



CHARLES
HAWKINS CO.

FOR SALE

We have cut the price by
\$376,000.

2825 Erica Place, Nashville — a freestanding office and
creative building in Berry Hill.

±2,181 SF

±0.21 ACRES

BERRY HILL DISTRICT 6

NEWLY REDUCED SALE PRICE

\$1,949,500 ~~\$2,325,500~~

Exclusively offered by
Charles Hawkins Co. • 615.256.3189

Reduced by \$376,000.

PREVIOUS PRICE	SALE PRICE TODAY	PRICE PER SQUARE FOOT
\$2,325,500	\$1,949,500	\$894

2825 Erica Place is a freestanding, single-tenant building on a quarter-acre lot in the middle of Berry Hill, a block off Bransford Avenue and minutes from downtown, the Gulch and 100 Oaks. It was offered at \$2,325,500. It is now offered at \$1,949,500.

The building runs ±2,181 square feet on ±0.21 acres with on-site surface parking, and delivers vacant. Its interior was built out to a standard almost never found in a building this size: an isolated slab, hospital-grade electrical, four independently zoned HVAC systems, and heavy sound and thermal separation between rooms. That work was done for a mastering studio. It serves any user who values a quiet, private, well-built place to work — the plan divides cleanly into private offices, a conference room, reception and support space.

POTENTIAL USES

Professional office	Retail or showroom	Medical or dental
Design or architecture	Legal or financial	Salon or personal service
Creative or production studio	Small company headquarters	Owner-user investment

Uses shown are illustrative. The property sits in District 6 (Bransford) of the Berry Hill Community Development Code; confirm any intended use against the City of Berry Hill approved-use list at berryhilltn.org.

Built quiet, built solid, built to last.

PROPERTY FACTS

Address	2825 Erica Place
Parcel ID	118-11-0-101.00
Subdivision	Berry Hill Gardens · Lot 16, Blk F
Building size	±2,181 SF
Year built	1940 · addition 2003
Site	±0.21 acres / 9,148 SF
Lot dimensions	70' x 125'
Zoning	District 6 · Bransford
Flood zone	X — minimal risk
Parking	On-site paved surface
Delivery	Vacant
Sale price	\$1,949,500

ROOMS

Primary room

22' x 30', 13.5' clear — room-inside-a-room construction

Secondary room

15' x 14', ≈10' clear — its own conditioned envelope

Server / equipment room

7' x 14' with dedicated HVAC

Support space

Reception, conference room, kitchen and restrooms

2025 property taxes \$14,905.96 (Davidson County, GSD rate 2.782). 2025 tax appraisal \$1,339,500. Parcel is not in an Opportunity Zone. Source: Courthouse Retrieval System, August 2026.

IMPROVEMENTS IN PLACE

- Jumbo AAC block shell with patented WhisperWall interior, for thermal, fire and acoustic separation
- Four independent, ultra-quiet HVAC systems — the building is already zoned room by room
- Acoustic design to Glenn Meadows' specifications with trim by Michael Cronin
- 4" isolated concrete slab on a 1" rubber gasket, fiber-reinforced — no vibration or RF transfer
- Hospital-grade electrical with equal-length leads and multiple dedicated home-run circuits
- Home of Mayfield Mastering for more than 25 years

Fifty-three small buildings sold here in five years. This one is priced in the middle of them.

Since August 2021, 53 commercial buildings under 2,500 square feet have traded in 37204. The median price was \$785 a foot. Over the last twenty-four months the median is \$833. Buyers have paid as much as \$1,450.

Nearly every one of those buildings is a converted 1940s frame house, bought as a shell and renovated afterward at the buyer's expense. At \$1,949,500, 2825 Erica Place prices at \$894 a foot — the middle of the market for a building at the top of it. In June 2025 a buyer paid \$1,985,000 for 2,280 unimproved square feet at 515 E Iris Drive, two blocks away.

