

# 2100 Church Street

Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

Branden Cadavid  
954.296.9103  
branden@hbre.com

Allen Bolden, SIOR, CCIM  
615.693.9034  
allen@hbre.com

# A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

2100 Church St | Nashville, TN | 37203

Located on the Ascension Saint Thomas Midtown Hospital campus, 2100 Church Street is a brand new 4-story, +/- 106,000 SF medical office building, finalized in the fall of 2023 and owned and managed by Healthcare Realty (NYSE: HR). Ascension is part of the world's largest Catholic health system, which includes 9 hospitals and physician practices across Tennessee. Designed to elevate the patient experience, 2100 Church Street is where innovation meets specialty care. We offer enhanced patient access and modern finishes throughout the building.

## Key Tenants



Exterior of main plaza offering enhanced patient access and free valet service.



Ample visitor and guest parking, including free valet and convenient two-level underground parking garage.

## Property Highlights



**+/- 106,000 TOTAL  
BUILDING SF**

- 90% leased with 12,782 SF available
- 2 suites available on second floor (can be demised)
- LEED certified building



**CONVENIENT  
SPECIALTY CARE**

- Ample patient parking, including two-level underground parking garage, free valet, and free parking onsite at the Mid-State Garage
- Several EV charging stations available for electric vehicles
- Professionally managed with 24/7 security
- Adjacent to Women's Hospital entrance with convenient access to hospital
- Quick access to ORs in hospital, USPI, and BASC



**ACCESS TO  
AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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# EXPERIENCE PREMIUM DESIGN & MODERN FINISHES

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# NASHVILLE'S PROMINENT MEDICAL DESTINATION

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## NEARBY MEDICAL & AMENITIES

Dining & Retail  
2 minutes - 0.3 miles

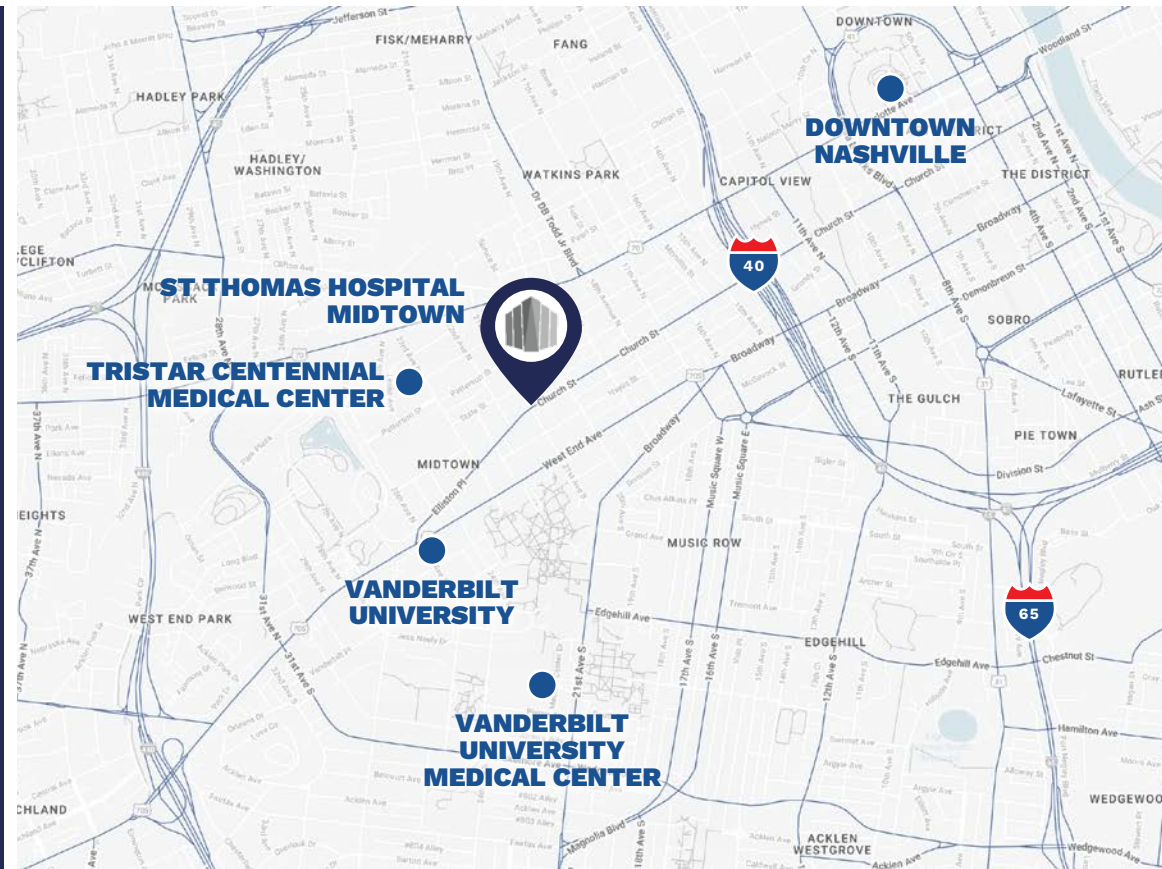
St Thomas Hospital Midtown  
2 minutes - 0.3 miles

