

FOR LEASE

±2,700 SF Available

Prime Opportunity to Lease a 2-Story Office Building in the Heart of Music Row

1612 16th Avenue S., Nashville, TN 37212

MUSIC ROW



HIGHLIGHTS

- Rare opportunity to lease a stand-alone office building in the heart of Music Row
- ±2,700 SF 2-Story office building
- Lease Rate: \$26.75/ SF NNN
- Natural light throughout the entire premises
- Recently renovated
- Exclusive and free parking in the rear of the property
- High ceilings
- Masonry construction
- The site is within walking distance of Vanderbilt & Belmont Universities, and Edgehill Village



R. Stephen Prather
First Vice President
O: 615.345.7254
sprather@charleshawkinsco.com

Jamie Phillips
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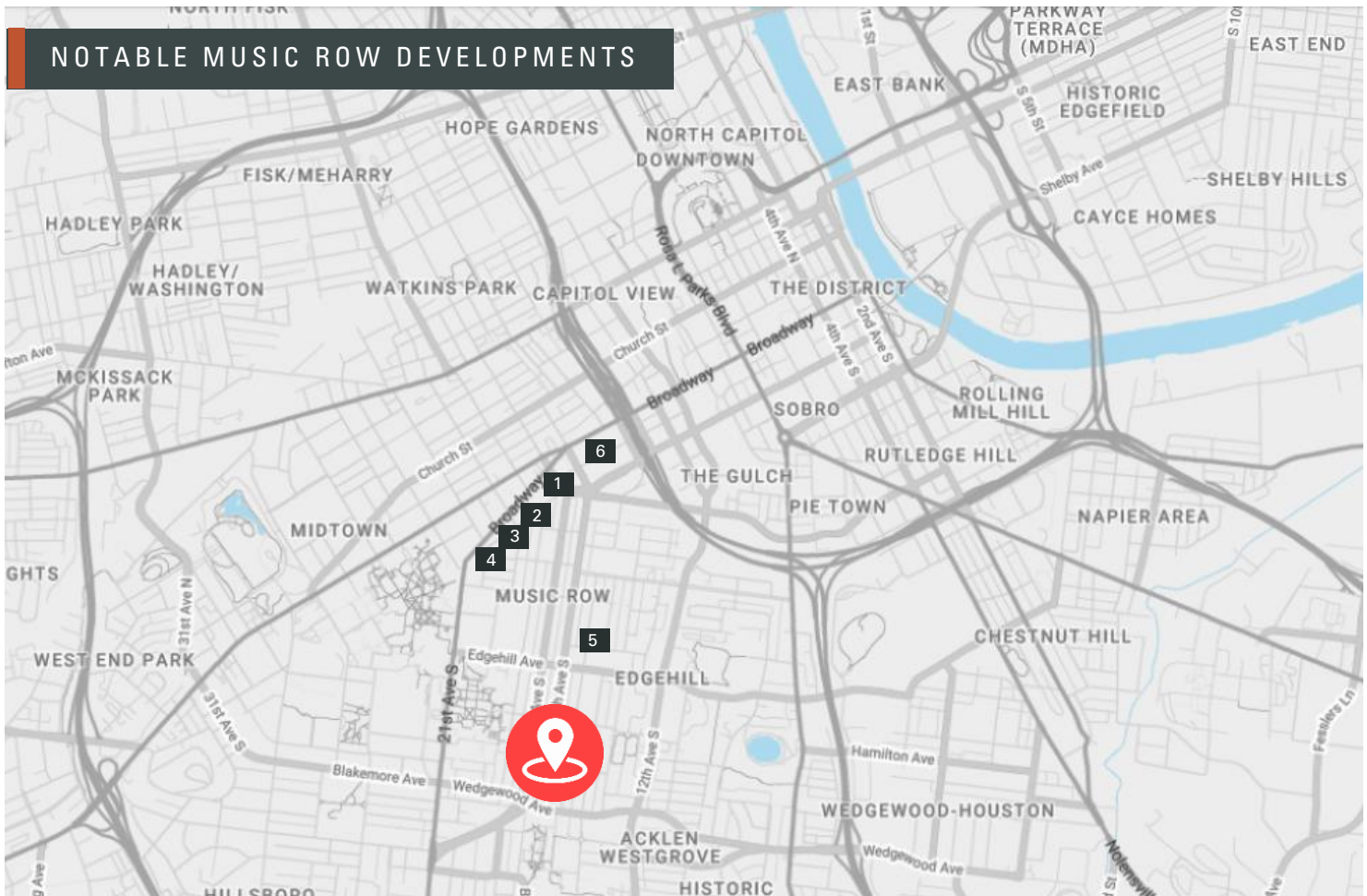
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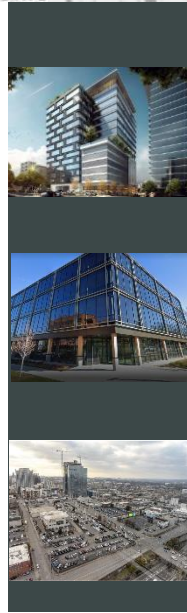
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- 1. Roers Cos. Music Row Tower (Proposed)**
29-story tower with up to 450 apartment units — or up to 300 apartment units and 200 hotel rooms — and 30,000 square feet of commercial space.
- 2. LG Development Tower (Proposed)**
20-story residential tower with 396 residential units and nearly 6,000 square feet of retail space.
- 3. Waypoint Residential OmniSound (Proposed)**
220 apartment units and 14,000 square feet of office space



