

# thirtyfive

MUSIC SQUARE EAST

SESAC

IWD

CMA

Hillary Scott  
"Thy Will"

JESSE LEE  
"FIFTH PAN"



35 MUSIC SQUARE EAST  
NASHVILLE, TN

# Overview

SUBMARKET  
**MUSIC ROW**

SPACE  
**1,776 - 5,737 SF**

PARKING  
**3/1,000**  
starting at \$50 per space

RATE  
**\$43.00/SF FSG**



## PROPERTY HIGHLIGHTS

Class A building built in 2016

Lobby renovations 2024

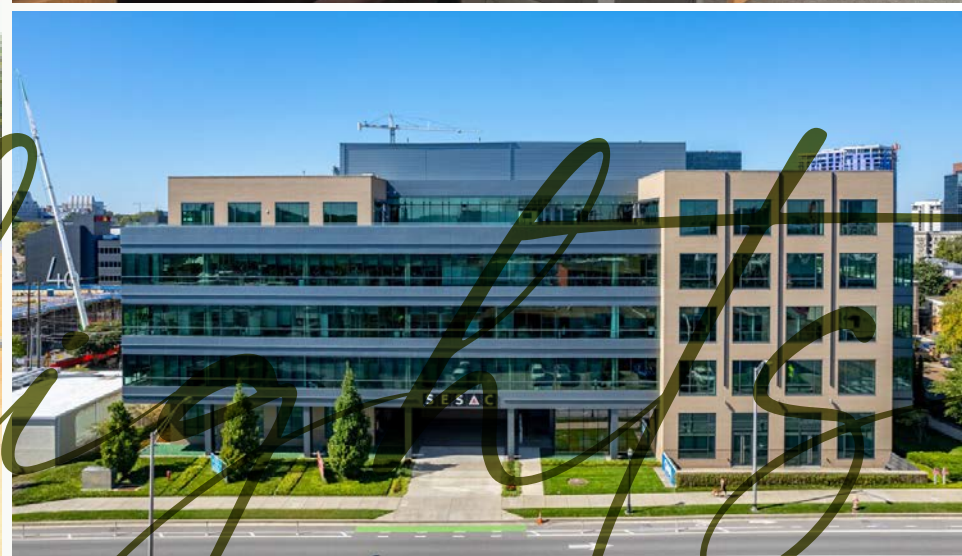
Reserved structured parking

VIP parking available

24 hour onsite security

Located in the heart of Nashville's  
music/entertainment industry

Walkable to numerous dining amenities



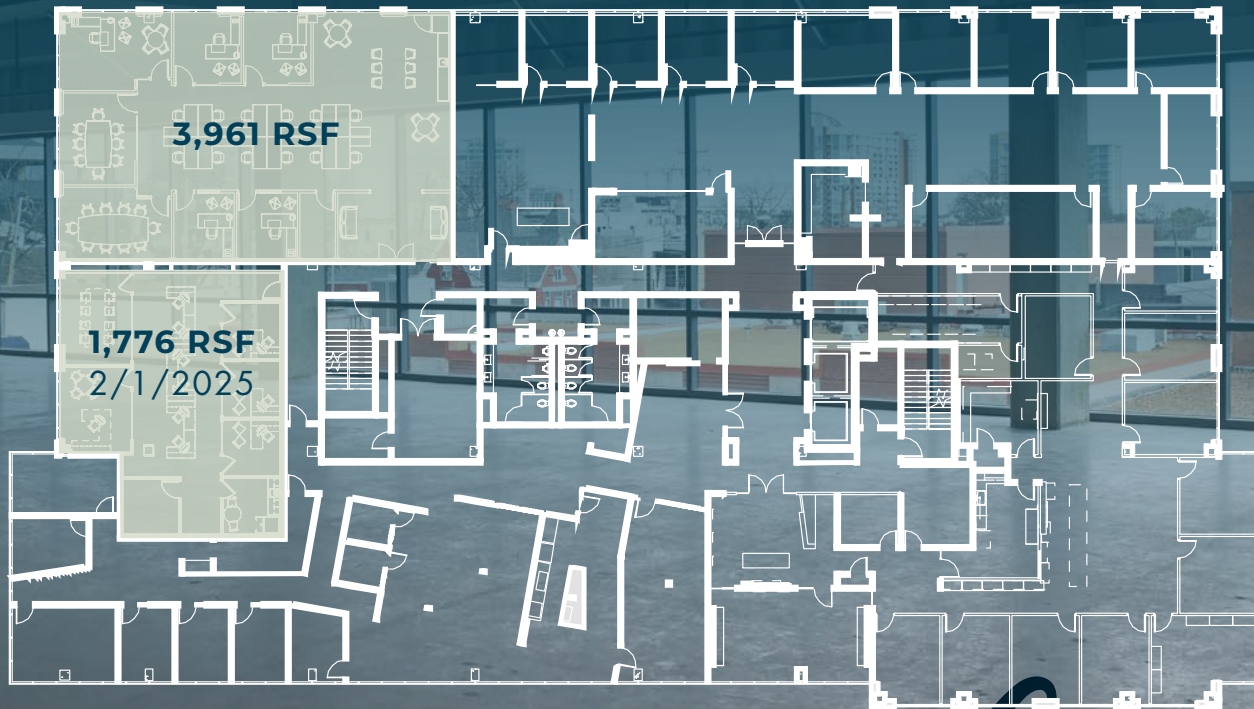
*highlights*

## AVAILABLE SPACE FEATURES

Efficient, high quality buildout

Combination of open space and private offices

Move-in ready



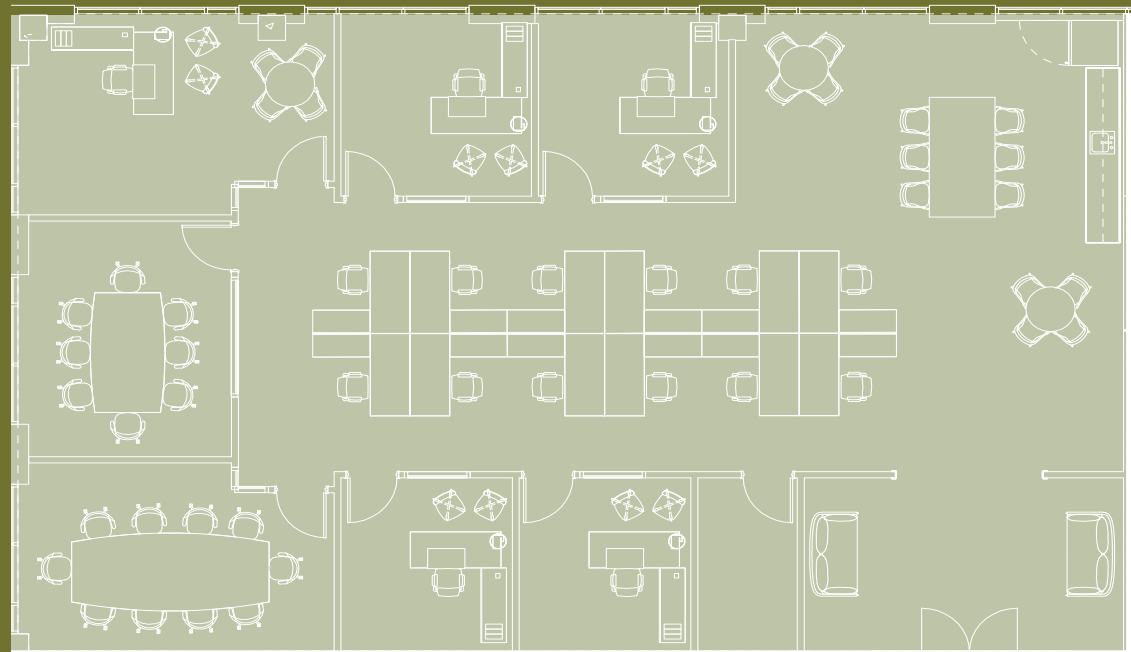
*3rd Floor*

## 3,961 SF AVAILABLE NOW

Efficient, high quality buildout

Combination of open space and private offices

Move-in ready



*Suite 310*

# 1,776 SF AVAILABLE 2/1/25

Efficient, high quality buildout

Combination of open space and private offices

Move-in ready



*Suite 320*

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# Location

**DOWNTOWN  
NASHVILLE**

within 7 minutes

**THE GULCH**

within 5 minutes

**MIDTOWN**

within 3 minutes

thirtyfive

MUSIC SQUARE EAST

**MUSIC  
ROW**

walking distance

Broadway

Demonbreun St

Division St

Music Cir S

South St

Music Square West

Music Square East



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NASHVILLE, TN

Capitol Pt  
11th Ave N  
12th Ave N  
15th Ave N  
17th Ave N  
18th Ave S  
19th Ave S

10th Ave N  
9th Ave N  
8th Ave N  
7th Ave S  
10th Ave S  
11th Ave S

State St

Hayes St

MIDTOWN

MIDTOWN

thirtyfive  
MUSIC SQUARE EAST

Broadway

Demonbreun St

THE GULCH  
THE GULCH

Pine St

Division St

Sigler St

Hawkins St

South St

Villa Pl

MUSIC ROW

Grand Ave

Southside Pl

SOBRO

Lea Ave

Palmer Pl

Gleaves St

Fogg St

Ewing Ave

Lea Ave

5th Ave S

6th Ave S

Ash St

Almond St

Elm St

Mulberry St

Oak St

Bass St





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contact

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