



WASHINGTON SQUARE

301-58,330 SF Available for Lease | Office & Retail Opportunities

214-222 2nd Ave N | Nashville, TN 37201

OFFICE SPACE
FOR LEASE
CALL 615-250-0105

PROPERTY HIGHLIGHTS

301-58,330 SF
Office Space Available

Downtown
Location

2,000 - 9,734 SF
Ground Floor Retail Available

Modern
Lobby

On-site Management
& Maintenance

Fitness
Center

Unobstructed Views of
Nissan Stadium &
the Cumberland River

Conference
Room

National Register of
Historic Places

Accessible
to Major
Interstates



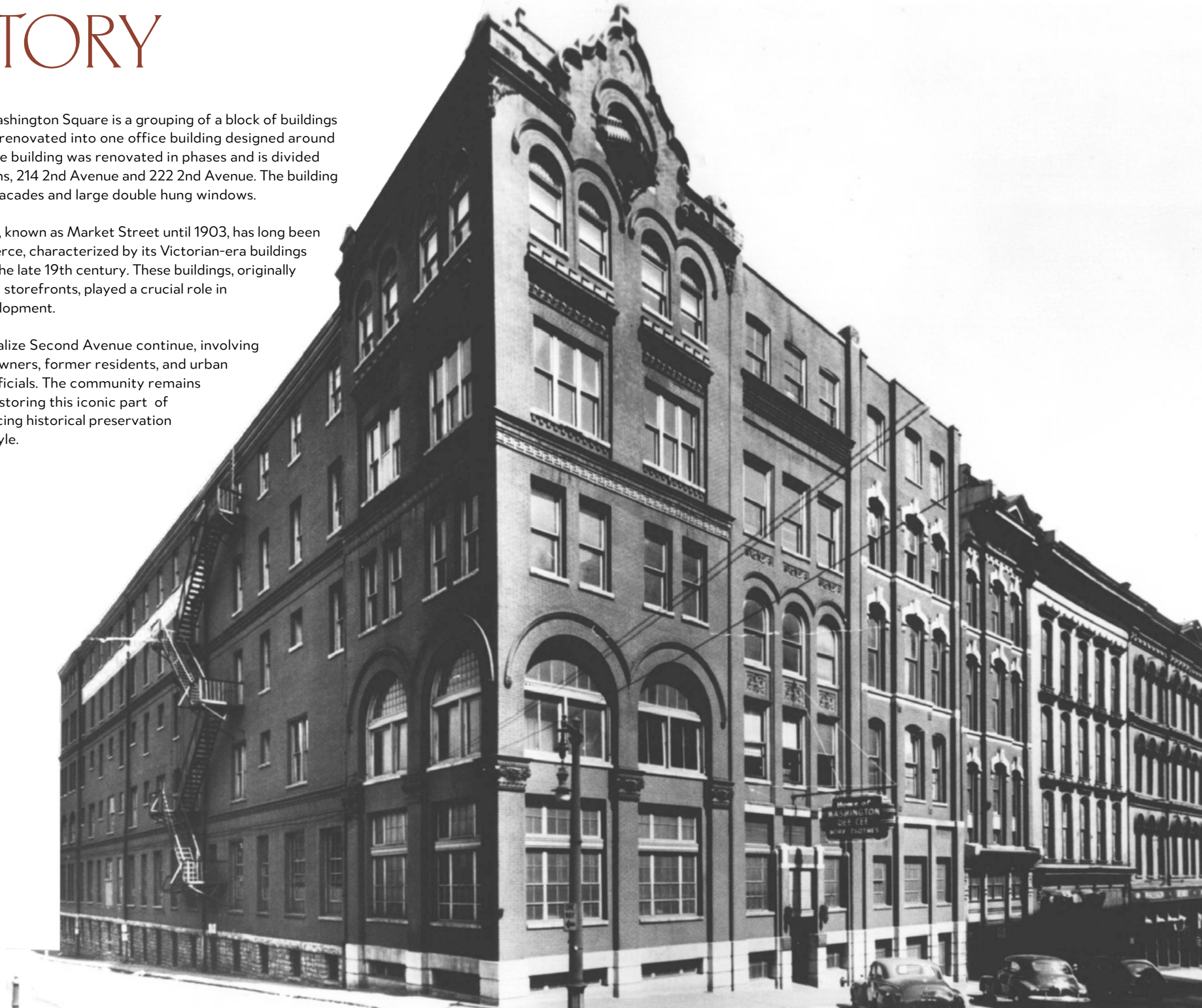


HISTORY

Built in 1878, Washington Square is a grouping of a block of buildings that have been renovated into one office building designed around two atriums. The building was renovated in phases and is divided into two sections, 214 2nd Avenue and 222 2nd Avenue. The building features brick facades and large double hung windows.

Second Avenue, known as Market Street until 1903, has long been a hub of commerce, characterized by its Victorian-era buildings dating back to the late 19th century. These buildings, originally warehouses and storefronts, played a crucial role in Nashville's development.

Efforts to revitalize Second Avenue continue, involving local business owners, former residents, and urban development officials. The community remains dedicated to restoring this iconic part of Nashville, balancing historical preservation with modern style.



LOCATION

CONNECTED TO THE CITY

Walking distance to the Federal Courthouse & the Tennessee State Capitol Building, The Arcade, Banker's Alley, Printer's Alley, Davidson County's Main Library and Parking Deck

