

CHARLES HAWKINS CO.



MUSIC ROW

FOR SALE

CAPSTONE GATEWAY TO MUSIC ROW

Owning the Premier Commercial Property with Unrivaled Signage, Visibility, and Prestige at the Heart of Nashville's Music Legacy

1704 Dorothy Pl, Nashville, TN 37212



HIGHLIGHTS

- Capstone Property on Music Row's Front Door:** Commanding corner location at 17th Ave S. and Dorothy Pl, offering unmatched signage opportunities and high-visibility exposure to daily traffic—ideal for branding your Music Empire, Publishing Company, Legal or Medical Practice, or anything you wish in Nashville's iconic district.
- Prestigious Neighbors and Legacy:** Surround yourself with Music Row's elite, where high-profile icons like Ray Stevens, Mike Curb (Curb Records), Scott Borchetta (Big Machine Label Group), and estates tied to legends such as Chet Atkins and Duane Allen (Oak Ridge Boys) own nearby properties—joining a lineage of hitmakers who have shaped country music history.
- Intentional Design by Acclaimed Architect John Root:** Meticulously crafted by Nashville-based architect John Root, AIA, of rootARCH—known for blending urban, historical, and vernacular elements—this building underwent a painstaking design process in close collaboration with the Historic Commission. Every aspect, from the historic-inspired exterior to the modern, light-filled interiors, was thoughtfully engineered to honor Music Row's character while delivering cutting-edge functionality.
- Prime Connectivity and Lifestyle:** Strategically positioned within walking distance (73 Walk Score) of Belmont and Vanderbilt Universities, Hillsboro Village, and Edgehill Village—plus less than 3 miles from the vibrant Gulch, Downtown, Midtown, and West End, and less than 2 miles from 12 South—providing seamless access to Nashville's cultural, educational, and entertainment hubs.
- Amidst Music Row's Dynamic Revitalization and Strong Market:** Benefit from the district's exciting growth with nearby developments including the 29-story Albion Music Row tower (topped out in 2025, delivering 458 luxury units in 2026), the 20-story LG Development residential tower (under construction with 396 units), the recently completed 15-story Moore Building (Class A office with tenants like TikTok), and the innovative mass timber 1030 Music Row office—plus ongoing plans for the multi-tower MidCity Nashville (former GBT Beaman site) and Waypoint's OmniSound residential project (demolition complete, in planning). Backed by robust 2025 sales, including the Mike Curb Foundation's \$5.95M acquisition at \$1,347/SF (40 Music Sq E), a \$50M retail deal at \$1,292/SF (1200 Villa Pl), and nearby office transactions at \$861/SF (1208 16th Ave S) and \$832/SF (1602 17th Ave S), affirming premium pricing for capstone assets like this.
- Preserved Green Space and Parking:** ±0.65 acres of Metro government-owned green space directly in front, designated in the Music Row Vision Plan as a protected open area for public gatherings and events—highly likely to remain undeveloped, ensuring enduring curb appeal and unobstructed views; complemented by secure underground parking and free two-hour street parking along Dorothy Pl.

SPECIFICATIONS

- Move-in-Ready Modern Layout:** Newly constructed two-story office building with a historic exterior feel.
- 1st Floor:** ±2,500 square feet, including a ±642 square foot elevated patio for outdoor seating and gatherings.
- 2nd Floor:** ±2,569 square feet.
- Basement:** ±3,318 square foot secure parking garage with direct alley access between 16th and 17th Aves, plus entry to Dorothy Pl.
- Sale Price:** \$6,250,000



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INTANGIBLES FOR DOROTHY PLACE

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Building:

- 1) Building is Only 9 years old, meticulously maintained and occupied by the owners since completion - FIRST TIME ON MARKET
- 2) John Root Architect, built for owners to occupy
- 3) Hybrid Phoenix Builders known for thoughtful and superior building techniques with love for the environment in mind
- 3) Sound proof rooms! Remarkably low noise from streets in all spaces
- 4) Energy efficiency - energy efficient windows, roof, insulation and windows
- 5) **Building has dual commercial residential zoning - With minor changes could easily live on the top floor and see clients on the bottom floor all in a walkable community close to shopping, restaurants and entertainment**
- 6) Three upper level smaller offices can easily be changed back in to large conference room by the simple removal of 2 inner walls
- 7) Tons of storage
- 8) Each office has plenty of LARGE WINDOWS
- 9) Wall of windows, both upstairs and downstairs hallways - serene and spa-like atmosphere
- 10) **Large patio ideal for pop-up concerts, art shows, and entertaining clients**
- 11) High-end finishes throughout with energy efficient windows, solid wood doors, high-quality hardwood floors, finished concrete, floating staircase, glass feature wall
- 12) Two extra large corner offices, light filled with private bathrooms, Two other extra large offices with floor to ceiling windows
- 13) Every office and smaller tech room has windows
- 14) Large kitchenette with floor to ceiling windows and sliding patio doors with easy access to the patio

Location:

- 1) **Proximity to:**
 - o Belmont
 - o Vanderbilt
 - o Hillsboro Village
 - o The Gulch
 - o 12th South
 - o Edgehill Village
 - o Wedgewood Houston
 - o Downtown
- 2) Easy Access from all points of town - Hop on to I-65 or 440 within minutes
- 3) **Location** - Bookend of Music Row
- 3) **Location** - The ONLY building on Dorothy Place facing undeveloped and metro-owned green space that will not be developed
- 4) **Location** - Celebrity neighbors, be a part of Music Row
- 5) **Location** - Visibility - The building itself can be your billboard for marketing your brand owing to the building facing green space and high traffic of Wedgewood, 16th and 17th avenues
- 6) Walkable community surrounded by restaurants, shopping and entertainment



Parking:

- 1) Dorothy Place is the **ONLY** street with 2-hour/regulated street parking offering readily available street parking for your clientele
- 2) **Private parking** beneath the building with 8 parking spaces. This allows for PRIVACY for celebrity clients to park and enter the elevator all without being seen by the public
- 3) Free street parking on 17th, 16th Avenues as well as Dorothy Place

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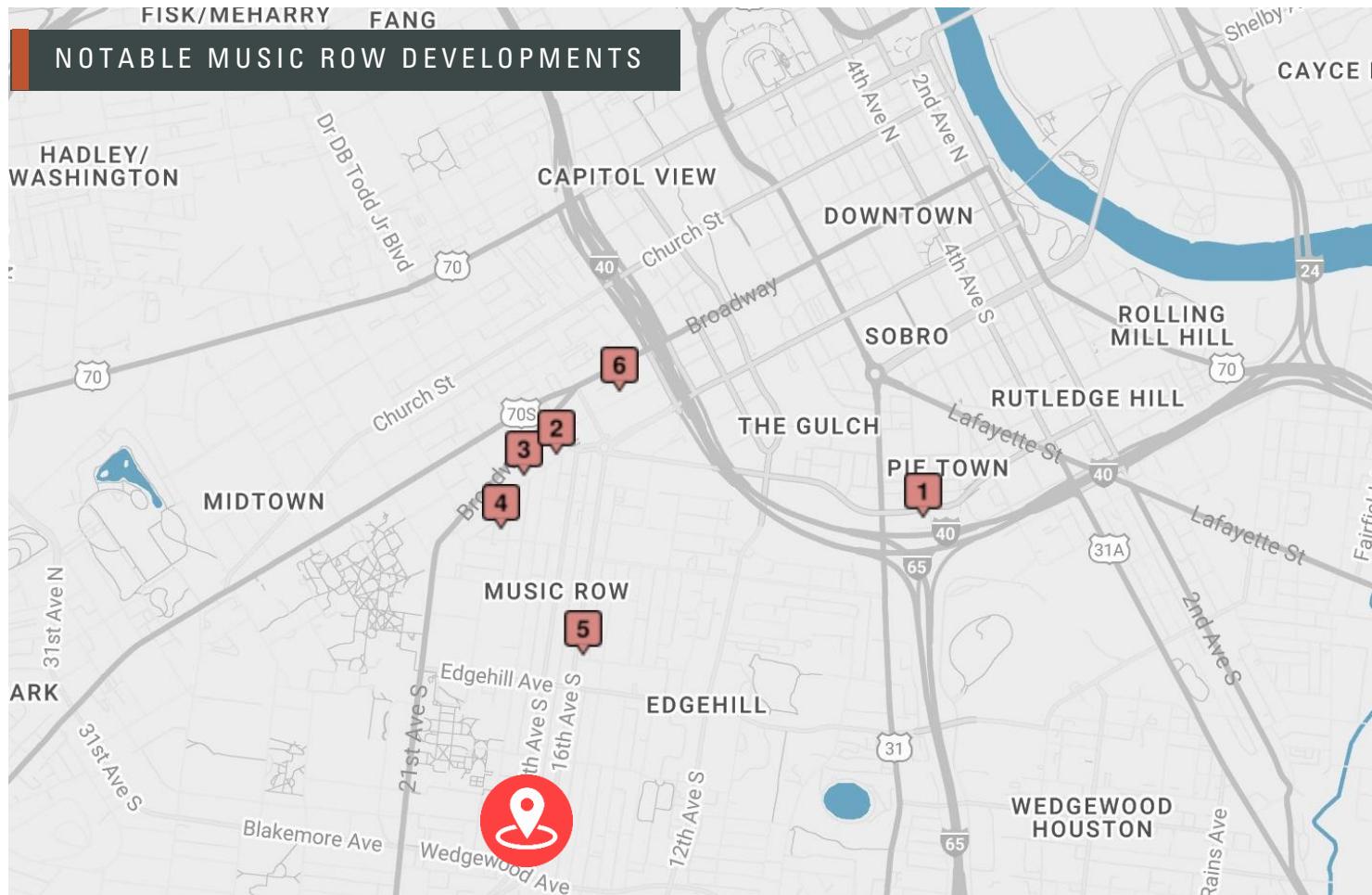
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1. Albion Music Row Tower (Topped Out / Opening Late 2026)

29-story tower with 458 residential units, ground-floor retail, and amenities—construction topped out in October 2025 on the former Beaman site, transforming Midtown's skyline.



2. LG Development Tower (Under Construction)

20-story residential tower with 396 units and mixed-use elements—construction underway since early 2025, redefining urban living on Division Street.



