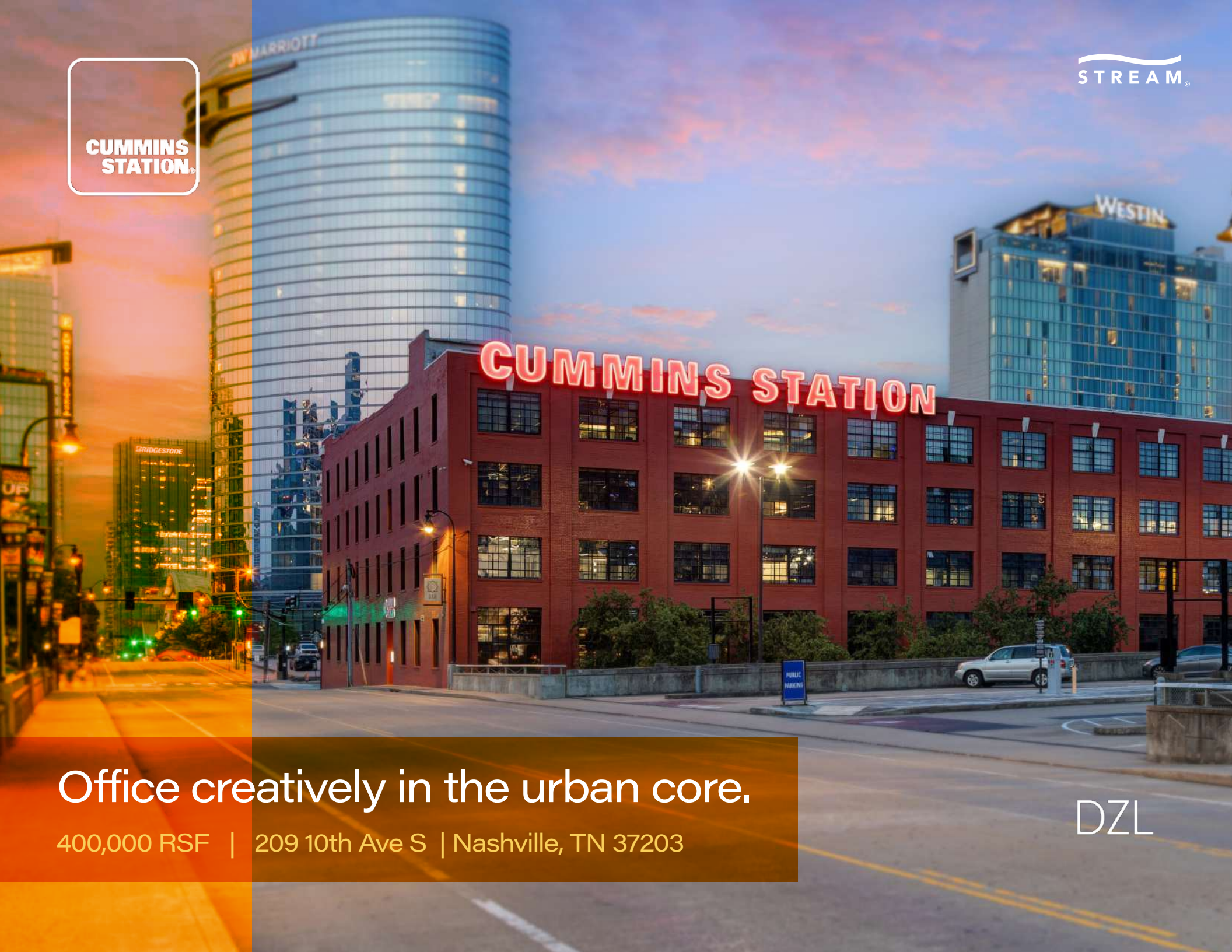


A photograph of the Cummins Station building at night. The building is a multi-story red brick structure with many windows, some of which are illuminated. A large, glowing red neon sign on the roof reads "CUMMINS STATION". In the background, several tall glass skyscrapers are visible, including the JW Marriott and Westin hotels. The sky is a mix of blue and orange, suggesting dusk or dawn. A street with traffic lights and a few cars is in the foreground.

CUMMINS
STATION®

STREAM®

CUMMINS STATION

Office creatively in the urban core.

400,000 RSF | 209 10th Ave S | Nashville, TN 37203

DZL

CUMMINS STATION



Originally constructed as a rail terminal and warehouse, Cummins Station has been transformed into one of Nashville's most iconic creative office and retail destinations, blending historic character with modern workplace aesthetics and amenities. Along with being a premier retail and hospitality hub, the property offers office space ranging from approximately 1,300 to more than 30,000 square feet, making it well-suited for companies of varying sizes seeking a highly amenitized, urban office environment.

Property Highlights

- 400,000 RSF
- Ample parking
- On-site retail and restaurants
- Walking distance from Downtown & The Gulch
- Conference center
- Fitness center (coming soon)



CUMMINS STATION

Curated spaces
built for creativity.



