

# 1903 21st Ave South



**2,950 SF**  
Free-standing Building

**Office Opportunity**  
Hillsboro Village

  
**ALPINE VENTURES**  
REAL ESTATE COMPANY





## OVERVIEW

1903 21st Avenue South is a highly visible, free-standing building perfectly suited for office use, accommodating 7-15 employees. With premier frontage along a desirable Hillsboro corridor, the property offers exceptional visibility, signage potential, and a unique opportunity for brand recognition. This building is an ideal fit for a business seeking its own stand-alone presence in a vibrant neighborhood, fostering collaboration and creativity.

## LOCATION

The subject property is located off of the signalized corner of 21st Avenue and Acklen Avenue at the South end of one of Nashville's most beloved and historic pedestrian retail corridors, Hillsboro Village. Hillsboro Village is home to restaurants such as Fido, Pancake Pantry, Double Dogs, the Villager Tavern and others, along with retailers such as Molly Green, Altar'd State, Posh Boutique, and UAL.

**ADDRESS** 1903 21st Avenue S, Nashville TN 37212

**PARCEL SIZE** 0.19 Acres

**SIGNAGE** Dedicated Monument Signage Available

**ACCESS** Access via the traffic signal through Acklen Avenue to #815 Alley

**ZONING** MUN (Mixed-Use Neighborhood)  
Mixed-Use Neighborhood, intended for a low intensity mixture of residential, retail, and office uses.

**PARKING** 11 on-site dedicated parking space free of charge to Tenant's customers





**ENTERTAINMENT / RECEPTION**



**KITCHENETTE**

## LEVEL 1

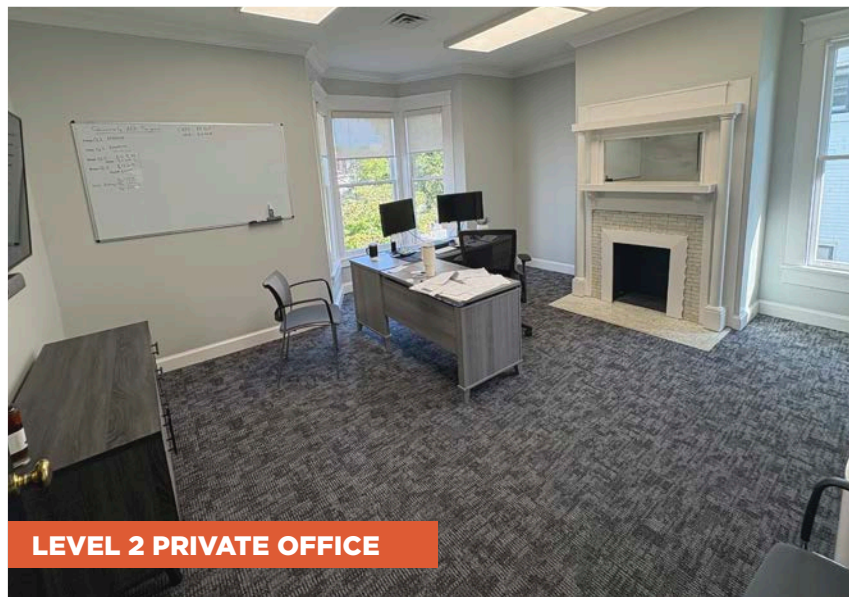
- Lobby Area / Conference Room
- One Large Office / Bullpen that can Accommodate 3-4 Desks
- 2 Private Offices
- Kitchenette
- Restroom
- Entertainment / Creative Room

## LEVEL 2

- Restroom with a Shower
- 4 Private Offices



**CONFERENCE ROOM**

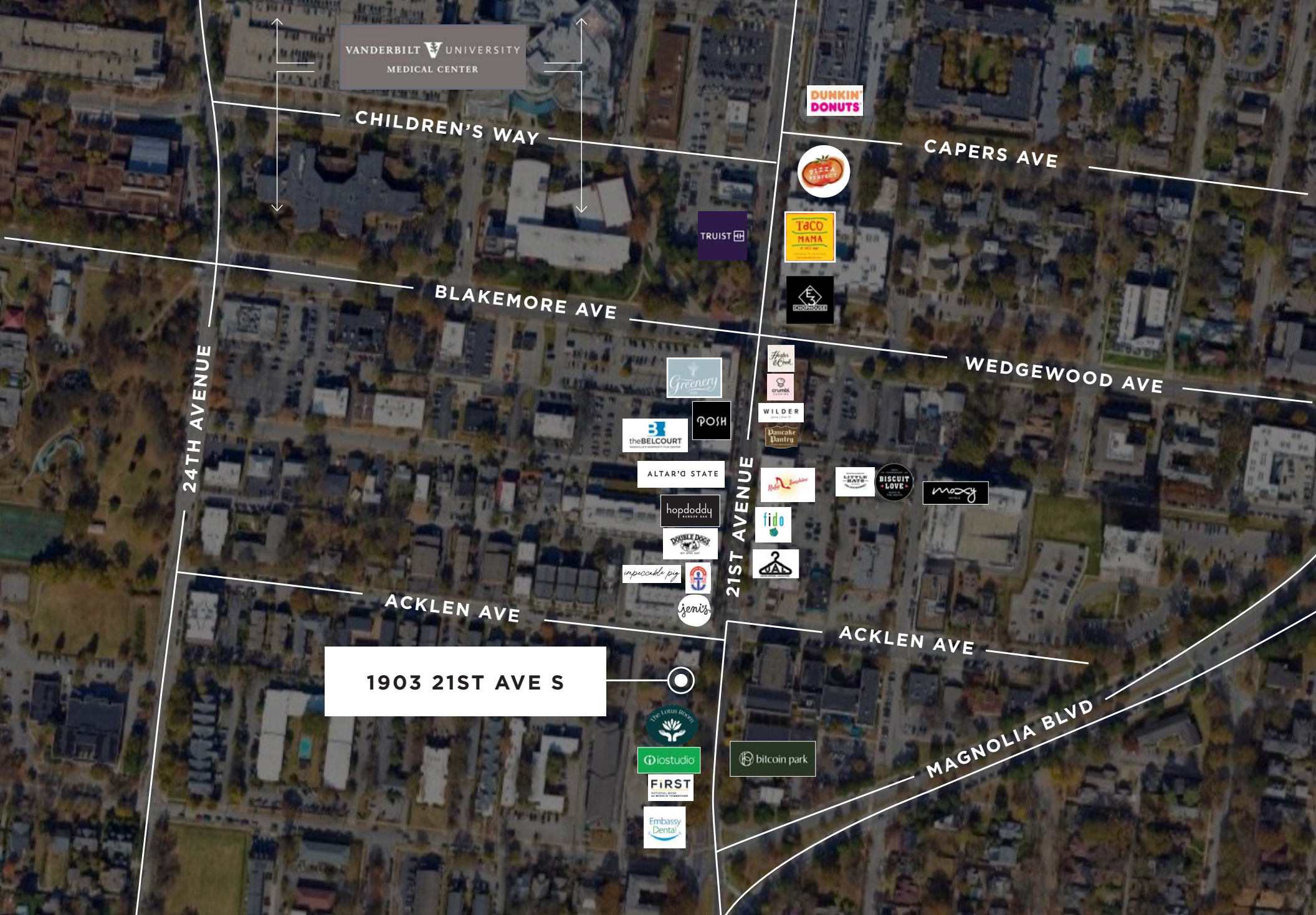


**LEVEL 2 PRIVATE OFFICE**



**LEVEL 1 PRIVATE OFFICE**









# 1903 21st Ave South

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