



For Sale or Lease

5,454 SF

Fifth & Main

Office Condo in East Nashville

2115 Yeaman Place, Suite 210
Nashville, Tennessee 37206



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For Sale or Lease
\$1,975,000 Asking Price
\$26.00/SF NNN Lease Rate

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 2115 Yeaman Place, Suite 210
 Nashville, Tennessee 37206



PROPERTY HIGHLIGHTS

- + 5,454 SF Office Space in the Fifth & Main Building
- + Accommodates 23-25 Employees
- + Includes 13 Offices, 2 Open Office Areas, 2 Conference Rooms, a Reception Area and 2 Fully Equipped Kitchens
- + Move-in ready
- + Premier Location in East Nashville with High Walkability to Downtown Nashville, Five Points, Oracle World Headquarters Development, Nissan Stadium, River North, Germantown and more
- + Private outdoor amenity deck with views of the Downtown Nashville skyline
- + Ground Floor Retail Including Noir Restaurant and Edward Jones Investments
- + Exterior Signage Rights
- + Keyed Elevator Access to Lobby

ADDRESS	2115 Yeaman Place, Suite 210, Nashville, TN 37206
COUNTY	Davidson
ASKING PRICE	\$1,975,000
LEASE RATE	\$26.00/SF NNN
SQUARE FEET	5,454 SF
DISTRICT	East Nashville
YEAR BUILT	2008
PARKING	26 On-Site Spaces



