

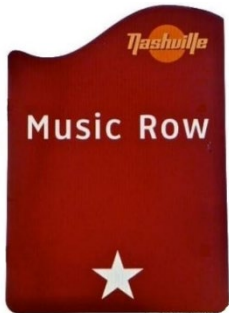
# FOR SALE

11 Music Circle South, Nashville TN 37203



**Price: \$5,500,000**

## OWNER/USER OFFICE BUILDING ON MUSIC ROW



### SUMMARY

<b>Net Rentable Square Feet</b>	12,000
<b>Number of Floors</b>	2
<b>Site Acreage</b>	0.46
<b>Parking</b>	30 Parks



For more information, please contact:



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**Nashville Office**  
818 18th Ave S  
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**savills**

# FOR SALE 11 Music Circle South, Nashville TN 37203

## Location

The property is located just west of the Downtown submarket and just south of the West End submarket.

Most of the new office construction is occurring in the downtown submarket which includes an area known as "The Gulch."

Several new upscale apartment buildings have been completed with over 2,000 units built in recent years due to the increasing demand for urban living.

There are 15 hotels under construction within a 2.0 mile radius given the rapid increase in convention business, tourism as well as corporate re-locations.

The property is located in one of Nashville's most popular urban areas

## Transportation/Access

Transportation access in the area is considered good and easily accessible.

The subject is located just west of Interstate 65, which provides access to the states of Kentucky and Alabama. Interstate 65 passing through downtown Nashville also provides access to Interstate 440 and Interstate 40.

Major travel and commuter routes within the area of the subject property include: I-65 and West End Avenue.

Music Circle S is a secondary street that connects with 16th Ave S just west of the subject.

Overall, the subject has good access to all major transportation linkages and road patterns/layouts are adequate for vehicular traffic.

FLOOR	SQ FT
Ground Floor	6,000
First Floor	6,000
<b>Total Gross Internal Floor Area</b>	<b>12,000</b>

## PROPERTY DETAILS

<b>Net Rentable Square Feet</b>	12,000
<b>Property Type</b>	Office Building/Low-rise
<b>Parcel Number</b>	093-13-0-334.0
<b>Site Acreage</b>	0.475
<b>Building Class</b>	B
<b>Year Built</b>	1970
<b>Renovated</b>	2014
<b>Stories</b>	2
<b>Parking Spaces</b>	30
<b>Zoning</b>	Office Residential Intensive with an urban zone overlay

**Price: \$5,500,000**

## Space Details

- 12 Single Offices
- 3 Double Offices
- 1 Triple Office (also could be a small meeting room)
- 39 Cubicles/Open Seating
- 1 CEO Suite with Private Deck
- 1 Reception Area
- 2 Small Meeting Rooms
- 1 Conference Room
- 1 Open Kitchen and Lounge
  
- 1st Floor Open & Covered Patio
- 2nd Floor Private Deck
- Bathrooms on each floor



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**1st Floor Open & Covered Patio | 2nd Floor Private Deck**

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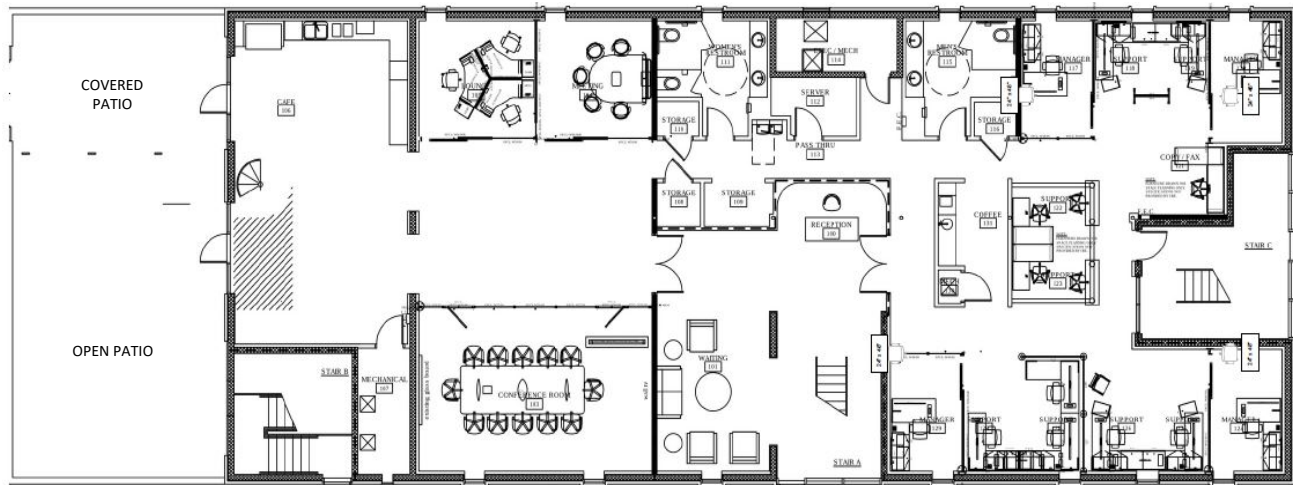


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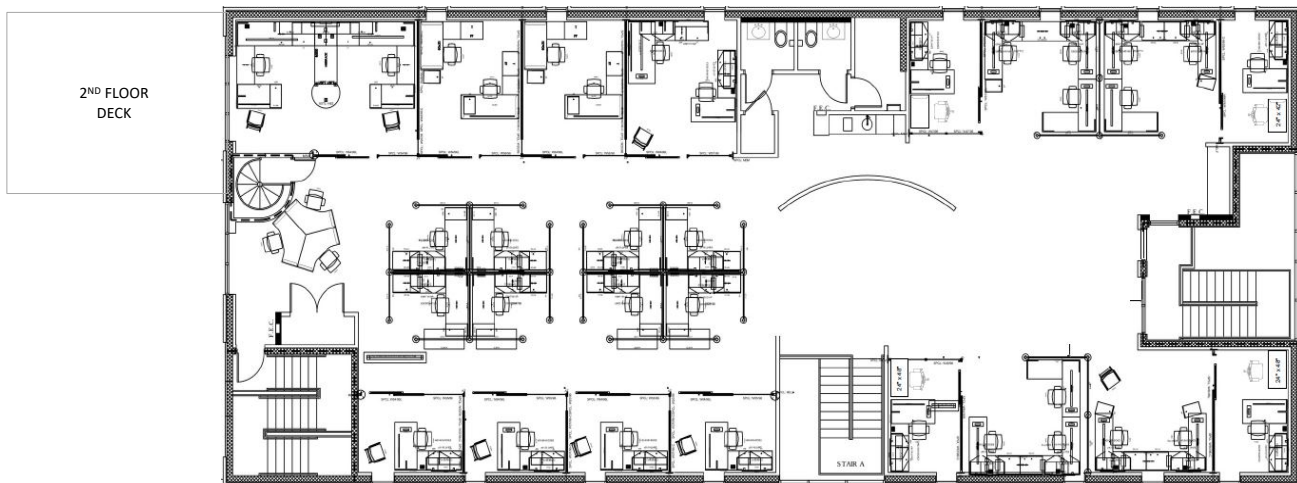
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## 1st FLOOR



## 2nd FLOOR



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