

121 CLEVELAND ST. | NASHVILLE, TN 37207

- ▷ Freestanding Office / Creative Studio
- ▷ Private Fenced Lot | East Nashville

**STRIDE**  
COMMERCIAL

# 121 Cleveland Street

OFFICE FOR LEASE // EAST NASHVILLE // NASHVILLE, TN

# Building Snapshot

121 CLEVELAND ST. | NASHVILLE, TN 37207

**Building Size:** 1,632 SF (approx.)

**Year Built:** 1920

**Available:** 1,632 SF — full building

**Rate:** \$3,000/month Modified Gross

**Availability:** July / August 2026

**Lot:** 0.16 acres — private and fenced

**Parking:** On-site, private lot

**Frontage:** Cleveland Street

**Zoning:** OR20 — Office/Residential



121 CLEVELAND ST. // NASHVILLE, TN 37207

Square footage is approximate. Lease rate is a flat \$3,000/month and is not calculated on a per-SF basis

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice. Square footage is approximate and provided for reference only. Rent is quoted as a flat monthly amount and is not calculated on a per-square-foot basis.

**STRIDE**

# Executive Summary

## OPPORTUNITY

121 Cleveland Street is a 1,632 SF (approx.) freestanding single-story building on a private, fenced 0.16-acre lot in East Nashville's Cleveland Park neighborhood. Positioned for office, creative studio, or destination/by-appointment professional use under OR20 Office/Residential zoning, the property offers the privacy and visibility of a standalone building at \$3,000/month Modified Gross. Cleveland Street frontage delivers strong visibility with quick access to Ellington Parkway, the Dickerson Pike corridor, and Downtown Nashville.



## HIGHLIGHTS

- 1,632 SF (approx.) freestanding building on a private, fenced 0.16-acre lot
- \$3,000/month Modified Gross
- Private fenced outdoor yard — rare amenity for office, studio, or wellness use
- OR20 Office/Residential zoning — office and creative studio uses supported
- Cleveland Street frontage with on-site parking on private lot
- Quick access to Ellington Parkway, Dickerson Pike, and Downtown Nashville
- Cleveland Park — one of East Nashville's fastest-growing neighborhoods
- Walking distance to Audrey, June, Folk, and the Dickerson Pike corridor

121 CLEVELAND ST. // NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice. Square footage is approximate and provided for reference only. Rent is quoted as a flat monthly amount and is not calculated on a per-square-foot basis.

# About the Space

1

## AVAILABLE SPACE

- 121 Cleveland Street — full building
- 1,632 SF (approx.), single story
- Ground-floor / single-level
- July / August 2026

2

## SUITE FEATURES

- Freestanding building — no shared walls, no shared lobbies
- Private fenced outdoor yard — usable for client meetings, outdoor work, or amenity programming
- On-site parking on private lot
- Cleveland Street frontage — high-visibility, accessible building entrance
- Signage opportunity along Cleveland Street
- Residential-character windows throughout — strong natural light
- 4-room interior configuration — open to tenant-directed reuse

3

## TENANT IMPROVEMENTS

- TI Allowance: Contact Broker
- Delivery: As-Is
- OR20 Office/Residential zoning — supports office and creative studio buildout
- ADA compliance: confirm with broker before public-facing use commitments

121 CLEVELAND ST. // NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice. Square footage is approximate and provided for reference only. Rent is quoted as a flat monthly amount and is not calculated on a per-square-foot basis.



