



PRESENTED BY

VOYAGER REAL ESTATE PARTNERS

FOR LEASE

THE MULEHOUSE

COLUMBIA, TENNESSEE

812 S High Street | Columbia, TN 38401

TOTAL AVAILABLE

23,635 SF

3 FLOORS

Basement · Ground · Upper

ZONING

Commercial Mixed-Use





PROPERTY OVERVIEW

A beautifully restored, three-story mixed-use building in the heart of downtown Columbia, TN — co-anchored by The Mulehouse, the city's premier live entertainment venue.

IDEAL FOR

- Creative Office
- Boutique Retail
- Restaurant / Hospitality
- Studio & Production Space
- Medical / Professional Office

23,635
SF
TOTAL AVAILABLE

7,895
SF
BASEMENT LEVEL

7,876
SF
GROUND FLOOR

7,864
SF
UPPER LEVEL

PROPERTY HIGHLIGHTS

ADDRESS
812 S High Street, Columbia, TN 38401

MIN. SUITE
700 SF

ZONING
Commercial Mixed-Use

MAX. SUITE
23,635 SF (Full Building)

PARKING
On-site + Adjacent Shared Parking

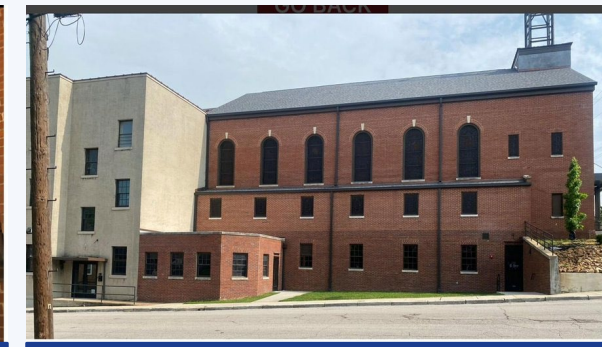
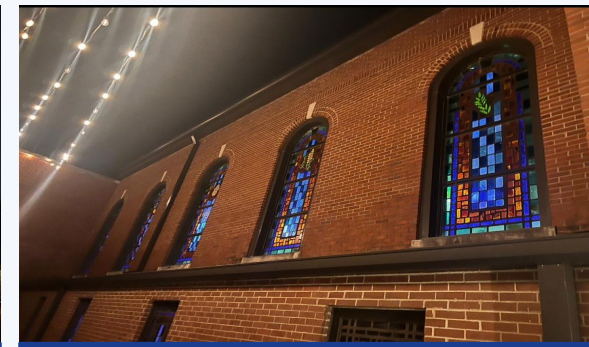
CO-TENANT
The Mulehouse – Columbia's Iconic Venue

ACCESS
Elevator to All Floors

FLOORS
3 (Basement, Ground, Upper)

DELIVERY
Shell – Flexible TI Packages Available

RATE
\$20-27/SF + NNN



Tenant Usable Area

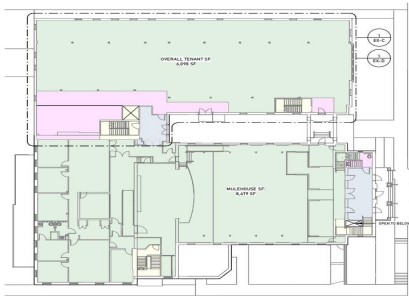
Floor Service / Core

Building Service Areas

Each plan shows full building footprint including existing Mulehouse venue side

GROUND FLOOR

7,876 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 GROUND LEVEL TENANTS
1" = 20'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

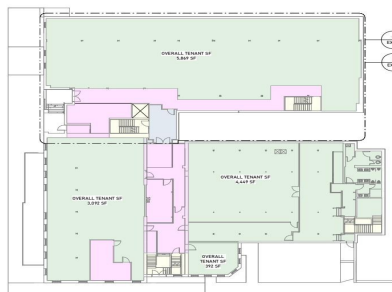
THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX02

Mulehouse Venue: 8,479 SF (existing, not for lease)

BASEMENT

7,895 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 BASEMENT LEVEL TENANTS
1" = 20'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

