



The working studios at the rear of the property include two loading docks on the main 1st floor with sturdy commercial-grade flooring. The loading dock shown on the right is accessible by tractor-trailer.



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A uniquely qualified advisor & advocate.
Honored to serve while building long-term relationships.
20 years of real estate experience:
- Outside sales manager for a building supply company in Illinois.
- Certified Real Estate Appraiser for 12 years in Charleston, SC.
- Real estate investor—both flipping and long-term holdings.
- Commercial real estate agent in Nashville, TN since 2021.

National Association of Realtors
Greater Nashville Association of Realtors
CCIM | CCIM of Middle Tennessee | ICSC | IBBA

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2606 Westwood Drive In Nashville's City of Berry Hill

A Nashville haven for your business to thrive!
This charming and flexible property features a renovated and remodeled 1925 Bungalow and a 9,395 square-foot flex-use facility in the rear. The two buildings total 12,962⁽⁺⁾ square feet with ample parking.

The Bungalow combines comfort & functionality, boasting warm interior finishes and custom cabinetry. It includes up to nine offices that can be organized into three complete suites over two floors, providing a versatile environment for one or more businesses. The upstairs suite can serve as a private living quarter, with a separate entrance and outdoor deck, adding a touch of exclusivity to the property.

A courtyard connects **the Flex-Use Facility** and includes five spacious working studios, two loading docks, and a lower drive-in warehouse. This building has 600 amps of three-phase power and ceilings that rise to 14-feet high.

This location is prime—**on the peak of a hilltop with magical sunset views**, on a quiet street with easy access to I-65 and 440—situated off the first exit from downtown Nashville. It is an ideal space for artists, entrepreneurs, and innovators. This central location is perfect for use as a working or sound studio, a high-tech shop, medical lab, a retail experience, or limited manufacturing.

If you seek the convenience of a live-work property, the **Mixed-Use zoning** of Berry Hill's Franklin Road business district provides a cohesive way to combine living & working. Secure a piece of Nashville's history (without overlay restrictions) in the heart of the eclectic, energetic, and growing community of Berry Hill!



2606 Westwood Drive Nashville, Tennessee 37204



**Mixed-Use in Berry Hill:
Offices with Resident Apartment,
Five Creative Work Studios,
& Drive-In Warehouse**

12,962⁽⁺⁾ sq-ft House & Flex-Use Building
.4 Acre Lot Size | 14⁽⁺⁾ parking spaces

Bungalow/WestWood Haus: 3,567 sq-ft Offices
includes an Upstairs Private Suite or Living Quarter
***Plus 1,040⁽⁺⁾ sq-ft Dry/Storage Basement**

Flex-Use Facility behind the Bungalow:
5,830 sq-ft on 2 Levels with Four Creative Work Studios
& 3,565 sq-ft Lower Drive-in Warehouse with Fifth Work Studio



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Currently, the 2606 property is an advertising agency, art studio, high-end cabinetry manufacturing facility, & owners' residence.

The 9,395 square-foot Flex-Use Space in the rear has 5 Work Studios, 2 Loading Docks & a Drive-in Warehouse.

The rear Flex-Use Building includes:

- An upstairs 1,097 sq-ft private Office & Creative Studio (#1) with a 10-foot vaulted ceiling & solid hickory flooring (50psf).

- The main floor Work Studios includes:
 - a 14-foot-high vaulted ceiling within a 2,404 sq-ft area across two Work Studios (#2 & #4) with commercial load-rated wood floors (90psf);
 - a 13-foot-high vaulted ceiling in a 912 sq-ft Work Studio (#3) with a solid concrete floor on granular fill, & a loading dock;
 - and a second raised dock in a 1,177 sq-ft area (#2) has pre-stressed hollow-core concrete slab flooring (100psf).

- The 3,565 sq-ft lower level drive-in Warehouse has:
 - an 18-foot-wide overhead door with 7'9" & 8'8" ceiling,
 - concrete slab flooring on grade, and includes
 - a 1,177 sq-ft Work Studio with a 9-foot high ceiling (#5) with a steel fire-rated roll-up safety door.

