

# CHARLES HAWKINS CO.



# FOR LEASE

±2,365 SF Available

Prime Opportunity to Lease First Floor Office Space in the Heart of Music Row

47 Music Square E., Nashville, TN 37212



## HIGHLIGHTS

- Rare opportunity to lease first floor office space in the heart of Music Row
- ±2,365 SF Available
- Lease Rate: \$37.50/ SF Modified Gross
- Parking on site
- Prominent site at the corner of Music Square East and Chet Atkins Place
- The site is within walking distance of Edgehill Village and Vanderbilt University
- Surrounded by numerous sought-after dining and retail amenities



**R. Stephen Prather**  
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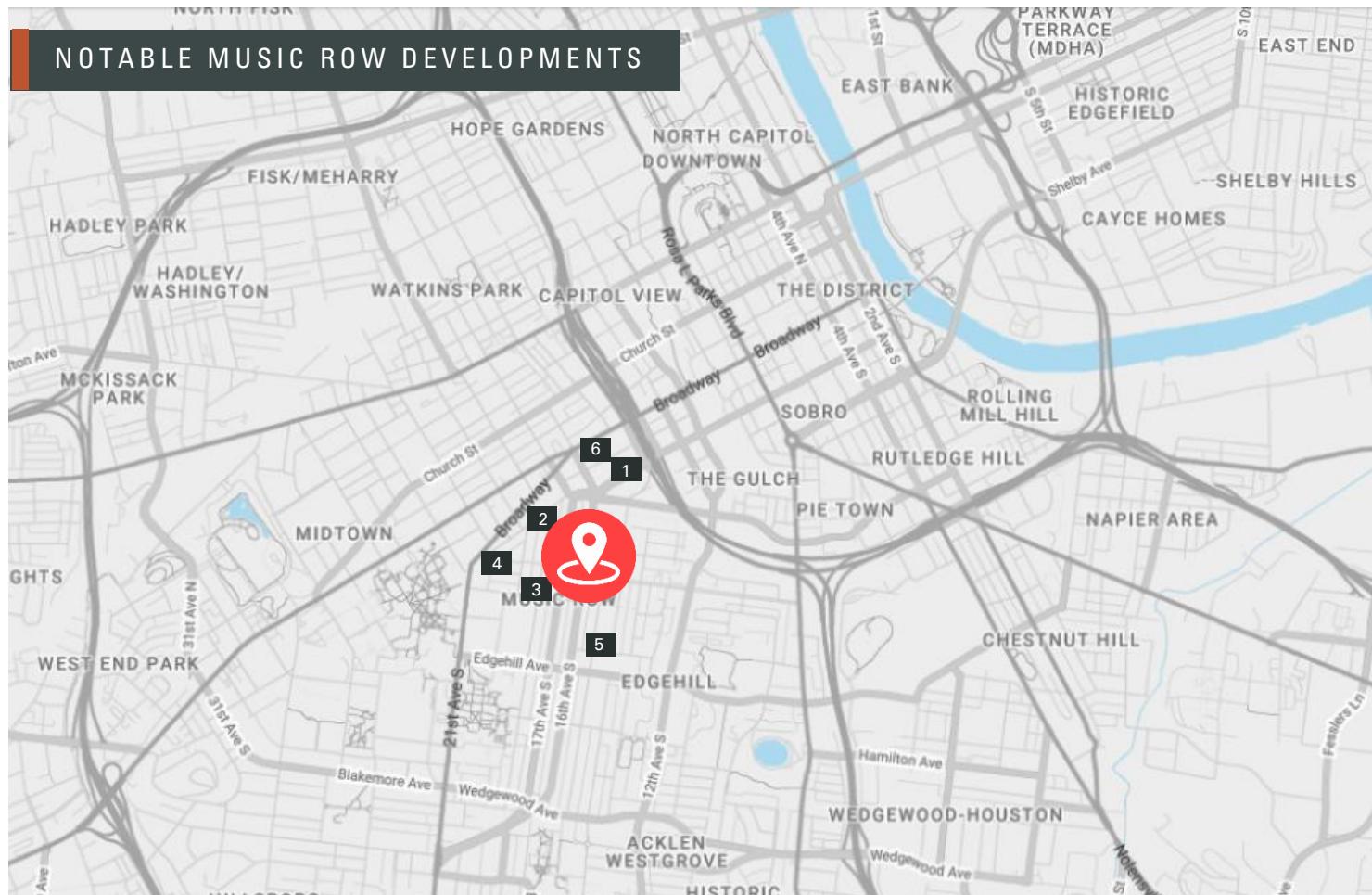
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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
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Davidson County

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#### 1. Albion Music Row (Completed)

Double-tower project with 832 residential units, ground-floor retail and restaurant space, and a 25,000-square-foot public park.



