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HOUSTON STATION

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WEDGEWOOD-HOUSTON

434 Houston Street • Nashville, TN 37203
houstonstationnashville.com

RETAIL, OFFICE & STUDIO
SPACES FOR LEASE

670 to 2,800 SF

Circa 1900 factory
buildings fully restored as
restaurant, coffee, retail,
and office tenant spaces.

Creative community.



Welcome to Houston Station





HOUSTON STATION

Approx. \$50.00 - \$75.00 /SF/YR

Crown Jewel located in white-hot Wedgewood Houston neighborhood, Dramatic Spaces, Great Value.

Houston Station offers historic retail and office spaces for lease, ranging in size from 670 to 2,800 square feet in area. Typical lease terms are for one to two years, with one year renewal options.

Available parking on our lots is free to tenants and staff, and lease arrangements are clean and straightforward.



OFFICE & RETAIL SPACE

Rental Rate:	\$50 - \$75 /SF/YR
Property Type:	Office/Retail
Property Subtype:	Loft/Creative Space
Building Class:	C
Year Built/Renovated:	1903/2017
Walk Score :	82 (Very Walkable)
Building Height:	2 Stories
Building Size:	98,650 SF
Amenities:	Modern

HS



SUITE 131

Houston Street Rare Sidewalk Retail

Space Available: 2,025 SF

Base Rent: \$11,000/mo

Date Available: Now

Lease Type: Modified Gross

Built Out As: Standard Retail

Space Type: Relet

Space Use: Retail

Lease Term: 1 - 3 Years



SUITE 255

Houston Street Rare Retail

Space Available: 1,565 SF

Base Rent: \$7,150/mo

Date Available: Now

Lease Type: Modified Gross

Built Out As: Retail/Gallery

Space Type: Relet

Space Use: Retail/Gallery

Lease Term: 1 - 3 Years



SUITE 267

Space Available: 985 SF

Base Rent: \$4,100/mo

Date Available: Now

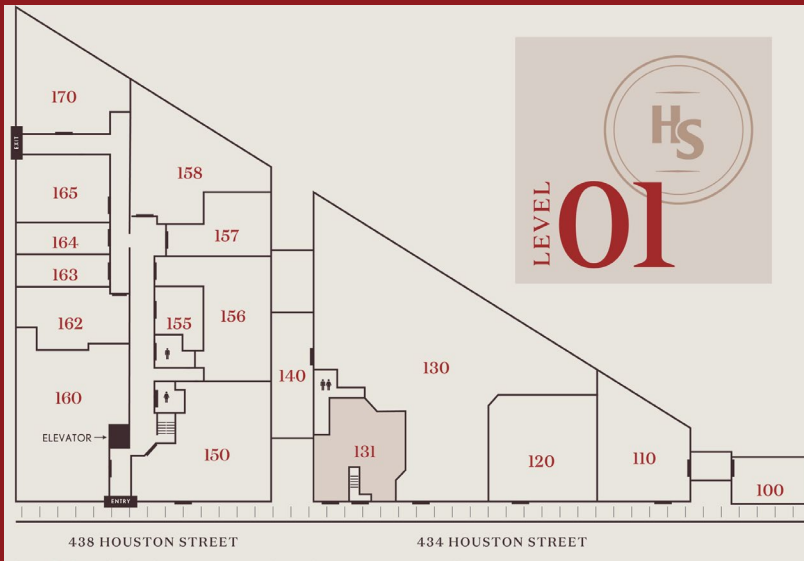
Lease Type: Modified Gross

Built Out As: Retail/Office

Space Type: Relet

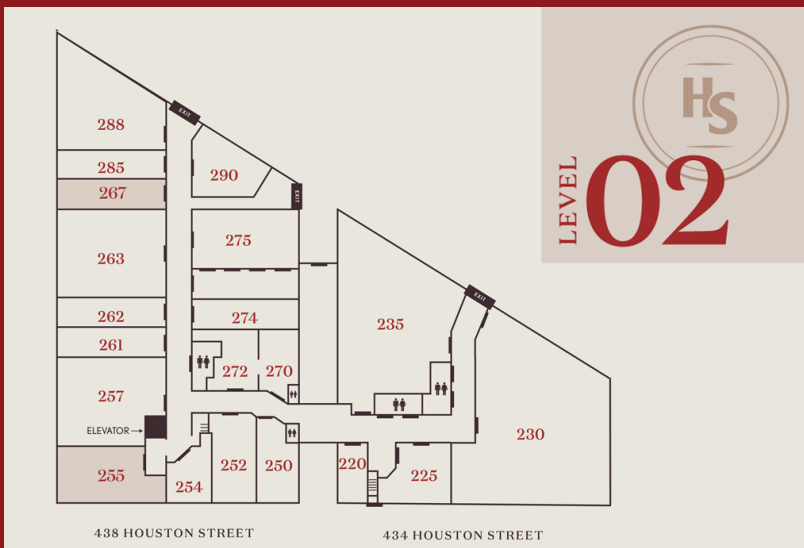
Space Use: Retail/Office

Lease Term: 1 - 2 Years



PREMIER LOCATION

- Heart of Houston Street
- Smack dab in the middle of Nashville's hottest dining and retail scene
- 4 minutes from Downtown
- Award Winning Restaurants
- Coffee Lounge
- Creative Art/Music/Entertainment Community



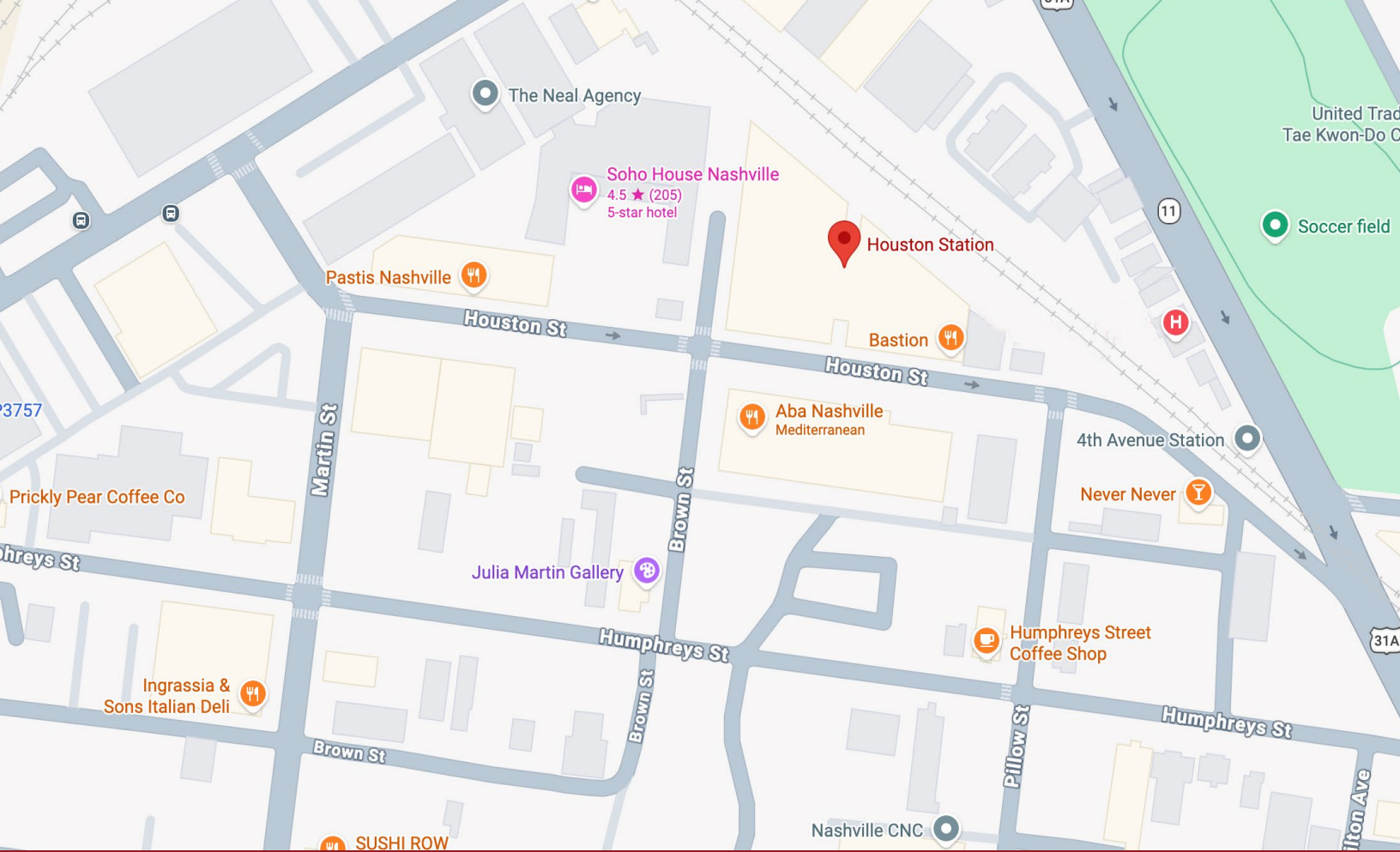
HISTORIC CHARM

- Celebrated Historic Preservation Project
- Nashville Vibe Next to the Tracks
- Brick/Stone/Heavy Timber
- High Rafter Ceilings, Exposed Framing
- Hardwood Floors