- 4. Moore Building (Under Construction)**
15-story office building with 239,000 square feet
- 5. 1030 Music Row (Completed)**
112,000-square-foot mass timber office building
- 6. GBT Beaman Site (In Design)**
Mixed-use project. 1.32 million SF of office space, 350 hotel rooms residential buildings with a combined 1,000 units, restaurant space and 60,000 SF of retail.

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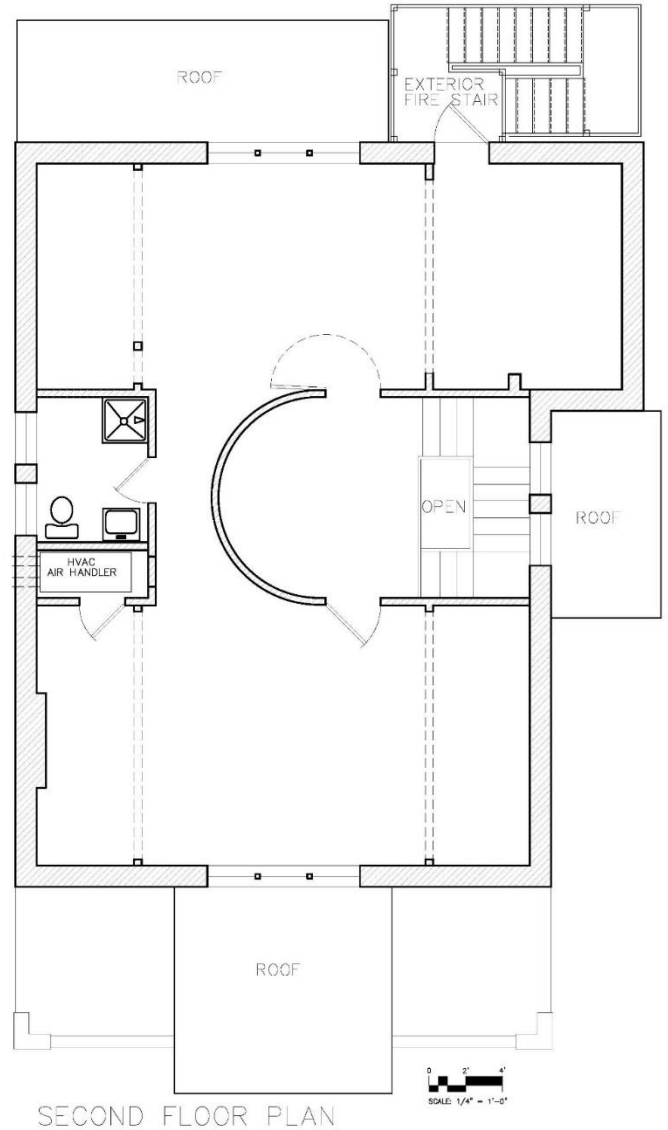
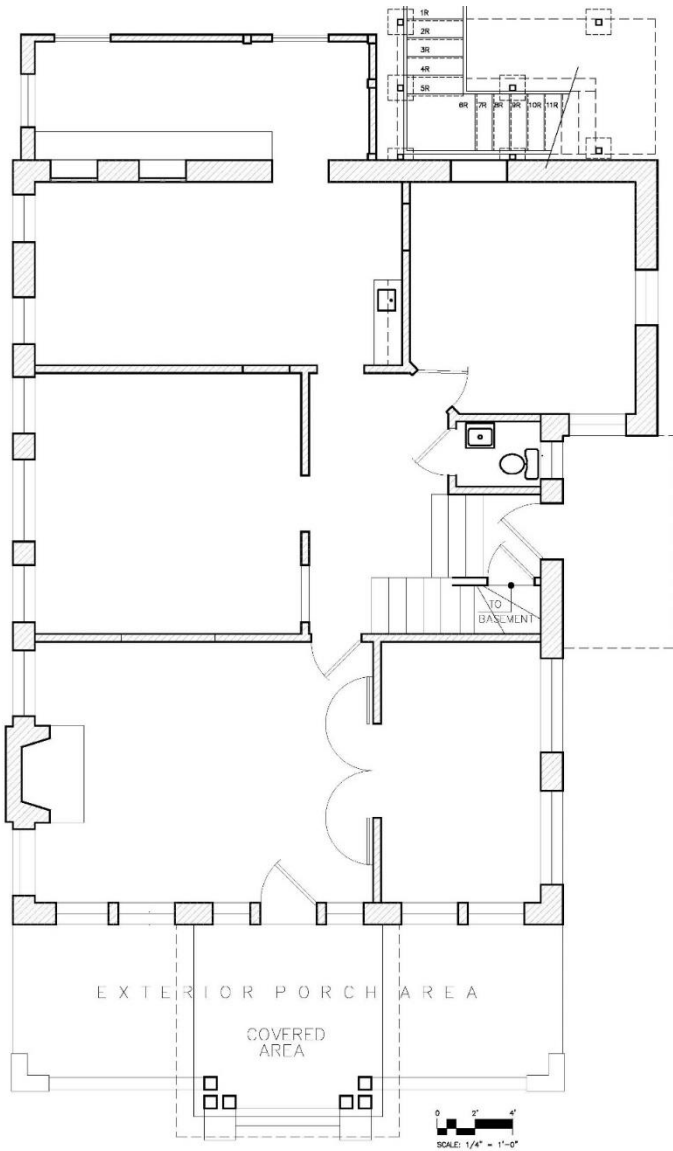
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FLOOR PLAN