#### 2. LG Development Tower (Proposed)

20-story residential tower with 396 residential units and nearly 6,000 square feet of retail space.



#### 3. 17th & Grand (Completed)

Seven-story office building with 166,000 square feet of space.



#### 4. Moore Building (Completed)

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/Under Demolition)

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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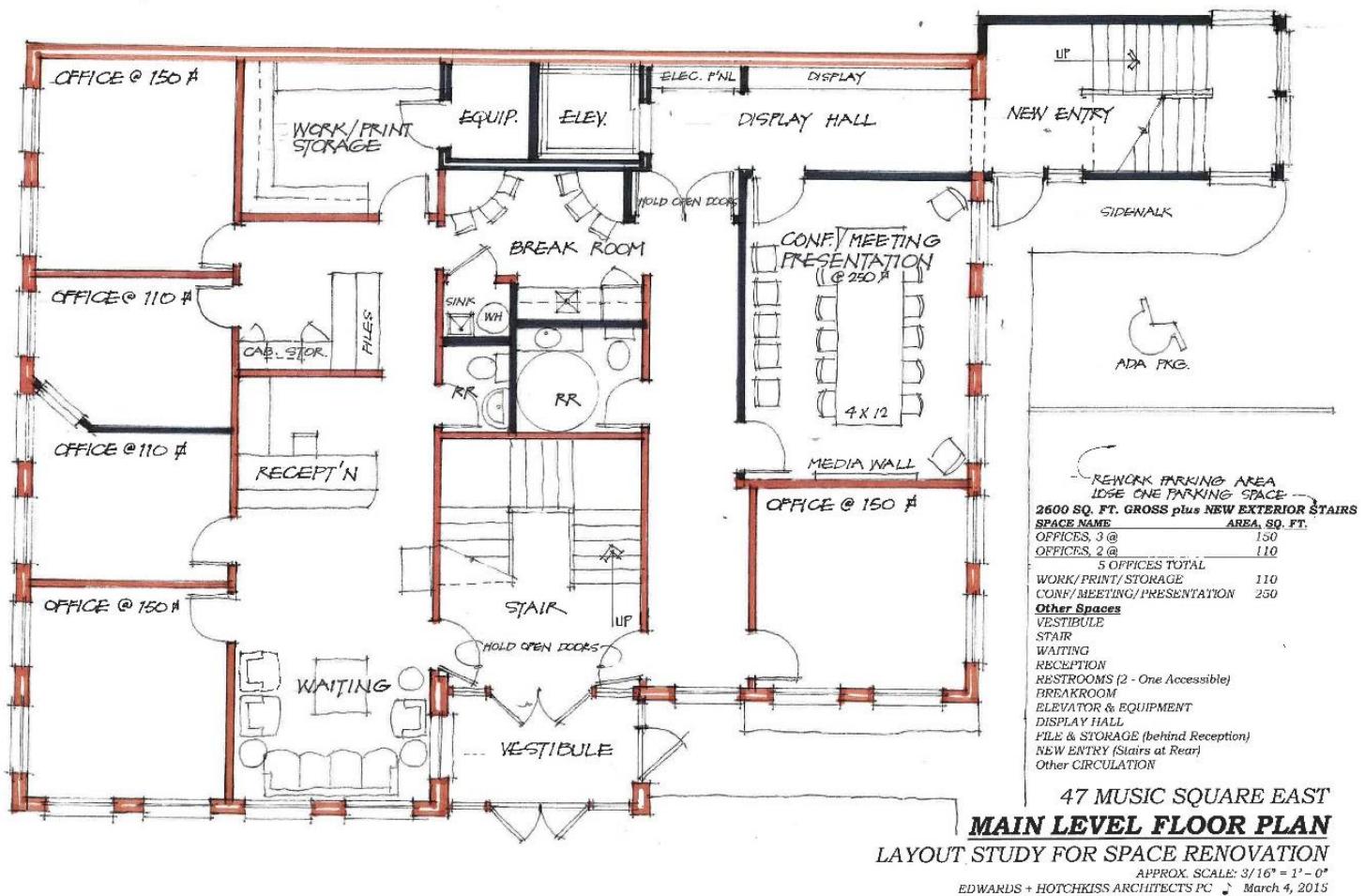
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## FLOOR PLAN



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