

BERRY HILL HIGH-END PRODUCTION STUDIO WITH OFFICES

SPECIAL USE: Music Production / Rehearsal Space / Creative Offices

FOR LEASE



AT-A-GLANCE

This unique opportunity is available for lease in a private, well-positioned location near Berry Hill, with close proximity to I-440 for easy access across Nashville. Ideal for a special-use tenant such as music production or rehearsal, the property offers a secure, functional layout with ample parking and flexible interior space. Delivered as-is, this is a rare chance to secure a creative-ready facility in one of Nashville's most in-demand submarkets.

3 private offices + large break room

Rehearsal/Production Hall

Loading bay with roll-up door

3-phase power

Parking for approximately 12 vehicles

Security fence for added privacy and control

PROPERTY SUMMARY

ADDRESS 2314 Eugenia Avenue, Nashville, TN 37211

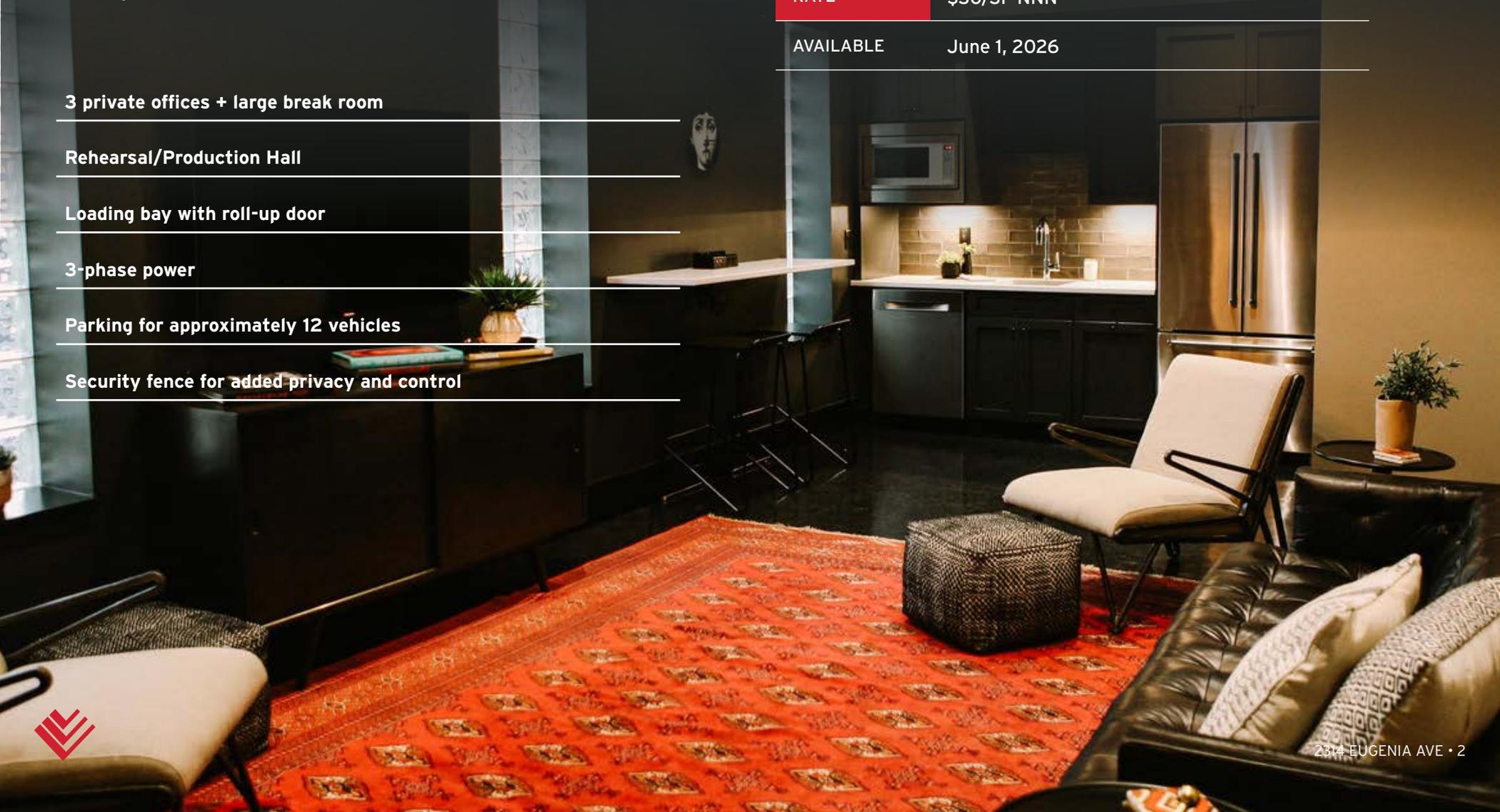
USE Creative Office/Flex Space

SPECIAL USE Rehearsal/Production Hall

SIZE 3,580 SF

RATE \$30/SF NNN

AVAILABLE June 1, 2026



USES + FLOOR PLAN

SPACE HAS BEEN USED FOR:

Professional Recording Sessions

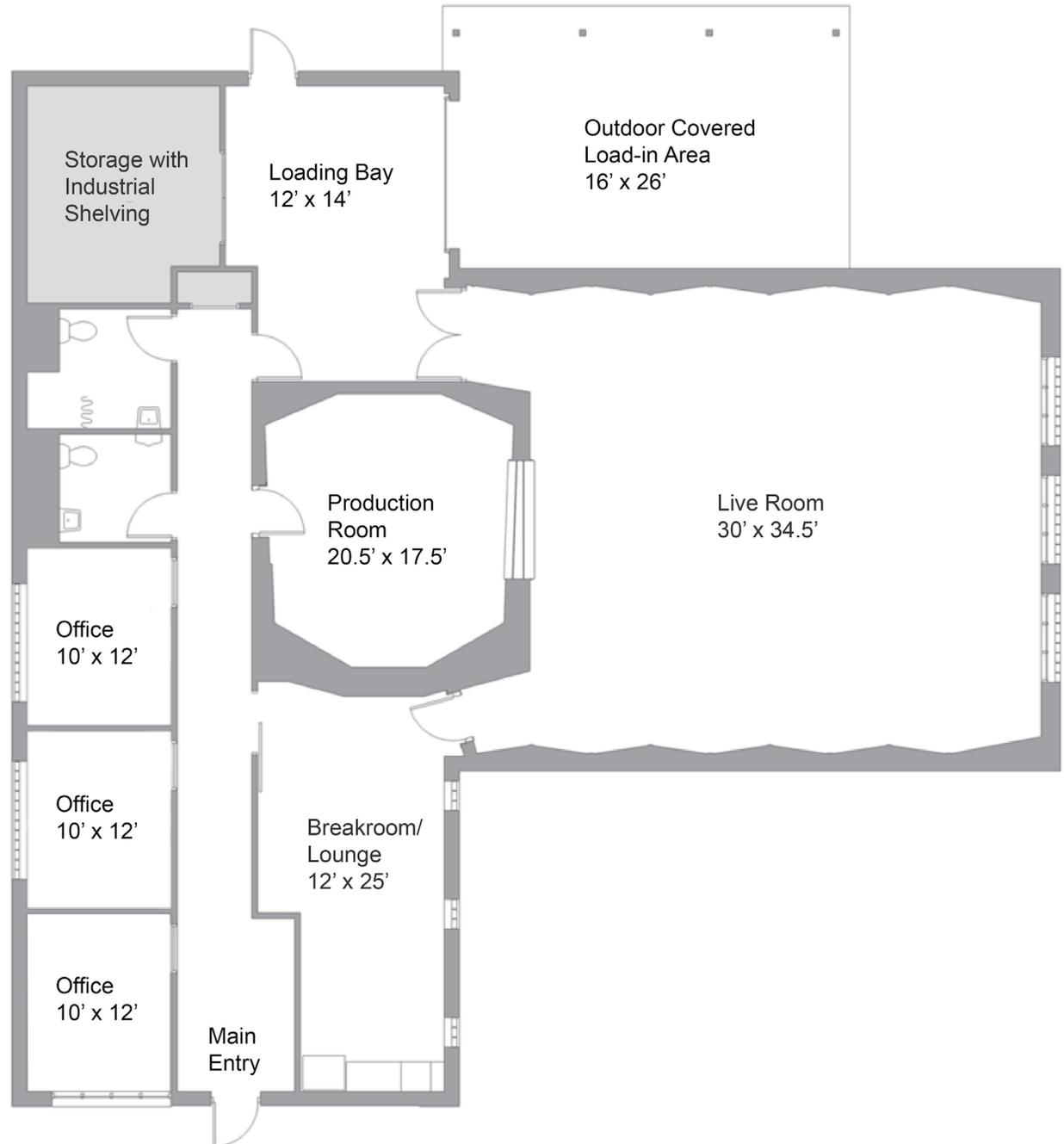
High-end Music Industry Events

Rehearsal Space to A-List Artists

Film Set for Music Videos and
Commercials

Live Video Web Broadcasting

Podcast Recording



31 ACCESS & POI MAP



2314 Eugenia

Berry Hill

WOODLAWN
MEMORIAL
PARK

The Eastern Peak
ASIAN CUISINE

Walmart

CARmax

THE HOME
DEPOT

STAPLES

