

A Whole Building. Not a Suite.

±5,203 SF Stand-Alone Office Building
at the Edge of Nashville's Biggest Build.



901 S. 5TH STREET
NASHVILLE, TN

A WHOLE BUILDING. NOT A SUITE FOR LEASE

LEASE RATE: \$21.00/SF NNN

- **You get the whole building.** No shared walls, no shared lobby, no landlord down the hall. The address, the signage, and the front door are yours.
- **±5,203 SF, ready to work.** Open floor, private offices, drive-in access, and a walk-in safe already in place.
- **Next to \$2.1 billion of new stadium.** The new Nissan Stadium opens in 2027 and has already won the 2030 Super Bowl. The money is moving east. This building is already there.
- **Next to \$602 million of new neighborhood.** The Cayce Transformation is adding 2,400 homes, a grocery, and a pharmacy right next door. 310 units are under construction now.
- **On the path, off the traffic.** Half a mile south of Five Points. Less than a mile to I-24. Three miles to downtown. Close enough to ride the wave, far enough to keep your parking.
- **Stand-alone buildings don't come up.** They get bought, leased, and held. When one opens, you take it.

CHARLES
HAWKINS CO.



TRANSITIONAL CORRIDOR

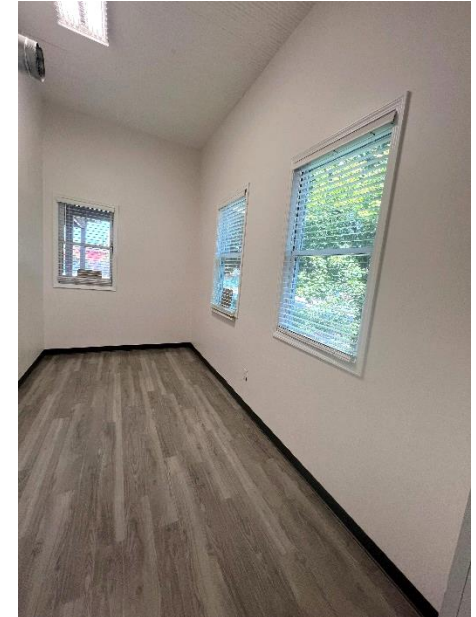
901 S. 5th Street sits in the lower pocket of East Nashville, roughly a half-mile south of the heart of Five Points and about 2 miles from downtown.

It's a location that's actively being reshaped by one of the largest urban redevelopment projects in Nashville history.

The immediate surroundings are still working-class transitional, but with a grocery store, pharmacy, 2,400+ new mixed-income homes, and ongoing investment coming, the trajectory is clearly upward.

