

30 Middleton Street
Nashville, TN

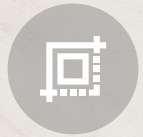


Historic Office Building
"The Dortch House" For Sale

CBRE

Building Highlights

30 Middleton was built by Nathaniel Dortch (1835-1902) circa. 1890. He was a steamboat pilot on the Cumberland River and also served as Nashville City Treasurer. He later became a tobacco and Cotton merchant.



Space Available

± 4,500 SF Office Space
on ±0.36 Acres



Asking Price

\$2,800,000



Stories

2



Parking

± 10 parking spaces with
room for expansion



Zoning

DTC (Downtown Code)





2nd Ave S

Korean Veterans Blvd

Peabody St

Lea Ave

Rutledge St

30
Middleton Street

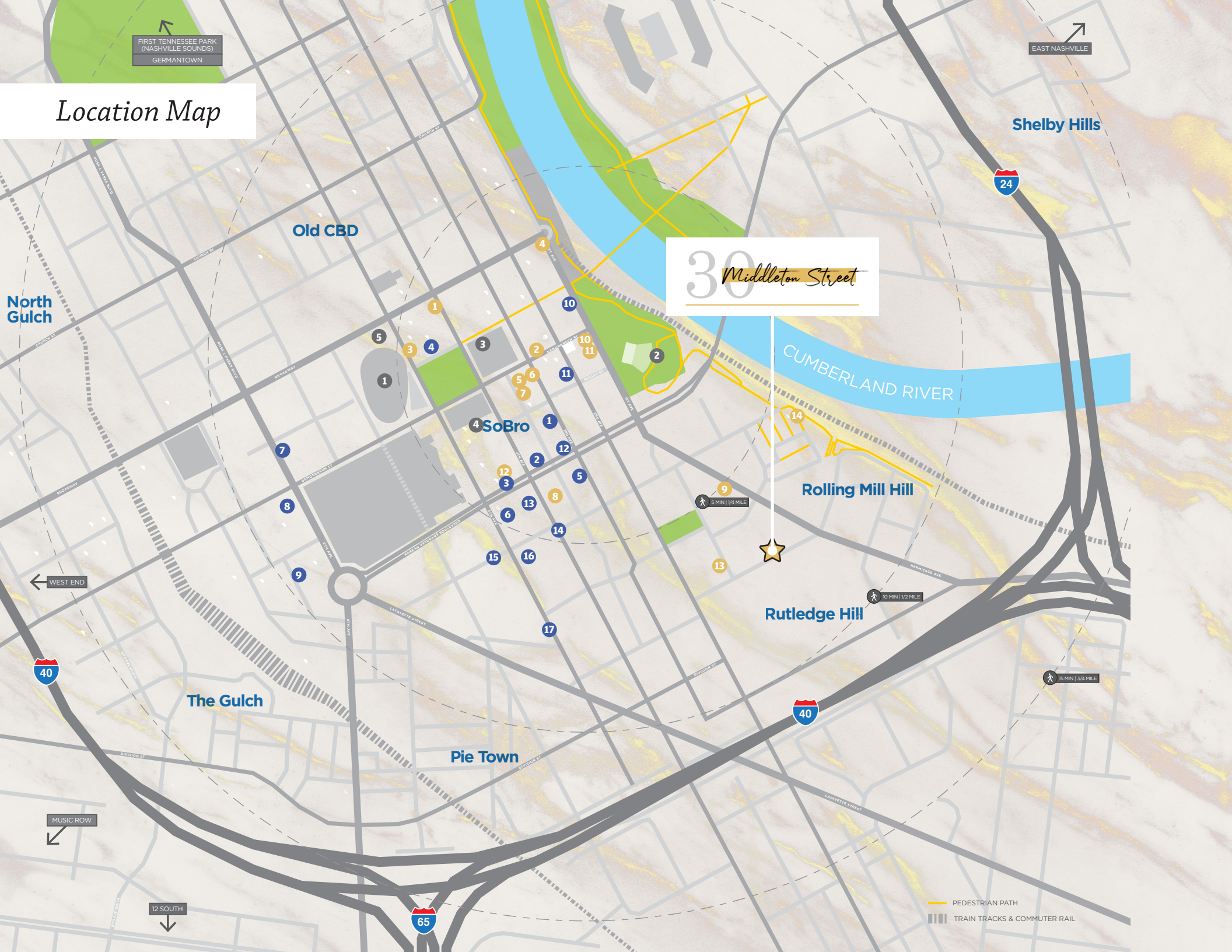
Middleton St

Lea Ave

Hermitage Ave

70

Location Map



FIRST TENNESSEE PARK
(NASHVILLE SOUNDS)
GERMANTOWN

EAST NASHVILLE

Shelby Hills

Old CBD

30 Middleton Street

CUMBERLAND RIVER

SoBro

Rolling Mill Hill

Rutledge Hill

The Gulch

Pie Town

PEDESTRIAN PATH
