

For Lease

37,572 SF Office Building

*Minutes to The Gulch,
Downtown Nashville & Midtown*



1001 Hawkins Street, Nashville

Property Details



BUILDING SIZE (SF) 37,572 SF

STORIES 2

PARKING SPACES 34, plus free street parking

YEAR BUILT 1980 (Renovated in 2018)

STANDARD FLOORPLATE 18,000 SF



Building signage available



Workstations in place



Accessible to The Gulch, I-65 and I-40



Highly walkable to The Gulch



Adjacent parking available

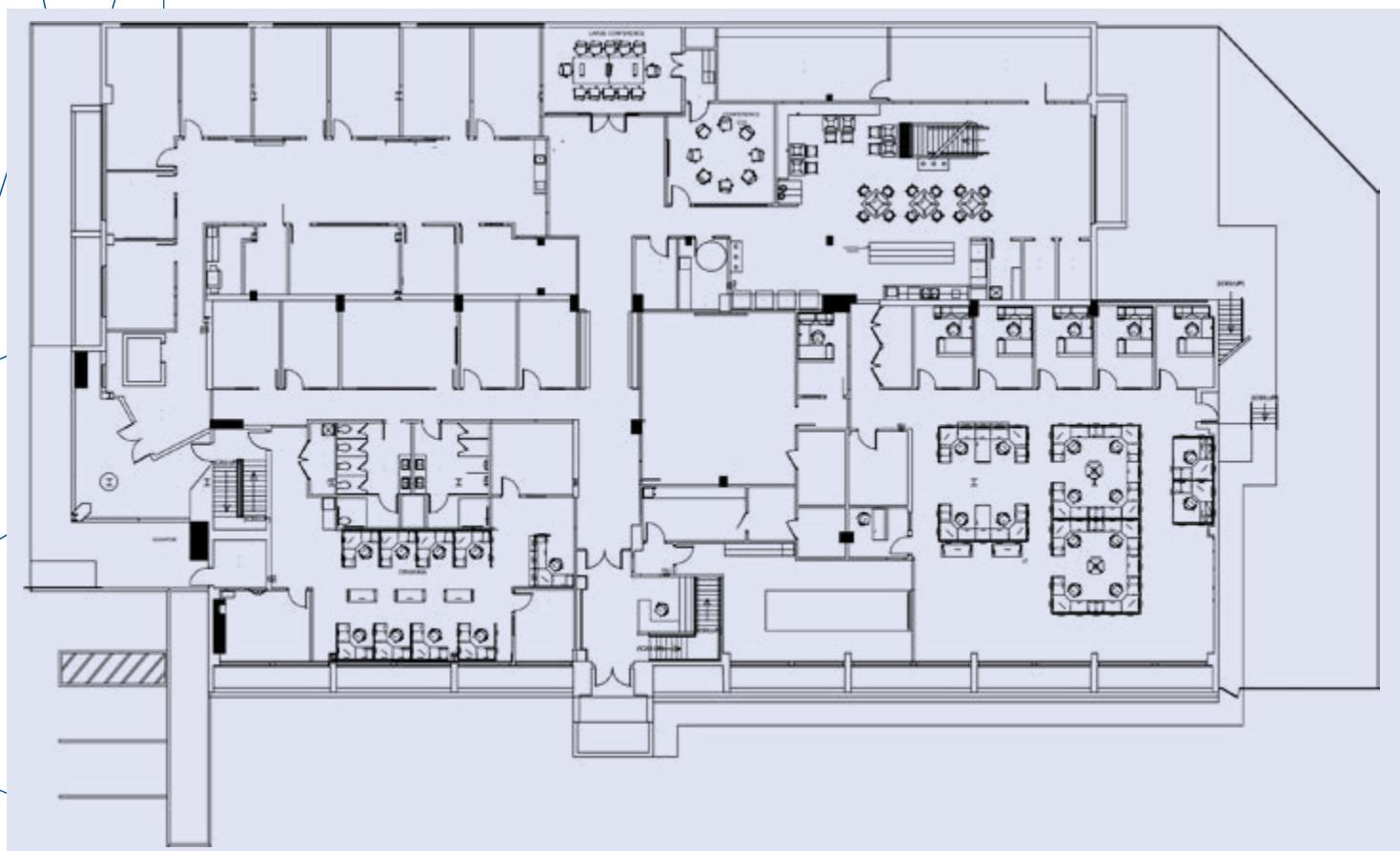


Property Details



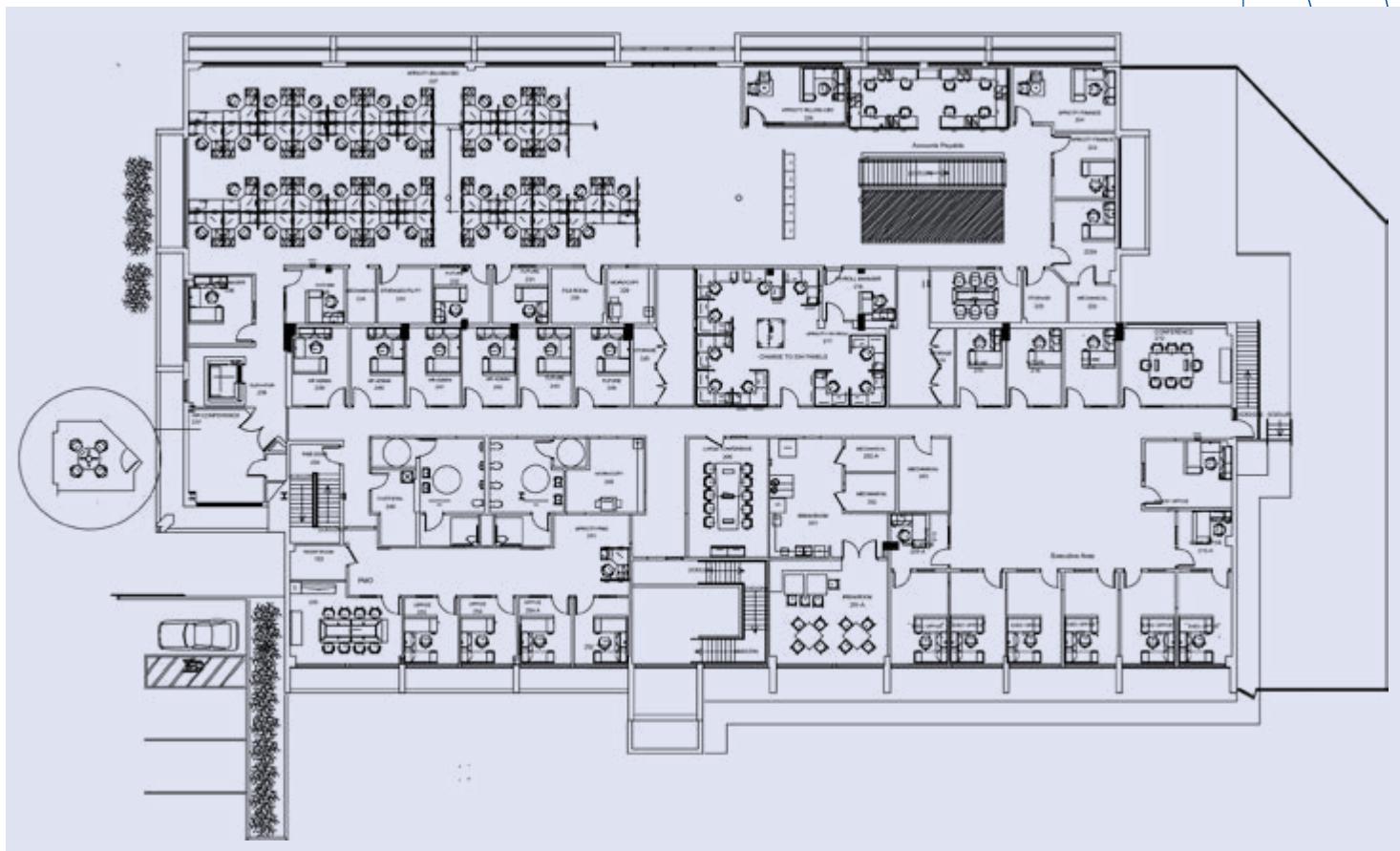
Floor Plans

First Floor



Floor Plans

Second Floor



Location



The Neighborhood

60.4%

MILLENNIALS

\$81,968

MEDIAN HOUSEHOLD
INCOME

50.7%

MILLENNIALS

\$75,155

MEDIAN HOUSEHOLD
INCOME

The Gulch

The Gulch is a dynamic mixed-use, LEED-certified community in the heart of Nashville. A once-abandoned industrial area, it underwent an urban revitalization program in past years, and soon became the first LEED ND neighborhood in the South with a prime focus on connectivity, walkability and public transportation. Conveniently located on the southwest border of Nashville's CBD just two blocks from Music City Center, the vibrant urban development and redevelopment is home to the best in urban living, office, retail, restaurant, entertainment venues and hospitality. The neighborhood features an eclectic mix of local retailers and restaurants that embody Nashville's unique culture, as well as well-known national retailers. The Gulch experience is further enhanced by artwork, events and inventive ways to activate public spaces and build community.

