

SUBLEASE

±1,666 SF Available

Rare Opportunity to Sublease Move-In Ready
Office Space in the Heart of Music Row

33 Music Square W. Ste 108-A, Nashville, TN 37212

MUSIC ROW



HIGHLIGHTS

- Move-in ready office space located in the heart of Music Row
- ±1,666 SF Available
- Existing term expires April 30th, 2026
- Lease Rate: Negotiable
- Walk Score: 85
- Upgraded, modern interior
- Highly visible location near the corner of Chet Atkins Pl and Music Square W.
- Minutes from Edgehill Village, Midtown, The Gulch, and Downtown Nashville

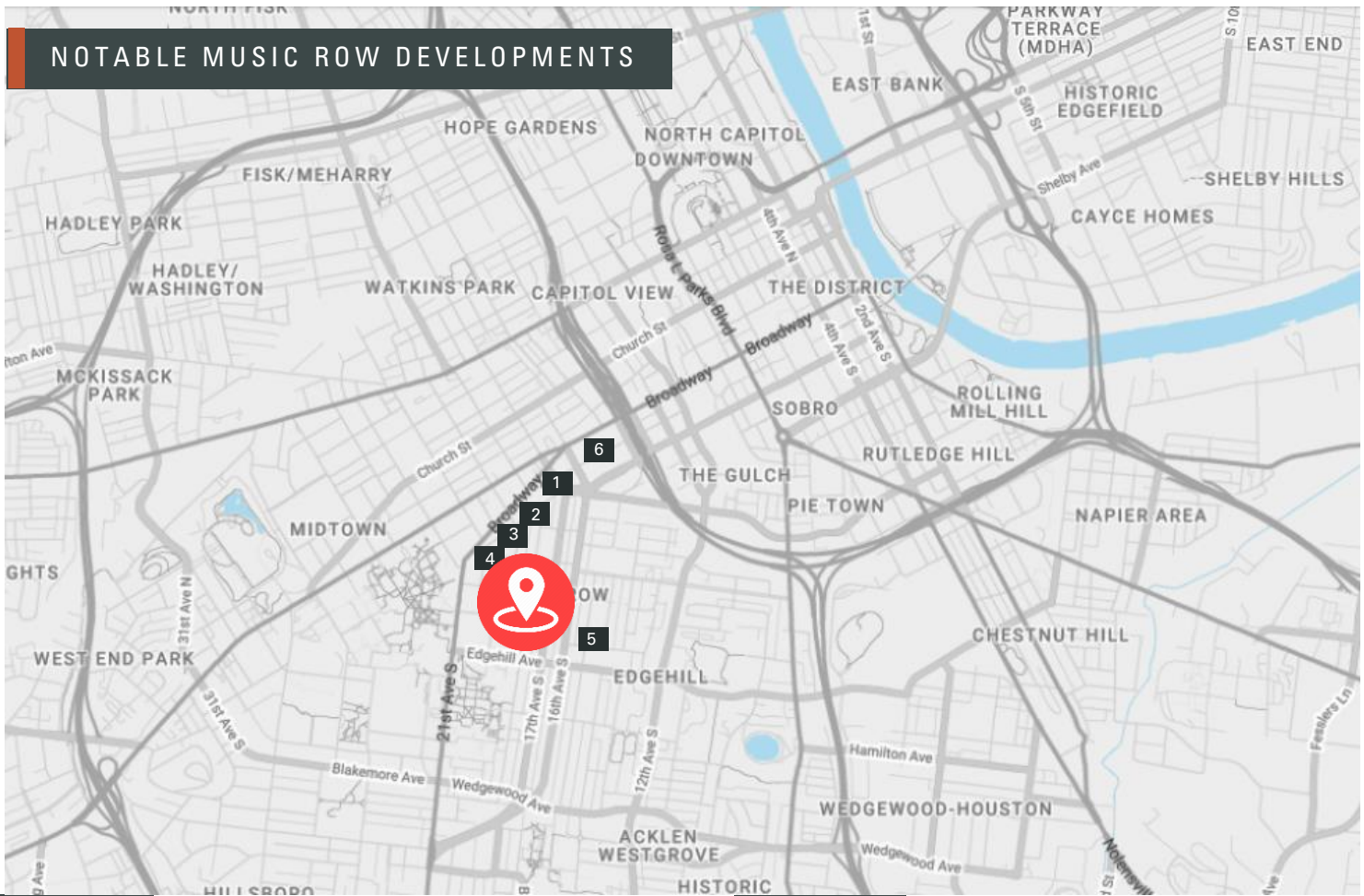


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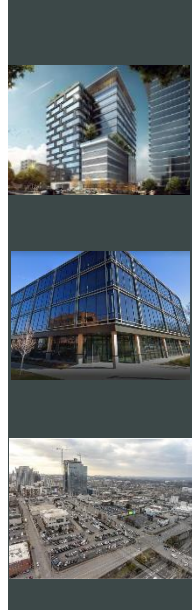
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026



