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HOUSTON STATION

NASH TENN

WEDGEWOOD-HOUSTON

434 Houston Street • Nashville, TN 37203
houstonstationnashville.com

RETAIL AND OFFICE
SPACES FOR LEASE
670 to 2,800 SF

Circa 1900 factory
buildings fully restored as
restaurant, coffee, retail,
office tenant spaces.

Creative community.



Welcome to Houston Station





HOUSTON STATION

\$50.00 - \$60.00 /SF/YR

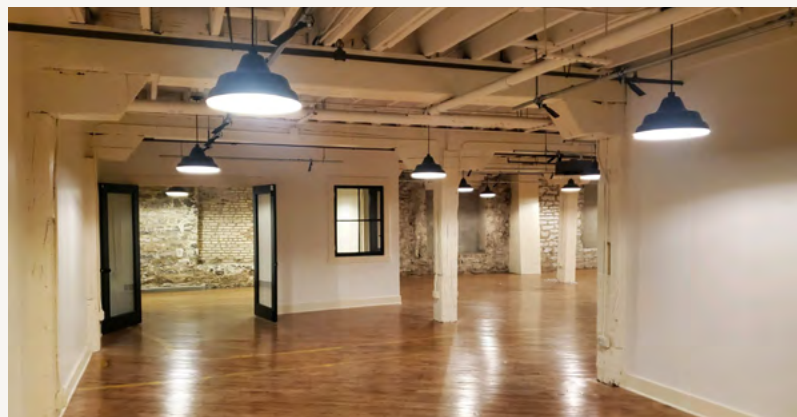
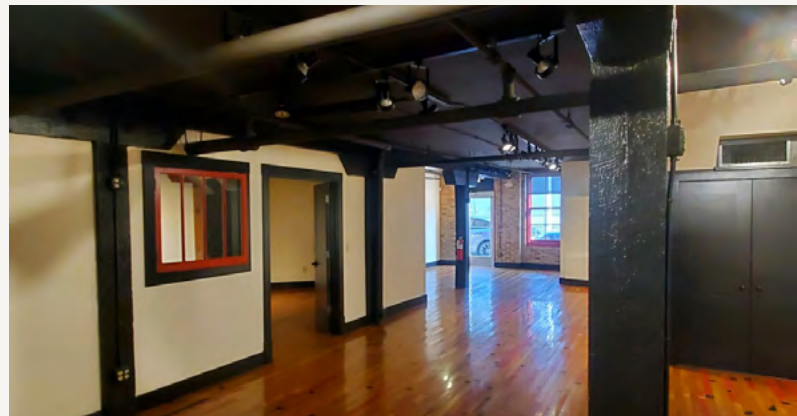
Crown Jewel located in white-hot Wedgewood Houston neighborhood, Dramatic Spaces, Great Value.

Houston Station offers historic retail and office spaces for lease, ranging in size from 670 to 2,800 square feet in area. Typical lease terms are for one year, with one year renewal options.

Available parking on our lots is free to tenants and staff, lease arrangements are clean and straightforward, and there are no other monthly charges.

OFFICE & RETAIL SPACE

Rental Rate:	\$50 - \$60 /SF/YR
Property Type:	Office/Retail
Property Subtype:	Loft/Creative Space
Building Class:	C
Year Built/Renovated:	1903/2017
Walk Score :	82 (Very Walkable)
Building Height:	2 Stories
Building Size:	98,650 SF
Amenities:	Modern





SUITE 131

Space Available: 2,126 SF
Rental Rate: \$60.00 /SF/YR
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Retail
Space Type: Relet
Space Use: Office/Retail
Lease Term: 1 - 2 Years



SUITE 270/272

Space Available: 1,565 SF
Rental Rate: \$50.00 /SF/YR
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office/Retail
Lease Term: 1 - 2 Years



SUITE 275

Space Available: 2,800 SF
Rental Rate: \$50.00 /SF/YR
Date Available: Now
Service Type: Modified Gross
Built Out As: Standard Office
Space Type: Relet
Space Use: Office/Retail
Lease Term: 1 - 2 Years



