

# FOR SUBLEASE

Furnished Offices with Free Parking  
Across from Vanderbilt

Benedict  
Real Estate  
Co.

2022 WEST END AVE, NASHVILLE, TN 37203 - MIDTOWN

6,191 SF Available

WEST END AVE (32,500 AADT)

21ST AVENUE SOUTH



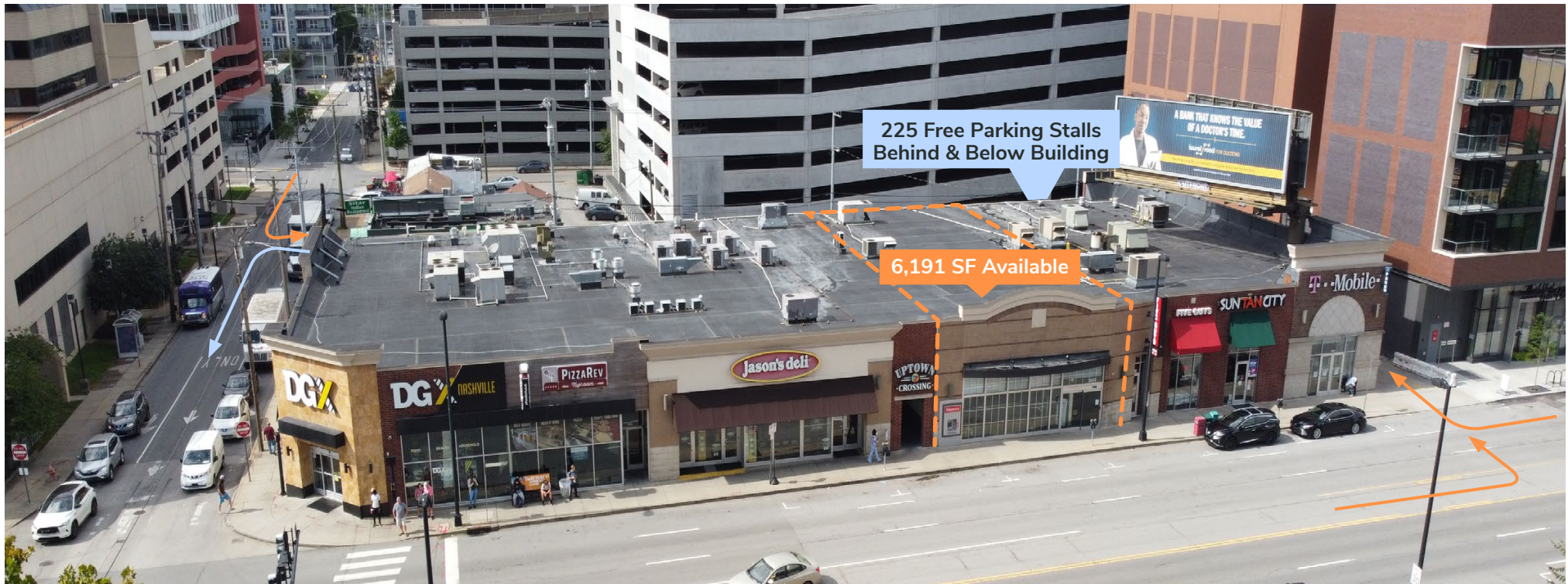
**AUSTIN BENEDICT**  
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BENEDICT REAL ESTATE CO. / BENEDICTCO.COM

# SUBLEASE OPPORTUNITY

<b>LOCATION:</b>	2022 West End Avenue, Nashville, TN 37203
<b>PREMISES:</b>	<ul style="list-style-type: none"><li>• 6,191 Sq Ft former Synovus bank branch</li><li>• Premises includes front office area (typical bank branch layout) with rear office area comprised of glass perimeter offices surrounding a generous bullpen area and conference room</li><li>• Bank branch has been fully-decommissioned with significant FF&amp;E available for free use by future occupant (desks and chairs, office suite furniture is located within the premises)</li><li>• 118' deep X 52'-5" wide</li></ul>
<b>OCCUPANCY:</b>	Premises is available for sublease. The current Synovus bank lease term expires 12/31/2027

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<b>DELIVERY DATE:</b>	Available for immediate occupancy
<b>ABUNDANT FREE PARKING:</b>	<ul style="list-style-type: none"><li>• Property includes 225 parking spaces located both behind the building and on a parking level below the retail, all free of charge</li><li>• Parking is also available on the street directly in front of the retail</li></ul>
<b>SIGNAGE:</b>	Excellent storefront visibility with signage above Premises storefront facing West End Avenue (as well as signage facing rear of property).
<b>VEHICULAR ACCESS:</b>	The project features two points of easy access with full access from West End Avenue as well as from the rear of the property.