Availabilities



SUITE 106	2,955 SF
SUITE 222 & 128	28,363 SF <i>(connected via an internal stairwell)</i>
SUITE 232	1,300 SF
SUITE 300	23,972 SF
* SUITE 300 & 400	34,041 SF
SUITE 308	3,540 SF
SUITE 400	10,069 SF
SUITE 408 & 506	13,299 SF <i>(connected via an internal stairwell)</i>
SUITE 418	1,300 SF
SUITE 426	1,300 SF
SUITE 512	3,807 SF

* SUITE 300 & 400 were previously combined but can also be leased as separate spaces.



Ready when you are.





CUMMINS STATION

Amenitized
for employees.

CONFERENCE CENTER



GARDEN AREA



FITNESS CENTER (COMING SOON)



On-Site Retail

Enjoy a quick cup of coffee to start the day, shopping and sushi at lunch, cocktails and fine dining with a client after work.

PULLMAN STANDARD

STARBUCKS

PHILIPPE CHOW

FROG GROG

AROMA LAB

WILD WASABI

MORNING GLORY DELI

In the heart of all that Nashville offers.



**NISSAN
STADIUM**

**LOWER
BROADWAY**

**FRIST ART
MUSEUM**

**MUSIC CITY
CENTER**

**BRIDGESTONE
ARENA**

**CUMMINS
STATION**

THE GULCH

CUMMINS STATION

Walkable amenities at your doorstep.