53

SALES SINCE AUG 2021

\$785

MEDIAN \$/SF, FIVE YEARS

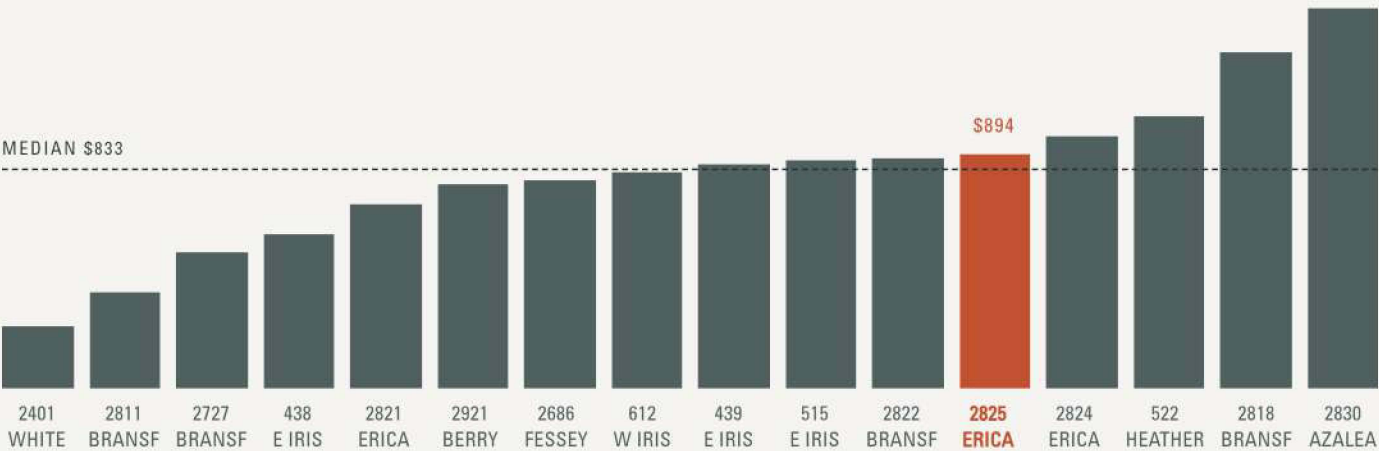
\$833

MEDIAN \$/SF, 24 MONTHS

\$894

2825 ERICA PLACE

PRICE PER SQUARE FOOT · BERRY HILL SALES, LAST 24 MONTHS



Every Berry Hill sale under 2,500 square feet in the last two years.

Charles Hawkins Co. has tracked every commercial transaction in this district since long before it had a name. The table below is the complete record, not a selection.

ADDRESS	SALE DATE	SF	SALE PRICE	\$/SF
2727 Bransford Avenue	Jun 2026	1,267	\$658,800	\$520
2921 Berry Hill Drive	Mar 2026	1,601	\$1,250,000	\$781
2401 White Avenue	Jan 2026	2,312	\$550,000	\$238
2818 Bransford Avenue	Sep 2025	1,446	\$1,850,000	\$1,279
515 E Iris Drive	Jun 2025	2,280	\$1,985,000	\$871
522 Heather Place	Apr 2025	967	\$1,000,000	\$1,034
2686 Fessey Court	Apr 2025	1,019	\$810,000	\$795
2822 Bransford Avenue	Mar 2025	2,368	\$2,075,000	\$876
612 W Iris Drive	Jan 2025	1,632	\$1,350,000	\$827
2830 Azalea Place	Dec 2024	1,050	\$1,523,000	\$1,450
2824 Erica Place	Dec 2024	1,301	\$1,250,000	\$961
438 E Iris Drive	Oct 2024	2,200	\$1,300,000	\$591
439 E Iris Drive	Oct 2024	1,401	\$1,200,000	\$857
2821 Erica Place	Aug 2024	2,147	\$1,500,000	\$699
2811 Bransford Avenue	Aug 2024	1,418	\$515,000	\$363
2825 Erica Place — this offering	AVAILABLE	2,181	\$1,949,500	\$894

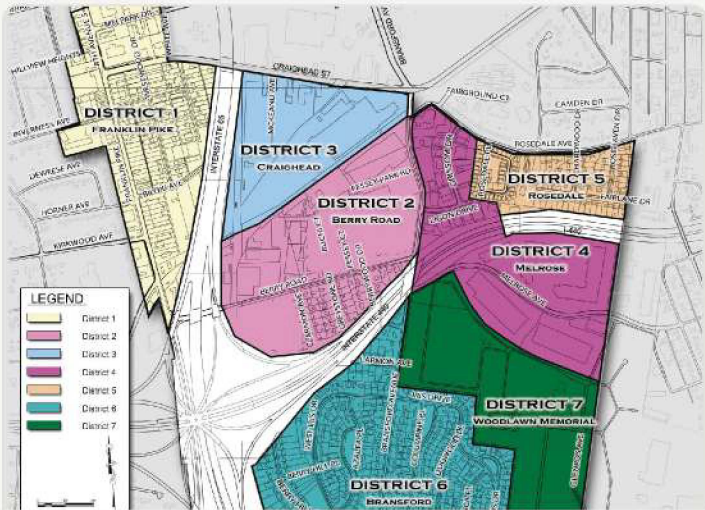
Source: Charles Hawkins Co. transaction data, ZIP 37204, buildings under 2,500 SF, August 2024 through August 2026. Figures are from public record and believed reliable but not warranted.