ONE HUNDRED OAKS

VANDERBILT HEALTH

TJ-maxx

ULTA BEAUTY

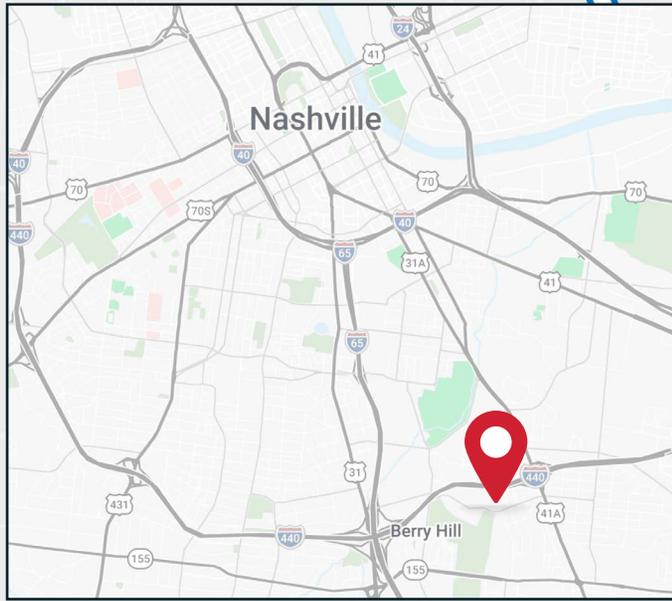
Michaels
Where Creativity Happens

PETSMART

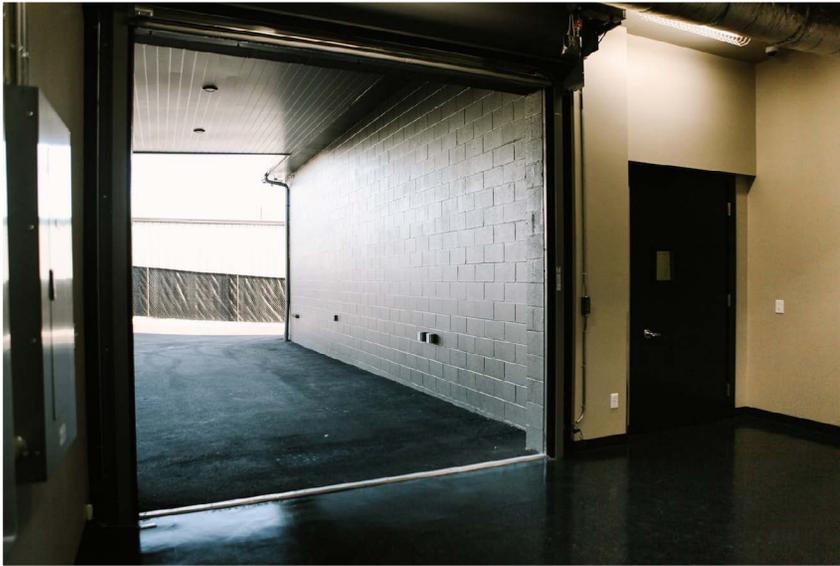
Logan's ROADHOUSE

CHIPOTLE MEXICAN GRILL

REGAL



ADDITIONAL PHOTOS



2314
*Eugenia
Hall*

**FOR MORE
INFORMATION,
CONTACT**

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 **SOUTHEAST VENTURE**