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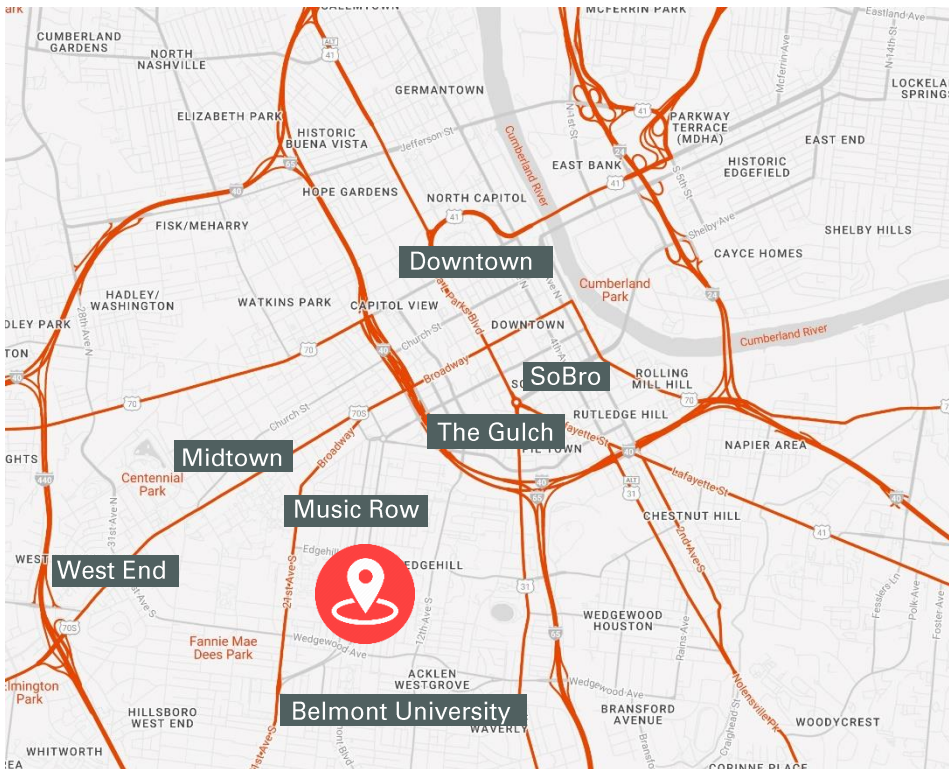
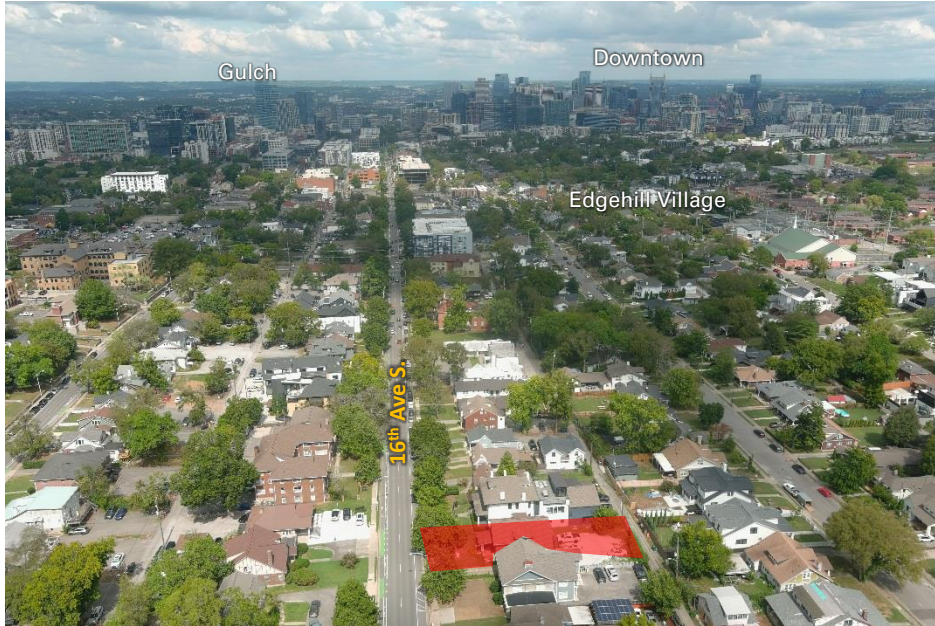
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EXTERIOR PHOTOS/ MAP