SUITE 285

Space Available: 985 SF

Rental Rate: \$50.00 /SF/YR

Date Available: Now

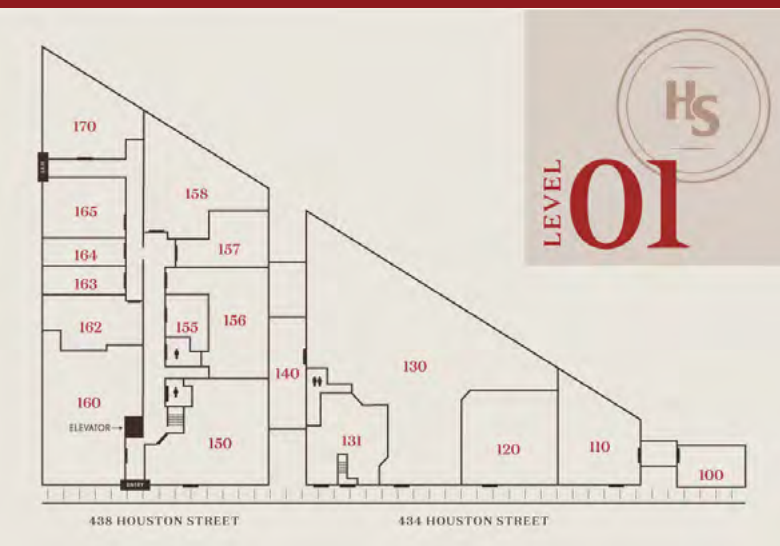
Service Type: Modified Gross

Built Out As: Standard Office

Space Type: Relet

Space Use: Office/Retail

Lease Term: 1 - 2 Years



PREMIER LOCATION

- 4 minutes from Downtown
- Two Award Winning Restaurants
- Coffee Lounge
- Creative Art/Music/Entertainment Community
- 30 Music/Entertainment Businesses within 10 minute walk

HISTORIC CHARM

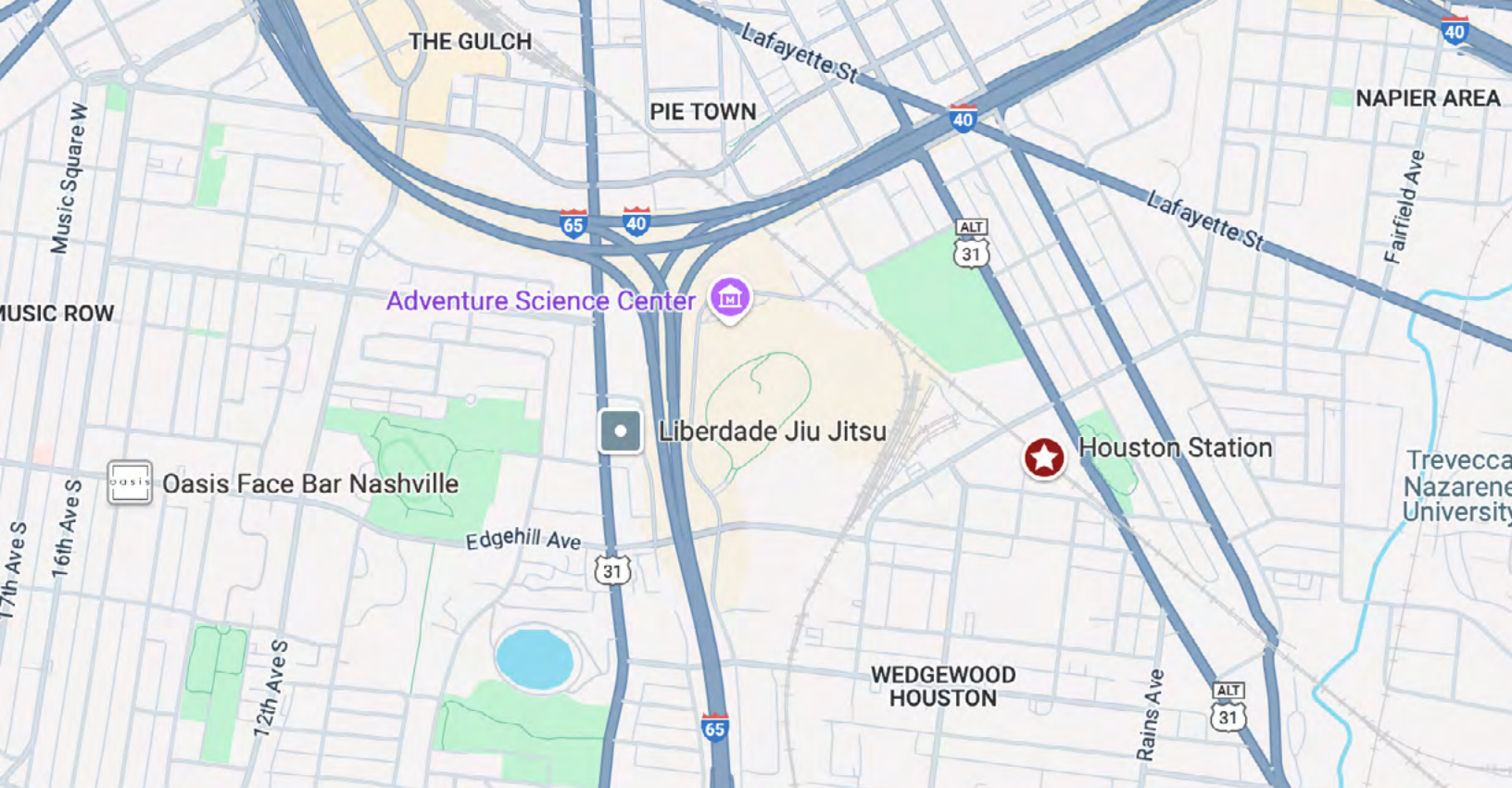
- Celebrated Historic Preservation Project
- Brick/Stone/Timber Nashville
- Vibe next to the Tracks
- Exposed Timber Ceilings
- Hardwood Floor



