



# FOR LEASE OFFICE & RETAIL SPACE

**16,000 Square Feet**  
Available at Park Place

**2817 West End Ave**  
Nashville, TN 37203

Grace Sport  
Transaction Manager  
+1 615 493 9261  
grace.sport@cbre.com

Ryan Coulter  
Senior Associate  
+1 615 248 1133  
ryan.coulter@cbre.com

Frank Thomasson, CCIM, SIOR  
Senior Vice President  
+1 615 493 9258  
frank.thomasson@cbre.com

**CBRE**



# Property Overview

58,784 SF

Total Building Size

7/1,000

Office Parking Ratio

4/1,000

Retail Parking Ratio

11,097 SF

Available Office Space

4,353 SF

Available Retail Space

113

Office Parking Spaces

165

Retail Parking Spaces

88

WalkScore

CBRE is pleased to offer for lease, Office and Retail space at 2817 West End Avenue in Nashville, TN. The building consists of 58,784 SF, which is allocated between 2nd floor office space and ground level retail space, presenting a rare leasing opportunity in an area with limited retail availability. The property, which is known as Park Place Shopping Center, is located on a major thoroughfare connecting Nashville's downtown and West End neighborhoods. The site's prime positioning allows for convenient access and high visibility from West End Avenue.



# On Site Retail

SUITE	TENANT
100	Ted's Montana Grill
104	Maggie Moo's
105	GNC
106	Best Day Massage
107	Bar None Fitness
108	Aveda True Blue Salon
110	Olia Zavozina Bridal
115	Barber Shop
117	Optique
119	Golden Boot
120	The French Shoppe
123	Vape Shop
124	Subway
125	The UPS Store
127	Nails
130	A.J. Martin Jewelers
134	HoneyBaked Ham
135	Intravenous Solutions Wellness
136	The Joint Chiropractic
2026	Chipotle
2889	Chase Bank



# Retail Availability



FLOOR  
01

● Suite 117 - 2,942 SF  
\*Available 1/1/26

● Suite 111 - 1,651 SF  
\*Available 1/1/26

● Suite 124 - 1,411 SF  
\*Available 7/1/27

# Office Availability



FLOOR  
02

- Suite 200 - 9,053 SF
- Suite 202 - 1,038 SF
- Suite 207 - 609 SF
- Suite 208 - 397 SF
- Suite 211 - 1,459 SF