Berry Hill is its own city, and it keeps its own company.

Berry Hill is a small independent city sitting inside Nashville, bounded by I-65 and Franklin Pike, minutes from downtown, the Gulch, 12South and 100 Oaks. It has its own city hall, its own police department and its own zoning code, and the buildings are almost all house-scaled — which is why a business can own its front door here rather than rent a floor in a tower.

The tenancy is broad and getting broader: recording and post-production studios, design and architecture firms, salons, boutique retail, law and accounting practices, medical and dental offices, and the headquarters of companies that have outgrown a spare bedroom but do not want a lease downtown.

The supply is fixed. The district is fully platted and nobody is making more quarter-acre lots inside it. Values have moved up steadily for a decade, and the buyers doing the moving are owner-users.



Berry Hill Community Development Code, official regulating plan. The property sits in District 6 — Bransford.

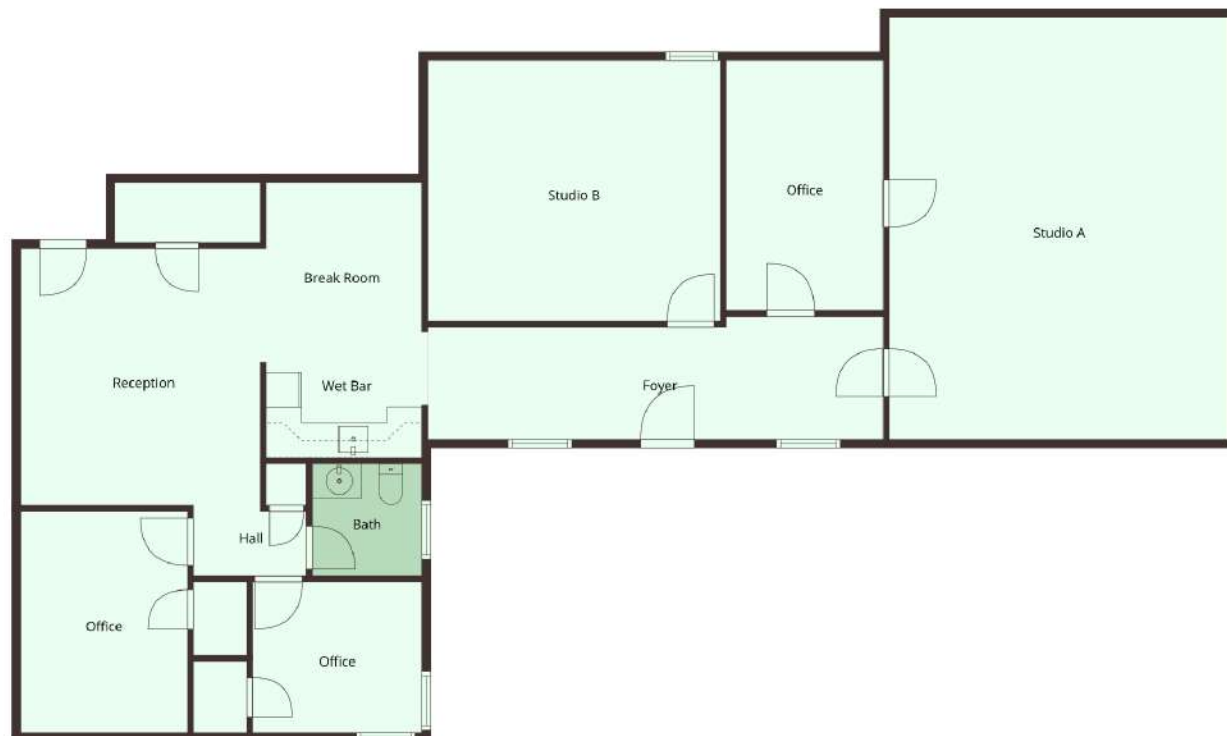
DISTRICT 6 · BRANSFORD STANDARDS

Height	2.5 floors / 40' max
Lot coverage	90% max
Front setback	15' min
Side / rear	20' total, 5' min / 5'
Parking placement	Side or rear
Live / work	Permitted, 20% facade

Summary only. Confirm all standards and approved uses with the City of Berry Hill.