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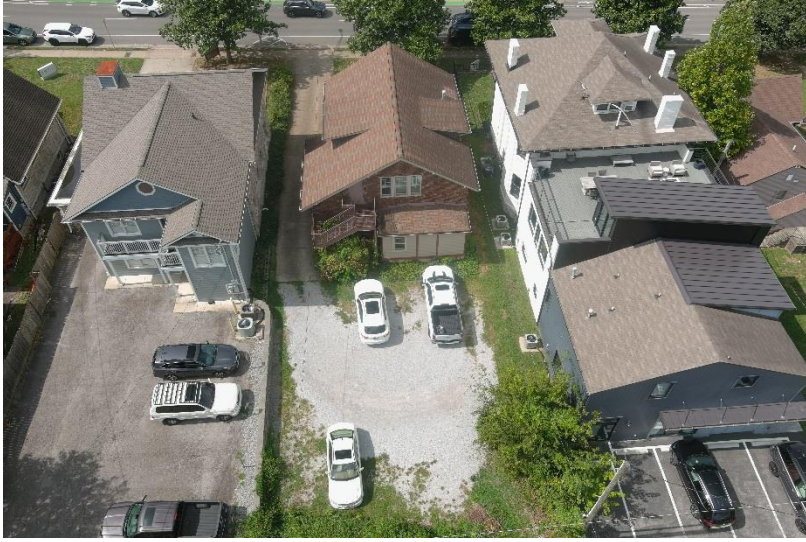
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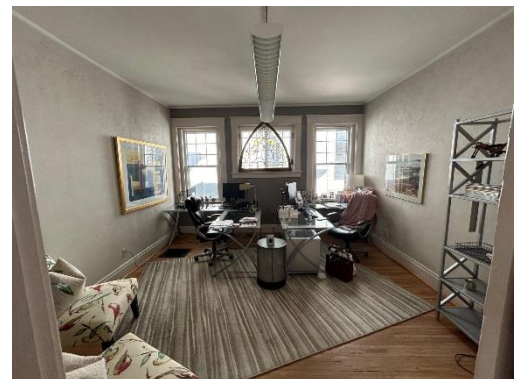