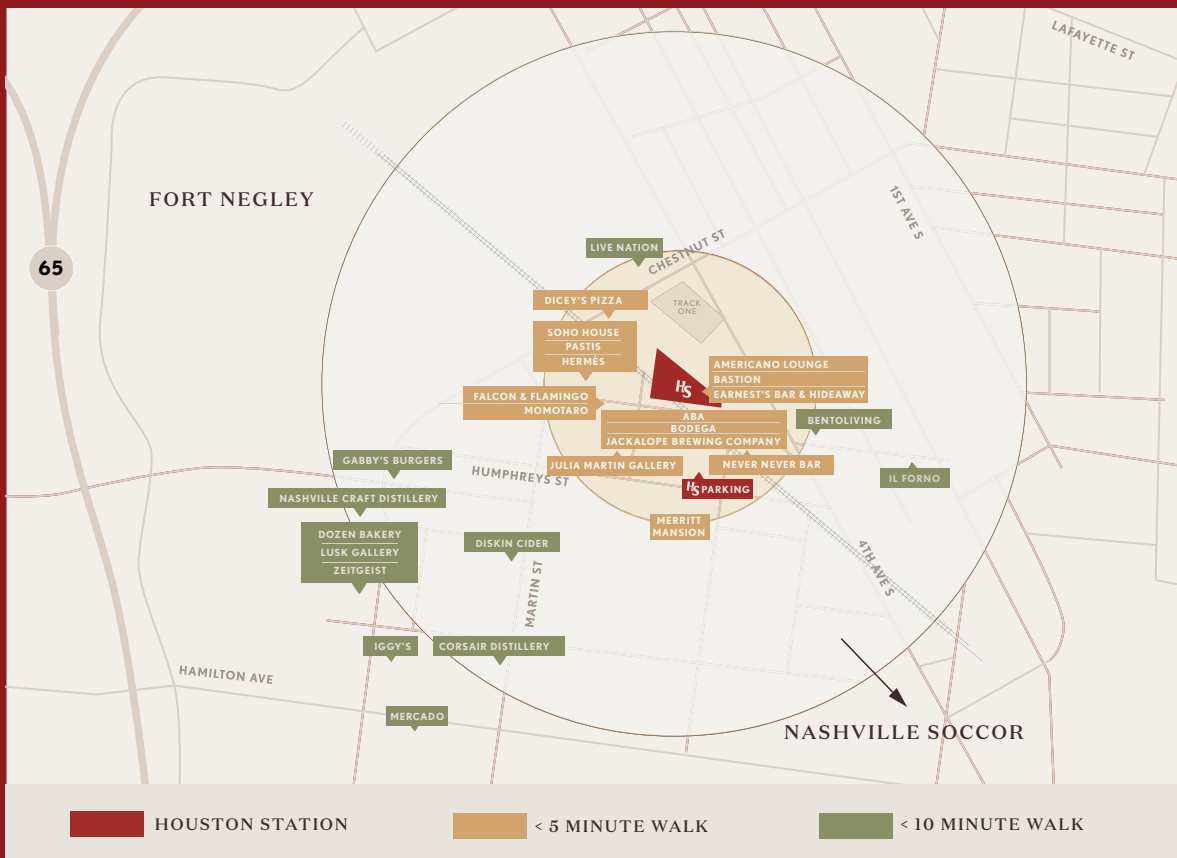
MODERN AMENITIES

- 100,000 sq ft Mixed Use Tenant Spaces
- Modern Utilities
- Fiber Internet
- Ample Parking
- Elevator





Just off I-65 and blocks from downtown, Wedgwood Houston (WeHo) is home to some of the best restaurants, bustling retail shops and craftiest cocktail bar in Nashville.





FOR MORE INFORMATION:

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