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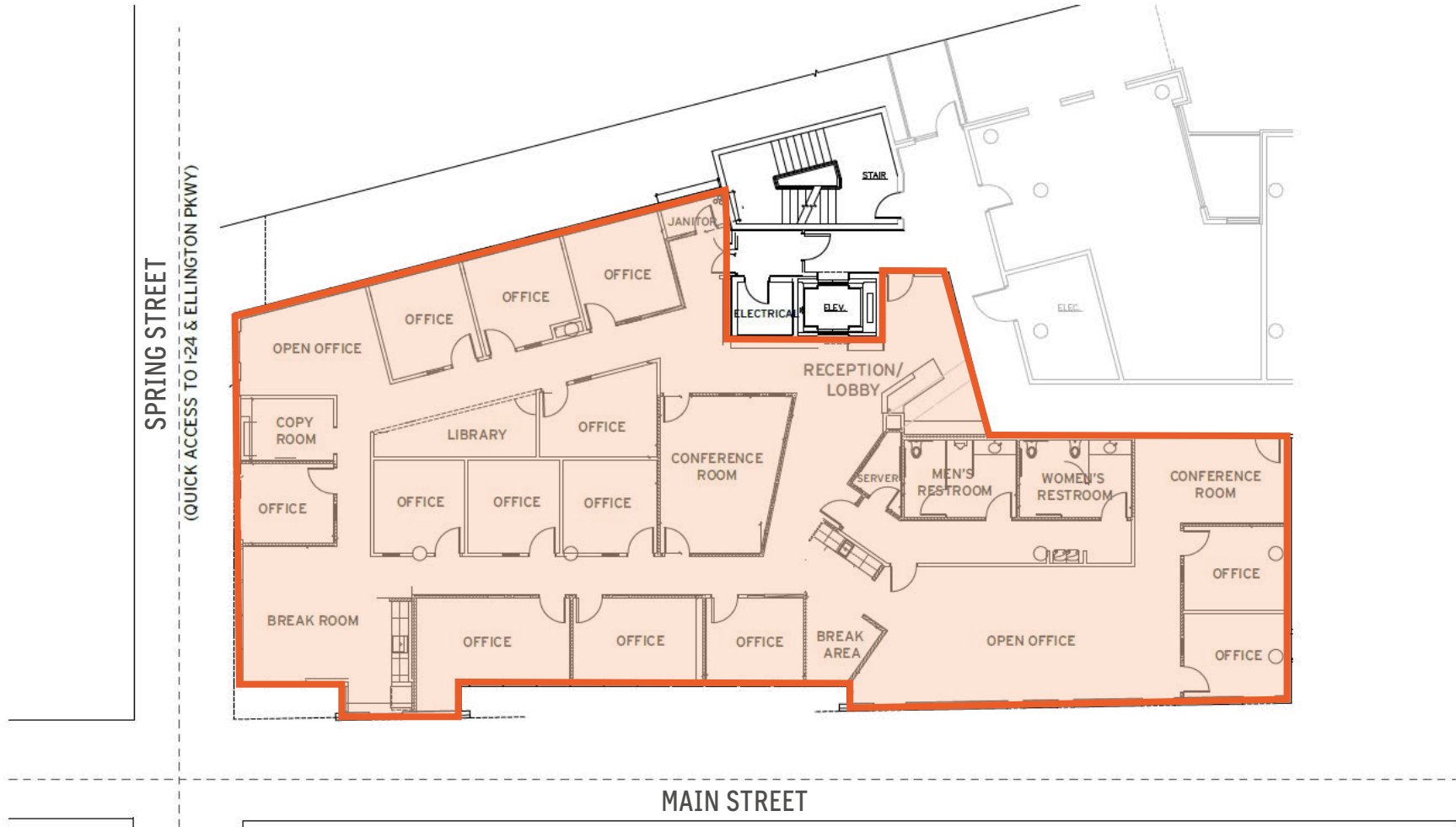
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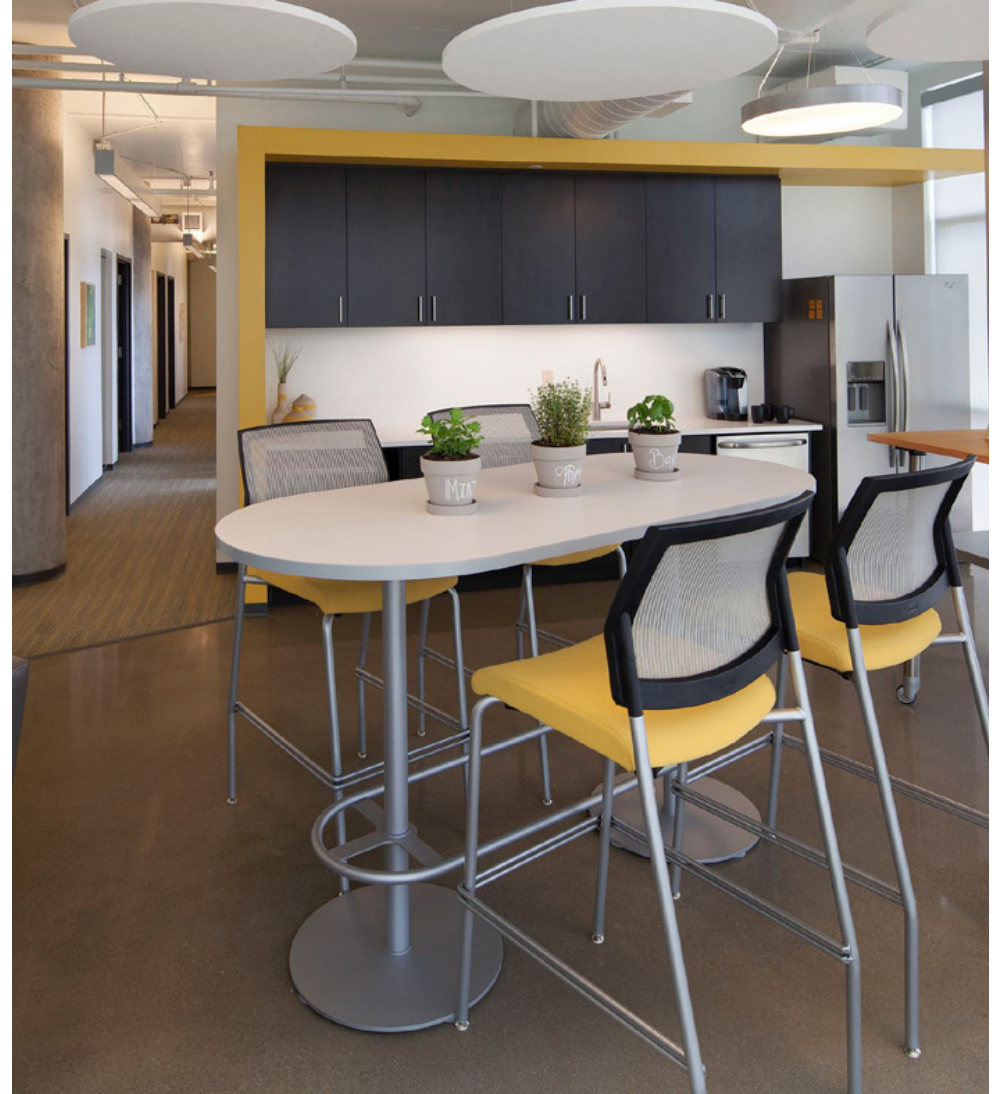