TriStar Centennial Medical Center  
3 minutes - 0.5 miles

Vanderbilt University  
5 minutes - 0.9 miles

Vanderbilt University Medical Center  
5 minutes - 1.1 miles

Nashville (Downtown)  
6 minutes - 1.7 miles



### TRAFFIC COUNTS

Church St	CARS PER DAY
20th Ave N	22,821
21st Ave N	5,794
	5,702

### 2025 MIDTOWN DEMOGRAPHICS

Population
2030 Population Projection
Total Households
Average HH Income

### 1 MILES

23,850
29,370
11,764
\$106,772

### 3 MILES

136,953
161,906
65,073
\$135,377

### 5 MILES

245,877
278,428
110,950
\$138,998

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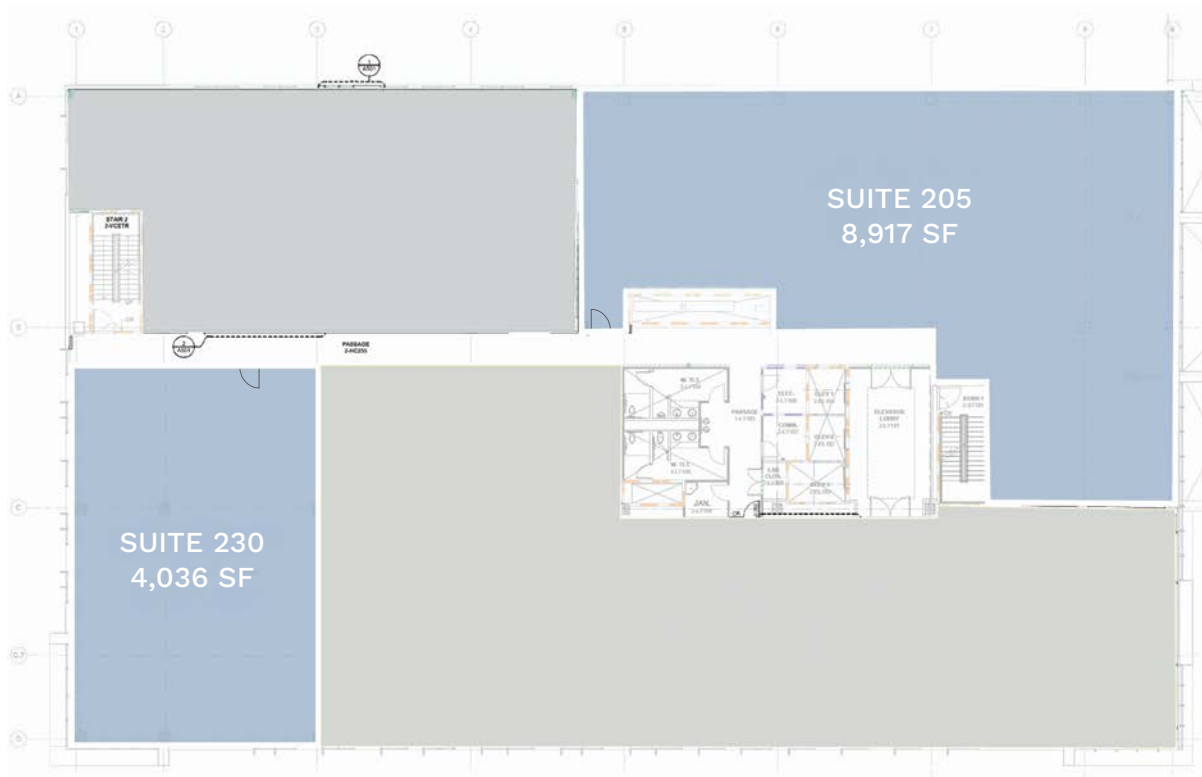
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# TAKE A TOUR

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## Available Suites (2nd Floor - 12,782 SF)



Scan for virtual tours and availabilities.