PROPERTY PHOTOS

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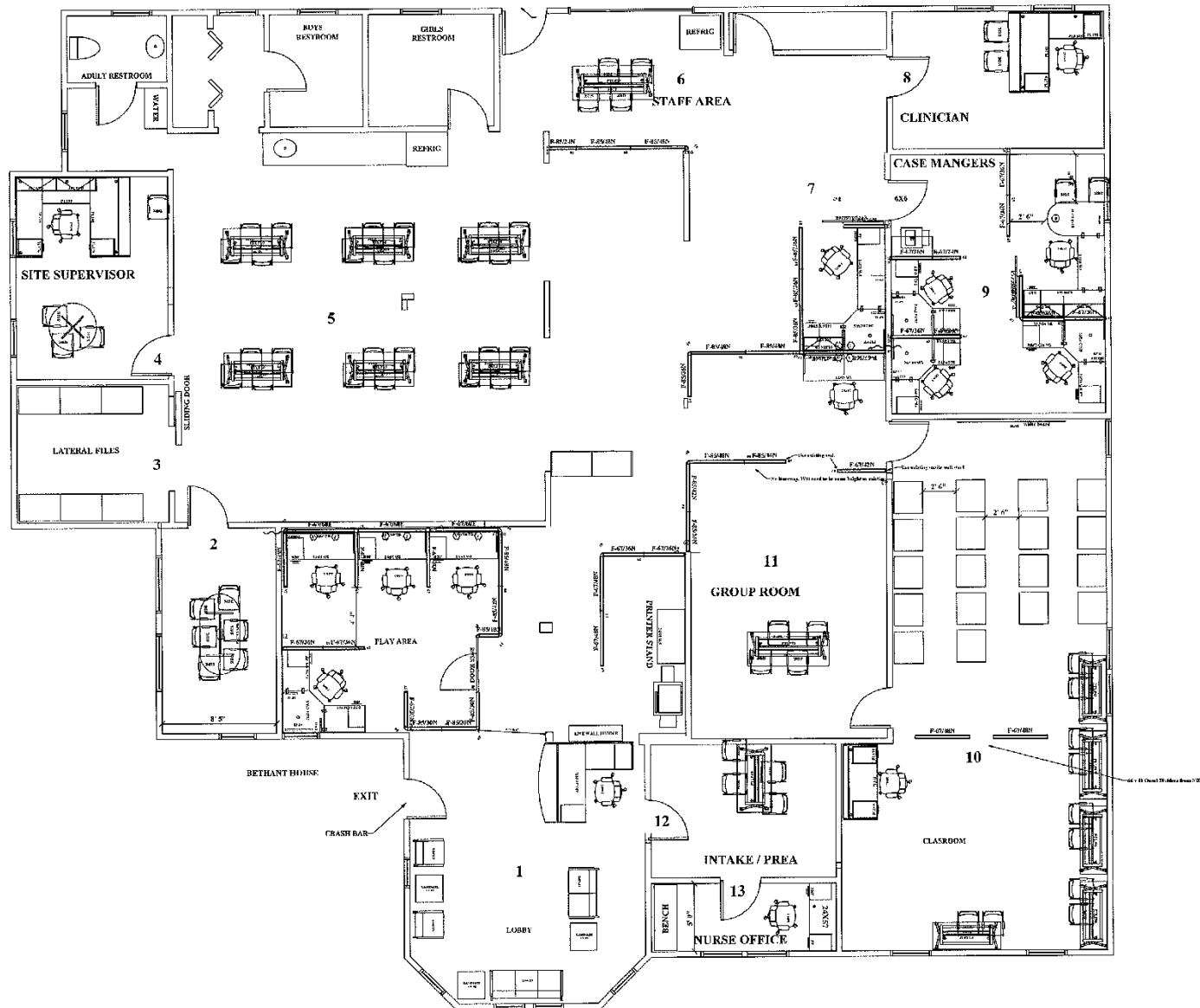


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Stand-Alone Commercial Building | 901 S. 5th Street, Nashville, TN