3. Waypoint Residential OmniSound (In Planning)

25-story mixed-use tower with 220 apartments and office space—demolition of historic OmniSound Studios completed in 2024, with plans advancing amid Music Row's evolution.



4. Moore Building (Completed)

15-story Class A office tower with 239,000 square feet, retail, and restaurant space—opened in 2023, now home to major tenants like TikTok and Highland Yoga.



5. 1030 Music Row (Completed)

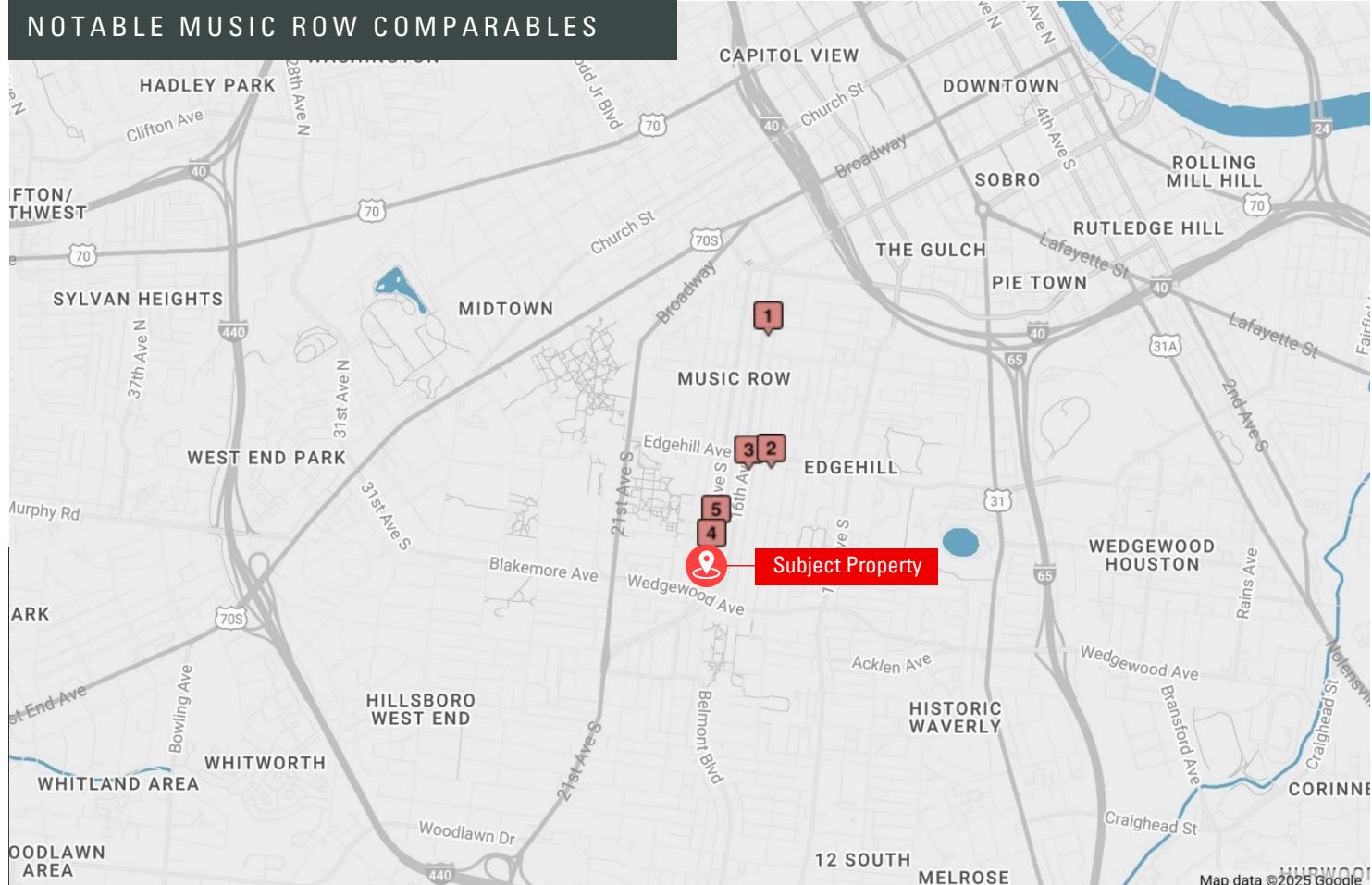
112,000-square-foot mass timber office building—innovative, sustainable design fully operational since 2023, attracting creative tenants and earning awards.



6. MidCity Nashville (Former GBT Beaman Site, In Planning)

Mixed-use development with up to seven towers, including 1.32 million square feet of office, hotel, residential, and retail—demolition complete, renderings released in 2024, with potential Boring Company tunnel integration eyed for 2025.

