

2700 Larmon Ave
Nashville, TN 37204

FOR SALE

1,650 SF IN BERRY HILL



CBRE

Offering Details



PROPERTY SPECS

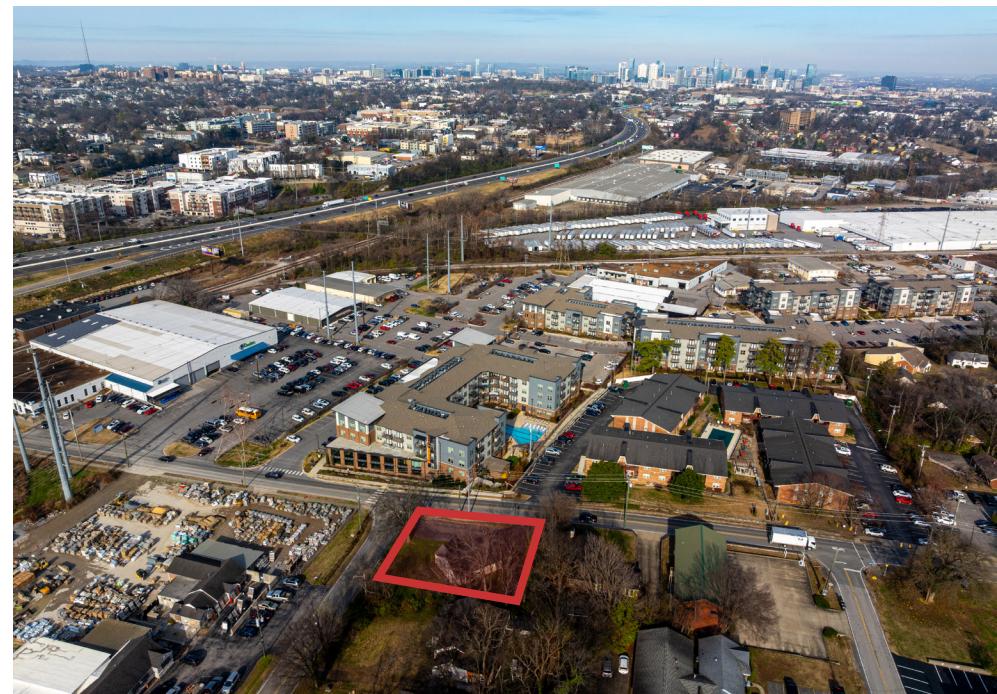
Address: 2700 Larmon Ave, Nashville, TN

Type: Office Building

Building Size: 1,650 SF

Lot Size: .27 AC (11,761 SF)

Location: Berry Hill



Building Summary

CBRE is pleased to announce for sale, 2700 Larmon Avenue, a 1,650 square foot office property featuring modernized interior finishes in Nashville's sought-after Berry Hill neighborhood. Positioned just off the vibrant 8th Avenue corridor, the site offers excellent connectivity, convenient access to surrounding amenities, and proximity to some of the city's most energetic commercial and creative districts.



Upside potential – Flexible ownership/occupancy options
- Ideal for an owner-user or investor, offering an efficient footprint suitable for a range of professional and creative office uses with minimal additional build-out required.



Turnkey Office Environment – Move-in-ready office space featuring modernized interior finishes, efficient layout, and the potential for furniture to be included.



Centrally located – The property is located on a prominent corner, just 3 miles from downtown Nashville and offers easy accessibility to surrounding neighborhoods and major interstates.



Leading market for investment – Nashville continues to outpace the national average for job growth. With population and the supply of labor becoming increasingly more plentiful, Nashville is setting the stage for sustained future growth.



Amenity rich location – The property offers easy access to a variety of popular Berry Hill restaurants, bars, and music/arts venues.