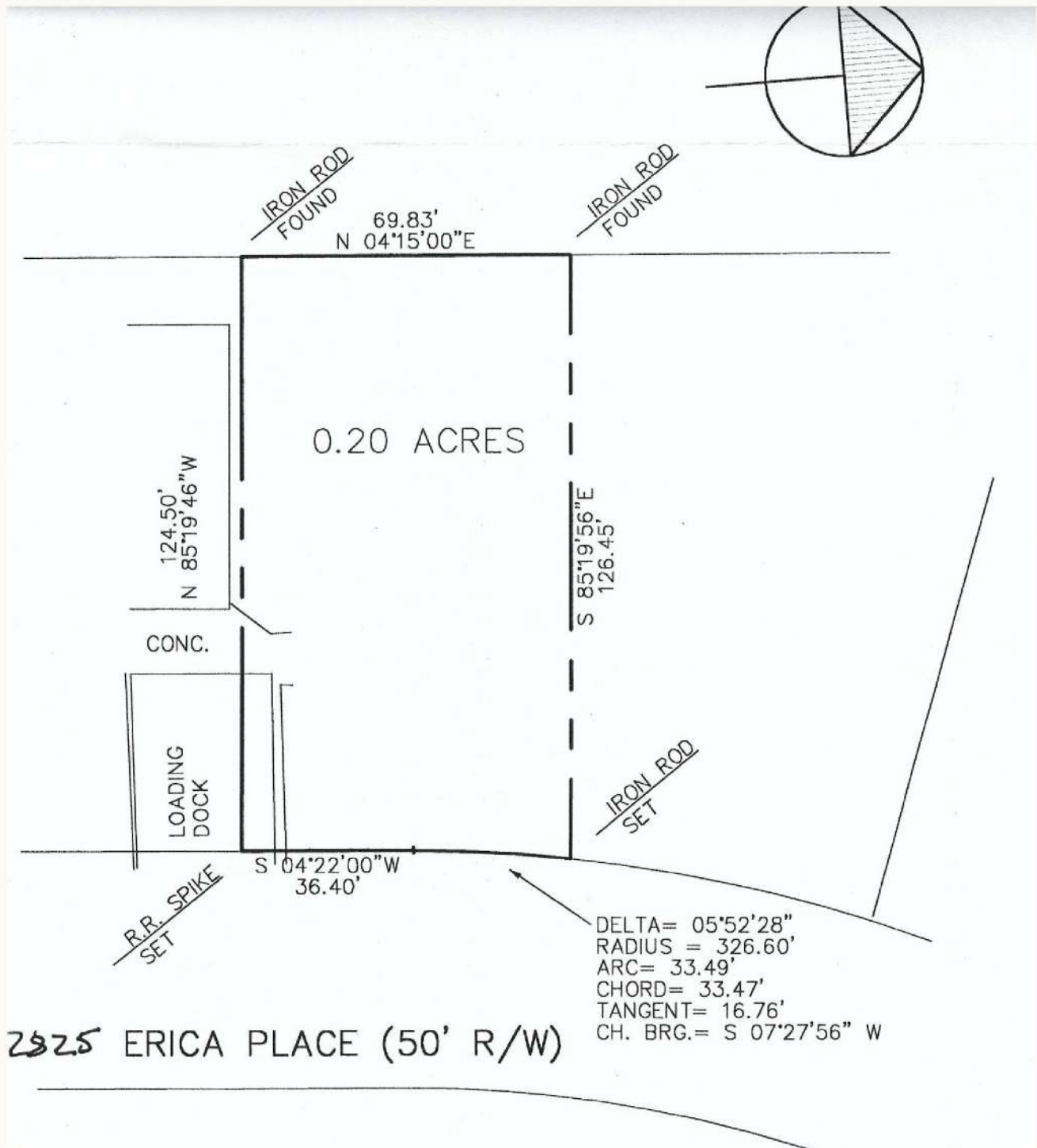




Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

FLOOR PLAN · ±2,181 SF

Not to scale. Dimensions to be verified by buyer.



BOUNDARY SURVEY · ±0.21 ACRES

Lot 16, Blk F · 70' x 125'



EXCLUSIVELY OFFERED BY

How can we help you?

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SALE PRICE

\$1,949,500

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