NOTABLE MUSIC ROW COMPARABLES



Map data ©2025 Google

NOTABLE MUSIC ROW COMPARABLES

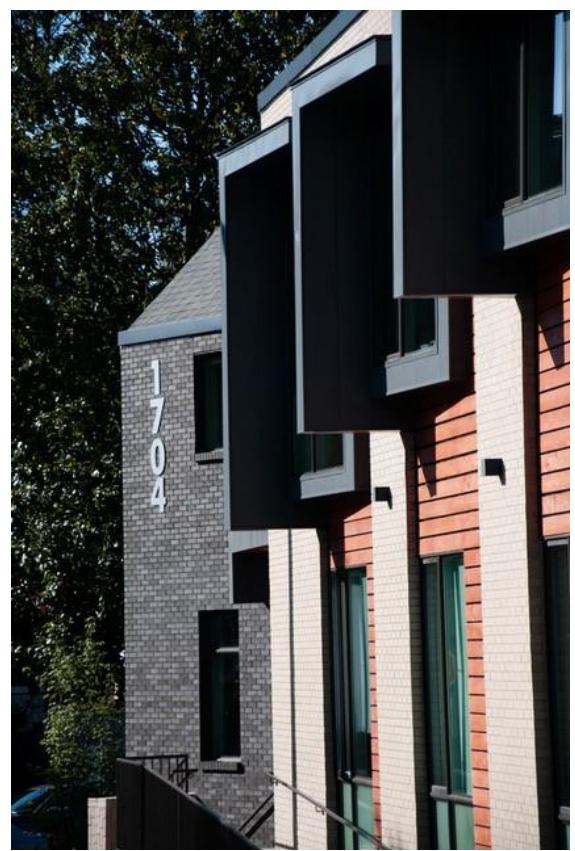
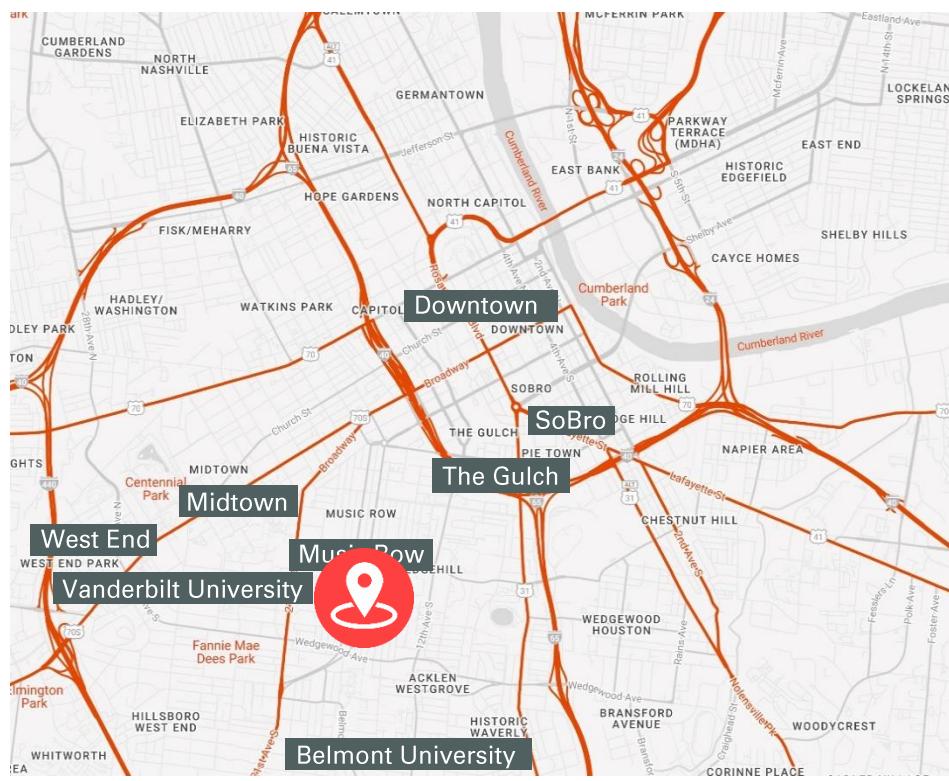
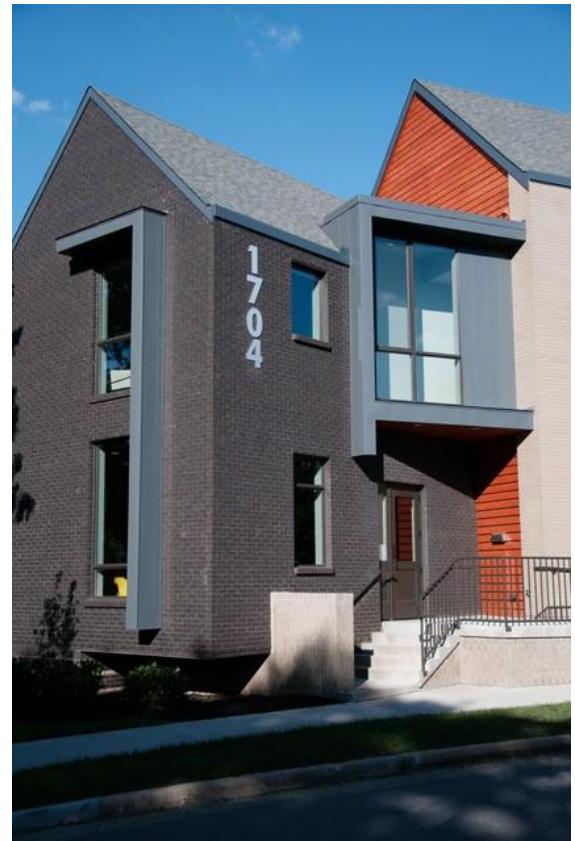
1. **40 Music Sq E:**
 - \$5.95M office sale at \$1,347/SF to The Mike Curb Foundation.
2. **1200 Villa Pl:**
 - \$50M retail sale at \$1,292/SF.
3. **1208 16th Ave S:**
 - \$10M multifamily/office sale at \$861/SF.
4. **1602 17th Ave S:**
 - \$1.7M office sale at \$832/SF.
5. **1412 17th Ave S:**
 - \$1.25M office sale at \$774/SF.

