

# SALE OR LEASE

±2,880 SF Three-Story Office Building  
Prime Location on Music Row/ Directly in Front of the  
Popular Edgehill Village

1200 16th Avenue S., Nashville, TN 37212

MUSIC ROW



## HIGHLIGHTS

- ±2,880 SF 3-Story Office Building
- Lease Rate: \$40 / SF MG
- Sale Price: \$3,500,000
- Features interior exposed brick walls
- Rare opportunity to lease a stand-alone office building in the heart of Music Row
- Site is within walking distance to Vanderbilt, Belmont, and Edgehill Village
- ±1.2 Mile straight shot down Edgehill/Chestnut to Wedgewood-Houston
- Ideal location in front of Edgehill Village



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Exclusively listed by:  
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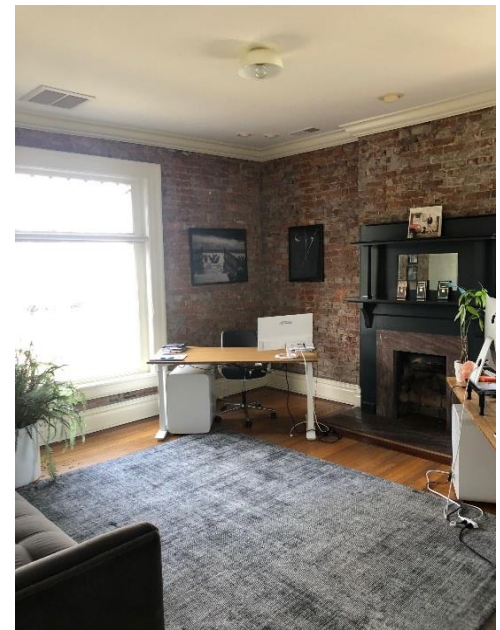
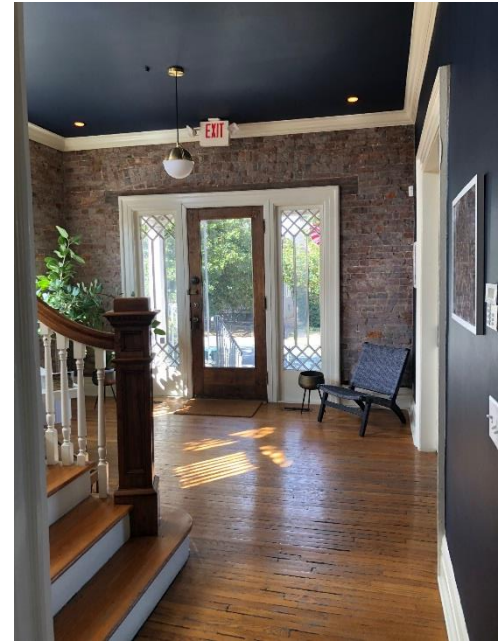
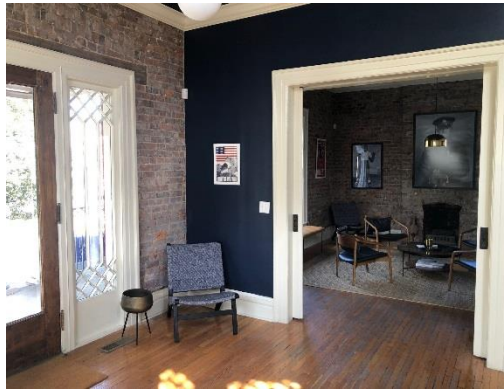