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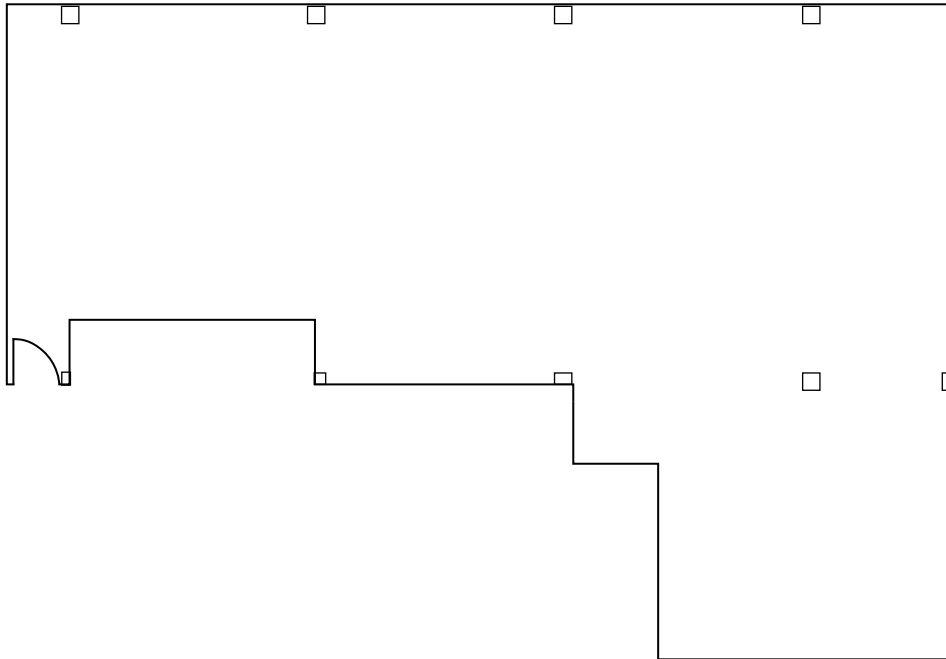
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## SUITE 205 | 8,917 SF

- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Large, Window-lined, naturally-lit corner suite



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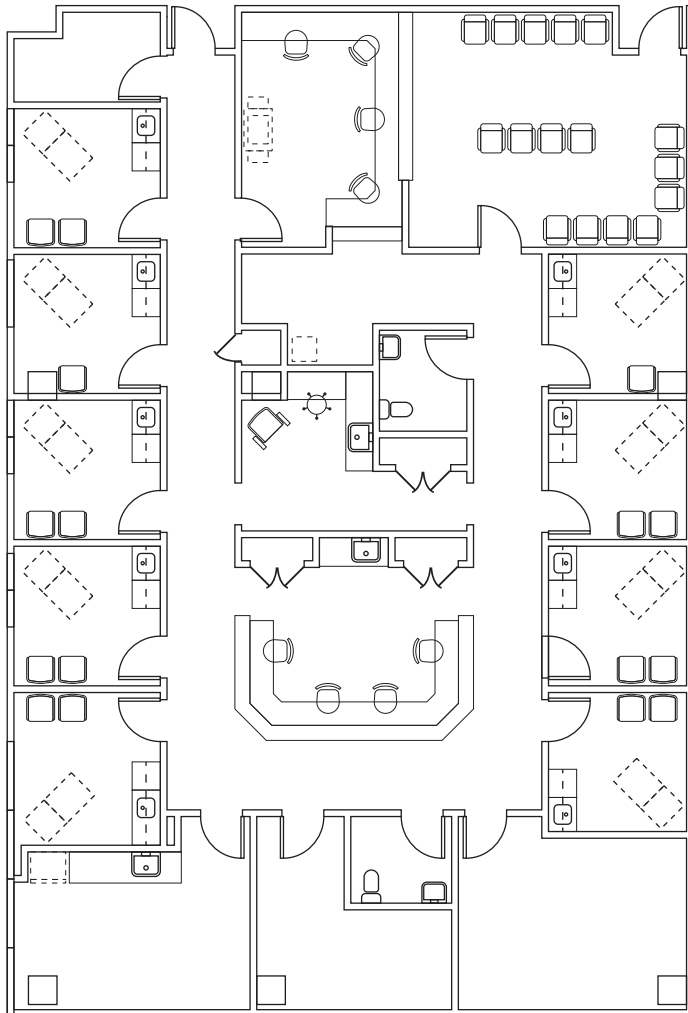
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## SUITE 230 | 4,036 SF

- Brand new spec suite delivering Q1 2026
- (9) exam rooms and (1) shared doctor's office
- Reception area and breakroom
- Dedicated lab area
- (2) Private restrooms



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