For Sale
Office Building

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EXTERIOR PHOTOS/ MAP



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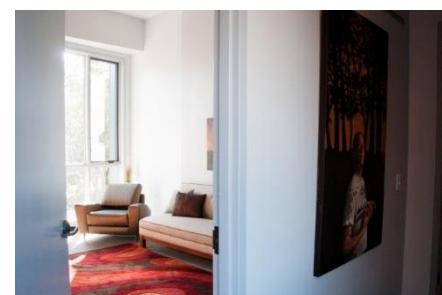
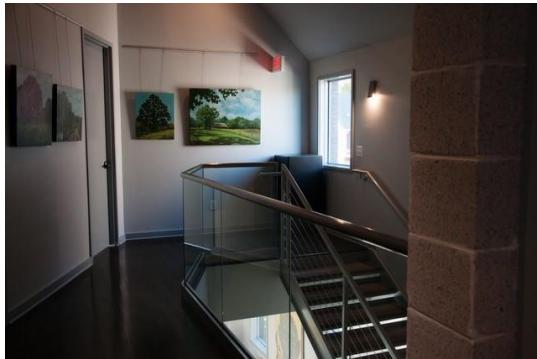
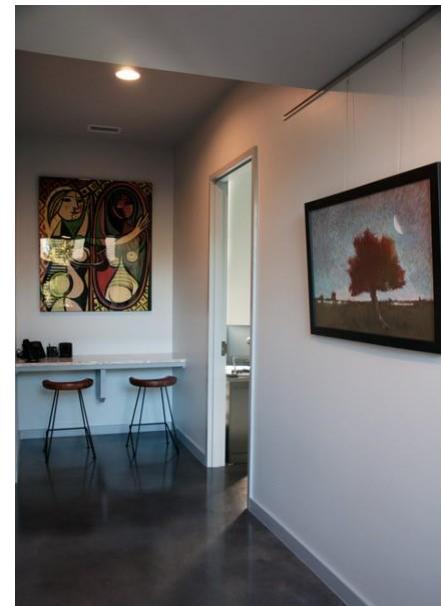
