



## 917 Gallatin Ave

917 Gallatin Ave, Nashville, TN 37206

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# 917 Gallatin Ave

\$32.00 /SF/YR

**SPECIAL INCENTIVE:** For a qualifying new tenant who can sign a lease by May 1, 2026, the base lease rate for the first year will be dropped to \$30.00 sf/y for the first year of the lease. Very visible property in high-traffic area. Located 2 blocks north of busy intersection of Gallatin & Eastland Avenues w/ a Kroger, Aldi shopping plaza, Walgreen's pharmacy, and other mixed-use, high-density developments. 2 blocks south of a Publix. 3/4 mile from Five Points. 2.5 miles from I-24, Nissan Stadium, East Bank, River North and downtown.

- High visibility including existing pylon sign on high traffic primary street on Metro's WeGo bus line
- 6 separate rooms and 1 bathroom; hardwood floors in most rooms plus hallway, newly renovated interior
- 4 rooms could be private offices / services spaces
- Fully renovated in 2014 with further updates in 2022
- Non-functional fireplace w/ mantel and decorative tile in entrance room

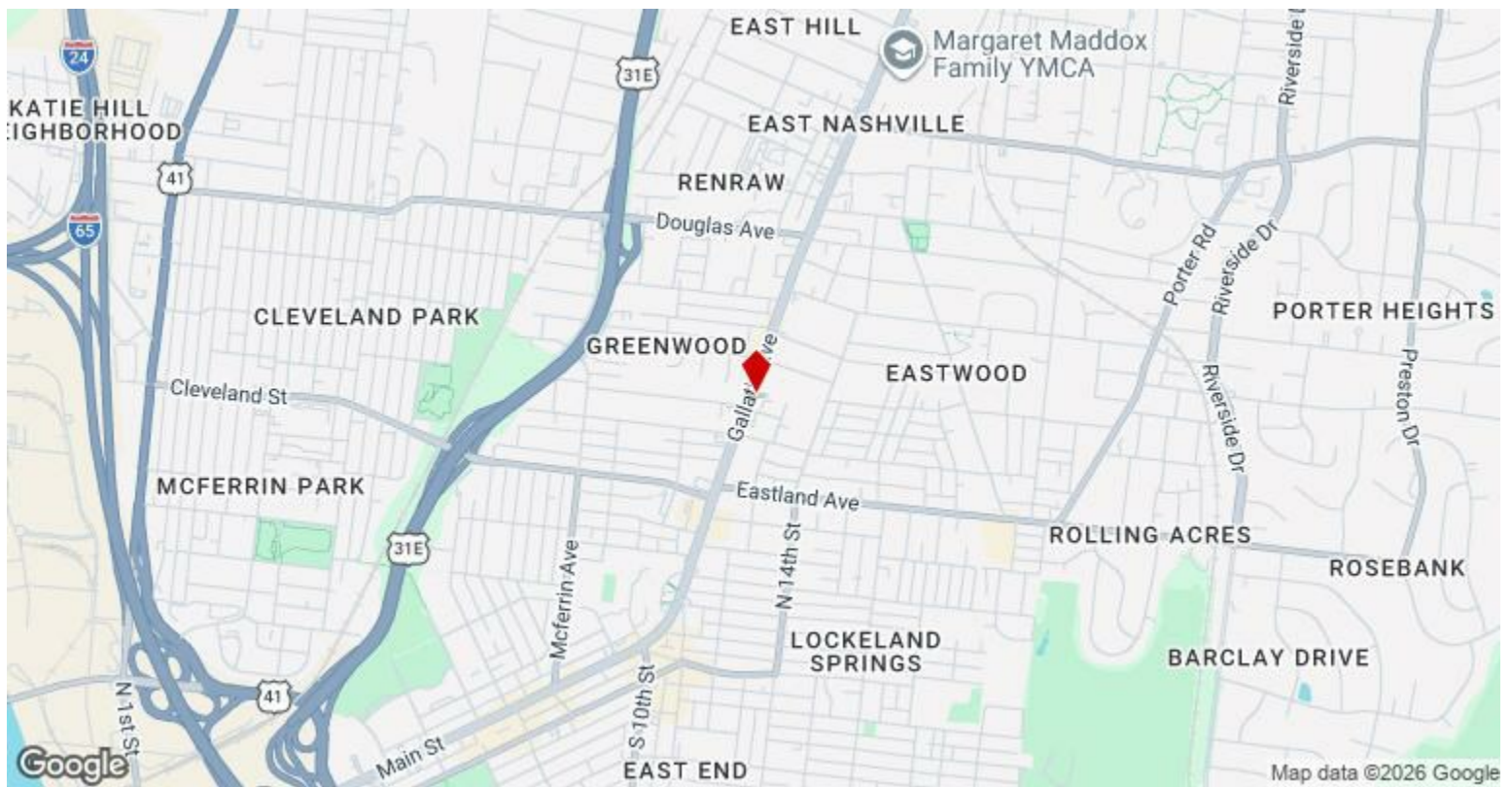


|                      |                          |
|----------------------|--------------------------|
| Rental Rate:         | \$32.00 /SF/YR           |
| Property Type:       | Retail                   |
| Property Subtype:    | Freestanding             |
| Gross Leasable Area: | 1,260 SF                 |
| Year Built:          | 1925                     |
| Walk Score ®:        | 60 (Moderately friendly) |
| Transit Score ®:     | 40 (Fairly friendly)     |
| Taxes:               | \$0.58 USD/SF/MO         |
| Rental Rate Mo:      | \$2.67 /SF/MO            |

## 1st Floor

1

|                 |                  |
|-----------------|------------------|