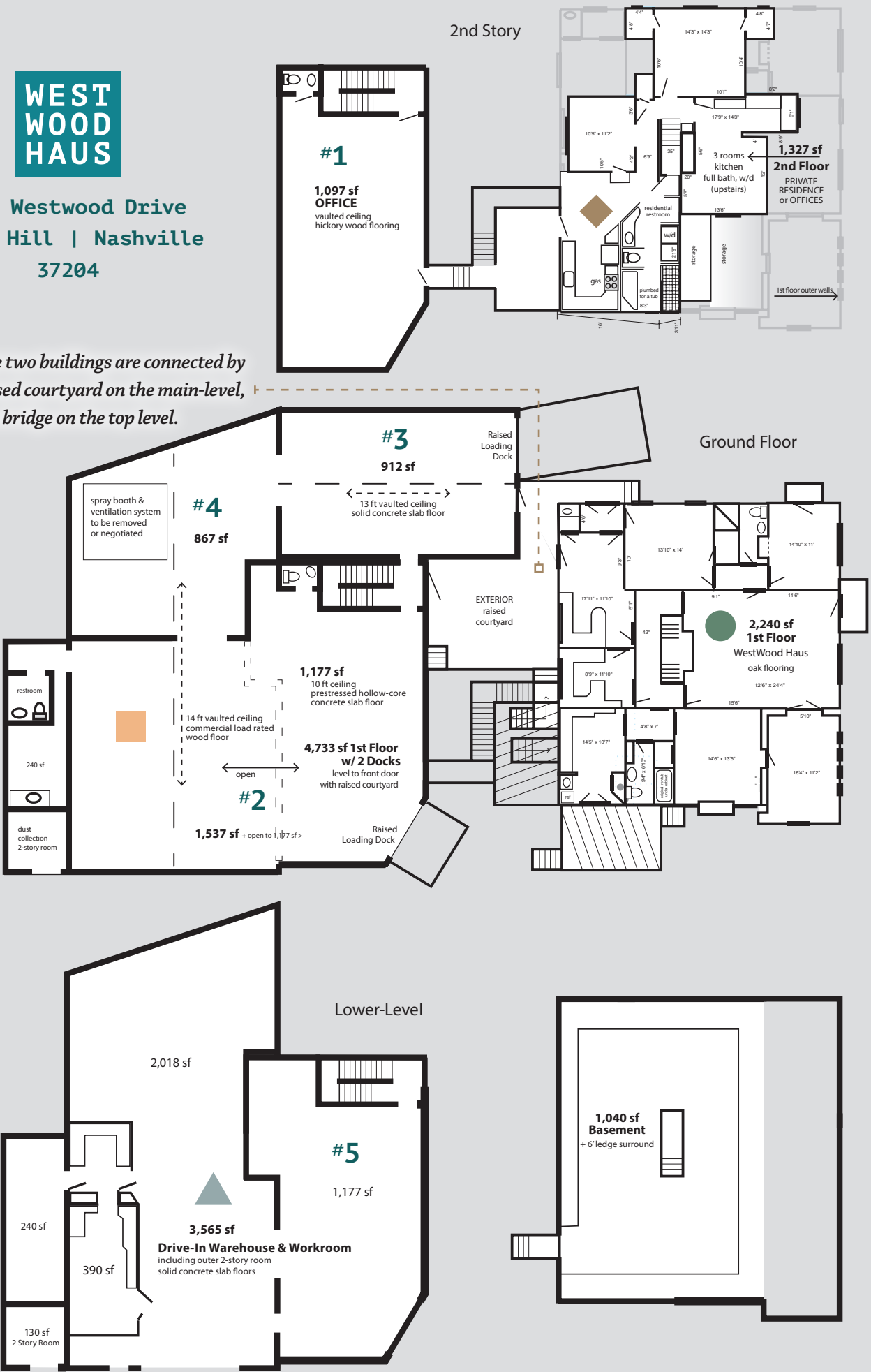
The 3,567(+) square-foot Bungalow has warm stained millwork, is full of custom cabinetry, eight private offices with a large reception room.

