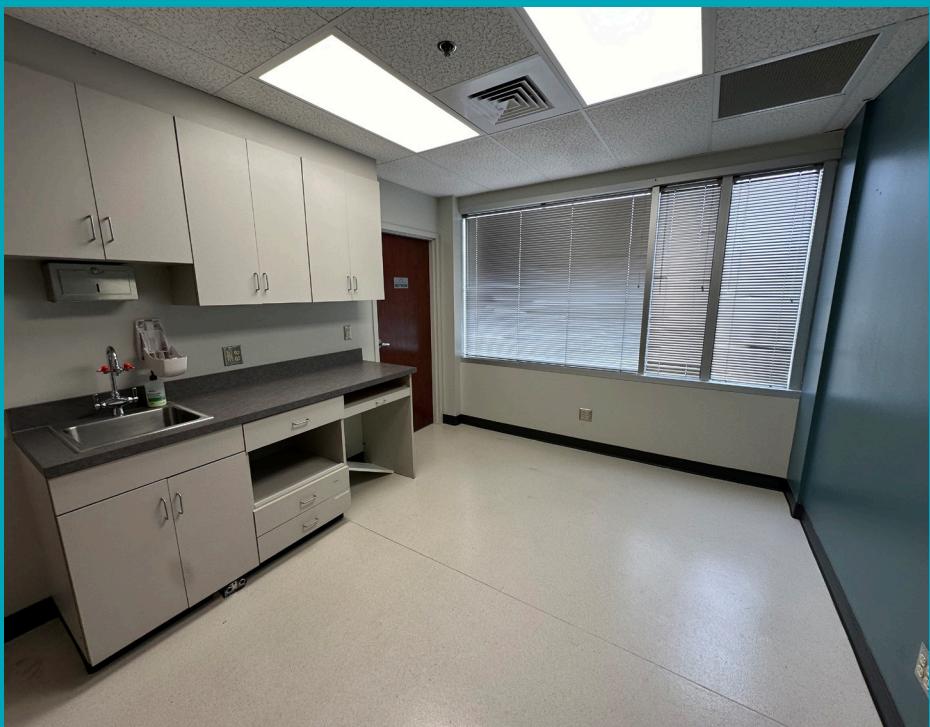
294,000 Total Building SF



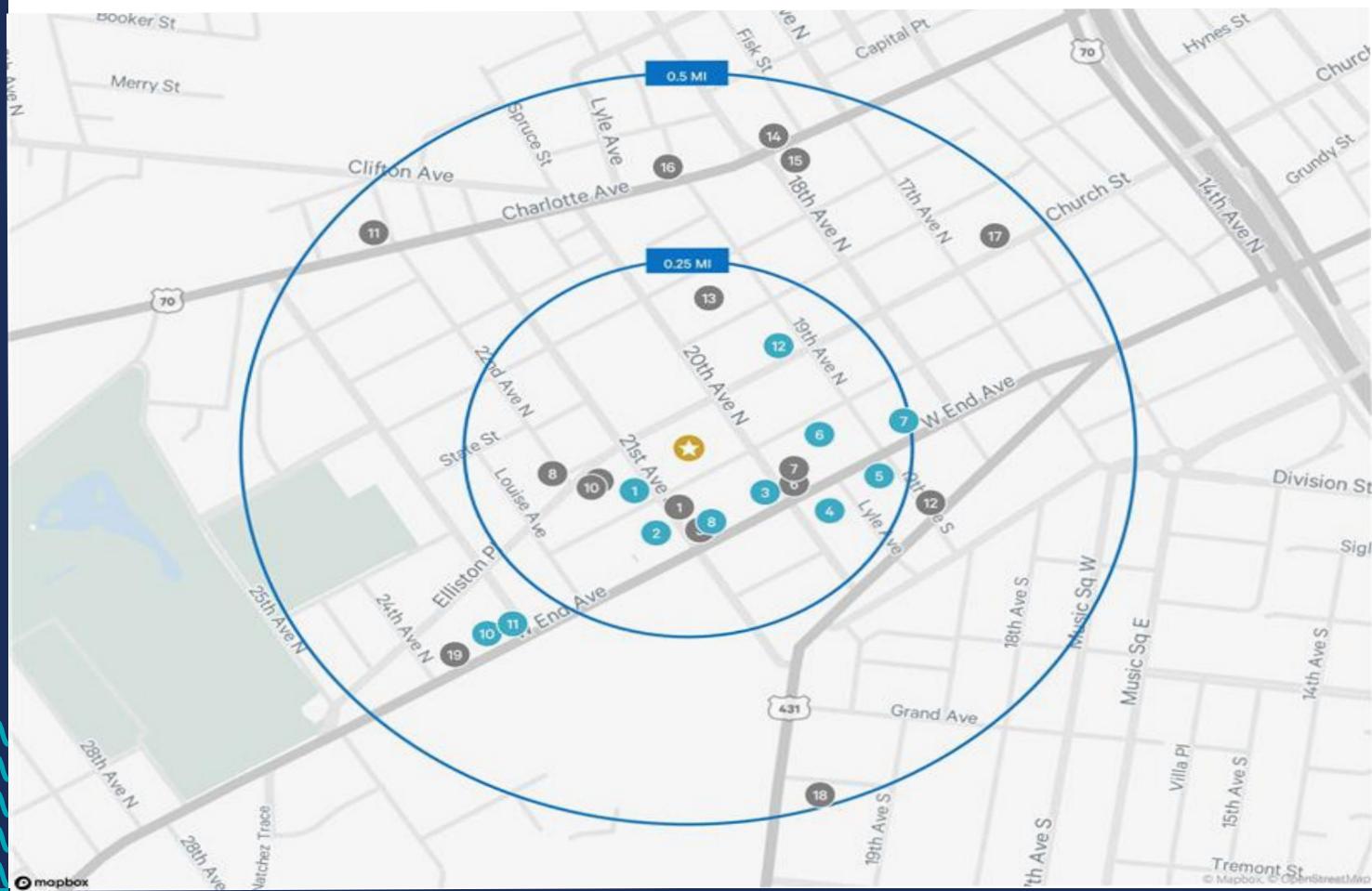
Renovated in 2017

# Nashville's Hub for Specialty Care

- Suites 715/720 totaling 8,798 RSF
- On Ascension St. Thomas Campus
- Proverbial Cup Coffee located in campus lobby
- Convenient covered access to hospitals through skybridge
- Multi-purpose conference room available to tenants
- Notable tenants include Ascension St. Thomas, Heritage Medical, Elite Sports Medicine, One Oncology and United Surgical Partners



