

For Sale

622 HAMILTON AVE
+/- 9,604 SF IN WEDGEWOOD HOUSTON



Property Overview

622 Hamilton is a rare ownership opportunity in one of Nashville's most creative and fast-evolving neighborhoods.

- **BUILDING:** +/-9,604 SF
- **LOT SIZE:** +/-0.3 ACRE
- **ZONING:** IWD
- **OPPORTUNITY ZONE**



Music History & Significance

The property boasts a long and distinguished history with prominent musicians, major Disney productions, and acclaimed Broadway shows. Additionally, the WeHo neighborhood is now home to numerous music industry groups including:

- Live Nation
- Apple Music
- Universal Music Group
- The Academy of Country Music



**conceptual rendering*

Flexible Uses

The existing recording studio includes four studio spaces, a large tracking room, and approx. 2,000 SF of storage warehouse space. However, other uses would also work well in this location. There is potential to convert the warehouse facing Hagan Street to retail or restaurant space.

- Recording Studio
- Creative Office
- Retail
- Food + Beverage
- Artisan Manufacturing



Dynamic Neighborhood

Density of existing, under construction and planned mixed use includes:

- +/- 3,300 Multifamily Units
- +/- 750,000 SF Office
- +/- 350,000 SF Retail
- 13 Art Galleries
- 20 Restaurants