# Building Specs

121 CLEVELAND ST. |  
NASHVILLE, TN 37207

**Stories:** 1 (single story)

**Building Size:** 1,632 SF (approx.)

**Building Type:** Freestanding, single-tenant

**Construction:** Built 1920

**Lot:** 0.16 acres — private and fenced

**Parking:** On-site, private lot

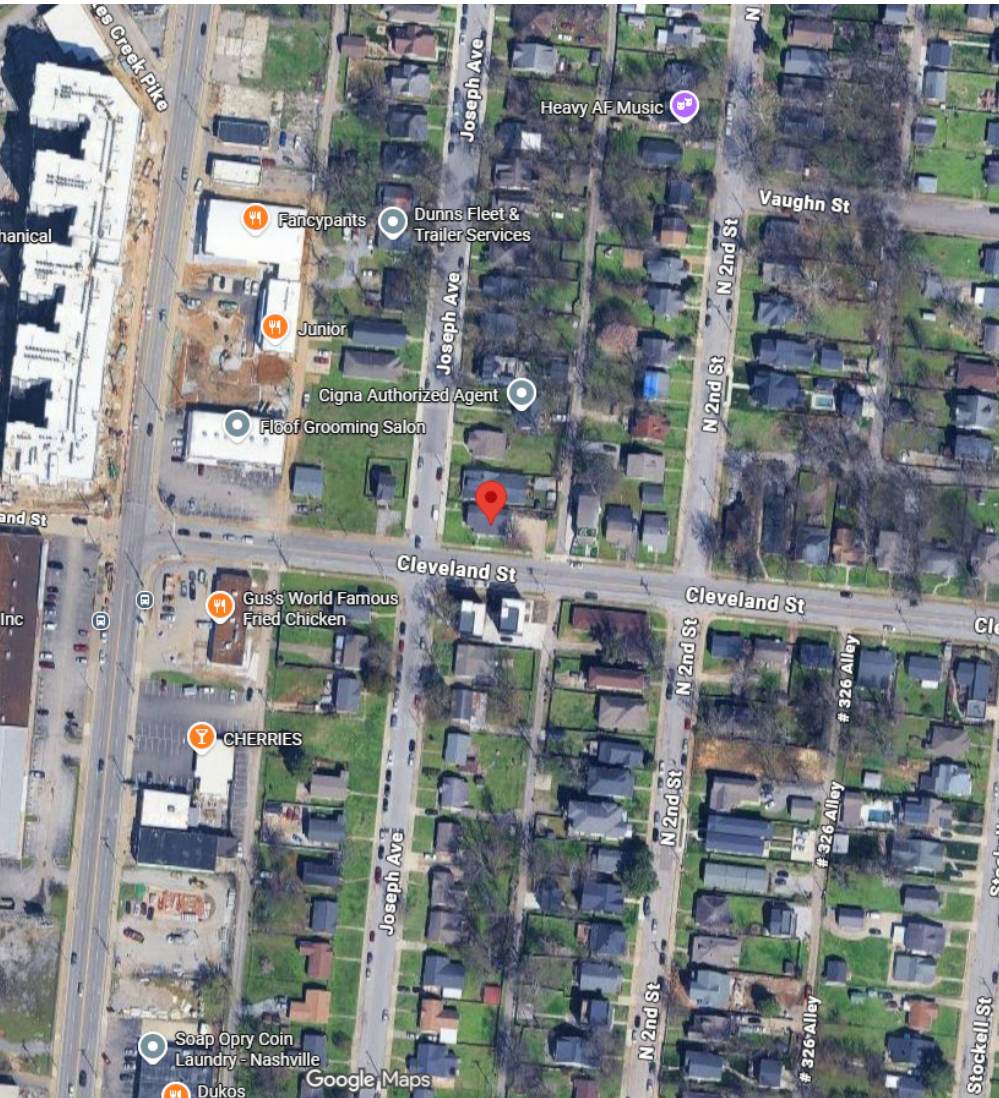
**Visibility:** Cleveland Street frontage

121 CLEVELAND ST. // NASHVILLE, TN 37207

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Location & Access



121 CLEVELAND ST. // NASHVILLE, TN 37207

## DRIVE TIMES

- Downtown Nashville — ~3.5 miles / ~8 min via Ellington Pkwy
- New Titans Stadium / East Bank — ~3.5 miles / ~9 min
- Oracle Future HQ (River North) — ~3 miles / ~8 min
- Five Points (East Nashville) — ~2 miles / ~5 min
- Ellington Pkwy / I-65 — ~0.5 miles / ~2 min
- BNA Nashville Int'l Airport — ~8 miles / ~14 min via Briley Pkwy

## ACCESS HIGHLIGHTS

- Cleveland Street frontage — high-visibility, accessible building entrance
- On-site parking on private fenced lot
- ~0.5 miles to Ellington Pkwy / I-65 interchange — fast downtown and regional access
- Dickerson Pike corridor — one of East Nashville's most active growth corridors
- Walking distance to Audrey, June, Folk, and Cleveland Park amenities

# Amenities & Neighborhood



## ABOUT CLEVELAND PARK

Cleveland Park is one of East Nashville's fastest-growing neighborhoods — a historic streetcar suburb of 1920s bungalows, tree-lined streets, and proximity to the Dickerson Pike corridor, Ellington Parkway, and the Cumberland River. The neighborhood has emerged as a magnet for chef-driven dining (Sean Brock's Audrey and June, plus Folk), creative operators, and professional users who value walkability, character, and quick access to Downtown Nashville, the new Titans Stadium, and Oracle's future River North headquarters.

## NEARBY AMENITIES

- Audrey — Sean Brock's James Beard-winning flagship (~0.3 mi)
- June — modern tasting-menu concept above Audrey
- Folk — chef-driven neighborhood favorite
- All People Coffee — Douglas & Lischev (~0.4 mi)
- Drkmttr — independent music venue
- East Nashville Beer Works — local brewery (~0.5 mi)
- Dickerson Pike corridor — restaurants, retail, and grocery (<0.5 mi)
- Shelby Park & Shelby Bottoms Greenway — recreation (~1.5 mi SE)

## GROWTH STORY

- ~3 mi to Oracle's future River North headquarters
- ~3.5 mi to the new Titans Stadium and East Bank — Nashville's 550-acre riverfront redevelopment
- Future TPAC, Eastpoint neighborhood, and East Bank Boulevard underway
- Dickerson Pike corridor — major mixed-use, retail, and residential pipeline (The Pike, 1404 Dickerson food hall, 917 Dickerson restaurant row, 900 at Cleveland Park, Opaline at Artist Hill)

## AREA SNAPSHOT — ZIP 37207

**Population:** 42,310 (2024 estimate)  
**Population Growth:** +21% since 2010  
**Median Household Income:** \$61,744  
**Median Age:** 33

121 CLEVELAND ST. // NASHVILLE, TN 37207

STRIDE

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Contact Us

**MATT COOPER, CCIM**

**CAMERON BICE**

**LANIER WAGSTER**

▶ [info@stridecre.com](mailto:info@stridecre.com)

▶ (615) 719-8736

[STRIDECRE.COM](http://STRIDECRE.COM)

**STRIDE**  
COMMERCIAL