

WASHINGTON SQUARE



1,425-58,330 SF Available for Lease | Office & Retail Opportunities

214-222 2nd Ave N | Nashville, TN 37201

PROPERTY HIGHLIGHTS

1,425 - 58,330 SF
Office Space Available

1,500 - 9,734 SF
Ground Floor Retail Available

On-site Management
& Maintenance

Unobstructed Views of
Nissan Stadium &
the Cumberland River

National Register of
Historic Places

Downtown
Location

Modern
Lobby

Fitness
Center

Conference
Room

Accessible
to Major
Interstates

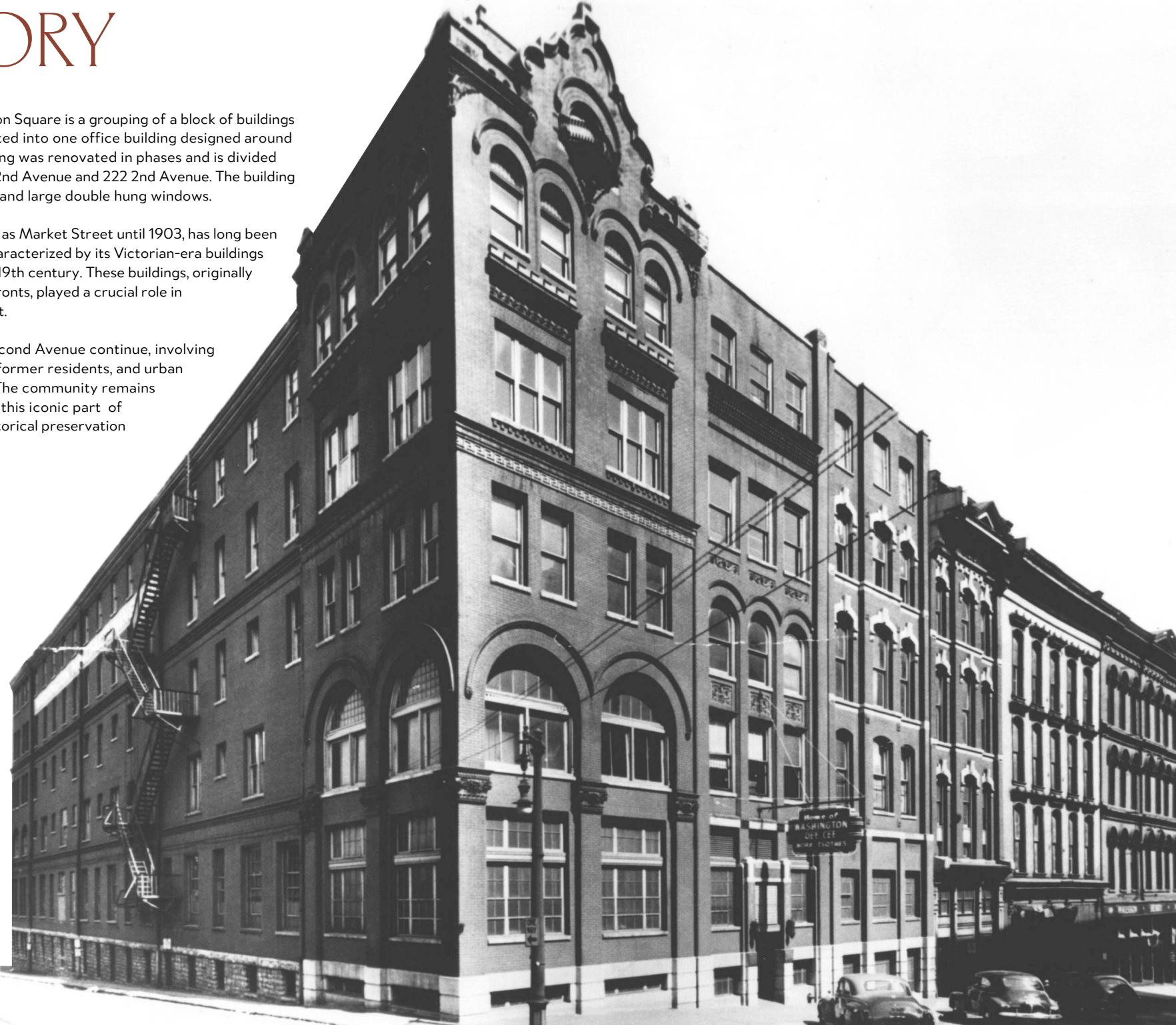


HISTORY

Built in 1878, Washington Square is a grouping of a block of buildings that have been renovated into one office building designed around two atriums. The building was renovated in phases and is divided into two sections, 214 2nd Avenue and 222 2nd Avenue. The building features brick facades and large double hung windows.

Second Avenue, known as Market Street until 1903, has long been a hub of commerce, characterized by its Victorian-era buildings dating back to the late 19th century. These buildings, originally warehouses and storefronts, played a crucial role in Nashville's development.

Efforts to revitalize Second Avenue continue, involving local business owners, former residents, and urban development officials. The community remains dedicated to restoring this iconic part of Nashville, balancing historical preservation with modern style.