## ACCESS & PARKING

### Easy Access

- Right-in left-in access directly off of West End Ave (two-way traffic)
- Left-in and left-out access from 21st Ave (one-way traffic) to parking
- Rear alley allows access into or out of the property

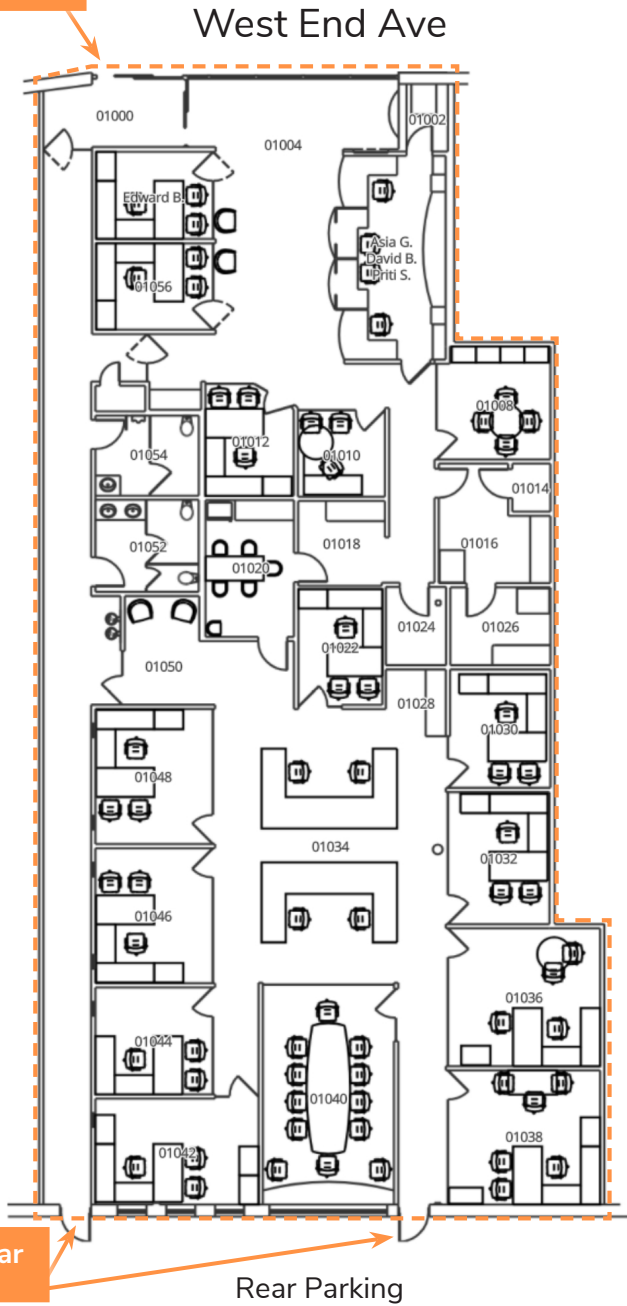
### Abundant Free Parking

- Project includes 225 parking spaces located both behind the building and on a parking level below the retail
- Parking is also available on the street directly in front of the retail