1 mile to I-24

2 miles to I-65

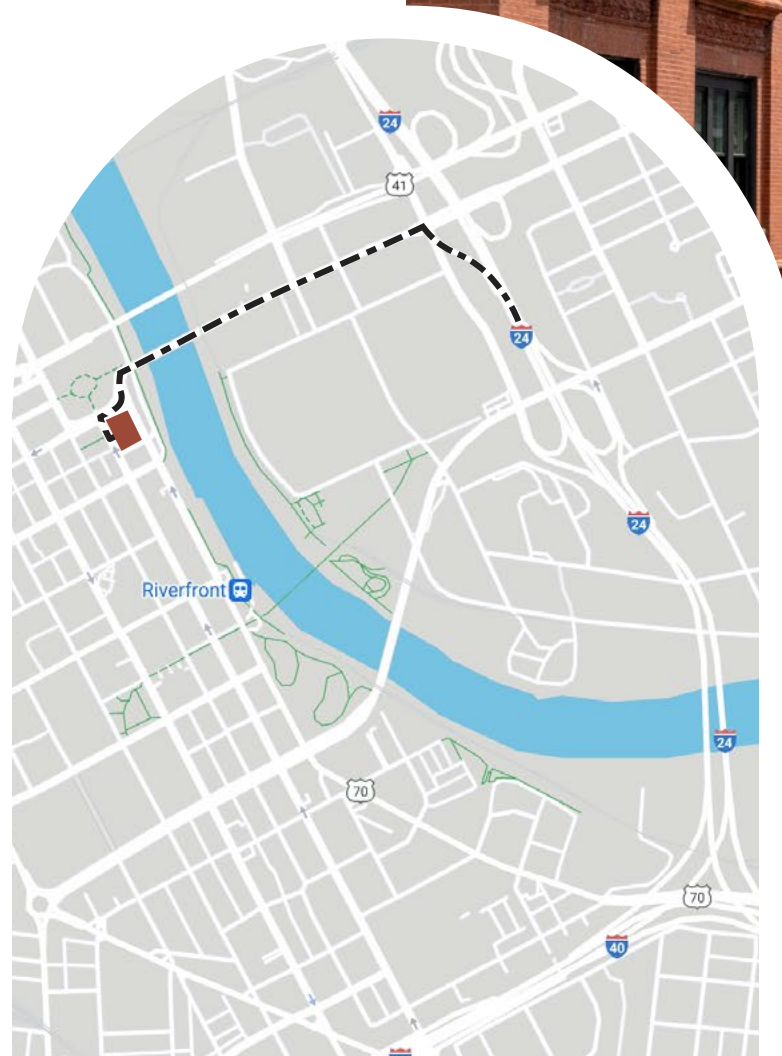
4 miles to I-40

0.5 mile to the East Bank

PARKING

Over 2,000 parking spaces within half a mile

Shuttle drop off across the street at the Metro Courthouse



NEARBY AMENITIES

within 6 blocks

HOTELS

- THE BANKERS ALLEY HOTEL
- SHERATON GRAND
- FAIRLANE HOTEL
- THE BOBBY
- DREAM NASHVILLE
- HOTEL INDIGO
- 21C MUSEUM HOTEL
- RENAISSANCE
- HOLSTON HOUSE
- CAMBRIA
- HERMITAGE HOTEL
- STUDIO 154
- COURTYARD DOWNTOWN

DRINKS & DINING

- BLACK TAP
- THE STILLERY
- BROADWAY BREWHOUSE
- THE HAMPTON SOCIAL
- BOQUERIA
- ASSEMBLY FOOD HALL
- THE FINCH
- THE CAPITOL GRILLE
- STREET EATS THURSDAYS
- ON DEADERICK ST
- FROTHY MONKEY
- PUCKETT'S GROCERY
- JEFF RUBY'S
- DEACON'S NEW SOUTH
- GRAY AND DUDLEY
- SEA SALT

PLACES OF INTEREST