# Amenity Map



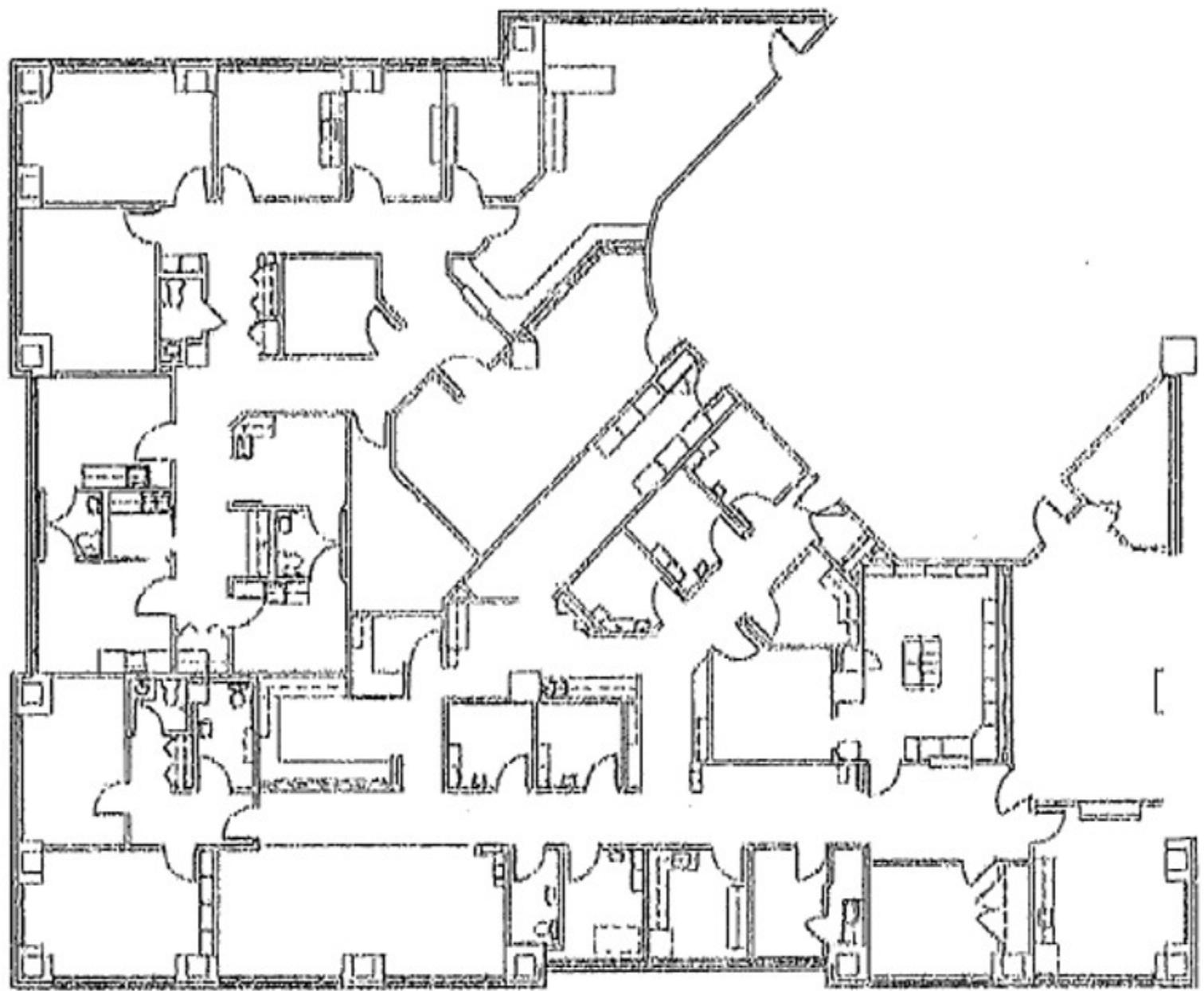
# FOOD

# AMENITIES

|                             |                            |   |                        |
|-----------------------------|----------------------------|---|------------------------|
| 1. Sitar Indian Cuisine     | 11. Starbucks              | 1. Hyatt House Nashville at Vanderbilt      | 8. DGX                 |
| 2. Ruth's Chris Steak House | 12. Hattie B's Hot Chicken | 2. Lowes Nashville Hotel                    | 9. FedEx               |
| 3. Jason Deli               | 13. The Fainting Goat Cafe | 3. Graduate by Hilton Nashville             | 10. Office Depot       |
| 4. Five Guys                | 14. Fattoush Cafe          | 4. Hampton Inn Nashville/Vanderbilt         | 11. Pinnacle           |
| 5. Cinco De Mayo            | 15. Krystal                | 5. Courtyard Nashville Vanderbilt/ West End | 12. Next Level Fitness |
| 6. Amerigo Italian          | 16. Zaxby's Chicken        | 6. The Hayes Street Hotel                   | 13. Title Boxing Club  |
| 7. Jasper's                 | 17. Chick-fil-A            | 7. Hutton Hotel                             |                        |
| 8. Michaelangelo's Pizza    | 18. CAVA                   |   |                        |
| 9. Elliston Place Soda Shop | 19. Jimmy John's           |   |                        |
| 10. Wingstop                | 20. White Limozeen         |   |                        |

# Suites 715/720

8,798 RSF



FOR SUBLEASE

# Midtown Medical Plaza

FOR SUBLICENSE | 8,798 RSF



2004 Hayes St.  
Nashville, TN 37203

## Contacts

**Alan Kirby**

+1 615 945 7771

Alan.Kirby@cbre.com

**Noble Judy**

+1 615 419 9282

Noble.Judy@cbre.com

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.