

FOR LEASE

MUSIC ROW

±2,504—17,815 SF Office/Retail Space
Unique Opportunity to Lease Office and Retail Space in the Buddy Lee Building on Music Row

38 Music Square East, Nashville, TN 37212



HIGHLIGHTS

- Office and Retail Space for Lease in the Buddy Lee Building
- ±2,504 - 17,815 SF
 - 1st Floor Retail: ±2,504 SF
 - 1st Floor Office: ±4,342 SF
 - 2nd Floor Office: ±4,115 SF
 - 3rd Floor Office: ±4,232 SF
- Entire Building: ±17,815 SF
- Rate: \$30—\$35 psf gross depending on term, TI, credit, etc.
- Prime Music Row location



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

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**CHARLES
 HAWKINS CO.**

DEMOGRAPHICS / AERIAL

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	24,509	124,317	234,373
 HH Income	\$62,051	\$60,025	\$59,953
 Households	10,605	55,208	100,067

 **Traffic Count on Music Row East**
 7,471 (AADT)



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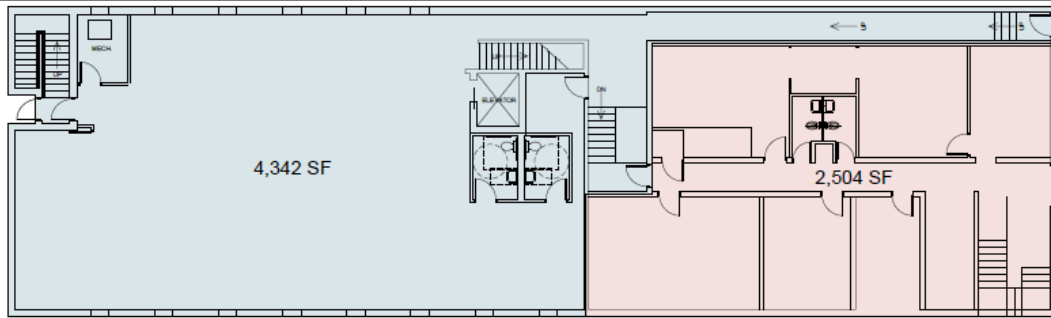
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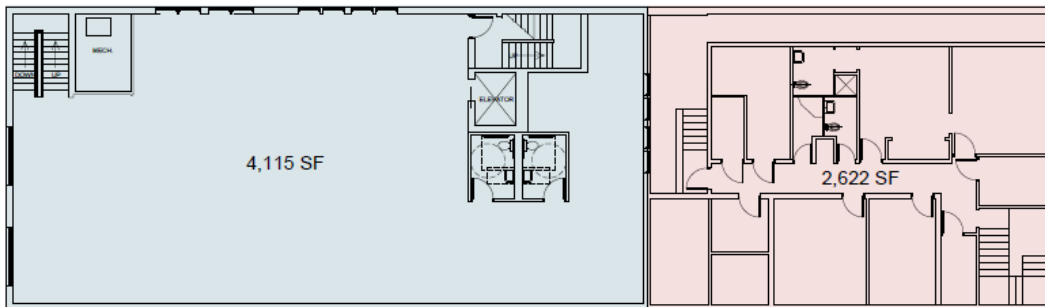
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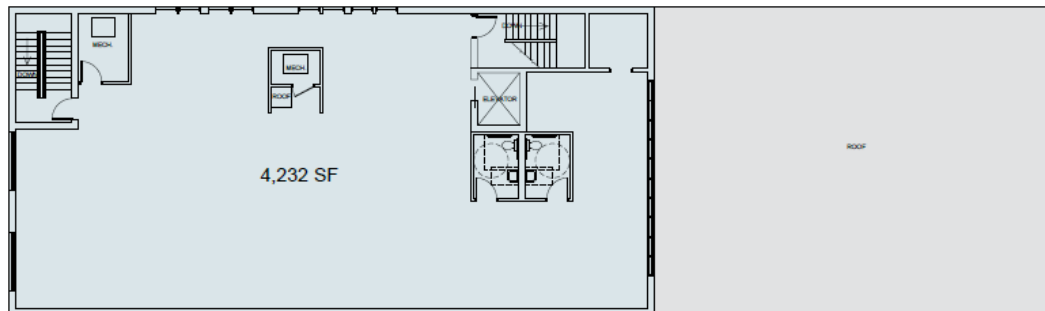
FLOOR PLAN



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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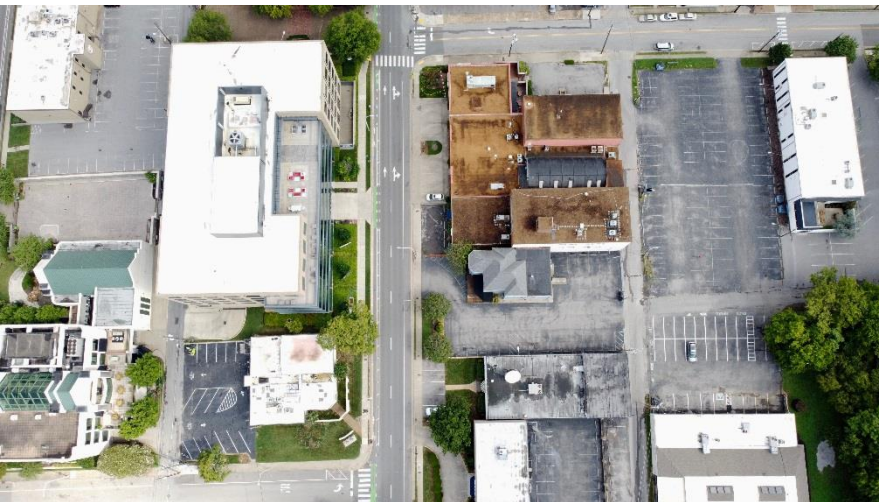
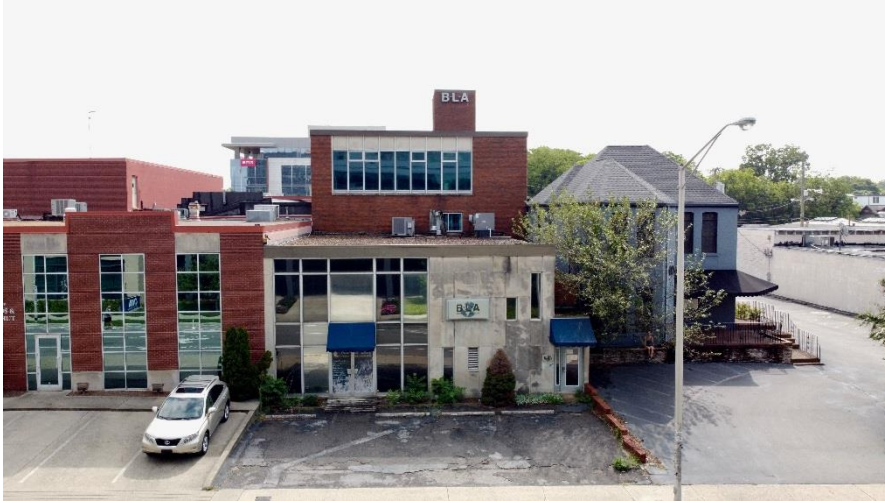
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PHOTOS



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