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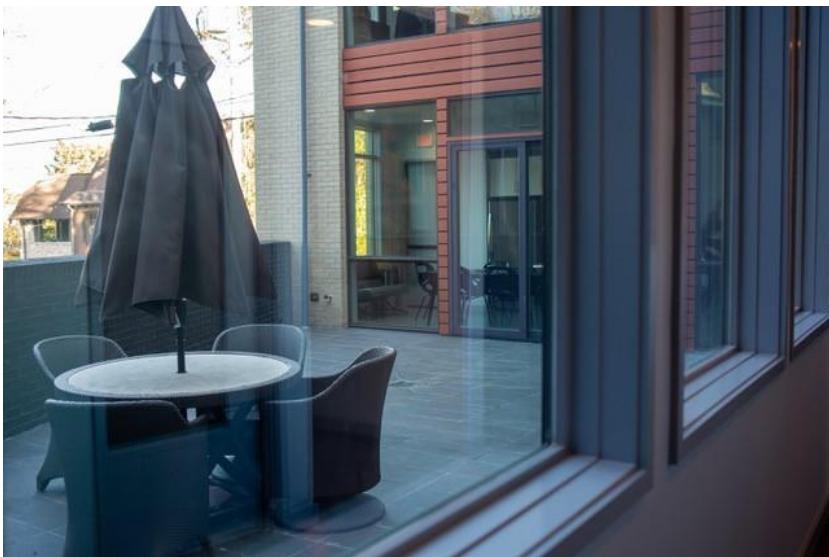
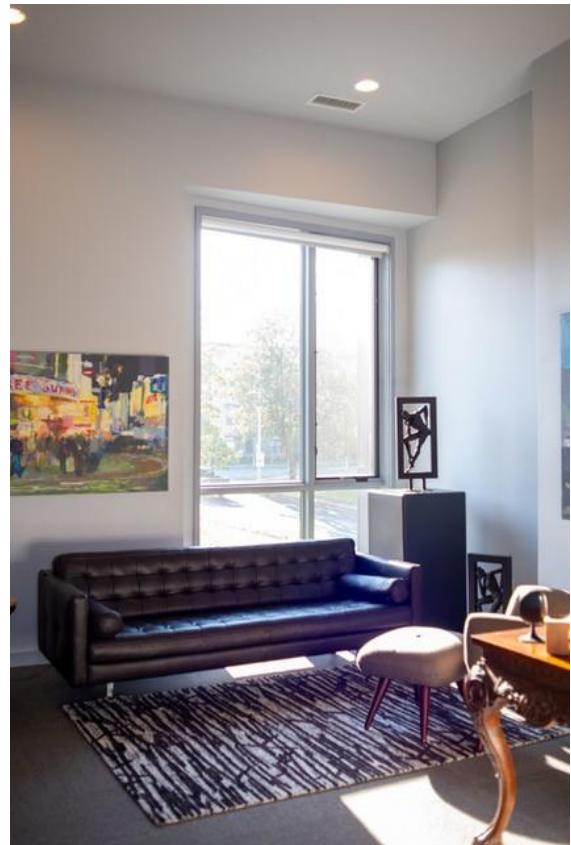
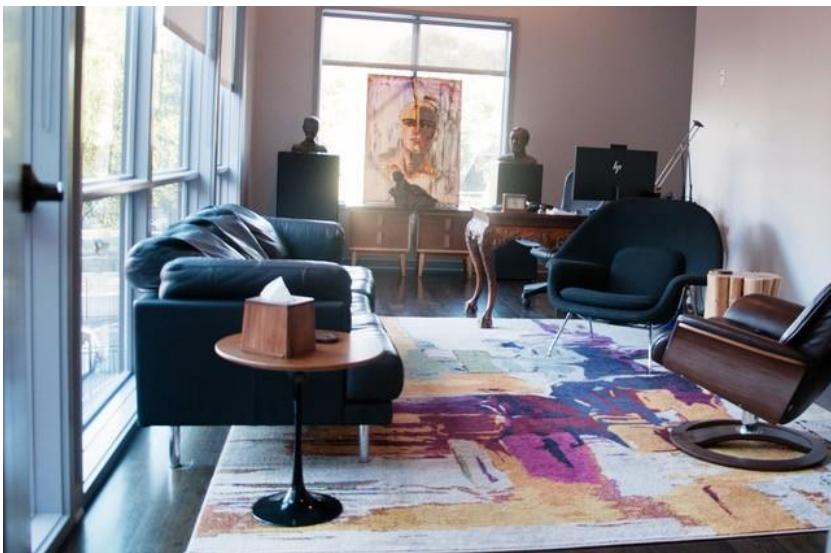
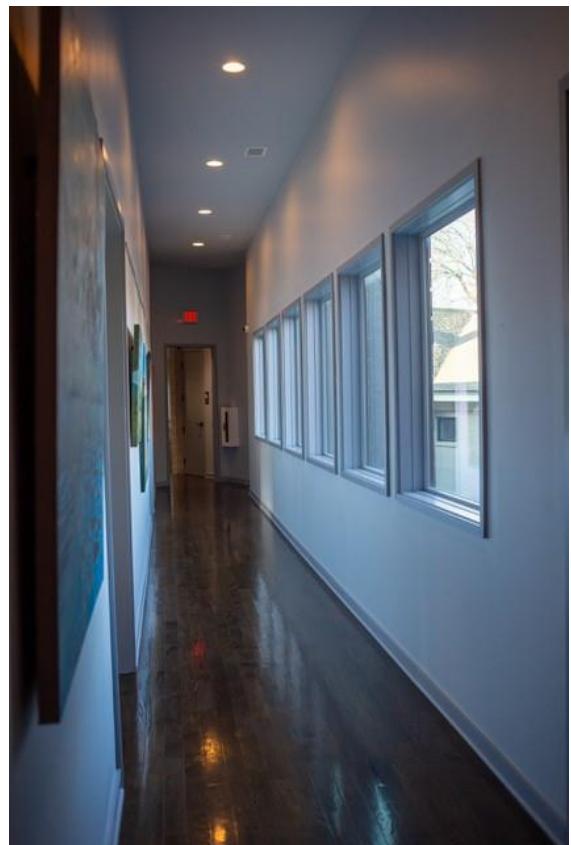
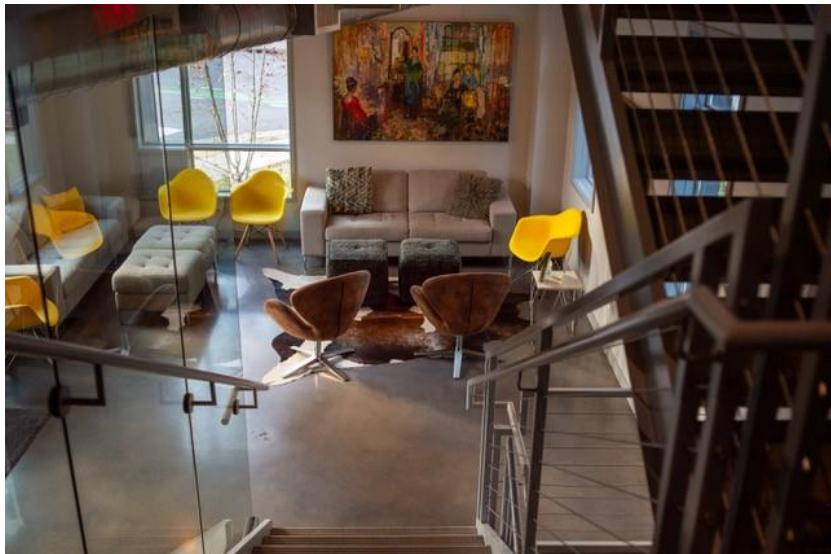
