



644

WEST IRIS DRIVE
NASHVILLE, TN

For Lease

2,516 SF Office/Retail Space

Property Overview

This incredible free-standing building positioned in the heart of Berry Hill, 644 West Iris Drive offers a rare turnkey office/retail space with a flexible mix of private offices and open areas. The location provides excellent visibility and access, paired with ample parking making this an ideal property for businesses seeking to join one of Nashville's most creative and coveted neighborhoods. Proximity to the planned Universal Music Group development further enhances the long-term appeal of this offering.

PROPERTY HIGHLIGHTS



2,516 SF Available



Abundant natural light



Berry Hill



4ZZ (District 6 – Bransford), permitting office, neighborhood commercial, and music studios



Ample on-site parking



Steps from restaurants, shops, and entertainment









Nearby Amenities & Developments

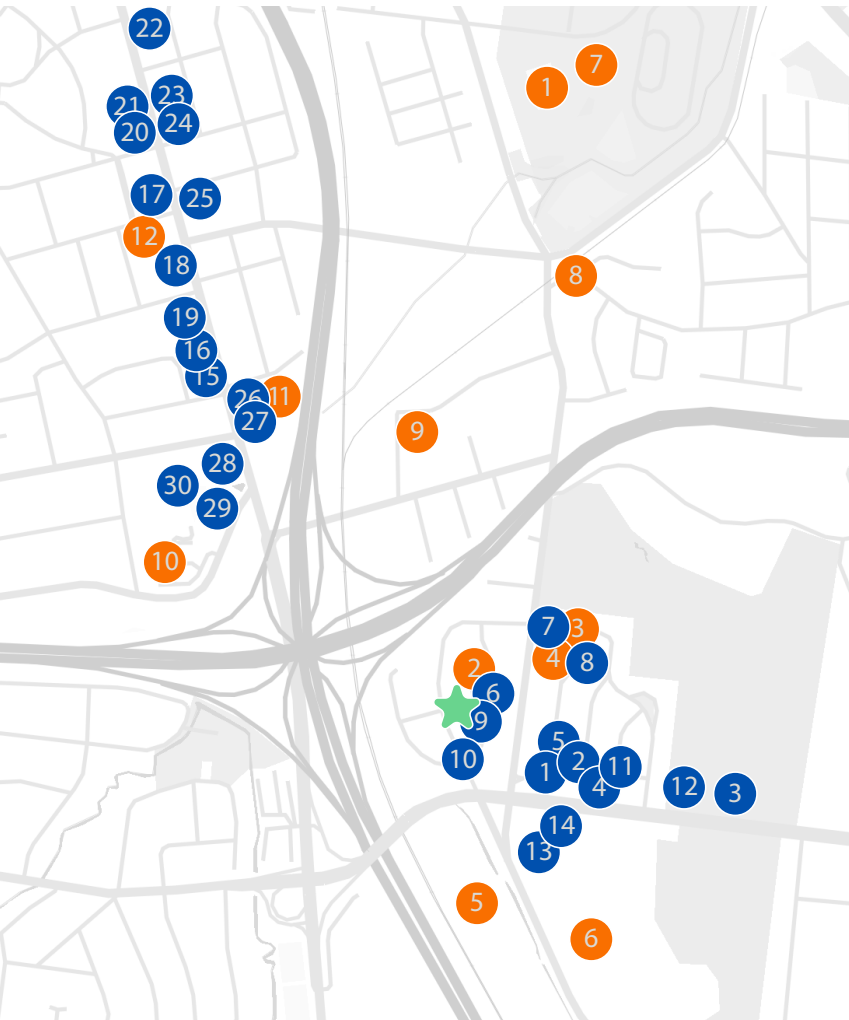
FOOD

- 1 VUI'S KITCHEN
- 2 I LOVE JUICE BAR
- 3 CALYPSO CAFÉ
- 4 BAJA BURRITO
- 5 BIG MACHINE DISTILLERY & TAVERN
- 6 BROTHERS BURGER JOINT
- 7 THE PFUNKY GRIDDLE
- 8 NASHVILLE JAM CO
- 9 SUNFLOWER CAFÉ
- 10 JERSEY MIKE'S SUBS
- 11 HUGH BABY'S
- 12 FIREHOUSE SUBS
- 13 CHIPOTLE
- 14 LOGAN'S ROADHOUSE
- 15 M.L.ROSE CRAFT BEER & BURGERS
- 16 AIYARA THAI AND SUSHI RESTAURANT
- 17 FIRST WATCH
- 18 MAPLE STREET BISCUIT COMPANY
- 19 SONIC DRIVE-IN
- 20 PUBLIX
- 21 THE SMILING ELEPHANT
- 22 LOVE PEACE & PHO

- 23 THE URBAN JUICER
- 24 HATTIE B'S
- 25 CILANTRO MEXICAN GRILL
- 26 FENWICK'S 300
- 27 PANCHO & LEFTY'S
- 28 CHICK-FIL-A
- 29 JUST LOVE COFFEE CAFE
- 30 KROGER

DEVELOPMENTS

- 1 GEODIS PARK
- 2 AZALEA PARK/2920 BERRY HILL (37K SF)
- 3 COLUMBINE PARK/UNIVERSAL MUSIC GROUP
- 4 BLACKBIRD STUDIO
- 5 WALMART SUPERCENTER
- 6 VANDERBILT HEALTH 100 OAKS
- 7 445 PARK COMMONS (335 UNITS)
- 8 BROADSTONE BERRY HILL (303 UNITS)
- 9 8TH & BERRY (314 UNITS)
- 10 GALE PARK (70 UNITS)
- 11 THE MELROSE
- 12 BROADSTONE 8TH SOUTH



Area Demographics

WITHIN A 5 MILE RADIUS

241,072

TOTAL POPULATION

381,036

TOTAL EMPLOYEES

\$137,327

AVERAGE HOUSEHOLD INCOME

17,355

TOTAL BUSINESSES

Labor Division

82.2%

WHITE COLLAR

7.5%

BLUE COLLAR

10.3%

SERVICES

Drive Times

10 mins

NASHVILLE INTERNATIONAL AIRPORT

13 mins

DOWNTOWN NASHVILLE

14 mins

MIDTOWN NASHVILLE



For more information, contact:

Ben Dotye

ben.dotye@streamrealty.com

T 615.775.5416

Rob Lowe

rob.lowe@streamrealty.com

T 615.476.2910

The logo for STREAM, featuring a white wavy line above the word "STREAM" in a bold, sans-serif font.

501 Commerce Street
Suite 1120
Nashville, TN 37203
615.795.0000