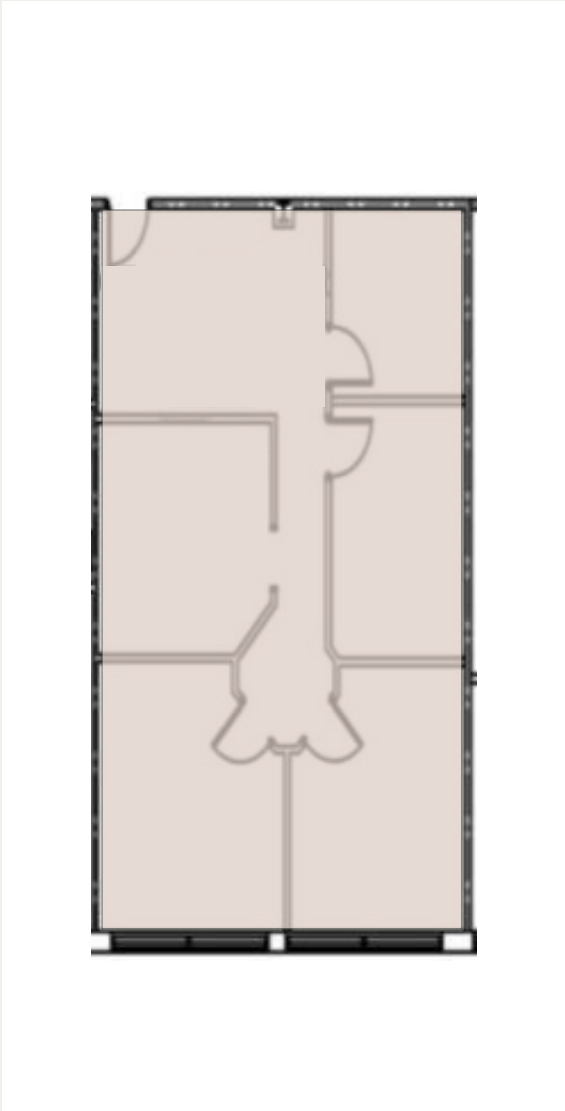
# Office Floorplans

Suite 200  
9,053 SF

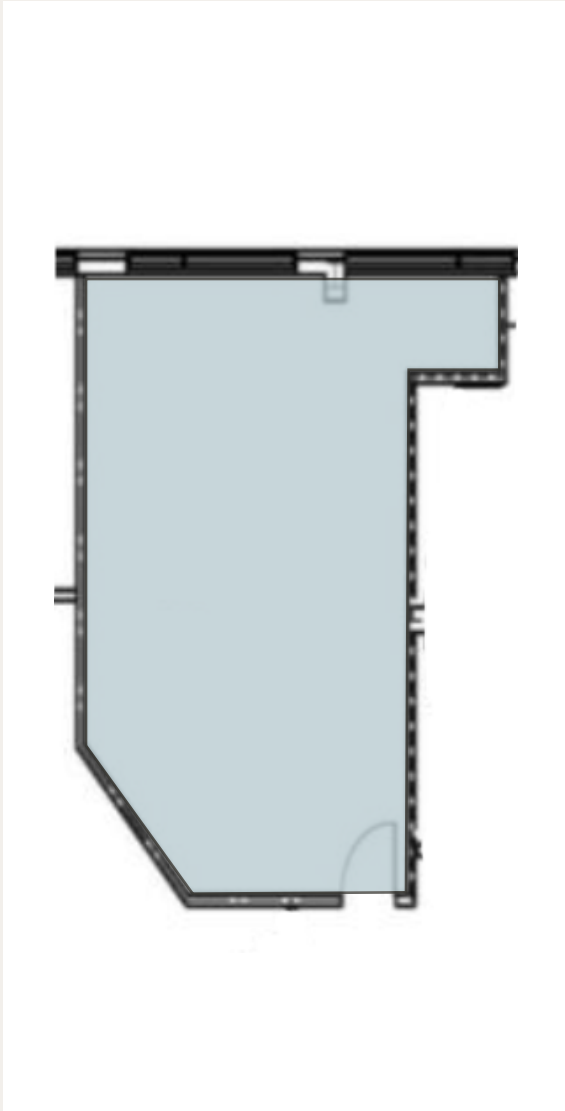


# Office Floorplans

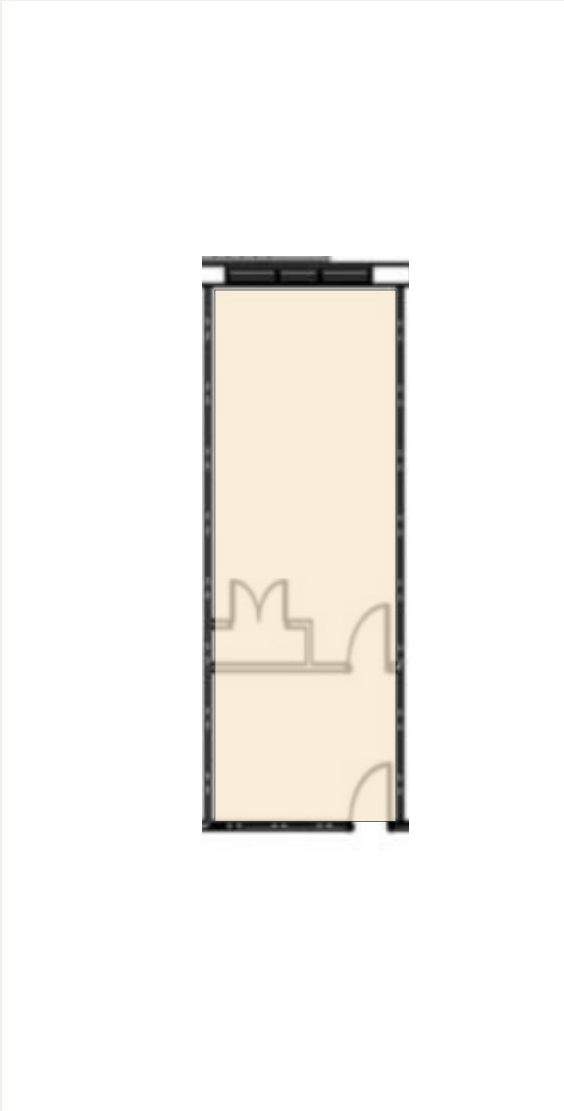
Suite 202  
1,038 SF



Suite 207  
609 SF



Suite 208  
397 SF



# Amenities

# Accessibility

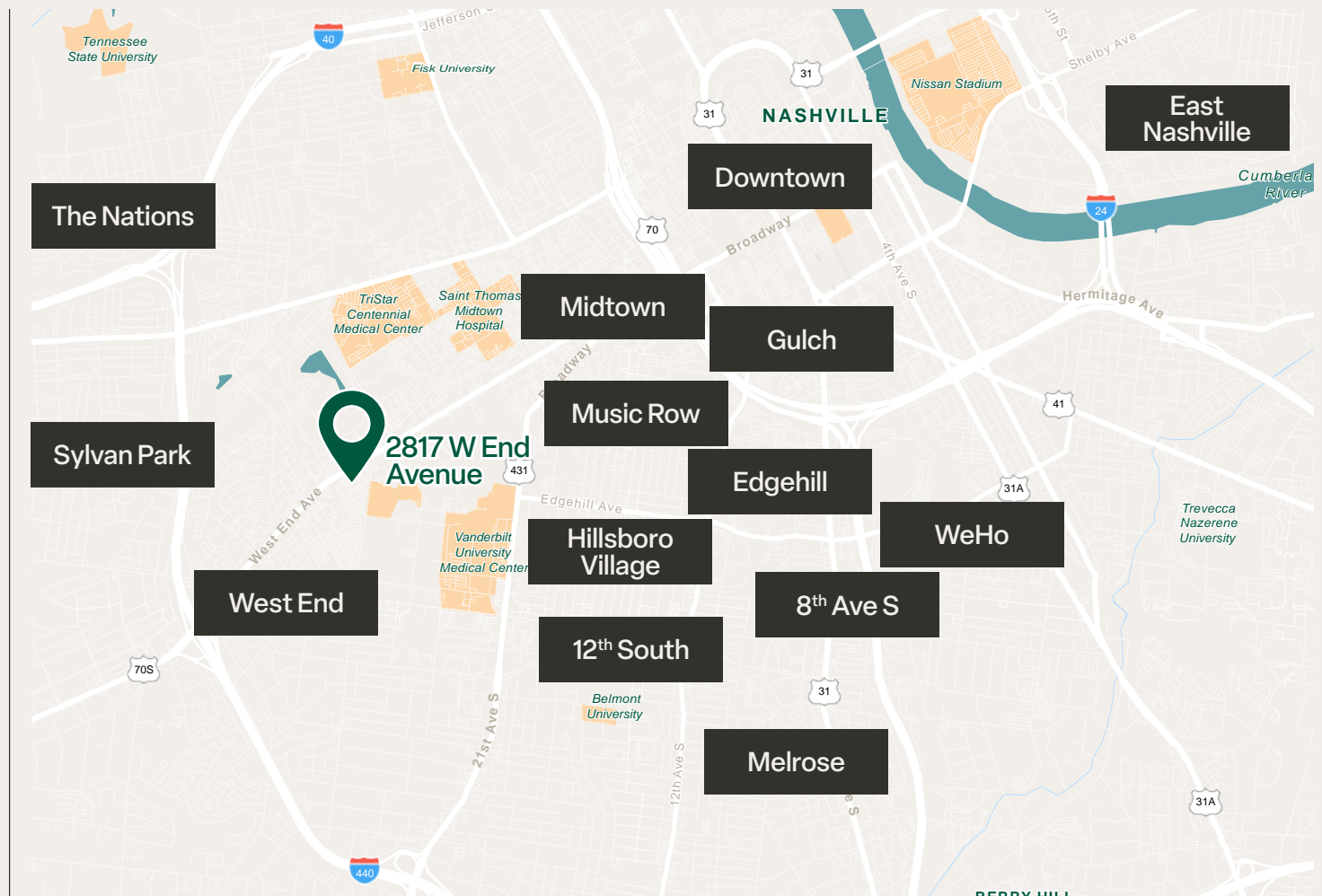
# Visibility

2817 West End is strategically positioned on highly-trafficked West End Avenue. The average daily traffic count for the portion of West End Avenue where the property is located is 35,204, providing for high visibility of tenants at the site. The central location of the property, along with its positioning at a signalized intersection, and multiple points of ingress and egress, allow for exceptional access for tenants, visitors, and retail patrons.