TRAIN TRACKS & COMMUTER RAIL

WEST END

MUSIC ROW

12 SOUTH

5 MIN | 1/4 MILE

10 MIN | 1/2 MILE

15 MIN | 3/4 MILE

Area Amenities

- 1 Hyatt Place
- 2 Hampton Inn & Suites
- 3 Omni Nashville
- 4 Hilton Nashville
- 5 Hilton Garden Inn
- 6 Tri Brand Marriott SoBro
- 7 Cambria Hotel
- 8 JW Marriott
- 9 Westin
- 10 Four Seasons (Under Construction)
- 11 Hyatt Centric (Under Construction)
- 12 Drury Plaza Hotel (Under Construction)
- 13 The Joseph Nashville (Under Construction)
- 14 Holiday Inn (Under Construction)
- 15 Margaritaville Hotel (Under Construction)
- 16 Dual Hilton Hotel (Under Construction)
- 17 Hyatt House (Under Construction)

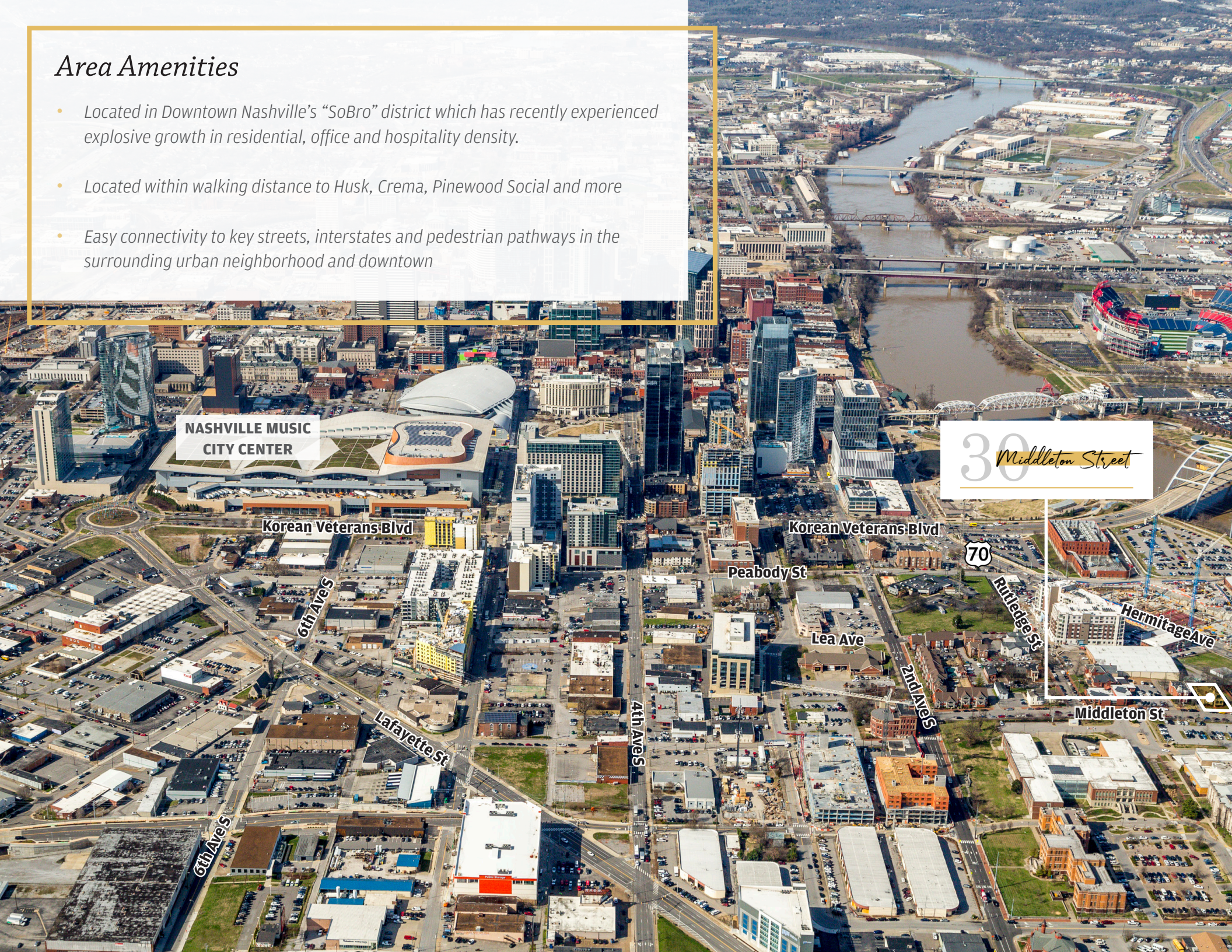
- 1 Merchants
- 2 The Southern Steak & Oyster
- 3 The Palm
- 4 Acme Feed & Seed
- 5 Etch
- 6 Bakersfield
- 7 The Farm House
- 8 Martin's Bar-B-Que
- 9 CREMA
- 10 Liberty Common
- 11 The Green Pheasant
- 12 Bob's Steak & Chop House
- 13 Husk
- 14 Pinewood Social