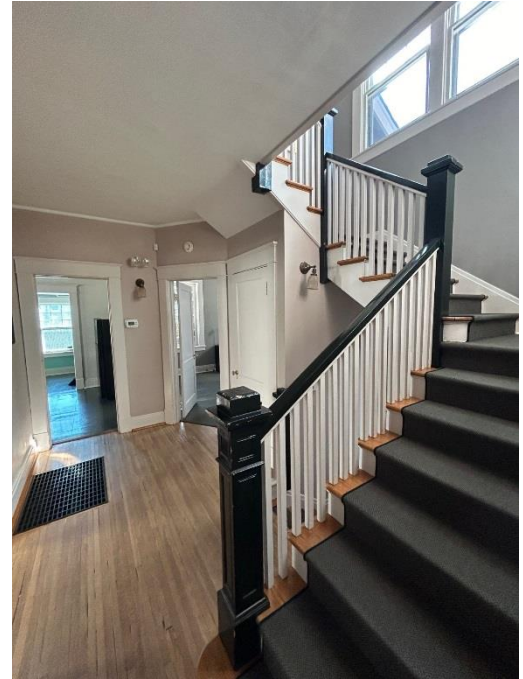
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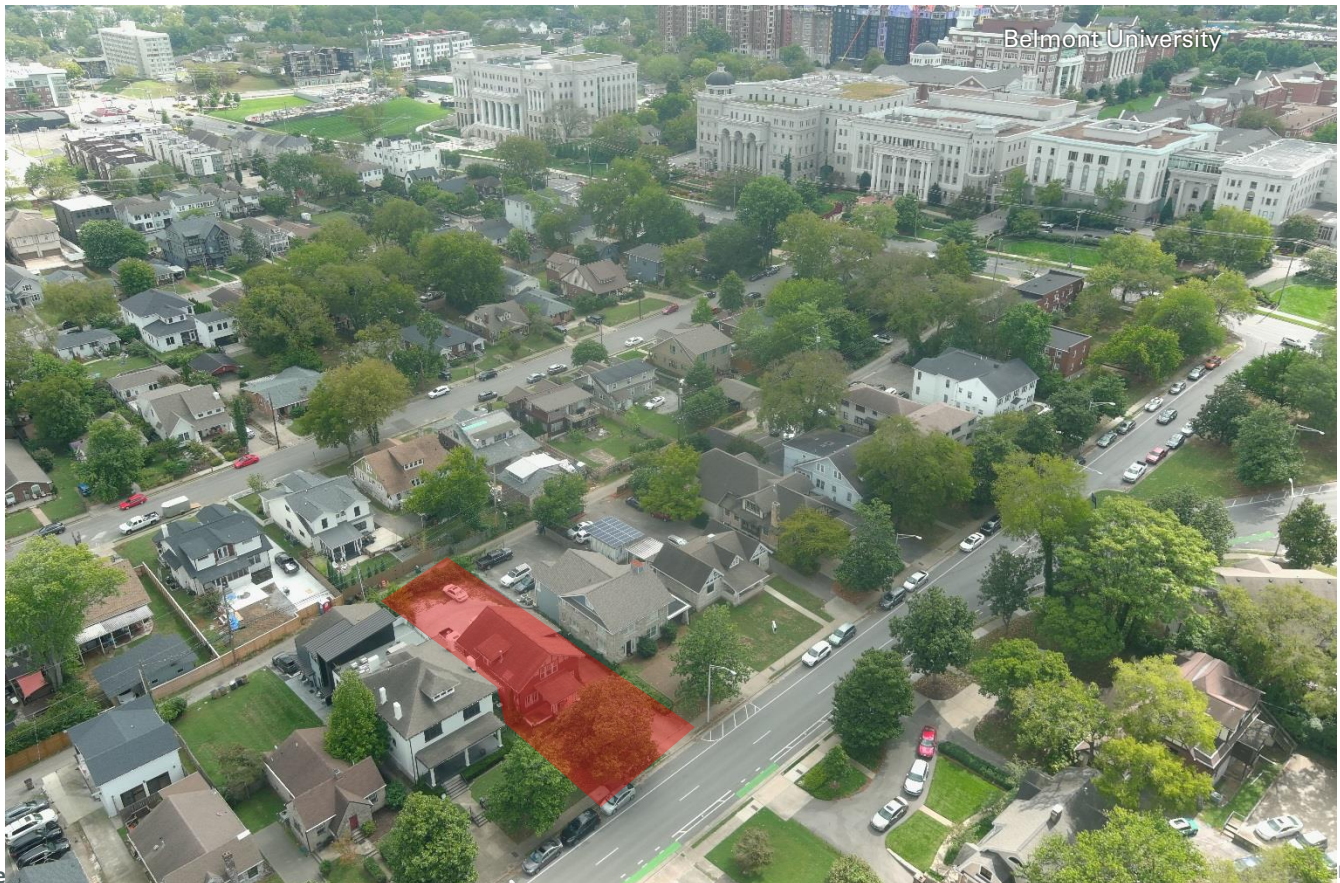
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