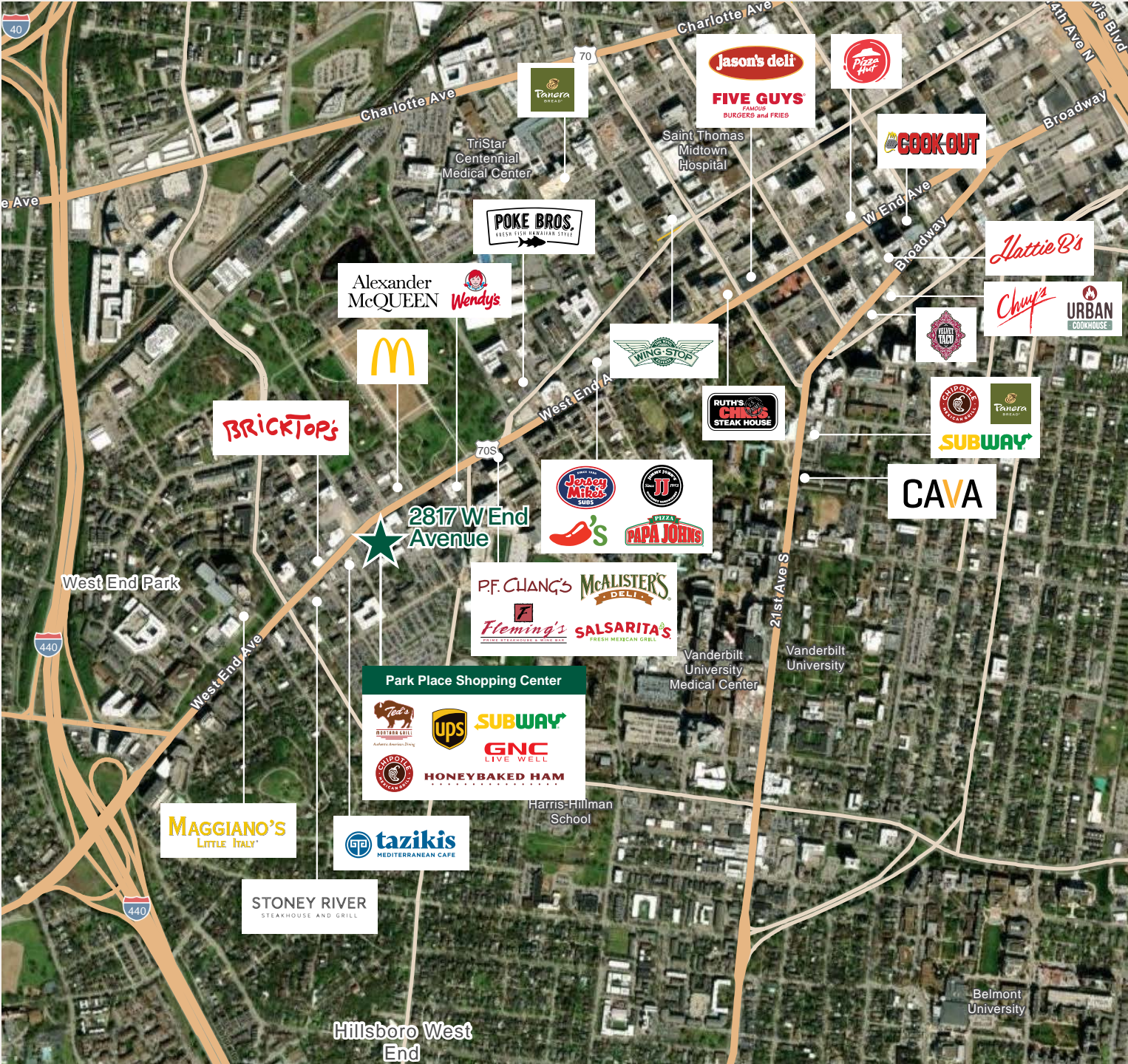
Having a walk score of 88, meaning very walkable, 2817 West End is surrounded by a multitude of amenities including retail, dining, nightlife, and hotels. Sidewalks line the street, making it walkable from end to end. Additionally, The property is just steps from Nashville's iconic Centennial Park, as well as Vanderbilt University and Medical Center, which brings a large daytime population to the area.

## West End is at the center of it all.

As Nashville's CBD continues to expand, West End Avenue has emerged as the major artery connecting Nashville's Midtown, Central Business District, and West End neighborhoods.



# Area Amenities



# West End Submarket

The West End Submarket serves as the connector between the Central Business District and the affluent neighborhoods and submarkets to the west, including Green Hills, Belle Meade and Sylvan Park. The area is situated between I-40 to the east and I-440 to the west, and runs parallel to the booming Charlotte Ave Corridor.

While tourists congregate in the District, professionals and musicians of the Nashville scene gather in the

West End, referred to by locals as the intellectual side of town. Located adjacent to Vanderbilt and Belmont universities, this upscale neighborhood is home to many small shops, lots of excellent restaurants, and several hotels.

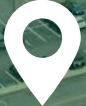


DEMOGRAPHICS 2024	1 MILE	3 MILES	5 MILES
Businesses	2,308	10,950	16,645
Employees	144,284	285,464	368,203
Population	21,002	133,274	228,495
Median Age	27	31	32
Average Household Income	\$119,776	\$135,579	\$137,651
Daytime Population	134,265	316,067	440,482

Downtown Nashville

Vanderbilt University Medical Center

Vanderbilt University



2817 W End Avenue

West End Ave

West End Ave



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