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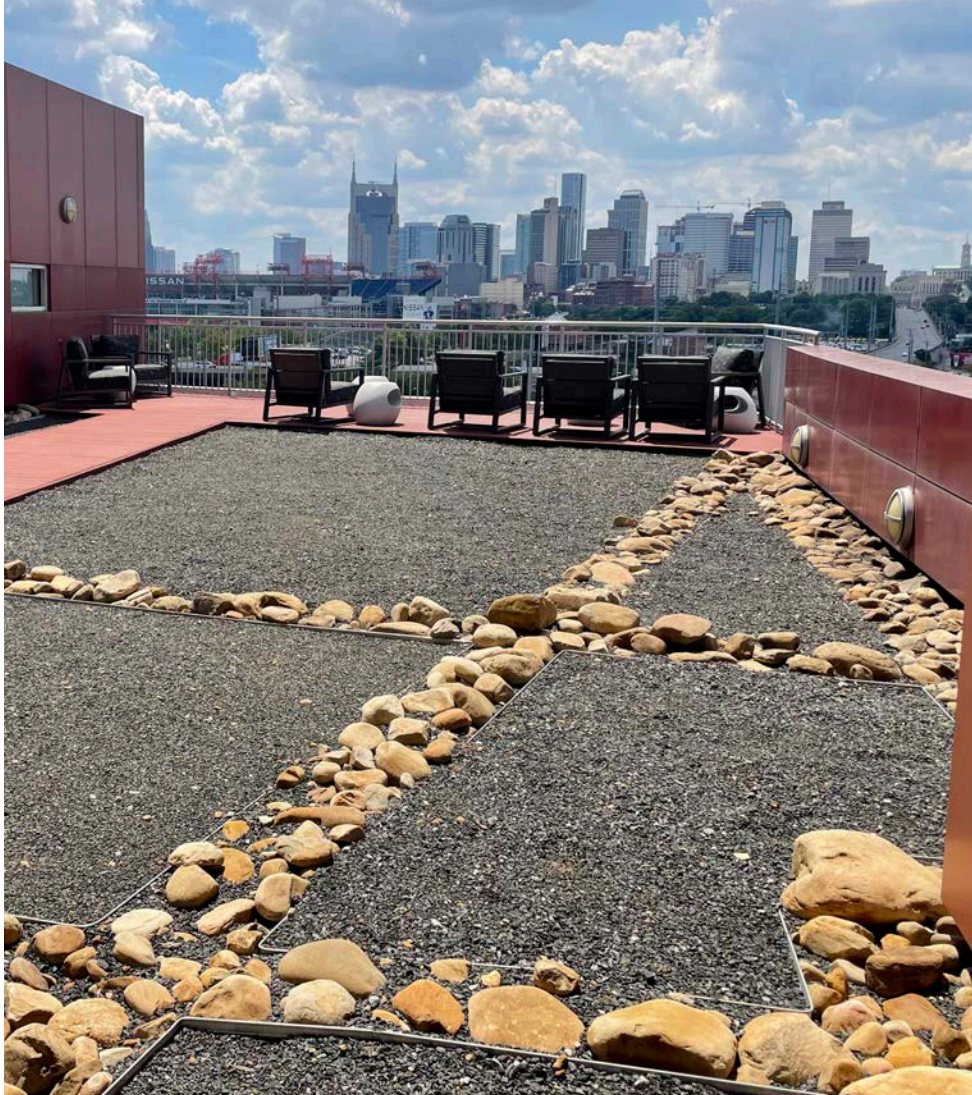
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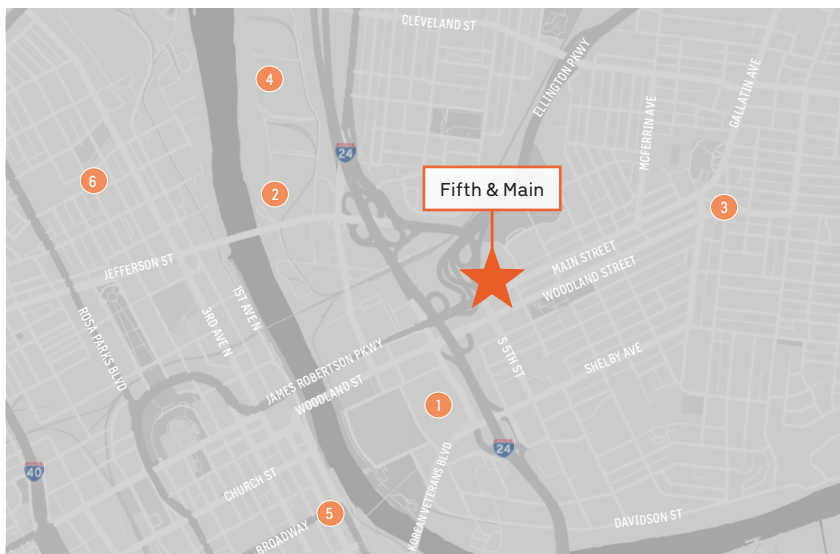