- STATE CAPITOL
- WAR MEMORIAL AUDITORIUM
- TPAC
- THE ARCADE
- NASHVILLE PUBLIC MARKET
- RYMAN AUDITORIUM
- LOWER BROADWAY
- BRIDGESTONE ARENA
- SCHERMERHORN SYMPHONY CENTER
- COUNTRY MUSIC HALL OF FAME
- MUSIC CITY CENTER
- ASCEND AMPHITHEATER
- 5TH + BROADWAY
- PRINTERS ALLEY

AVAILABILITY

FIRST FLOOR

- SUITE 100-2:** 469 SF
- SUITE 100-A:** 2,428 SF
- SUITE 103:** 5,129 SF
- SUITE 105:** 1,869 SF

SECOND FLOOR

- SUITE 203:** 2,824 SF
- SUITE 206:** 1,752 SF
- SUITE 206-A:** 988 SF
- SUITE 210:** 4,209 SF
- SUITE 230:** 2,487 SF
- SUITE 240:** 3,299 SF
- SUITE 250:** 1,425 SF
- SUITE 260:** 2,033SF

THIRD FLOOR

- SUITE 3-B:** 591 SF
- SUITE 300-A:** 6,590 SF
- SUITE 311-A:** 1,377 SF
- SUITE 312:** 2,701 SF
- SUITE 316:** 1,494 SF
- SUITE 328:** 2,249 SF
- SUITE 329:** 746 SF
- SUITE 370:** 3,854 SF