FLOOR PLAN

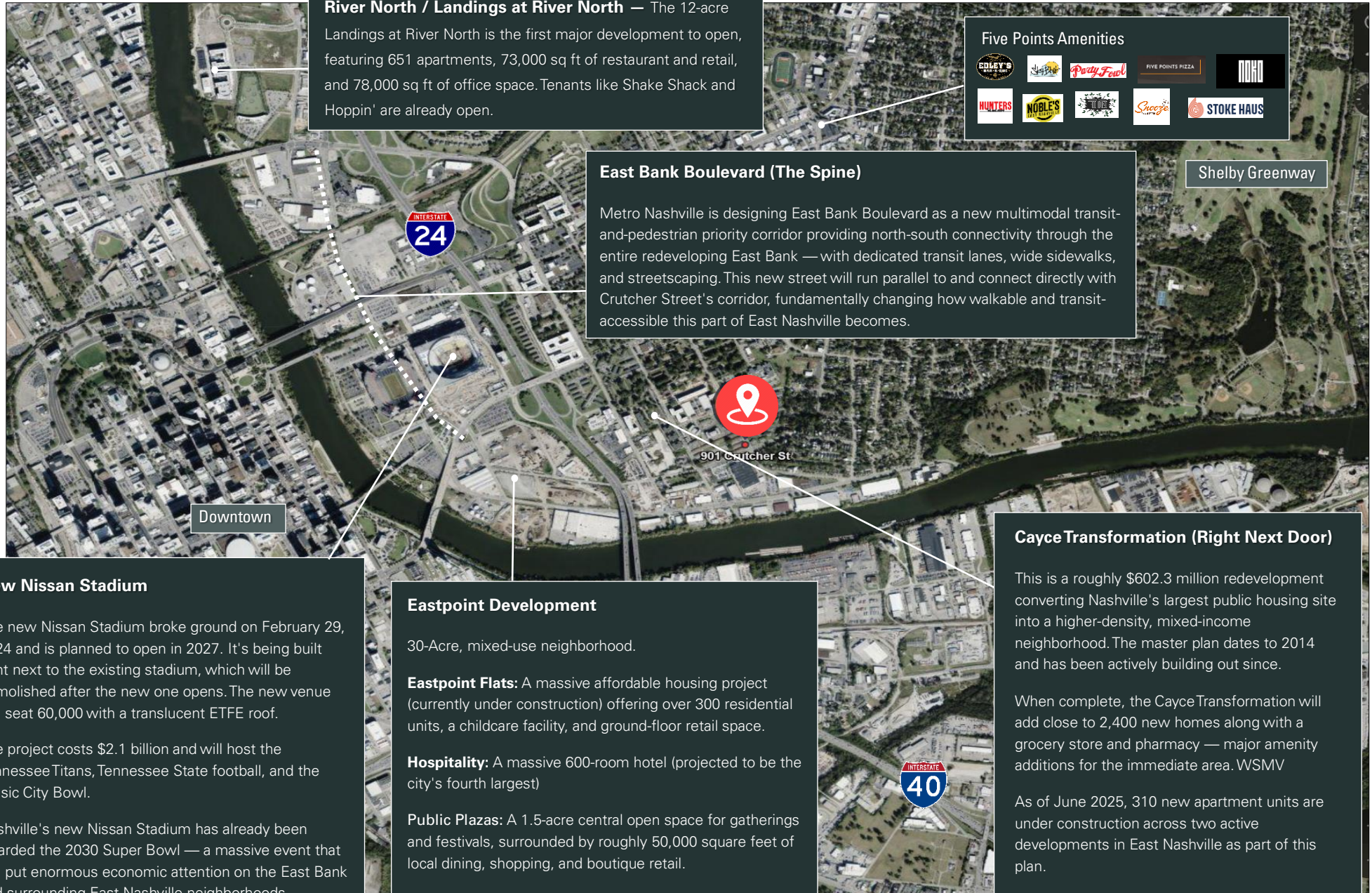
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PROPERTY AERIAL

Everything around this corner is being rebuilt. Very little of it can be leased as a building you control. **This can.**

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New Nissan Stadium

The new Nissan Stadium broke ground on February 29, 2024 and is planned to open in 2027. It's being built right next to the existing stadium, which will be demolished after the new one opens. The new venue will seat 60,000 with a translucent ETFE roof.

The project costs \$2.1 billion and will host the Tennessee Titans, Tennessee State football, and the Music City Bowl.

Nashville's new Nissan Stadium has already been awarded the 2030 Super Bowl — a massive event that will put enormous economic attention on the East Bank and surrounding East Nashville neighborhoods.

Eastpoint Development

30-Acre, mixed-use neighborhood.

Eastpoint Flats: A massive affordable housing project (currently under construction) offering over 300 residential units, a childcare facility, and ground-floor retail space.

Hospitality: A massive 600-room hotel (projected to be the city's fourth largest)

Public Plazas: A 1.5-acre central open space for gatherings and festivals, surrounded by roughly 50,000 square feet of local dining, shopping, and boutique retail.

Cayce Transformation (Right Next Door)

This is a roughly \$602.3 million redevelopment converting Nashville's largest public housing site into a higher-density, mixed-income neighborhood. The master plan dates to 2014 and has been actively building out since.

When complete, the Cayce Transformation will add close to 2,400 new homes along with a grocery store and pharmacy — major amenity additions for the immediate area. WSMV

As of June 2025, 310 new apartment units are under construction across two active developments in East Nashville as part of this plan.

901

SOUTH 5th STREET
NASHVILLE, TN

CHARLES
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STAND-ALONE
COMMERCIAL BUILDING
ON THE PATH. OFF THE TRAFFIC

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