# FLOOR PLAN

entrance from  
West End sidewalk

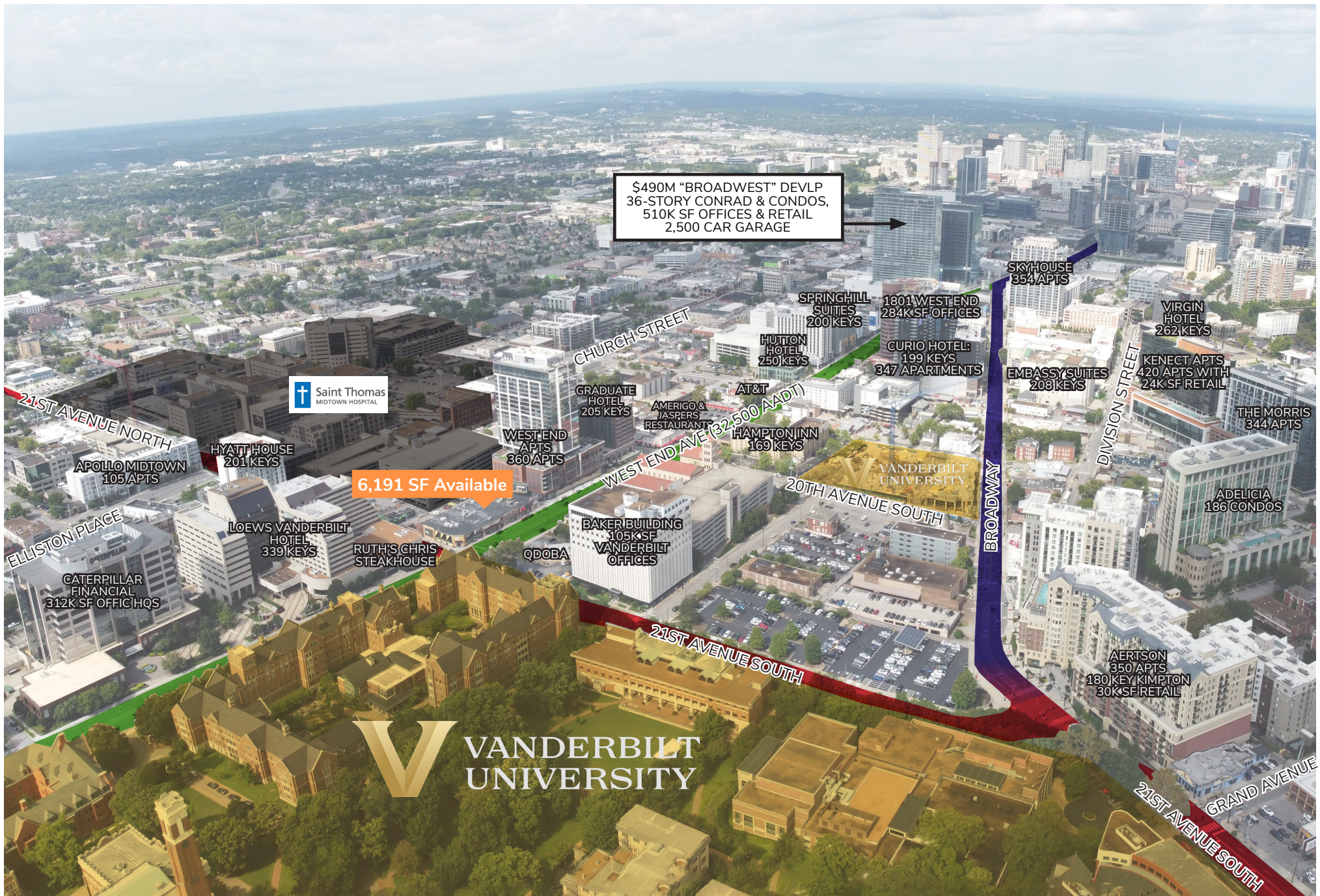


INTERIOR





# WEST END CORRIDOR AERIAL



# NASHVILLE MARKET OVERVIEW

Nashville ranked #8 out of 200 Large Cities Analyzed in the Milken Institute's Best Performing Cities Index. \*

-MILKEN INSTITUTE



10.5%

POPULATION GROWTH  
OVER LAST 6 YEARS



2.16M

NASHVILLE'S  
ECONOMIC MARKET  
TOTAL POPULATION



9.5%

POPULATION GROWTH  
OVER NEXT 5 YEARS



\$102K

2023 AVERAGE  
HOUSEHOLD INCOME



#4

FASTEST GROWING AIRPORT  
AMONG THE TOP 50 IN  
NORTH AMERICA



12K

HOTEL ROOMS  
IN DOWNTOWN  
NASHVILLE



Providing commercial real estate  
advisory & brokerage services  
by leveraging *EXPERIENCE*,  
*RELATIONSHIPS* and *MARKET*  
*KNOWLEDGE*.

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*LEASING:*

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