FOURTH FLOOR

- SUITE 404:** 2,465 SF

GROUND FLOOR RETAIL OPPORTUNITIES

- SUITE 200:** 1,500-9,734 SF
- SUITE 3:** 4,591 SF
- SUITE 4:** 301 SF



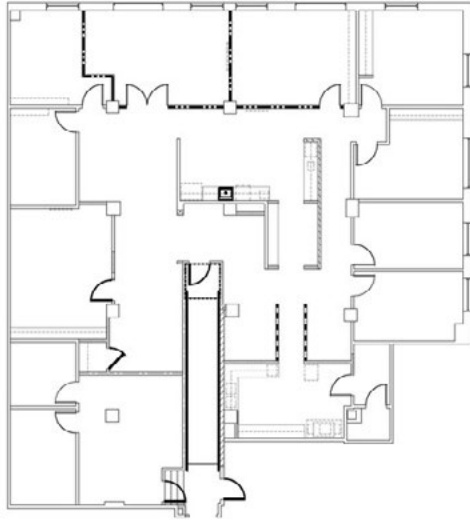
SUITE 101



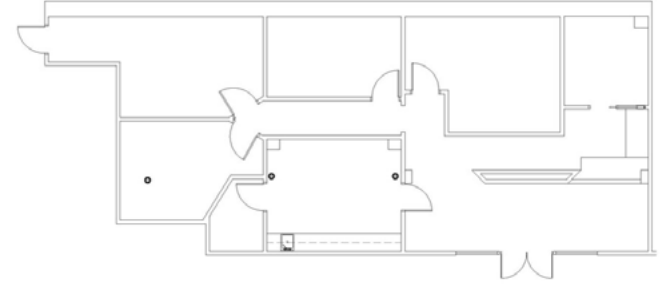
SUITE 230

FLOORPLANS

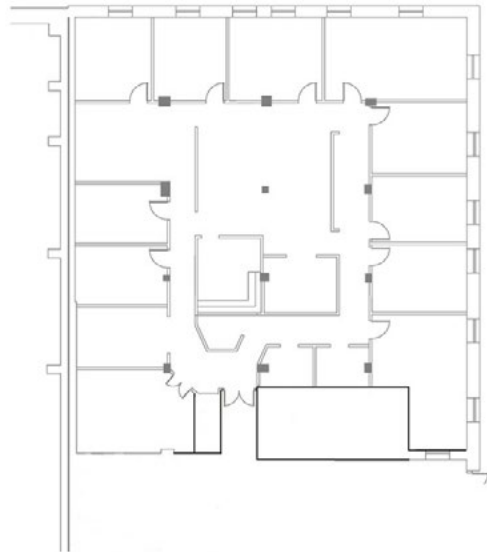
SUITE 3
4,591 SF



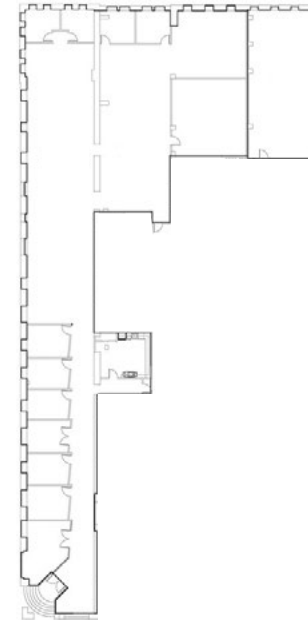
SUITE 105
1,869 SF



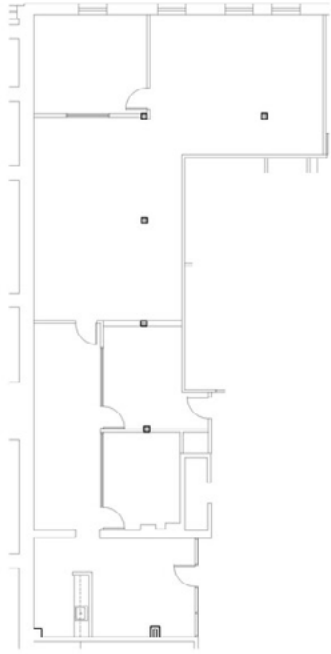
SUITE 103
5,129 SF



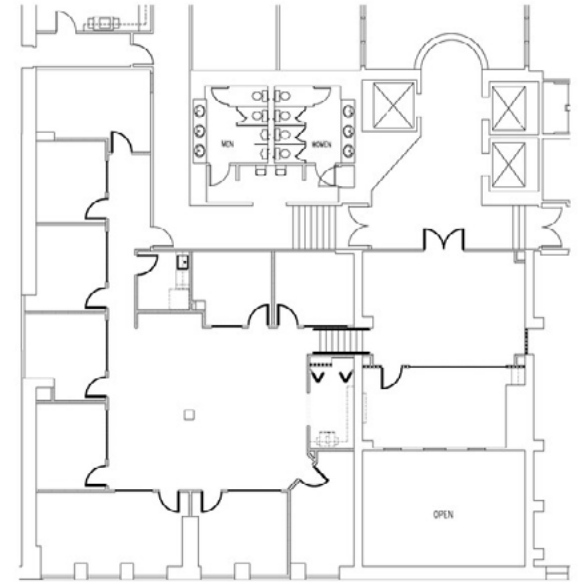
SUITE 200
9,734 SF
Multiple Demising
Options