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## INTERIOR PHOTOS



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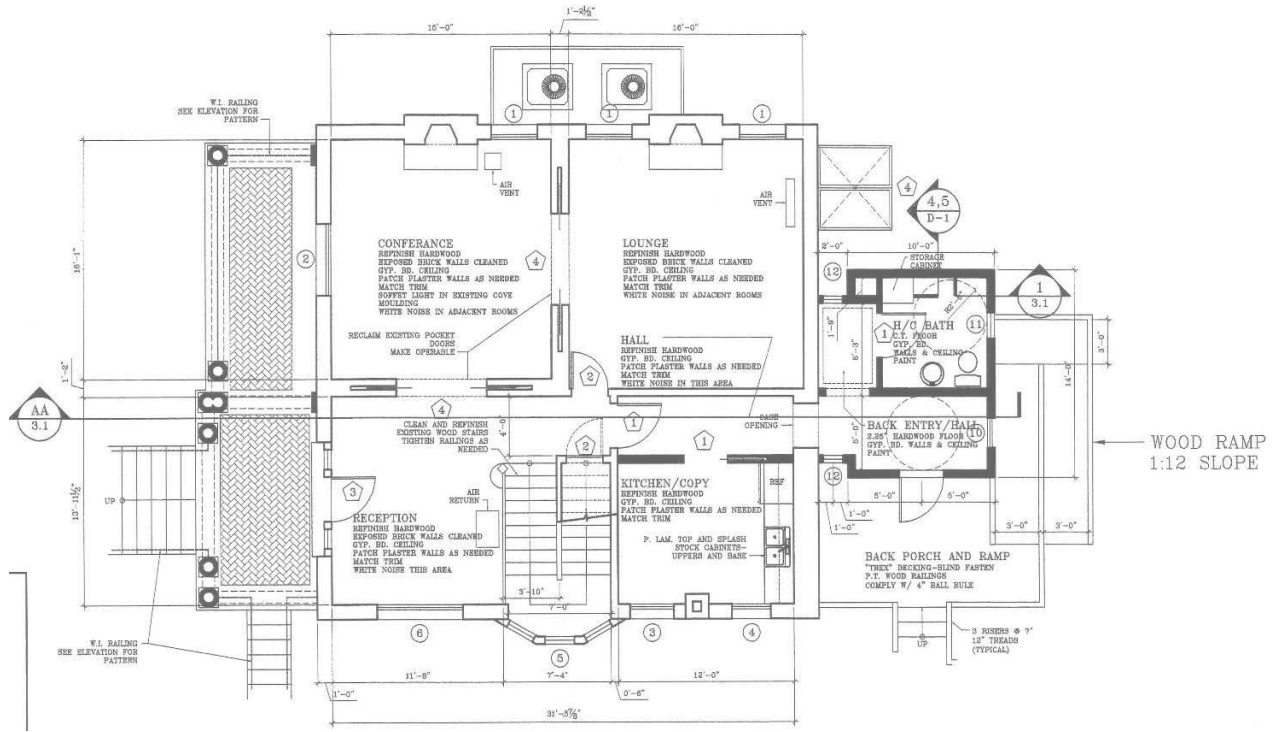
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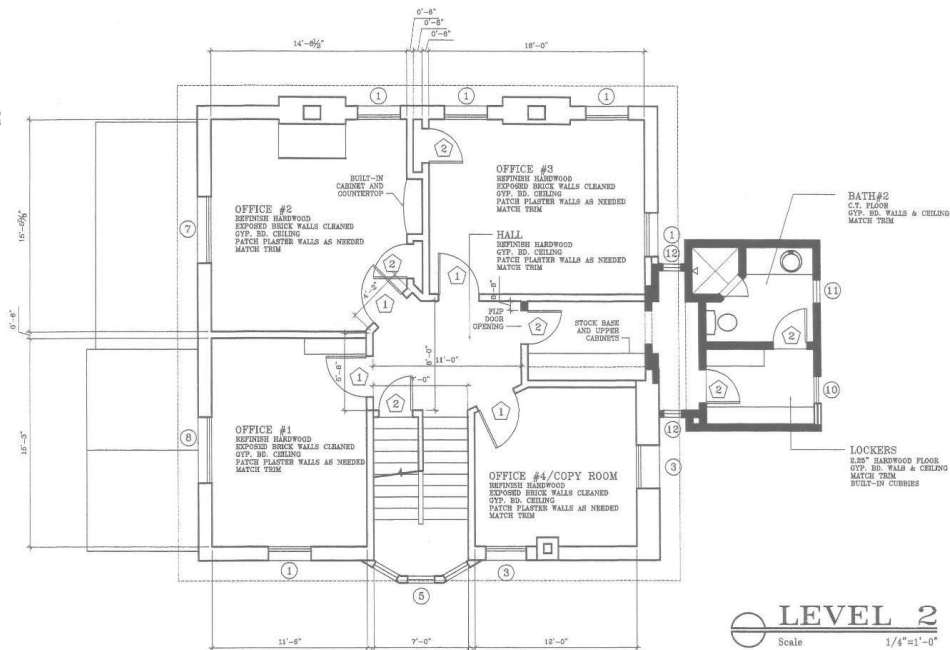