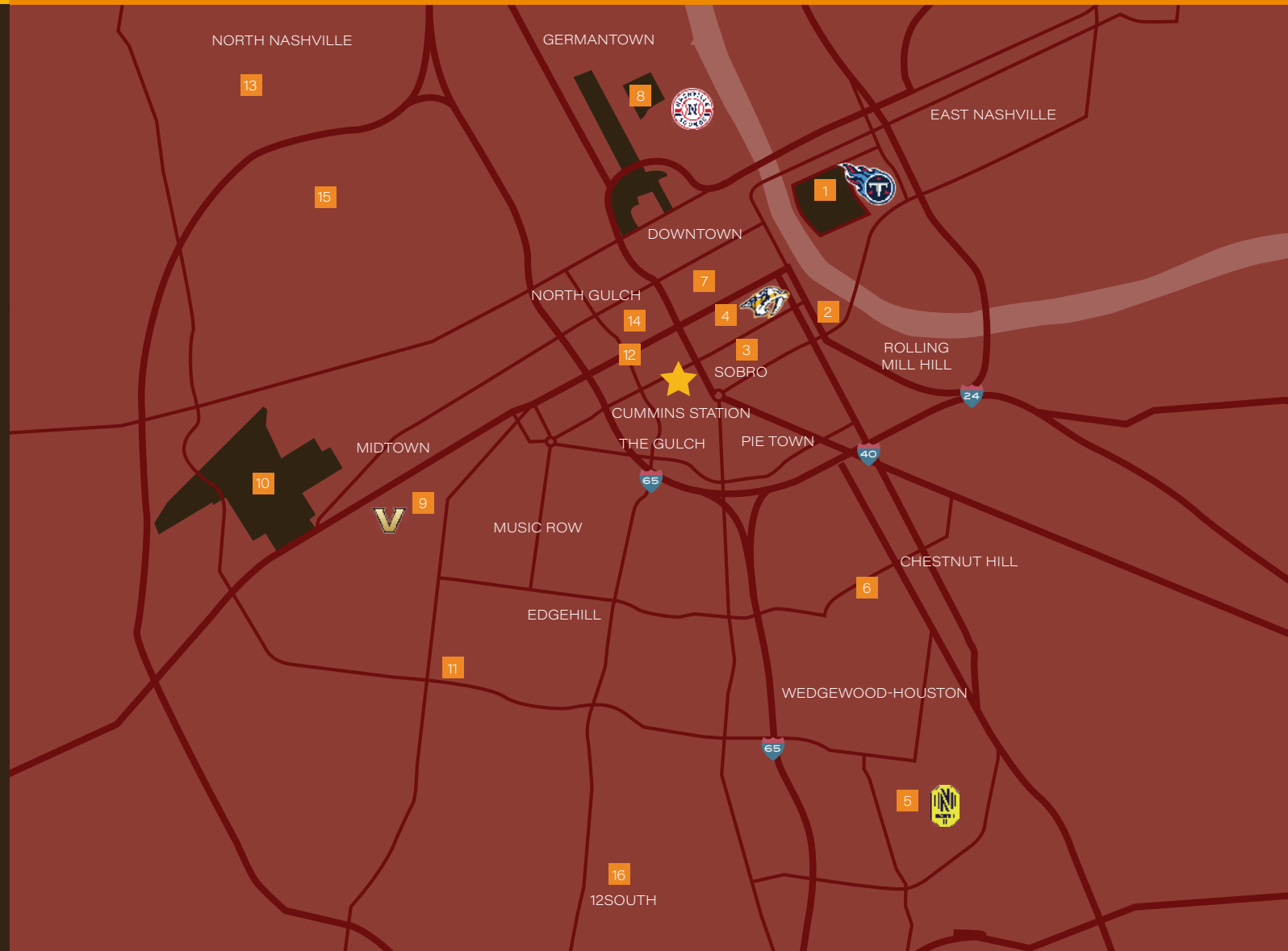


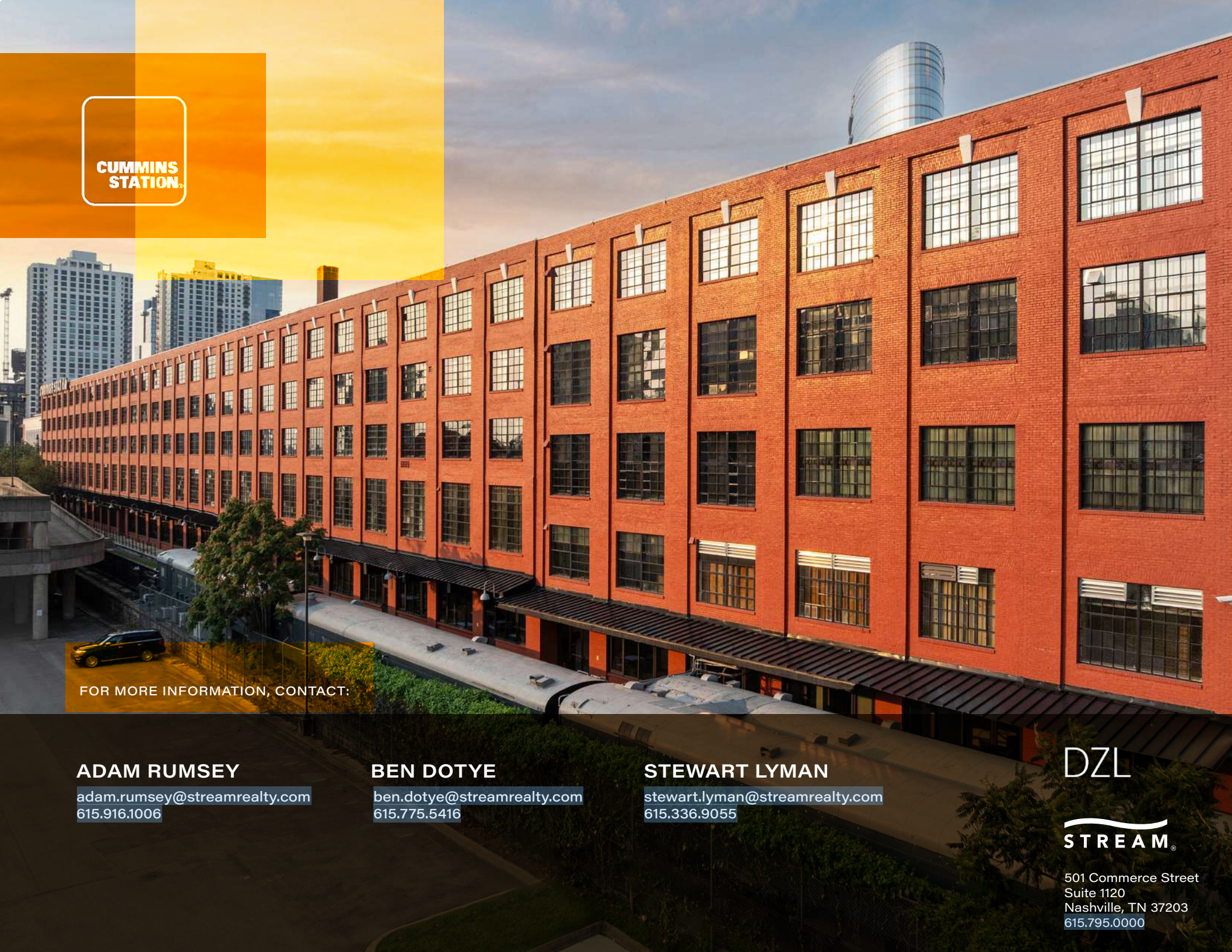
CUMMINS STATION

Attractions within a 10 minute drive.

Legend

- 1 NISSAN STADIUM
- 2 ASCEND AMPHITHEATER
- 3 MUSIC CITY CENTER
- 4 BRIDGESTONE ARENA
- 5 GEODIS PARK
- 6 SOHO HOUSE
- 7 5TH + BROADWAY
- 8 FIRST HORIZON PARK
- 9 VANDERBILT UNIVERSITY
- 10 CENTENNIAL PARK
- 11 BELMONT UNIVERSITY
- 12 FRIST ART MUSEUM
- 13 TENNESSEE STATE UNIVERSITY
- 14 PINNACLE MUSIC VENUE
- 15 MEHARRY MEDICAL COLLEGE
- 16 12SOUTH





**CUMMINS
STATION.**

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