LOCATION

CONNECTED TO THE CITY

Walking distance to the Federal Courthouse & the Tennessee State Capitol Building, The Arcade, Bunker's Alley, Printer's Alley, Davidson County's Main Library and Parking Deck

1 mile to I-24

2 miles to I-65

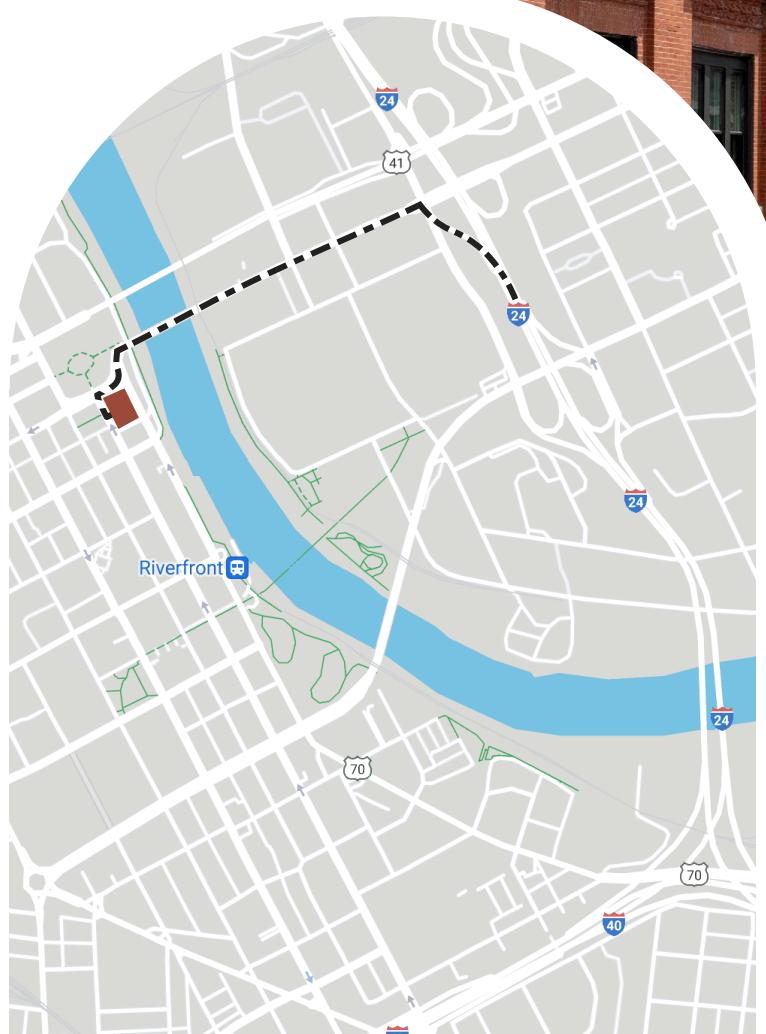
4 miles to I-40

0.5 mile to the East Bank

PARKING

Over 2,000 parking spaces within half a mile

Shuttle drop off across the street at the Metro Courthouse



NEARBY AMENITIES

within 6 blocks

HOTELS

- THE BANKERS ALLEY HOTEL
- SHERATON GRAND
- FAIRLANE HOTEL
- THE BOBBY
- DREAM NASHVILLE
- HOTEL INDIGO
- 21C MUSEUM HOTEL
- RENAISSANCE
- HOLSTON HOUSE
- CAMBRIA
- HERMITAGE HOTEL
- STUDIO 154
- COURTYARD DOWNTOWN

DRINKS & DINING

- BLACK TAP
- THE STILLERY
- BROADWAY BREWHOUSE
- THE HAMPTON SOCIAL
- BOQUERIA
- ASSEMBLY FOOD HALL
- THE FINCH
- THE CAPITOL GRILLE
- STREET EATS THURSDAYS
- ON DEADERICK ST
- FROTHY MONKEY
- PUCKETT'S GROCERY
- JEFF RUBY'S
- DEACON'S NEW SOUTH
- GRAY AND DUDLEY
- SEA SALT

PLACES OF INTEREST

- STATE CAPITOL
- WAR MEMORIAL AUDITORIUM
- TPAC
- THE ARCADE
- NASHVILLE PUBLIC MARKET
- RYMAN AUDITORIUM
- LOWER BROADWAY
- BRIDGESTONE ARENA
- SCHERMERHORN SYMPHONY CENTER
- COUNTRY MUSIC HALL OF FAME
- MUSIC CITY CENTER
- ASCEND AMPHITHEATER
- 5TH + BROADWAY
- PRINTERS ALLEY

AVAILABILITY

GROUND FLOOR

SUITE 1: 2,058 SF

SUITE 2: 1,965 SF

FIRST FLOOR

SUITE 100-A: 2,428 SF

SUITE 103: 5,129 SF

SECOND FLOOR

SUITE 207: 1,655 SF

SUITE 210: 4,209 SF

SUITE 230: 2,487 SF

SUITE 240: 3,299 SF

SUITE 250: 1,425 SF

SUITE 260: 2,033 SF

THIRD FLOOR

SUITE 300-A: 6,590 SF

SUITE 310: 2,719 SF

SUITE 316: 1,494 SF

SUITE 327: 2,076 SF

SUITE 328: 2,249 SF

RETAIL OPPORTUNITIES

SUITE 3: 4,591 SF

SUITE 200: 1,500-9,734 SF

THIRD FLOOR MEZZANINE

SUITE 340M: 10,524 SF (Divisible)

SUITE 350M: 2,076 SF

SUITE 360M: 2,077 SF

SUITE 370M: 3,854 SF



SUITE 230

RETAIL

BUILING 214

SUITE 3 - 4,591 SF: This space, at the corner of 1st Ave N and Bank St, offers a charming aesthetic of interior and exterior exposed stone, along with unobstructed views of the Cumberland River and Nissan Stadium. Nestled along the river, it provides a unique and inviting atmosphere while still being close to downtown's vibrant energy.

BUILING 222

SUITE 200 - 9,734 SF (demisable to 1,500 SF): The suite is located on the corner of the newly renovated 2nd Ave N and Union St. Highlighted by its elevated grand stairway entrance, this space offers visibility to the Davidson County Courthouse and Public Square, and is demisable down to 1,500 SF.



SUITE 200

SUITE 3



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