| Space Available | 1,260 SF         |
| Rental Rate     | \$32.00 /SF/YR   |
| Date Available  | April 15, 2026   |
| Service Type    | Triple Net (NNN) |
| Space Type      | Relet            |
| Space Use       | Office/Retail    |
| Lease Term      | Negotiable       |



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Very visible property in high-traffic area. Located two blocks north of the busy intersection of Gallatin & Eastland Avenues w/ a Kroger, Aldi-anchored shopping plaza, Walgreen's pharmacy, other two-level retail with multiple tenants, and two mixed-use, high-density residential developments. Two blocks south of a Publix. On Metro's WeGo bus line near convenient bus stops. 3/4 mile from the popular Five Points area of East Nashville. 2.5 miles from Interstate 24, downtown, Nissan Stadium and the new River North, Oracle & other exciting developments for the riverfront on the East Bank. Other small businesses have been thriving, continuing to open and expand in this section of Gallatin Ave over the past 5+ years. New restaurants and/or pubs are across the street and nearby on either side. Leasing this property would allow your business to be part of East Nashville's steady growth and popularity. Great for use as office space or retail for goods and/or services.

Property has most recently been set up for and used for personal care services such as massage, waxing, facials, etc., and the photos posted are of how it is set up for the most recent tenant's business. Photos can be provided to show previous uses as an office setting by a prior tenant, and photos without any business furniture can be provided at a later date.

**LEASING NOTE:** It is requested that for the lease rate advertised, inquiries be made directly by the tenant or business principals of the tenant company, not agents.