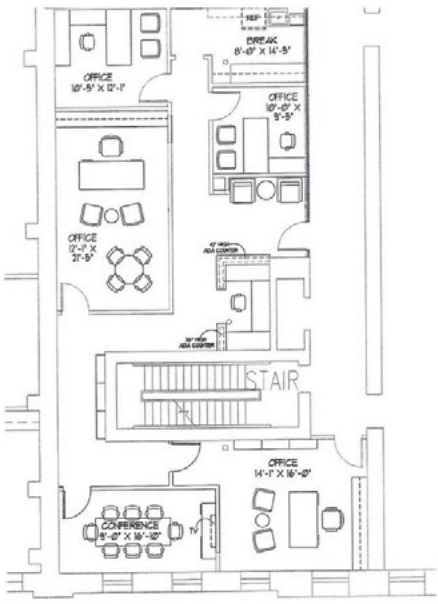
SUITE 203
2,824 SF



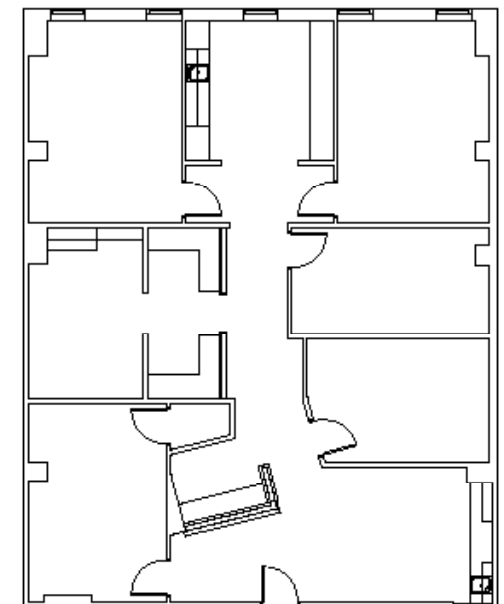
SUITE 210
4,209 SF



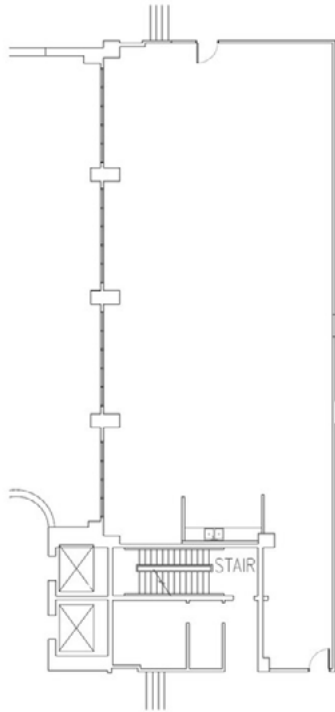
SUITE 206
1,752 SF



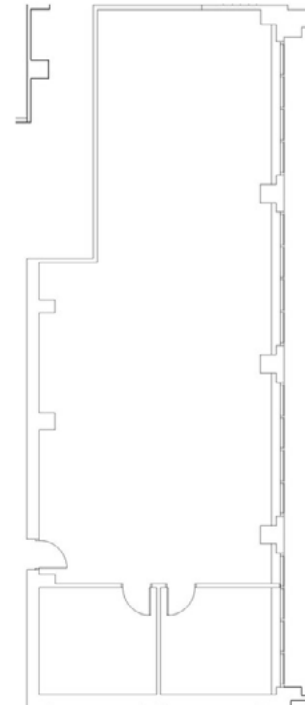
SUITE 230
2,487 SF



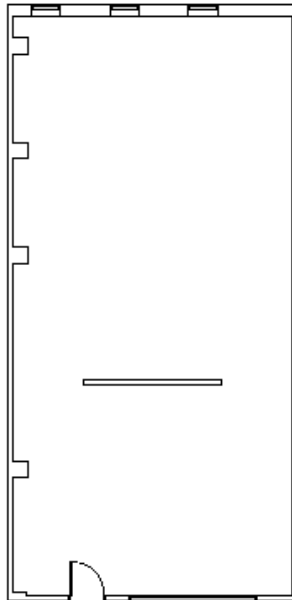
SUITE 240
3,299 SF



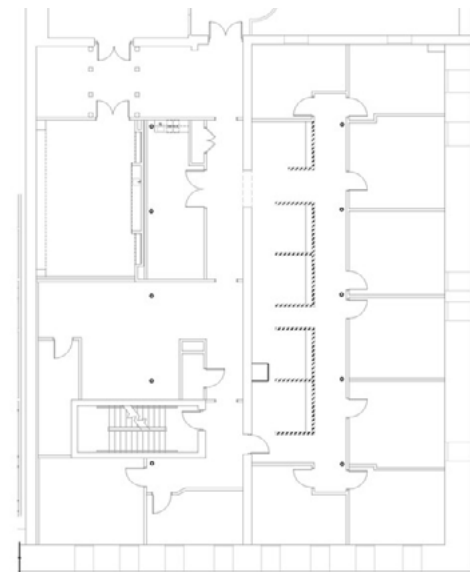
SUITE 260
2,033 SF



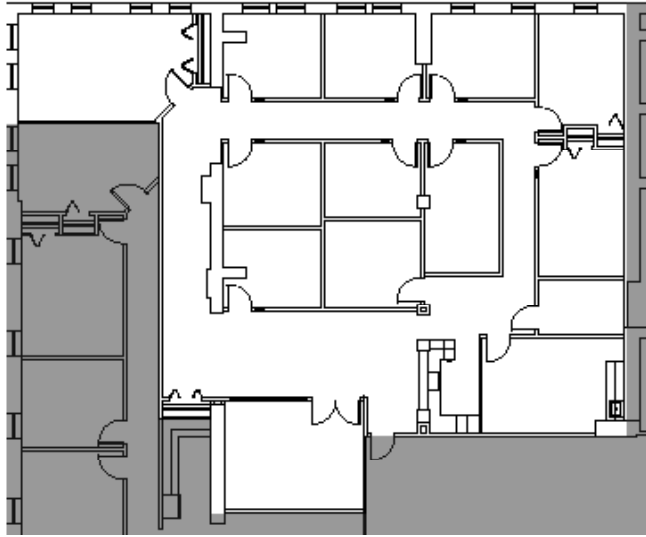
SUITE 250
1,425 SF



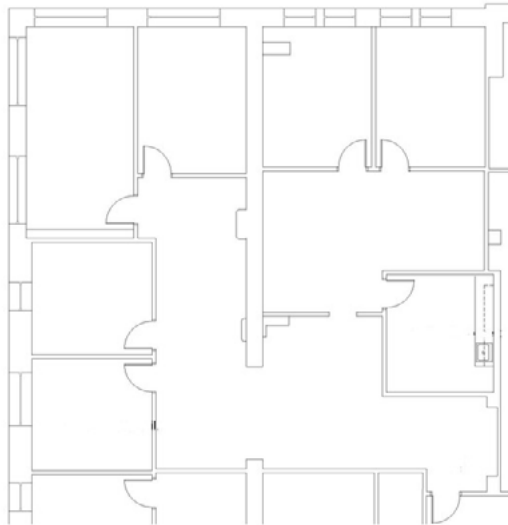
SUITE 300
6,590 SF



SUITE 370
3,854 SF



