

MUSIC ROW

FOR LEASE

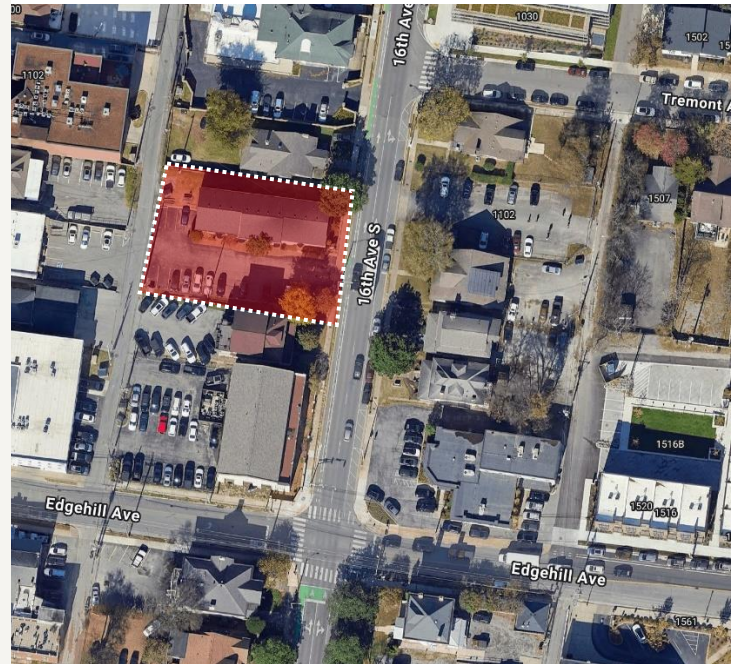
±6,734 SF Available | *All or Part*
(4) Move-in Ready Spaces in the Heart of Music Row

1105 16th Ave S., Nashville, TN 37212



HIGHLIGHTS

- (4) Move-in Ready Spaces in the Heart of Music Row
- Lease Rate: \$37.50 per square foot net of utilities, janitorial, and internal upkeep and maintenance
- **The units are all contiguous and can be leased individually or together**
 - Unit A: ±2,246 square feet
 - Unit B: ±1,122 square feet
 - Unit C: ±1,122 square feet
 - Unit D: ±2,244 square feet
- 18 Free and on-site parking spaces
- Prominent location near the corner of 16th Ave S. and Edgehill Ave
- The site is within walking distance of Edgehill Village and Vanderbilt University
- Surrounded by numerous sought-after dining and retail amenities