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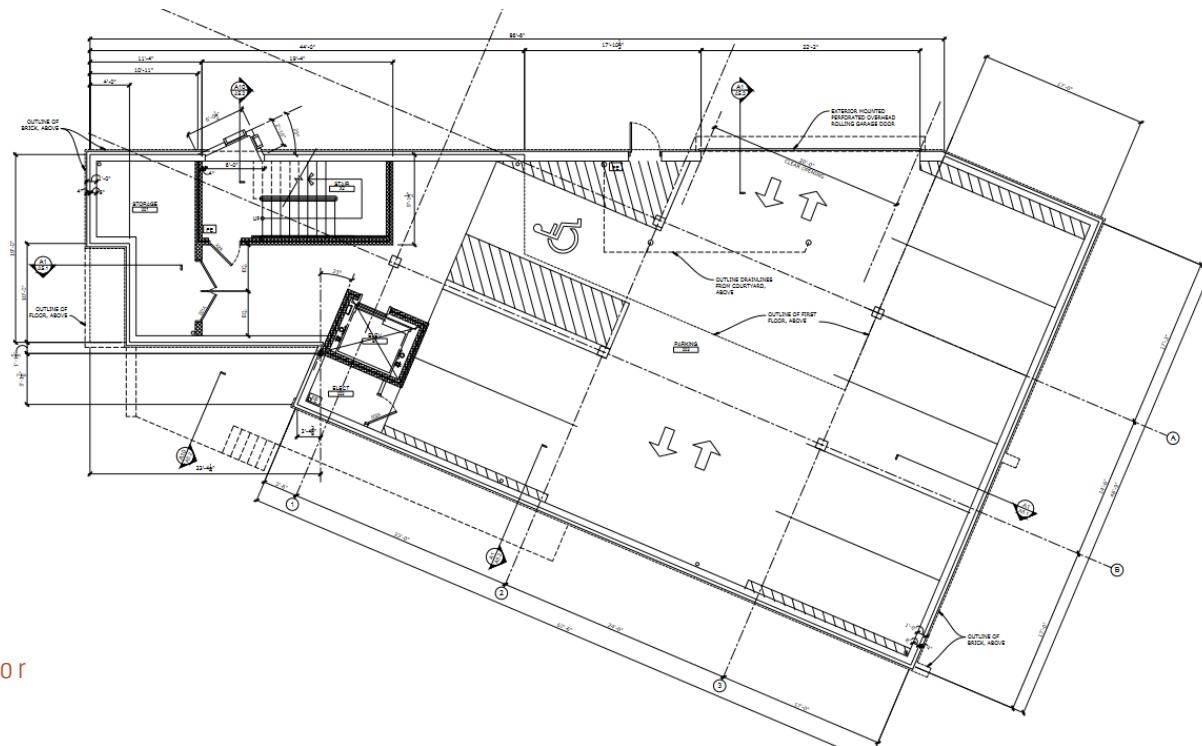
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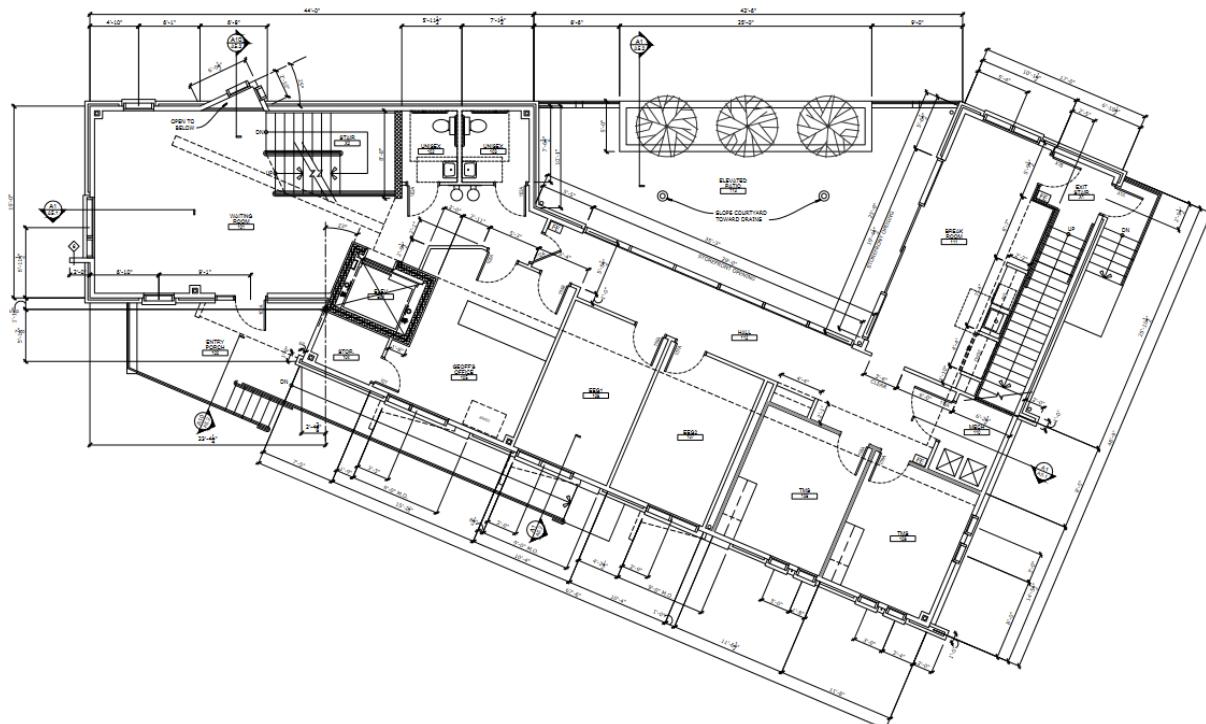
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FLOOR PLANS