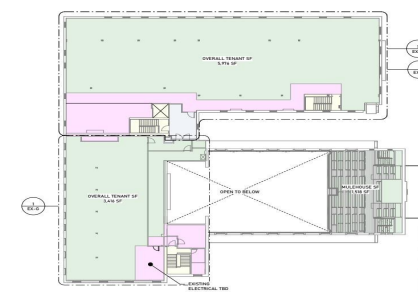
THE MULEHOUSE
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COLUMBIA, TN 37401

EX01

Full floor leasable — no venue adjacency

UPPER FLOOR

7,864 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 UPPER LEVEL TENANTS
1" = 20'-0"



ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
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COLUMBIA, TN 37401

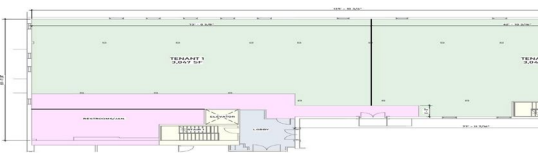
EX03

Mulehouse Mezzanine: 1,518 SF (open to below)

SUBDIVISION OPTIONS

2-Tenant Split

3,047 SF + 3,047 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 GROUND LEVEL - TWO TENANT SPACE PLAN



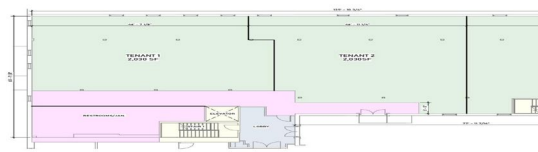
ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX-C

3-Tenant Split

2,030 / 2,030 / 2,031 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 GROUND LEVEL - THREE TENANT SPACE PLAN



ARCHITECTURE
INTERIORS
CIVIL SITE

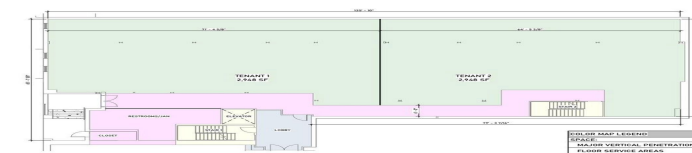
THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX-D

SUBDIVISION OPTIONS

2-Tenant Split

2,948 SF + 2,948 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 BASEMENT LEVEL - TWO TENANT SPACE PLAN



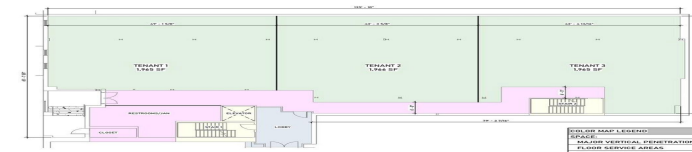
ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX-A

3-Tenant Split

1,965 / 1,966 / 1,965 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 BASEMENT LEVEL - THREE TENANT SPACE PLAN



ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
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EX-B

SUBDIVISION OPTIONS

2-Tenant Split

2,986 / 2,988 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 UPPER LEVEL - TWO TENANT SPACE PLAN



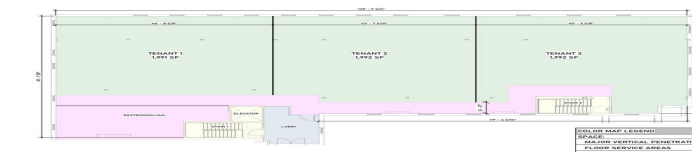
ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
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EX-E

3-Tenant Split

1,991 / 1,992 / 1,991 SF



COLOR MAP LEGEND	
SPACE	COLOR
MAJOR VERTICAL PENETRATIONS	
FLOOR SERVICE AREAS	
TENANT USABLE AREAS	
BUILDING SERVICE AREAS	

1 UPPER LEVEL - THREE TENANT SPACE PLAN



ARCHITECTURE
INTERIORS
CIVIL SITE

THE MULEHOUSE
812 S HIGH ST
COLUMBIA, TN 37401

EX-F

No tenant spaces are currently built out — each floor is available as a full contiguous block or can be subdivided to suit. All configurations are flexible pending lease execution.

GROUND FLOOR

★ FULL FLOOR AVAILABLE

7,876 SF

Entire ground floor — full contiguous block

OR SUBDIVIDE

2-Tenant Split
~3,900 SF ea.