# FLOOR PLANS

## FIRST FLOOR



## SECOND FLOOR



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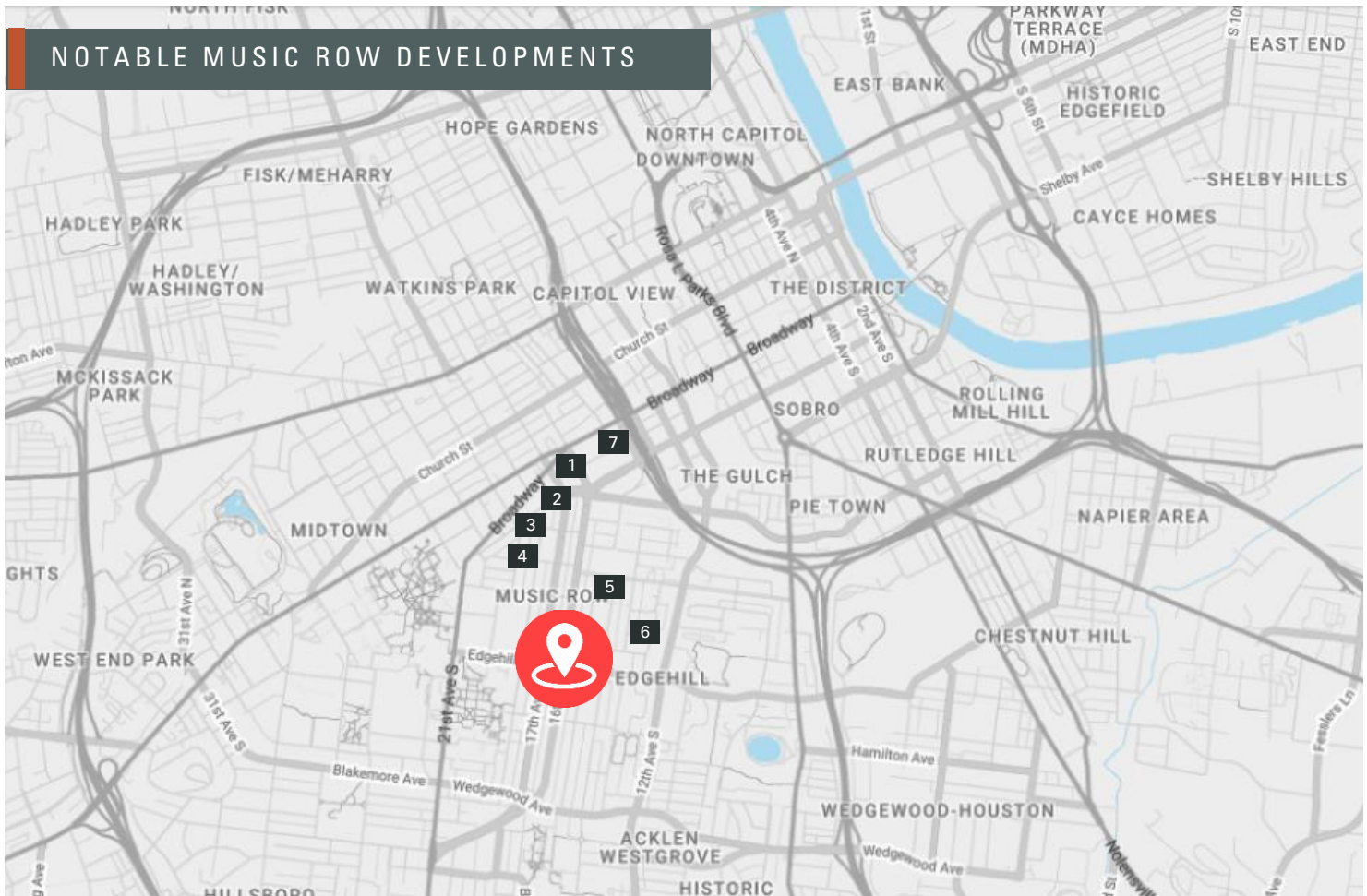
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- 1. Roers Cos. Music Row Tower (Proposed)**  
29-story tower with up to 450 apartment units — or up to 300 apartment units and 200 hotel rooms — and 30,000 square feet of commercial space.
- 6. LG Development Tower (Proposed)**  
20-story residential tower with 396 residential units and nearly 6,000 square feet of retail space.
- 5. Waypoint Residential OmniSound (Proposed)**  
220 apartment units and 14,000 square feet of office space