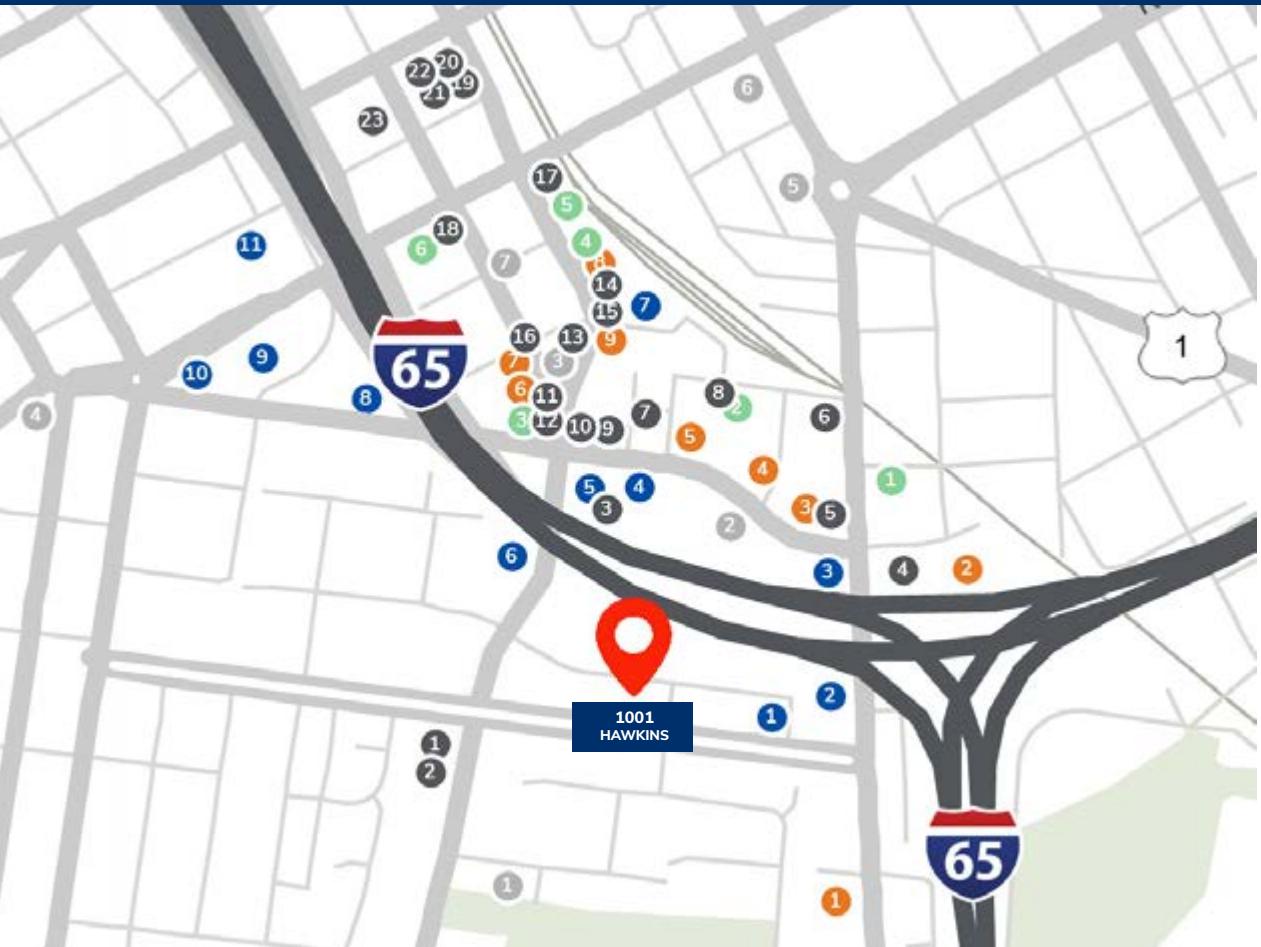


Music Row

Developed in the 1950's, Nashville's historic Music Row district sits southwest of the Downtown area. Widely considered the heart of the city's music and entertainment industry, the tree-lined neighborhood includes segments of the north-south-oriented Sixteenth, Seventeenth, Eighteenth, and Nineteenth Avenues South, as well as Music Square West, Music Square East, Music Circle East, Music Circle South, Grand Avenue, Chet Atkins Place, and Roy Acuff Place. At the other end of Music Row, across Wedgewood Avenue, sits Belmont University campus, with Vanderbilt University also adjacent to the area. From beloved local dive bars with quirky character to Nashville artistic features, this neighborhood was rated one of "The Best Places to Live in the Nashville Area" in 2021.



Neighborhood Amenities



Fitness

1. Klug Fitness
2. TRUMAV Fitness
3. Barre 3
4. Barry's Bootcamp
5. Pure Barre
6. Shed Group Fitness

Retail

1. Music City Indian Motorcycle