3-Tenant Split
~2,030–2,031 SF ea.

Min. Suite
from 700 SF

BASEMENT

★ FULL FLOOR AVAILABLE

7,895 SF

Entire basement floor — full contiguous block

OR SUBDIVIDE

2-Tenant Split
~2,948 SF ea.

3-Tenant Split
~1,965–1,966 SF ea.

Min. Suite
from 700 SF

UPPER FLOOR

★ FULL FLOOR AVAILABLE

7,864 SF

Entire upper floor — full contiguous block

OR SUBDIVIDE

2-Tenant Split
~2,986–2,988 SF ea.

3-Tenant Split
~1,991–1,992 SF ea.

Min. Suite
from 700 SF

TOTAL AVAILABLE — ALL THREE FLOORS:

Up to 23,635 SF



TCC ARCHITECTURE THE MULEHOUSE EX02

CO-ANCHOR: THE MULEHOUSE VENUE

4,001 SF — Venue-Side Space

- Third floor — immediately adjacent to The Mulehouse event venue (8,479 SF)
- Ideal for F&B, retail, or hospitality — built-in audience from day one
- Shared lobby, (future) elevator, and multiple stairwells for ease of access

\$20 – \$27

PSF / Year

+ NNN

Taxes · Insurance · CAM

700 SF

Min. Suite Size

NNN

Lease Type

7,895 SF

Max. Contiguous

Negotiable

Availability

WHAT LANDLORD DELIVERS — WHITE BOX READY

INTERIOR BUILDOUT

- ✓ Demising walls (insulated)
- ✓ Suite entry doors w/ hardware
- ✓ Fresh paint — walls, ceilings
- ✓ LVT corridor flooring
- ✓ Rubber base trim throughout

BUILDING SYSTEMS

- ✓ Updated electrical panels & lighting
- ✓ Plumbing to all suites (water, sewer, grease)
- ✓ Fire alarm — speakers, strobes, voice
- ✓ Full fire sprinkler system
- ✓ HVAC — common areas & stairwells
- ✓ New hydraulic elevator (all 3 floors)

EXTERIOR & PERMITTING

- ✓ Full roof replacement w/ insulation, if necessary
- ✓ Exterior restoration (concrete, asphalt)
- ✓ Full architectural & engineering design
- ✓ All required permits included

POTENTIAL UPGRADES



Private Restrooms

Fully built-out private area restrooms on each floor — plumbing and fixtures included



Expanded Exterior Windows

Expanded windows installed throughout the building perimeter



HVAC — Individual Suites

Electric heat pump units sized per suite



Insulated Perimeter Walls

Finished perimeter walls in all suites — move-in ready condition

ABOUT NNN LEASES

In a NNN (Triple Net) lease, the tenant pays base rent plus their pro-rata share of property taxes, building insurance, and common area maintenance (CAM). This structure provides landlord cost predictability and is standard for commercial retail and office leases.

PROPERTY LOCATION — COLUMBIA, TN

812 S High Street Columbia, TN 38401

- Downtown Columbia's premier adaptive reuse venue
- Walking distance to Courthouse Square & Main Street retail
- Minutes from Columbia's growing residential neighborhoods
- ~50 miles south of Nashville via I-65
- Maury County seat — fastest-growing county in TN
- Adjacent to key commercial corridor on S High Street



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	9,829	23,094	57,466
Proj. Growth '24-'29	2.66%	4.42%	7.77%
Avg. HH Income	\$140,074	\$125,917	\$142,967
Median HH Income	\$118,958	\$108,582	\$114,848

**Demographics: Esri, 2024 estimates*

LEASING CONTACTS

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THE MULEHOUSE
 812 S High Street, Columbia TN
 Columbia, TN 38401
 Up to 23,635 SF | 3 Floors

- LEGEND**
- The Mulehouse (Subject Property)
 - Medical
 - Retail / Commercial
 - Restaurant / Food
 - Parks / Recreation
 - Education / Civic
 - Government

THE MULEHOUSE

812 S High Street · Columbia, TN 38401

23,635 SF

Total Available

\$20–\$27

PSF / Year + NNN



VOYAGER
REAL ESTATE PARTNERS

LEASING CONTACTS

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. All property information is subject to change without notice.