- 4. Moore Building (Under Construction)**  
15-story office building with 239,000 square feet
- 3. 1030 Music Row (Completed)**  
112,000-square-foot mass timber office building
- 2. GBT Beaman Site (In Design)**  
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.

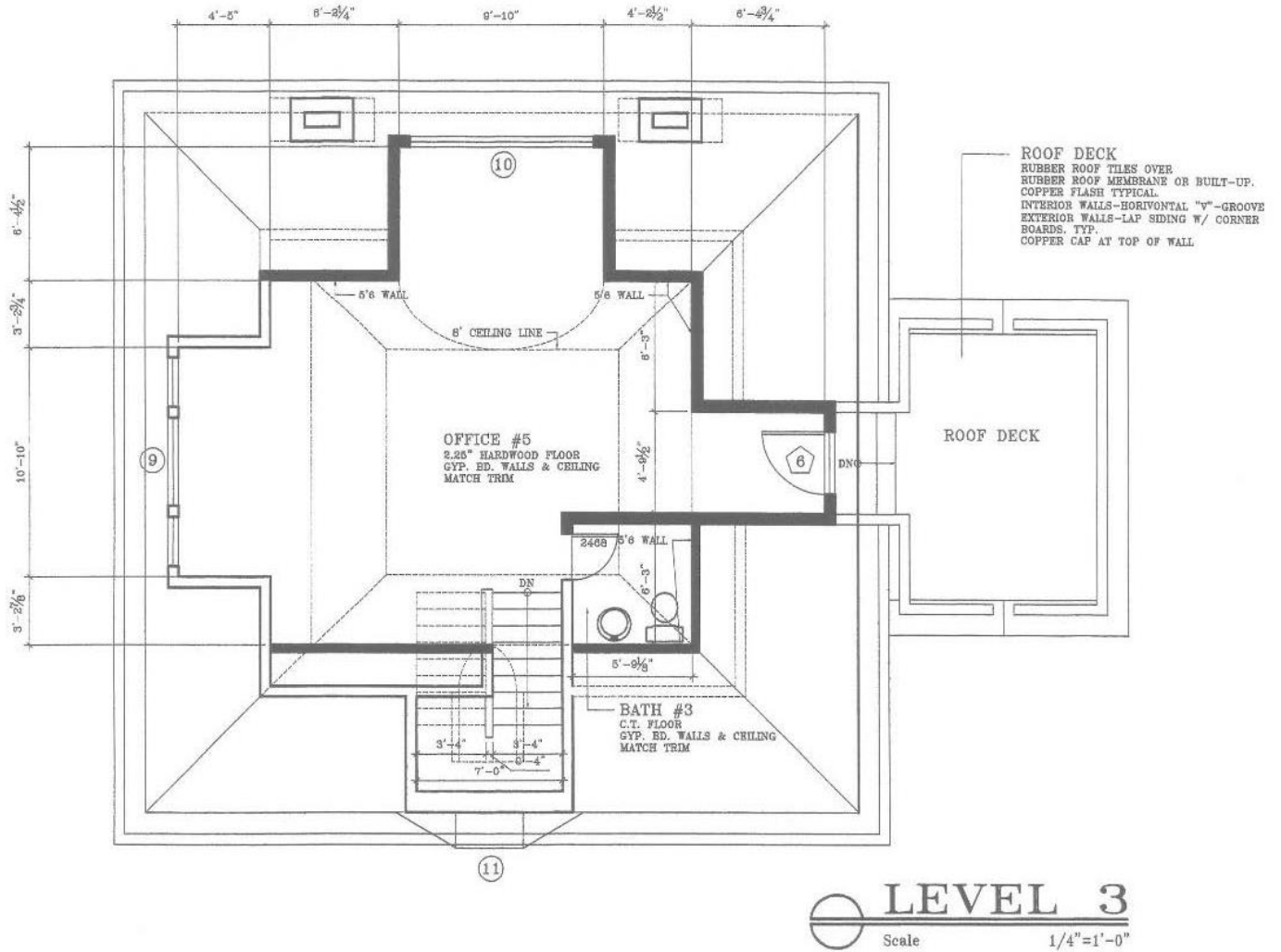
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# FLOOR PLAN