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



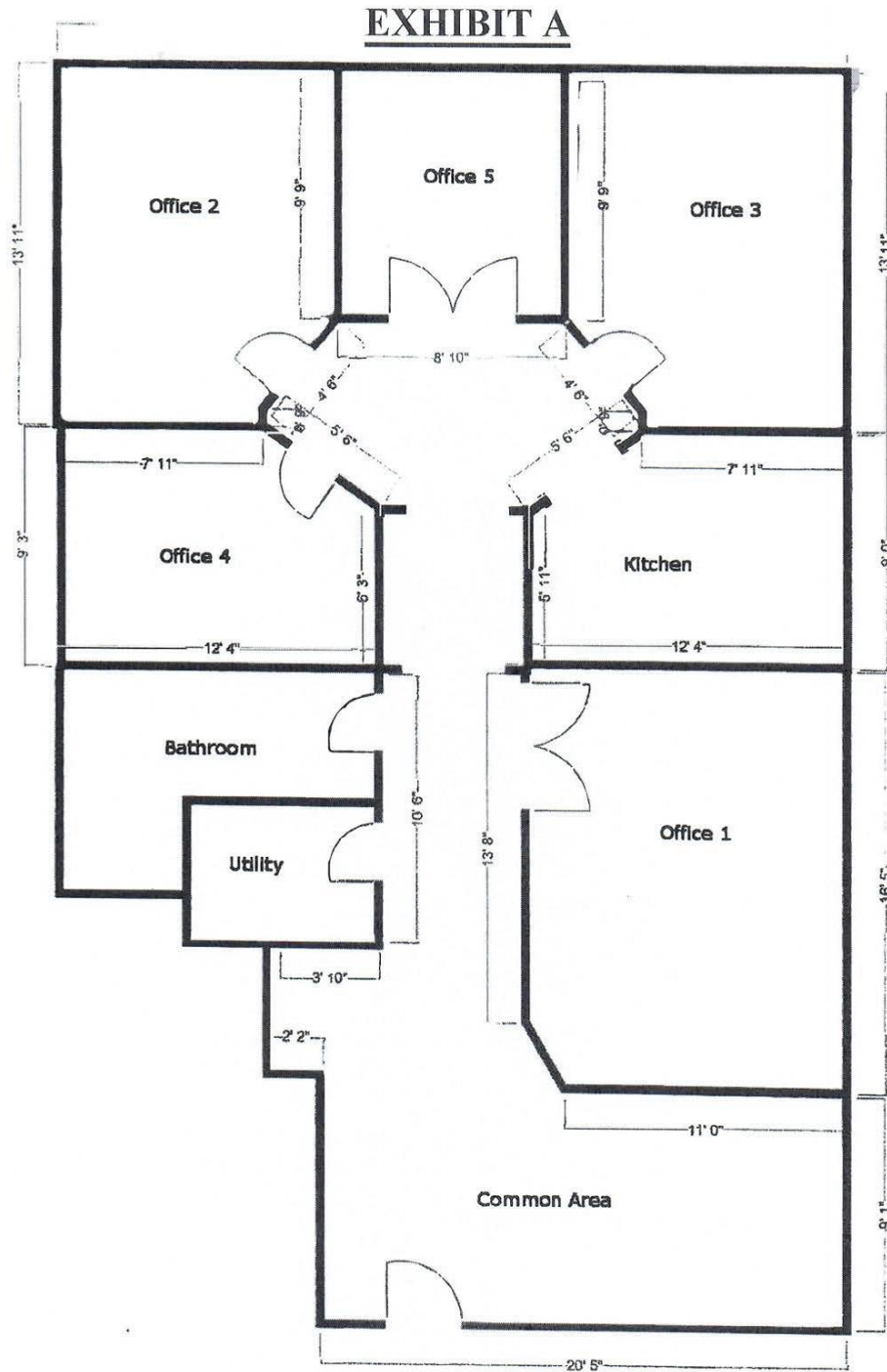
4. **Moore Building (Under Construction)**
 15-story office building with 239,000 square feet
5. **1030 Music Row (Completed)**
 112,000-square-foot mass timber office building
6. **GBT Beaman Site (In Design)**
 Mixed-use project. 1.32 million SF of office space, 350 hotel rooms residential buildings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