2. Frugal McDoogal
3. Carter Vintage Guitars
4. King Baby Studio
5. Blush Boutique
6. Lucchese Bootmaker
7. Urban Outfitters
8. Kittenish
9. Lululemon

Multifamily

1. Illume Condos
2. Novel Edgehill
3. Crossroads at The Gulch
4. The James Apartments
5. Terrazzo
6. Novel Edgehill
7. Velocity in The Gulch
8. Infinity Music Row
9. 1505 Apartments
10. Element Music Row
11. Twelve Twelve

Hotels

1. 12th & Archer by Stay Minty
2. Fairfield Inn & Suites
3. Thompson Nashville
4. Virgin Hotels
5. The Westin
6. JW Marriott
7. The W Hotel

Restaurants

1. McDougal's
2. King Siam Thai Cuisine
3. STK Steakhouse
4. Fat Kat Slims
5. Party Fowl
6. Arnold's Country Kitchen
7. Barista Parlor
8. Superica
9. Otaku Ramen
10. Starbucks
11. The 404 Kitchen
12. Sambuca
13. L.A. Jackson
14. Burger Republic
15. Biscuit Love
16. Emmy Squared
17. Milk & Honey
18. Del Frisco's Grille
19. Kayne Prime
20. Saint Anejo
21. Moto
22. Virago
23. Adele's

Connectivity



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