- 1 Bridgestone Arena
- 2 Ascend Amphitheater
- 3 Schermerhorn Symphony Center
- 4 Country Music Hall of Fame and Museum
- 5 Nashville Visitors Center



Area Amenities

- Located in Downtown Nashville's "SoBro" district which has recently experienced explosive growth in residential, office and hospitality density.
- Located within walking distance to Husk, Crema, Pinewood Social and more
- Easy connectivity to key streets, interstates and pedestrian pathways in the surrounding urban neighborhood and downtown



NASHVILLE MUSIC
CITY CENTER

Korean Veterans Blvd

6th Ave S

Lafayette St

6th Ave S

4th Ave S

Peabody St

Korean Veterans Blvd

Lea Ave

2nd Ave S

70

Rutledge St

Hermitage Ave

Middleton St

30 Middleton Street

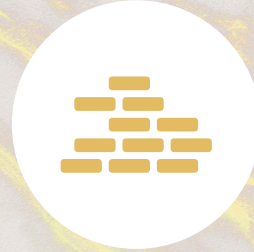
Nashville Statistics



72,000 PEOPLE WORK IN DOWNTOWN NASHVILLE
25% LEAP IN THREE YEARS



OVER 66+ PEOPLE ON AVERAGE PER DAY MOVING TO NASHVILLE



OFFICE INVENTORY
PROJECTED TO INCREASE BY
OVER 2 MILLION SF BY 2021



OVER 1,000 DOWNTOWN EVENTS PER MONTH



\$259,000 MEDIAN
HOME PRICE



NEARLY **123,000 STUDENTS**
ATTEND THE AREA'S
COLLEGES AND UNIVERSITIES



HOME TO OVER **14**
FORTUNE 500/1000
COMPANY HEADQUARTERS



15 CBD HOTELS PLANNED
& UNDER CONSTRUCTION
ADDING **OVER 6,300 ROOMS**





For additional information, please contact:

Byran Fort

+1 615 493 9259

byran.fort@cbre.com

Jim Foley, CCIM

+1 615 248 1126

jim.foley@cbre.com

Frank Thomasson, CCIM, SIOR

+1 615 493 9258

frank.thomasson@cbre.com

CBRE, Inc. | Licensed Real Estate Broker

30 Middleton Street



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