Basement



1st Floor



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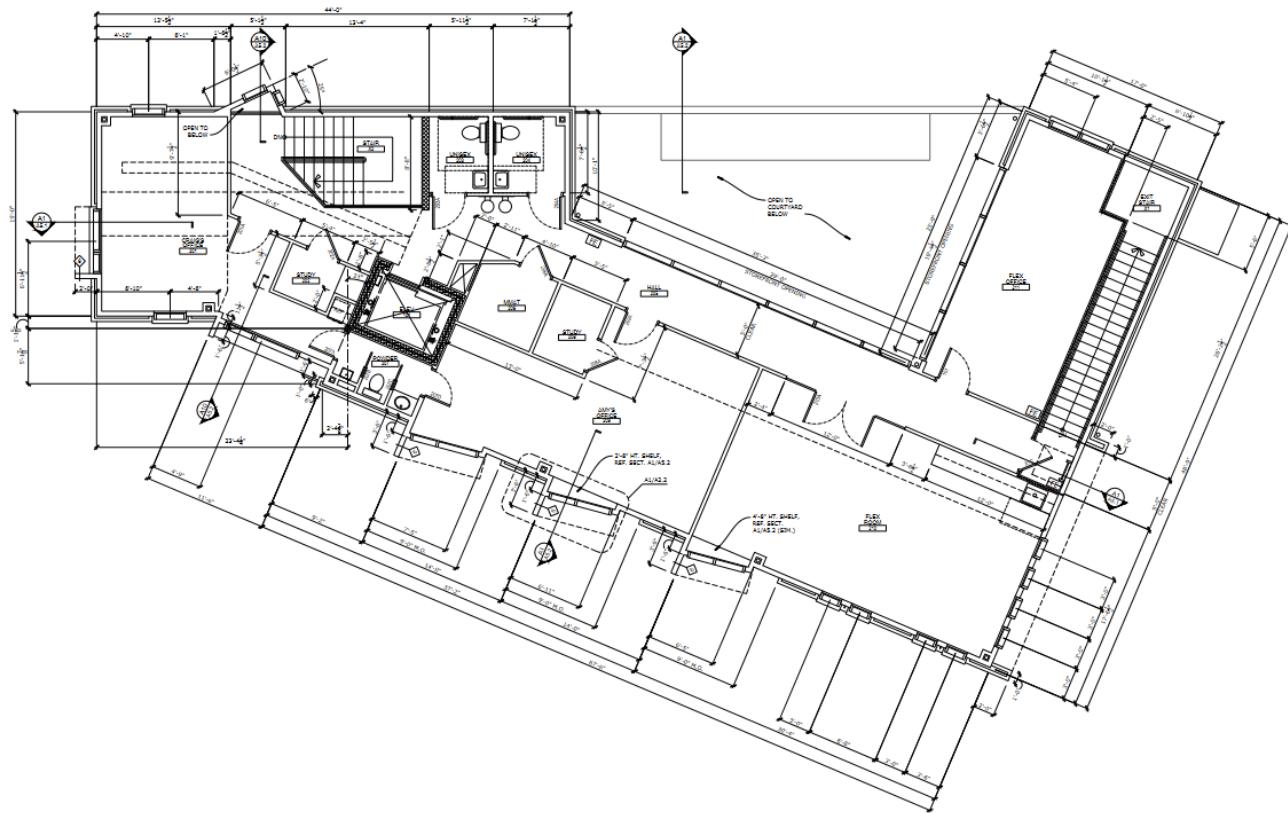
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FLOOR PLANS

2nd Floor



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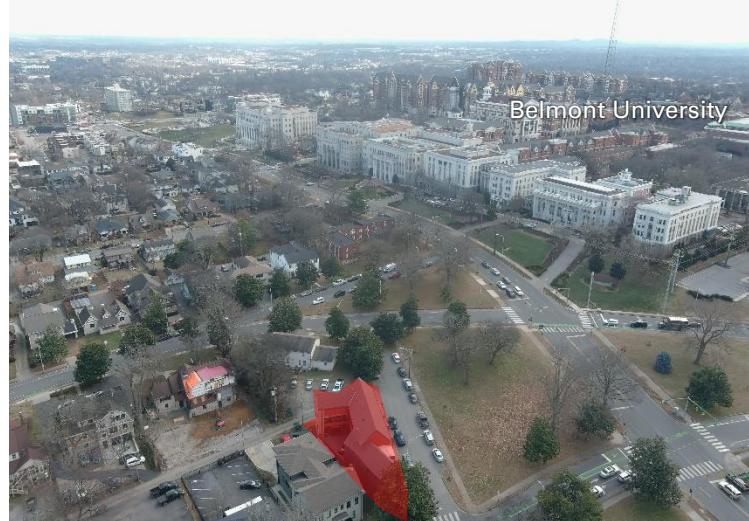
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