2700 LARMON AVE, NASHVILLE, TN 37204

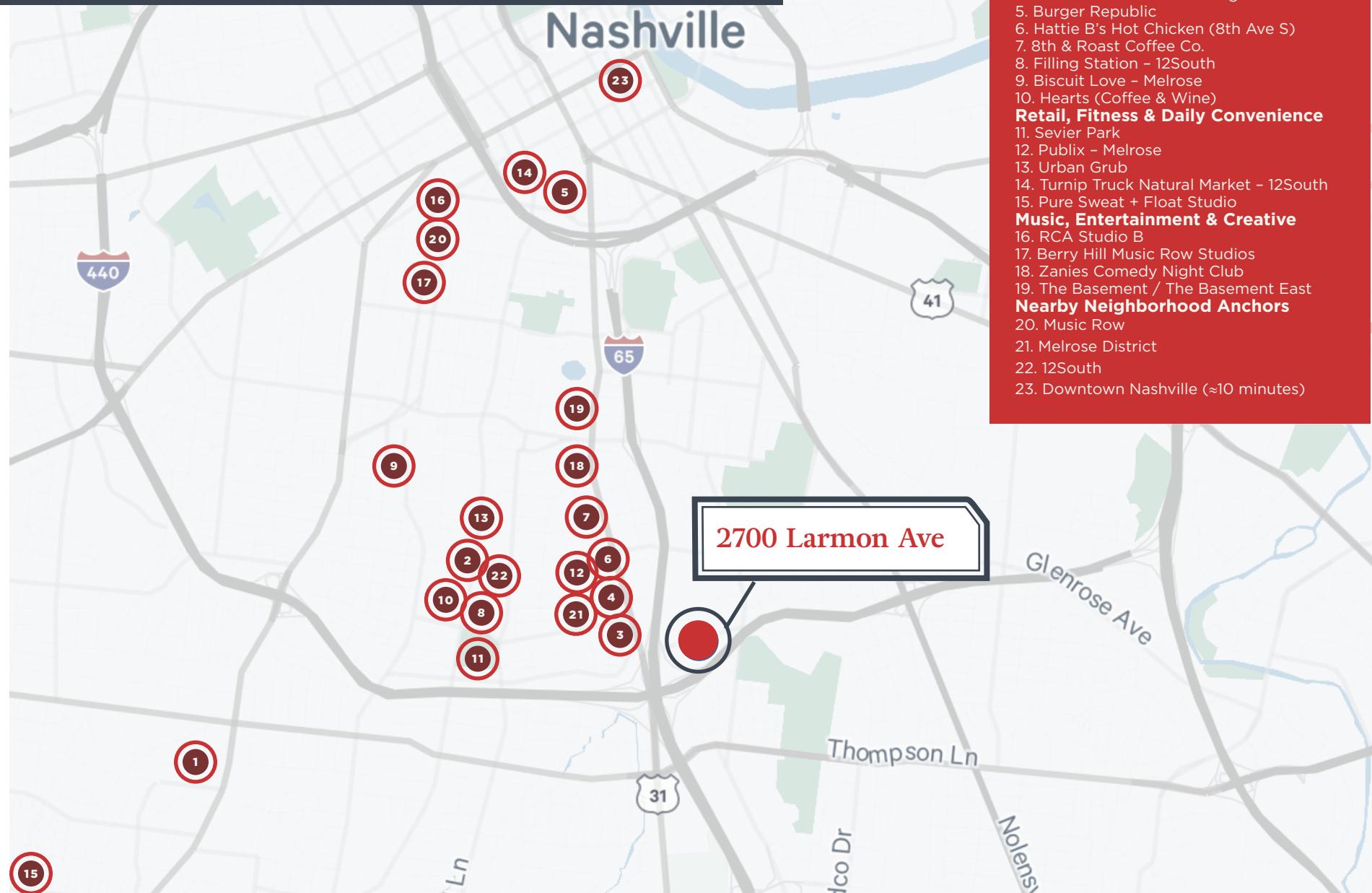


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Neighborhood Amenities



Prime Location



601 MERRITT

BROKER CONTACTS

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