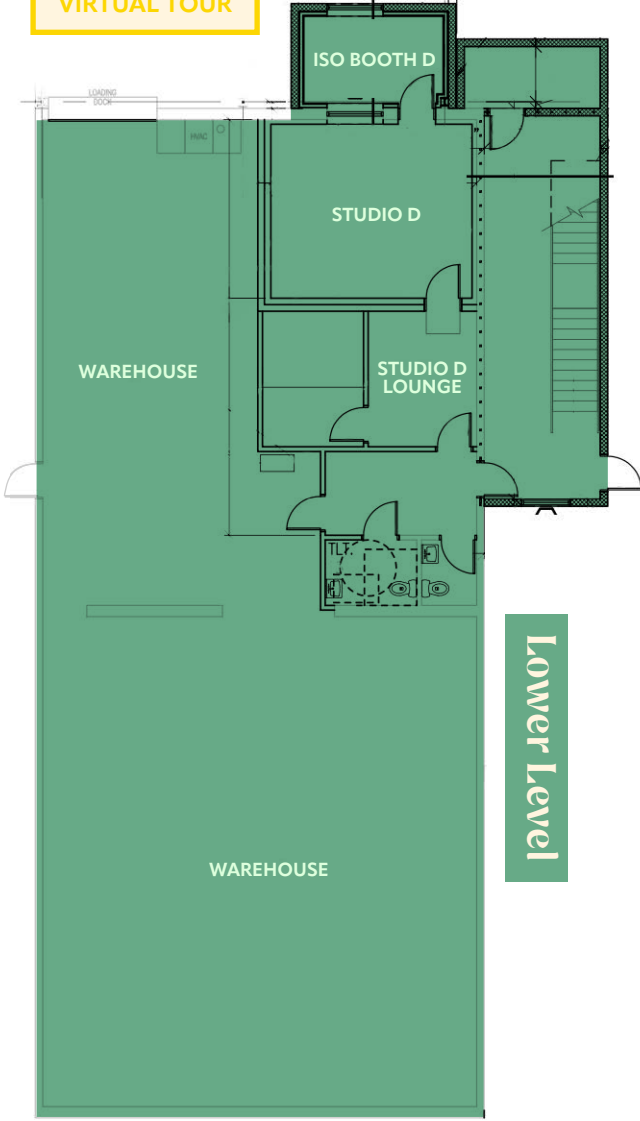




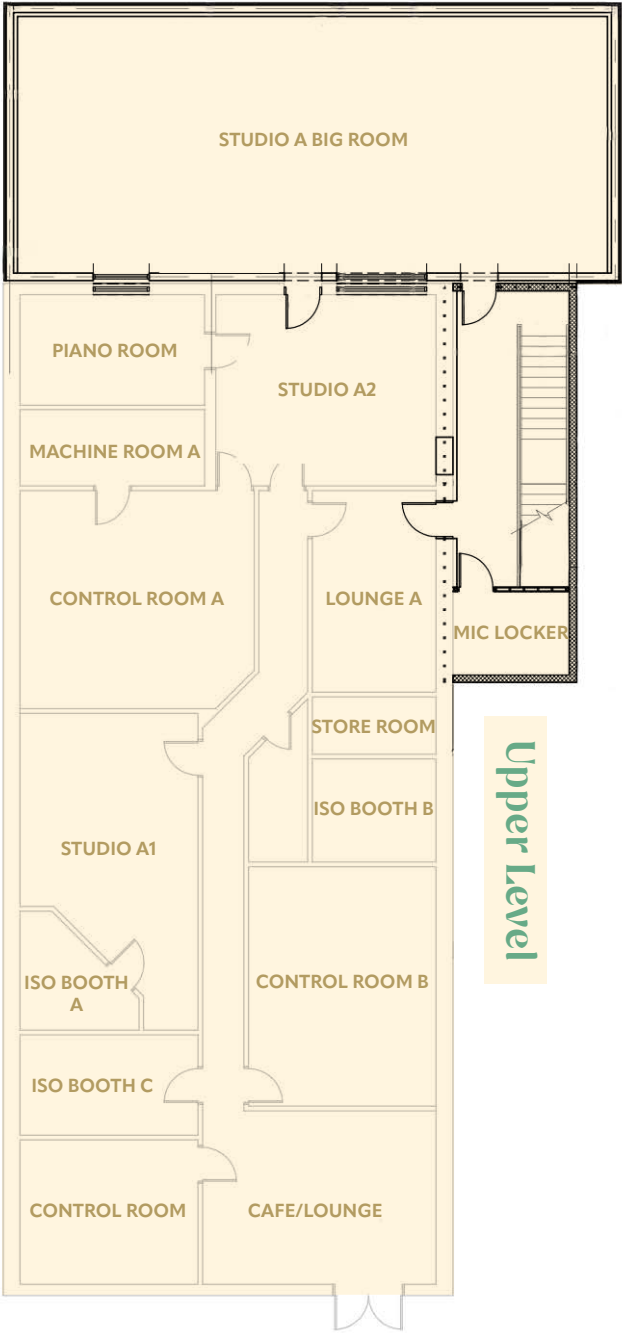
Floor Plan

+/- 9,604 SF RECORDING STUDIO

VIRTUAL TOUR



Lower Level



Upper Level



TOP DOWN



FRONT



BACK



WEDGEWOOD HOUSTON
622 HAMILTON AVE





Area Proximity

WEDGEWOOD
HOUSTON
622 HAMILTON AVE



Wedgewood Houston Neighborhood



Food & Lifestyle

Chicago-based Japanese concept slated for AJ Capital's Wedgewood-Houston project



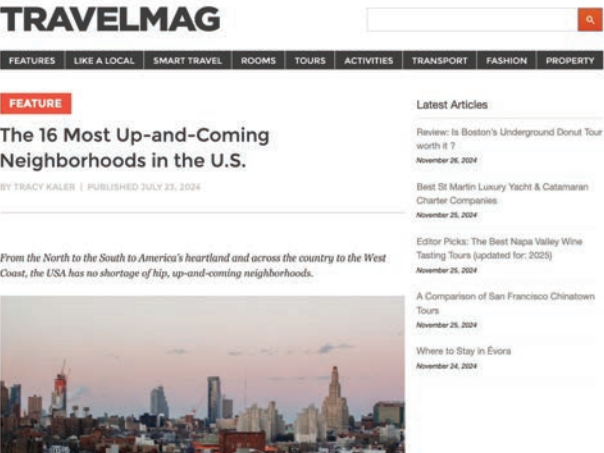
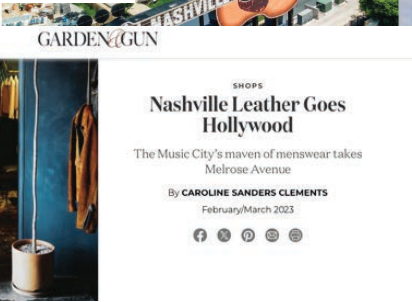
426-464 CHESTNUT ST DEVELOPMENT



Wedgewood-Houston, Nashville

Startups, creatives, and entertainment companies like Apple Music and Live Nation have established headquarters in Nashville's Wedgewood-Houston, also called "WeHo." Music studios, breweries, coffee houses, and art galleries, not to mention an outpost of Soho House – the global members' club and hotel group – exist side by side in this rapidly changing neighborhood just south of downtown.

Part of WeHo's allure is the diversity of things to do. Nashville's Major League Soccer team, Nashville SC, plays at Geodis Park, and a farmers market and various events happen at The Outfield, an acre-sized green space. On every first Saturday, galleries and art collectives stay open late for the WeHo Art Crawl. On the boozy side, Nashville Craft Distillery produces whiskey and sorghum spirits and gives guests an up-close look at the distilling process through tours, tastings, cocktails, and bottles to go.



THE FINERY



475 HUMPHREYS ST DEVELOPMENT



The Nashville neighborhood that landed a Hermès store is welcoming a new development wave

Molly Davis
Nashville Tennessean
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