## Property Photos

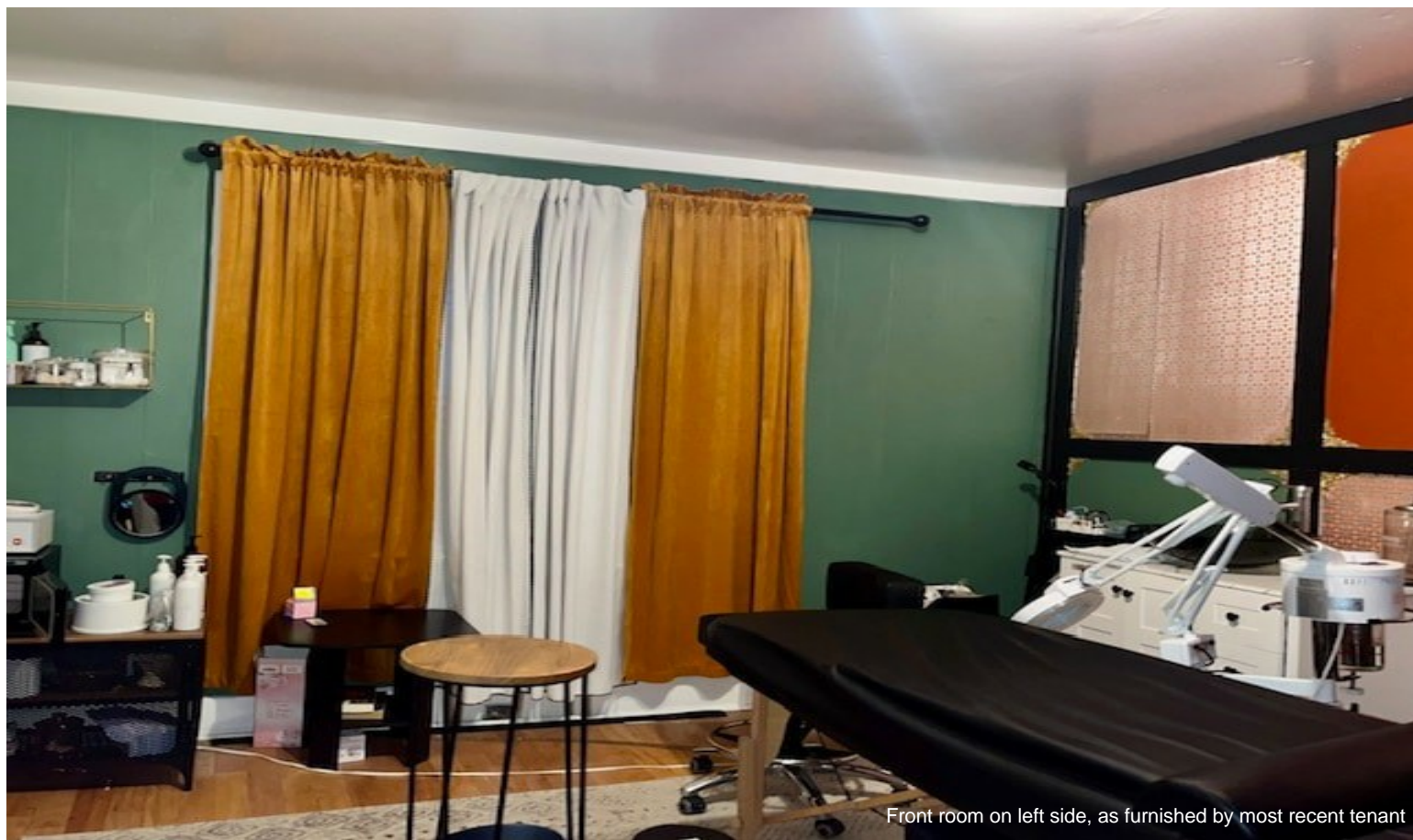


Front entry room, as furnished by most recent tenant



Decorative fireplace in front entry room, room as furnished by most recent tenant