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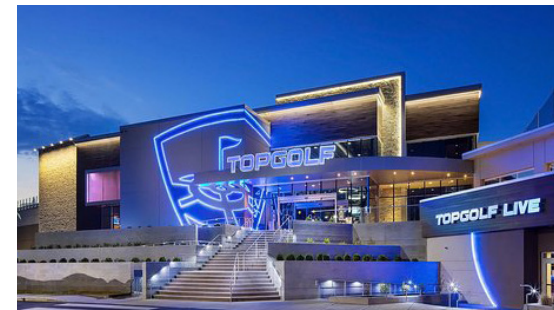
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NEARBY AMENITIES

Located in the vibrant East Nashville subdistrict, Fifth & Main offers an unparalleled location amidst a dynamic blend of culture and entertainment. Just a stone's throw from Nissan Stadium, the property provides easy access to Lower Broadway's nightlife, Germantown's historic charm, and the eclectic East Nashville Five Points. With Oracle World Headquarters and TopGolf nearby, Fifth & Main seamlessly combines urban convenience with the unique character of East Nashville, making it an ideal destination for both work and play.



1 The New Nissan Stadium Site - 0.8 Miles



2 TopGolf - 1.2 Miles



3 East Nashville's Five Points - 1 Mile



4 Oracle World Headquarters - 1.6 Miles



5 Lower Broadway - 1.3 Miles



6 Germantown - 1.5 Miles

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Main Street
Signage Rights
for Suite 210
Owner / Tenant

Fifth & Main

Stacks on Main
268 Apartments

Station East
Proposed
1.4K Apartments; 1.2 M SF Office;
225K SF Retail; 600 Hotel Rooms

Stillwater Capital Project
Proposed
5-Stories; 370 Apartments

RangeWater Real Estate
Proposed
350 Apartments; 3.6 Acres



Germantown
The Wayward
Under Construction
Part of River North; 7-Stories;
355 Apartments; 19K Retail

The Oxbow
Under Construction
Part of River North; 7-Stories;
296 Apartments; 20K Retail

Contour
Proposed
Part of River North; 7-Stories;
433 Apartments; 13.5K Retail

Oracle World Headquarters
Proposed
Part of River North; 70-Acre Live & Work Campus;
Office, Retail, Community Space; Project
Includes Pedestrial Bridge to Connect River
North & Germantown

Park24
Under Construction
140 Affordable Housing
Units; Empowerment
Center; Retail

Riverchase Redevelopment
Proposed (Phase 1)
Mixed-Use; 1.1K Apartments;
11.48-Acre Site; Retail

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