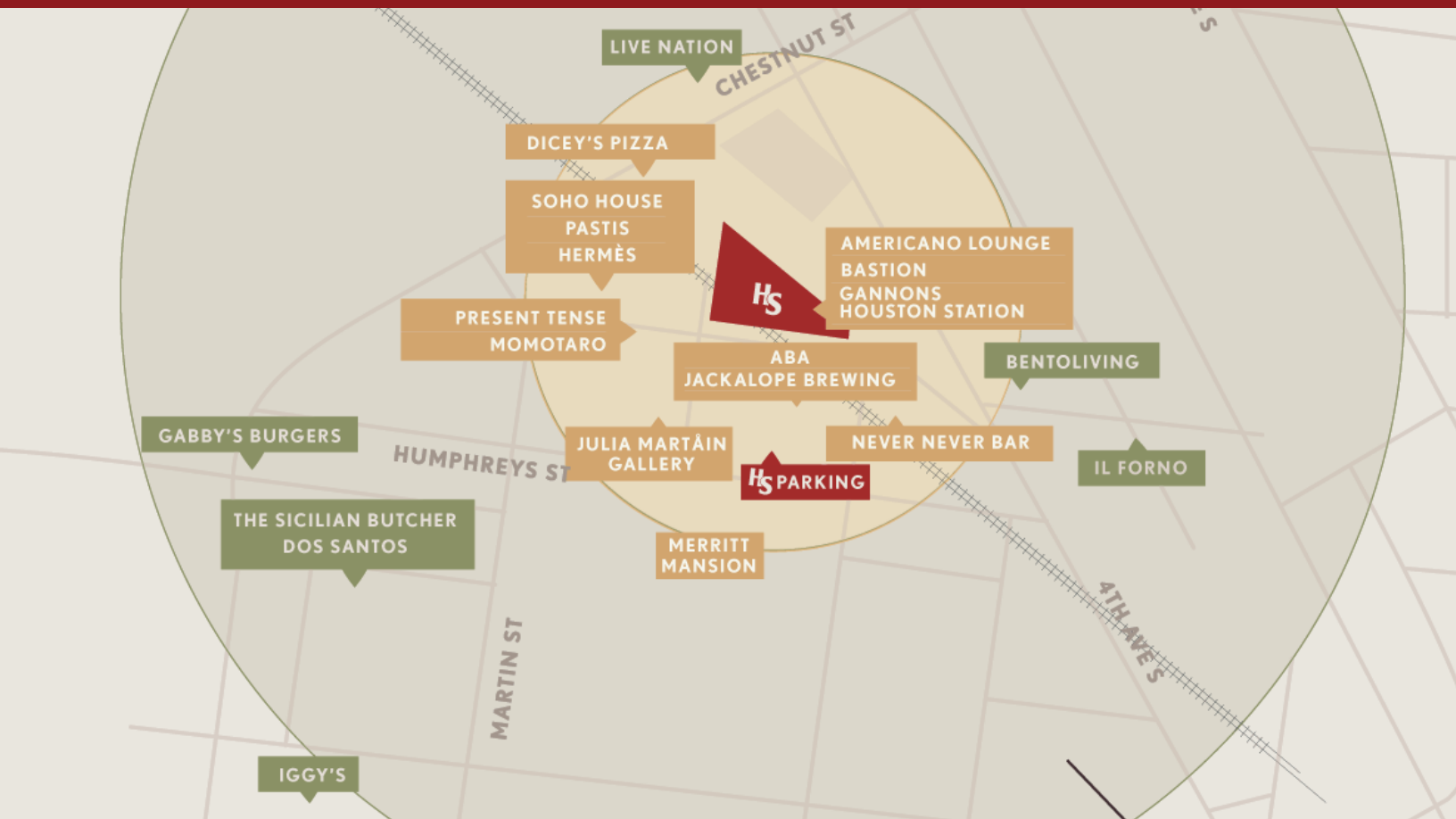
MODERN AMENITIES

- 100,000 sq ft Mixed Use Tenant Spaces
- Modern Utilities
- Fiber Internet
- Ample Parking
- Elevator





Just off I-65 and blocks from downtown, Wedgwood Houston (WeHo) is home to some of the best new restaurants, bustling retail shops and craftiest cocktail bars in Nashville.





FOR MORE INFORMATION:

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