## Property Photos



Front room on left side, as furnished by most recent tenant



Front room on left side, as furnished by most recent tenant

# Property Photos



Front room on left side, as furnished by most recent tenant



Middle room on right side, as furnished by most recent tenant

# Property Photos

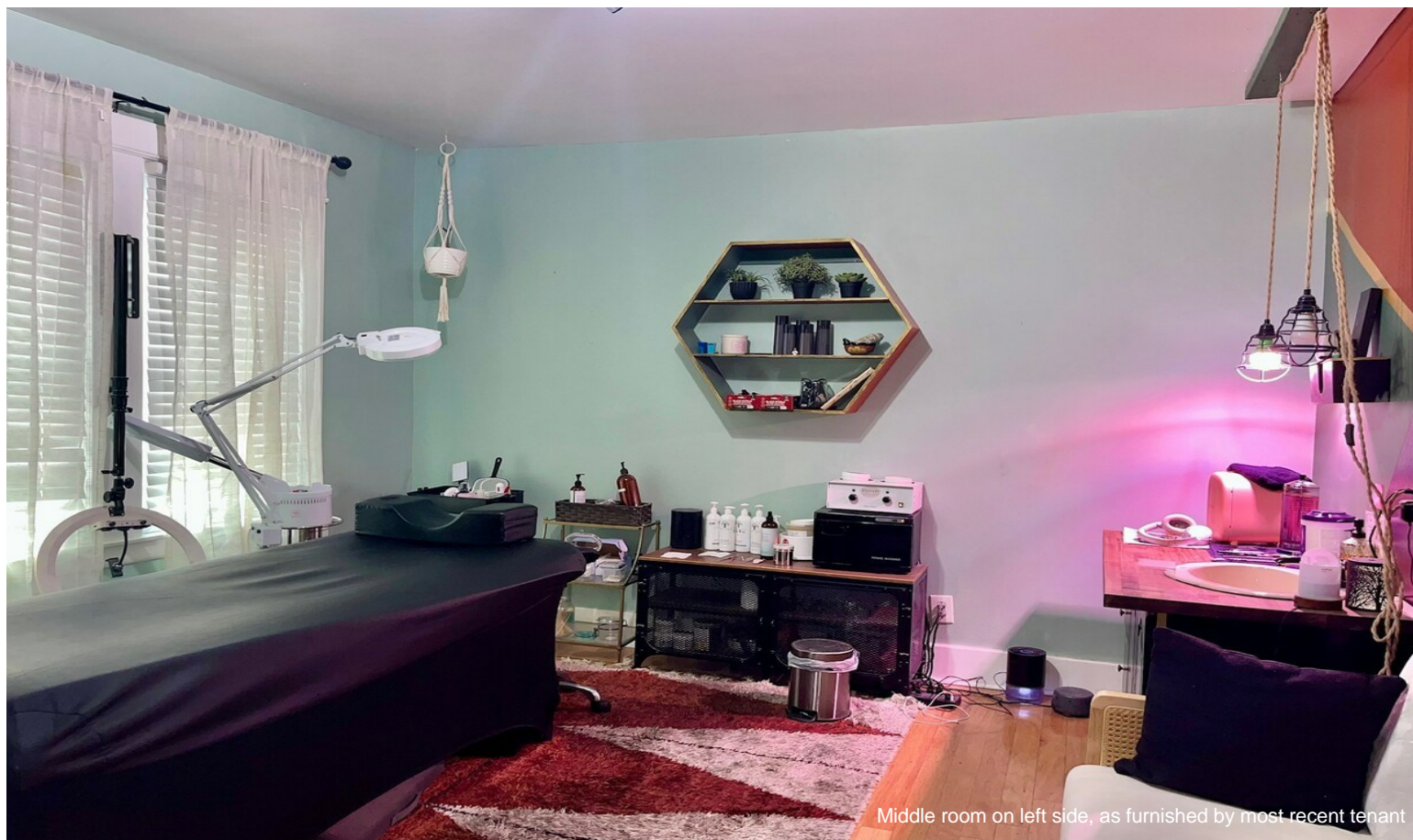


Middle room on right side, as furnished by most recent tenant

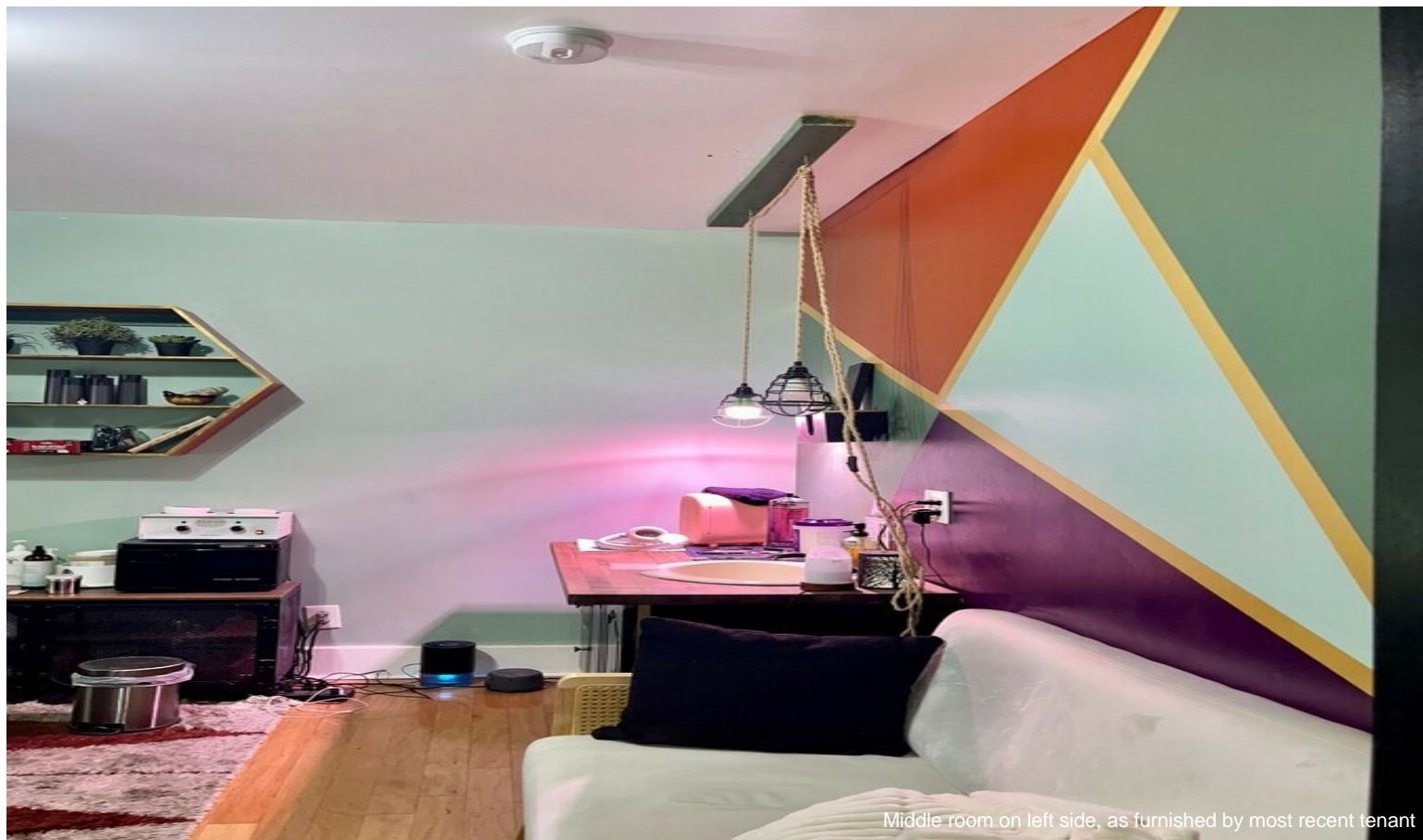


Middle room on right, as furnished by most recent tenant

# Property Photos



Middle room on left side, as furnished by most recent tenant



Middle room on left side, as furnished by most recent tenant

# Property Photos



Middle room on left side, as furnished by most recent tenant



Hallway behind front entry and front left room

# Property Photos



Bathroom with sink and toilet



Middle hallway looking from front entry room to back door

# Property Photos



Middle hallway wall mural, looking towards back door



Back room on left side, as furnished by most recent tenant

## Property Photos



Back room on left side facing hallway and breakroom, as furnished by most recent tenant



Kitchen/laundry/break room on back right side, as furnished by most recent tenant

# Property Photos



Kitchen/laundry/break room on back right side, as furnished by most recent tenant