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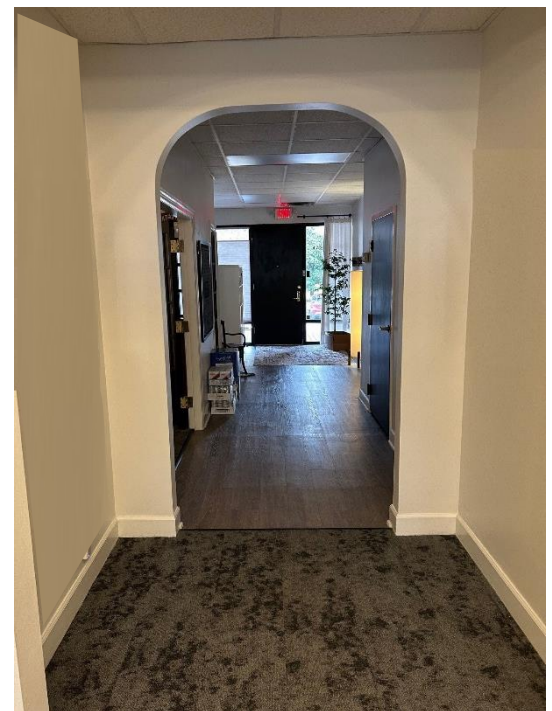
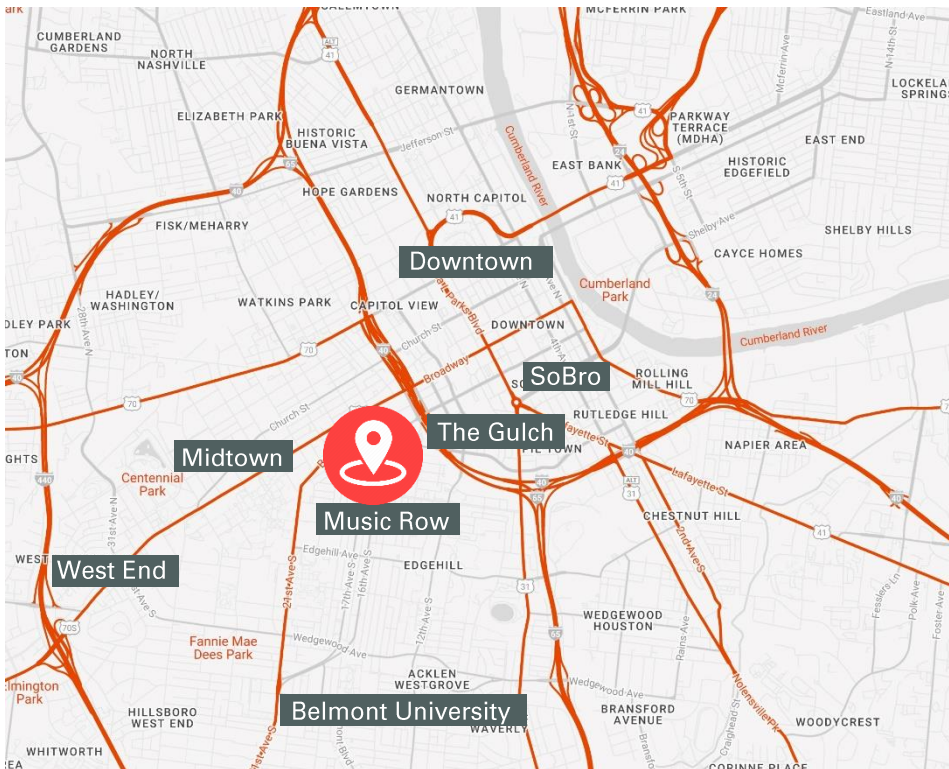
FLOOR PLAN



Sublease
±1,666 SF Available
Office Building

33 Music Square W.
Nashville, TN 37212
Davidson County

CHARLES
HAWKINS CO.



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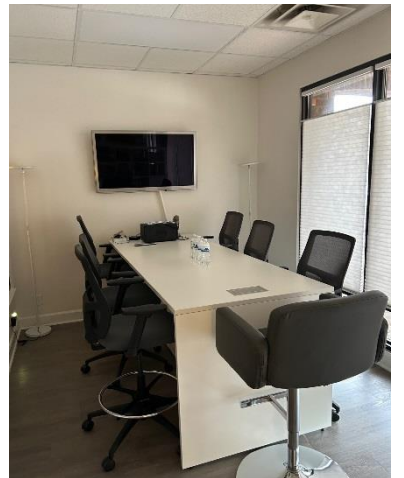
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