- The Bungalow's main floor of 2,240 sq-ft with the original oak flooring has five private offices:
 - one of the offices (the library) has built-in shelving, desk & filing cabinets,
 - one office has a built-in desk & filing cabinets,
 - plus a reception office/great room (a 9th office),
 - a front corner conference room, and
 - a copier room with built-in cabinetry with an office kitchenette and side deck.
- The 1,327 sq-ft upstairs space can be utilized as a separate office Suite or private living quarter and includes three private rooms or offices, plus:
 - a complete residential kitchen, a laundry; and
 - an upper deck connects to the rear work studios.

In addition to the 3,567 sq-ft of space above, is a 1,040 sq-ft basement with clean storage space.

**WEST
WOOD
HAUS**
2606 Westwood Drive
Berry Hill | Nashville
37204

The two buildings are connected by
a raised courtyard on the main-level,
& a bridge on the top level.



The central driveway leads to the lower level, drive-in warehouse, which includes a 1,177 sq-ft work room with a fire-safety-dropping roll door.

The triangular canopy shades the upstairs deck leading to a bridge connecting the Bungalow's 1,327 sq-ft private apartment to the rear facility's 3rd level—a 1,097 sq-ft private creative studio/office.

2604 is listed separately.

The WestWood Shed (the olive building) was meticulously renovated in 2022 into 4 STRs—four fully furnished Short-Term Rentals.

Three of the four Suites are “Visitable” & of those, one is fully living accessible for a wheelchair.

Visitable = Zero Steps, 36" Doorways, & Accessible Restroom

WestWoodShed.com

2604

2606

There are fourteen parking spaces at 2606, plus two additional parking spaces with agreement of a shared easement with the 2604 property. As a complete campus (both 2604 & 2606), there are a total of 24 spaces, 3 loading zones, & 2 drive-in basements.

Lot line

**2606 Westwood Drive
Nashville, TN 37204**

**City of Berry Hill: District #1
Franklin Road 1B Zone**

Mixed-Use Commercial

**Special Allowance:
Limited Manufacturing**

**Land Map: 118-02
Alt Parcel ID: 219**

Hardwired throughout:

- Ethernet
- Camera Network/Cat6

Google Fiber: 100-200 GB

Xfinity: Cable Wiring (not in use)

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WestWood's Campus Center

- A great location for outdoor events
- Fire pit allowance in cleared parking center (using Berry Hill safety guidelines)

**2606 Westwood Drive
Nashville, TN 37204**

Located inside of Nashville, the renowned City of Berry Hill has over 60 music agencies & recording studios, and an efficient police department.

- Mangia, an Italian event _ _ .1 mi.
- M.L.Rose Pub (& more!) _ _ .2 mi.
- 2 major grocery stores _ _ .5 mi.
- Zanie's Comedy Club _ _ .6 mi.
- GEODIS Soccer Stadium _ _ 1 mi.
- Universities:
 - Belmont Campus _ _ _ _ 1.3 mi.
 - Vanderbilt Campus _ _ _ 2.1 mi.
 - David Lipscomb Campus _ _ 2 mi.
- Bridgestone Arena _ _ _ _ 2.4 mi.
- Ryman Auditorium _ _ _ 2.5 mi.
- Nissan Football Stadium _ _ 3.5 mi.
- BNA International Airport _ 5.5 mi.

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ENTIRE CAMPUS AVAILABLE

2604 Westwood | Listed & Priced Separately

**Quadplex/Four Live & Work STRs
Fully Furnished Apartments**

WestWoodShed.com: Established 2023

**Short & Long-term Leasing, all 4 Suites are 5-Star Rated
.2 Acre, 3,435 sq-ft including a 1,000 sq-ft work space
10 parking spaces {+14 more as a campus = 24}**

The WestWood Shed next door, a multi-family with four Short-Term Rentals with high-end cabinetry and finishes, is rated a 5-star stay. Each Suite is designed with comfort, privacy, and productivity in mind.

The lower three apartments are rare: they're "Visitable" —zero steps, 36" doors, with an accessible restroom, and of those 3, one has complete living accessibility (fully wheelchair access).

Envision a vibrant mixed-use environment—a campus with excellent flow-through traffic, and increased parking—an opportunity to *shape a dynamic and thriving community*.

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