SUITE 312
2,701 SF



RETAIL

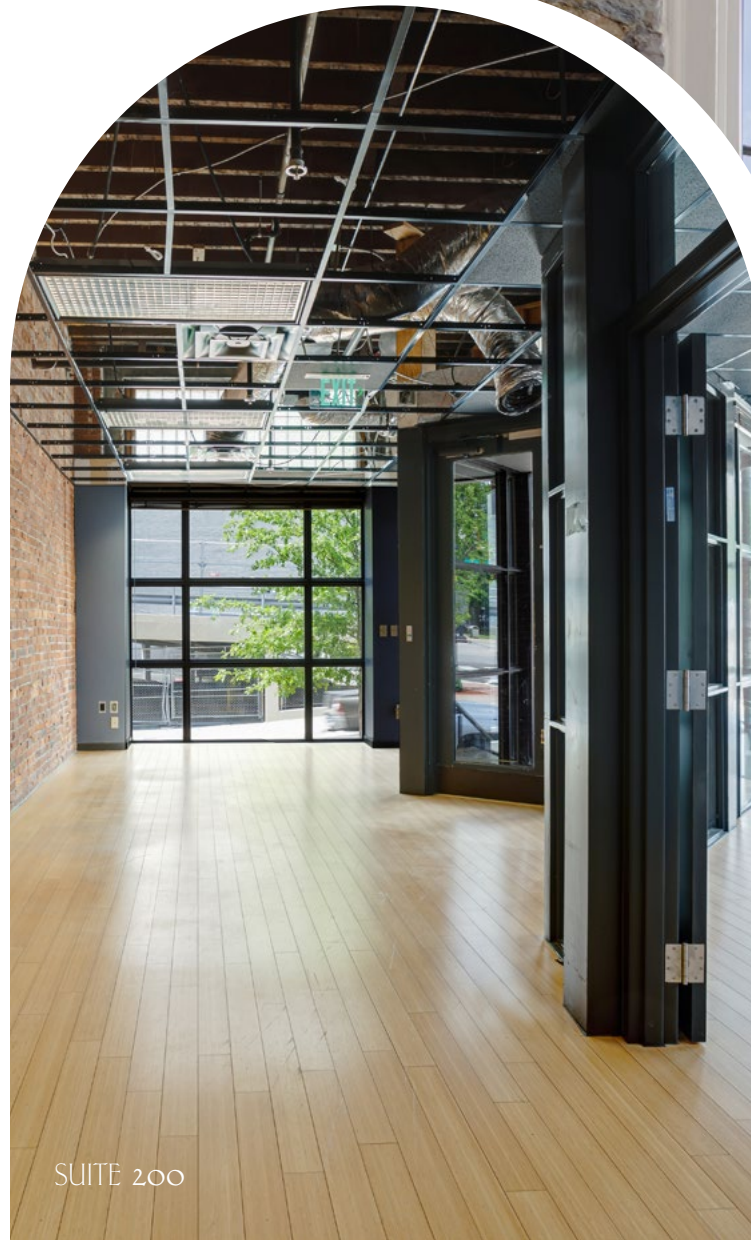
BUILDING 214

SUITE 3 - 4,591 SF: This space, at the corner of 1st Ave N and Bank St, offers a charming aesthetic of interior and exterior exposed stone, along with unobstructed views of the Cumberland River and Nissan Stadium. Nestled along the river, it provides a unique and inviting atmosphere while still being close to downtown's vibrant energy.

BUILDING 222

SUITE 101 - 2,837 SF (demisable to 2,000 SF): Prime storefront retail opportunity that fronts the newly renovated 2nd Ave N. The suite looks out directly across the street from the historic Banker's Alley and boutique Banker's Alley Hotel.

SUITE 200 - 9,734 SF (demisable to 1,500 SF): The suite is located on the corner of the newly renovated 2nd Ave N and Union St. Highlighted by its elevated grand stairway entrance, this space offers visibility to the Davidson County Courthouse and Public Square, and is demisable down to 1,500 SF.



SUITE 200



SUITE 3



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