## THIRD FLOOR



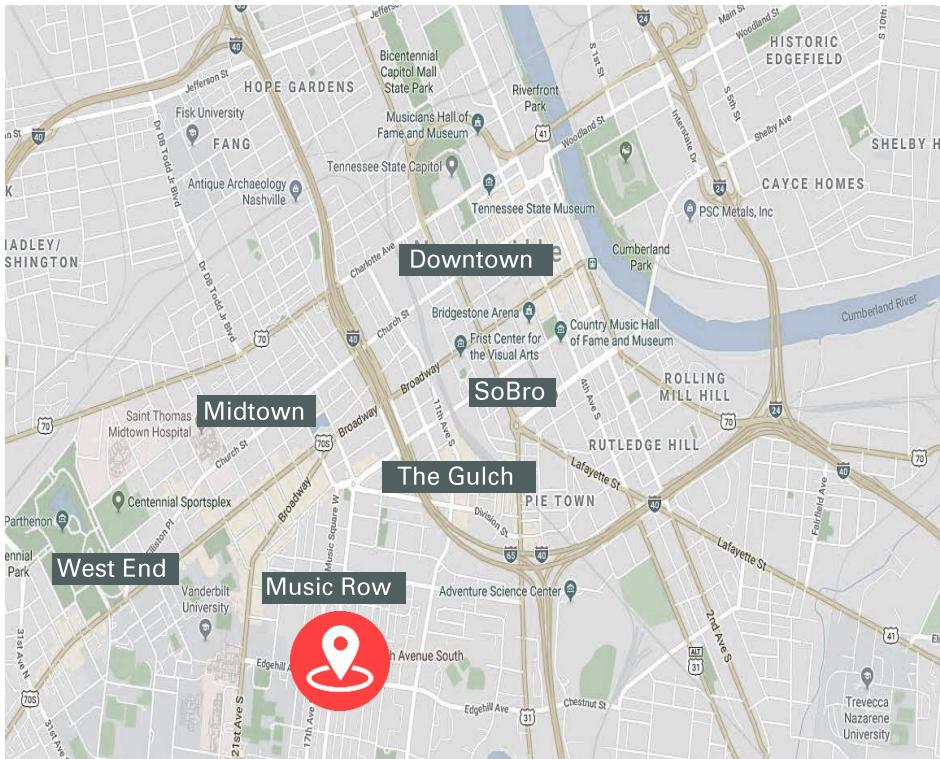


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## EXTERIOR PHOTOS/ MAP



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