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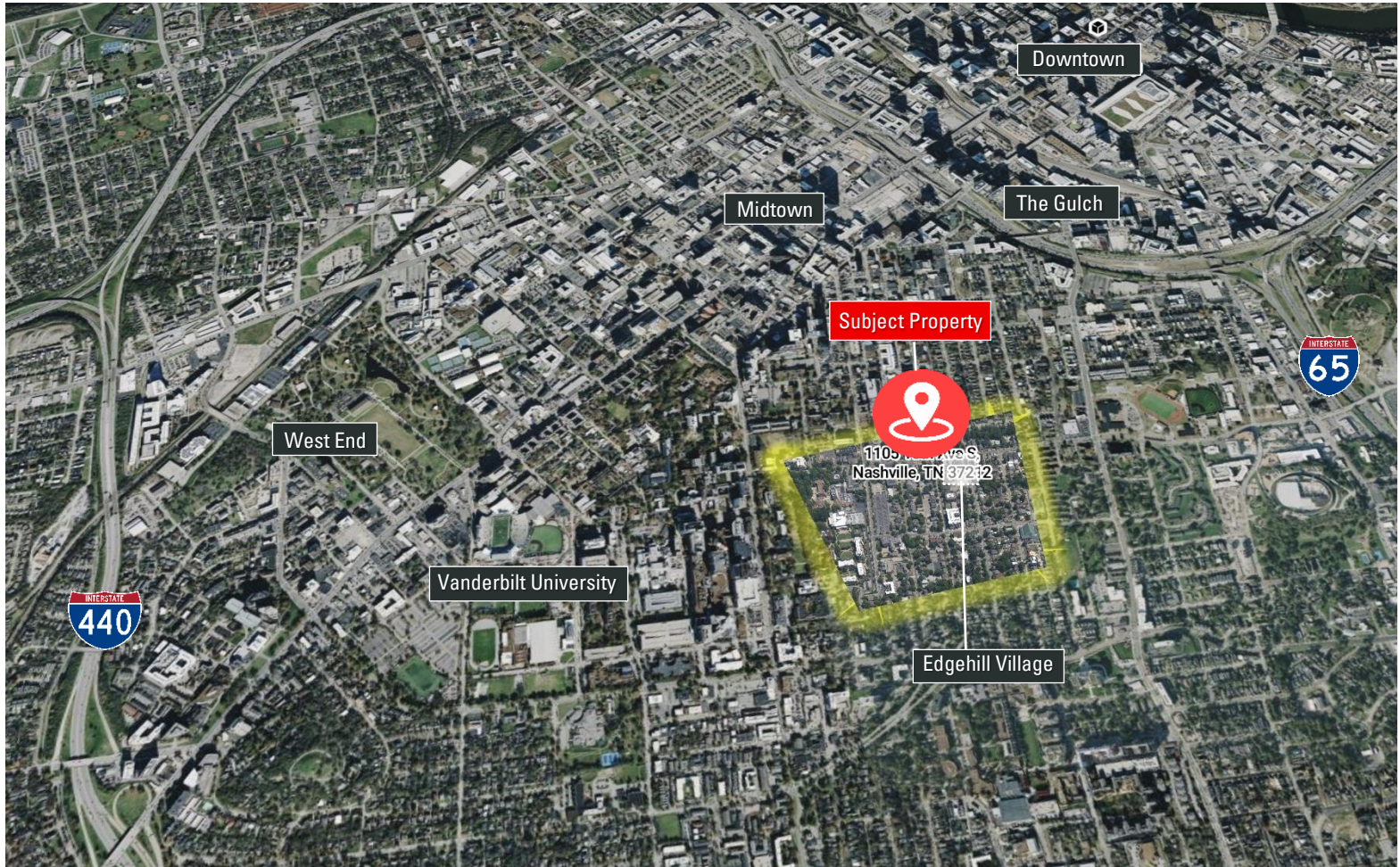
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
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For Lease
±6,734 SF Available
Office Suites

1105 16th Ave S.,
Nashville, TN 37212
Davidson County

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AERIAL



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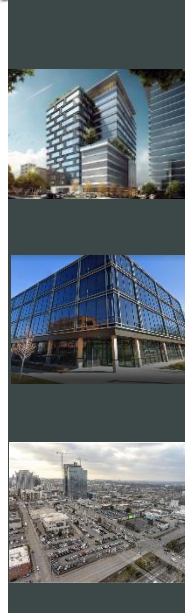
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NOTABLE MUSIC ROW DEVELOPMENTS



- 1. Albion Music Row (Completed)**
Double-tower project with 832 residential units, ground-floor retail and restaurant space, and a 25,000-square-foot public park.
- 2. LG Development Tower (Proposed)**
20-story residential tower with 396 residential units and nearly 6,000 square feet of retail space.
- 3. 17th & Grand (Completed)**
Seven-story office building with 166,000 square feet of space.



- 4. Moore Building (Completed)**
15-story office building with 239,000 square feet.
- 5. 1030 Music Row (Completed)**
112,000-square-foot mass timber office Building.
- 6. GBT Beaman Site (In Design/Under Demolition)**
Mixed-use project. 1.32 million SF of office space, 350 hotel rooms, residential buildings with a combined 1,000 units, restaurant space and 60,000 SF of retail.

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