

TURN-KEY OFFICE AT 615 THIRD

Premier SoBro Office Building

Move-in Ready Modern Buildout

4,268 SF For Sublease

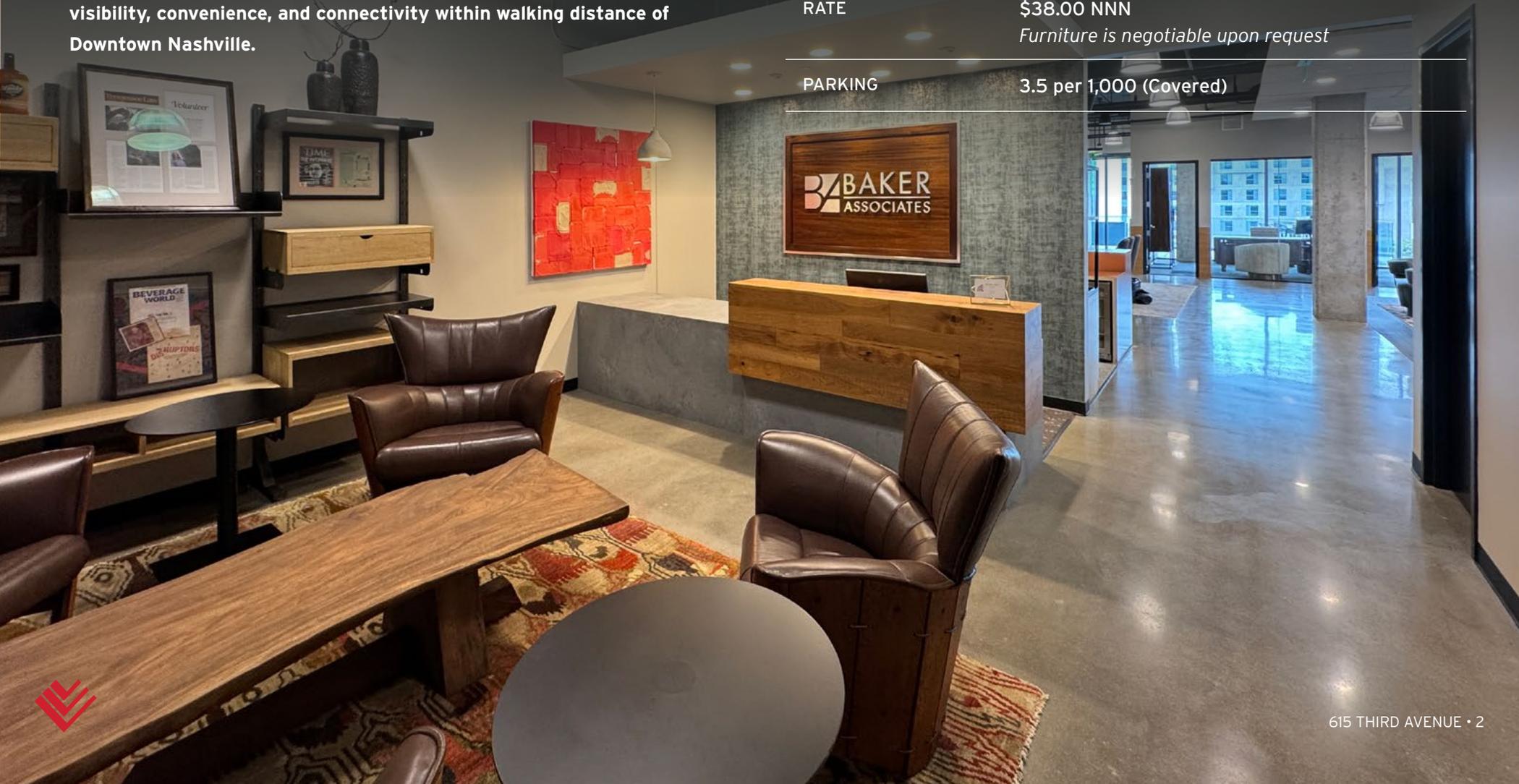


AT-A-GLANCE

This turn-key, move-in ready sublease opportunity is located within 615 Third, a premier Class A office building in Nashville's vibrant SoBro district. The suite includes seven private offices, a conference room with views of downtown, an interior kitchenette with a private bar, and direct access to a private balcony. The building's location in SoBro is within walking distance of well-known restaurants, hotels, and entertainment venues. With immediate access to the inner loop including I-40, I-65, I-440, and I-24, this space offers exceptional visibility, convenience, and connectivity within walking distance of Downtown Nashville.

PROPERTY SUMMARY

ADDRESS	615 3rd Avenue South, Nashville, TN 37210
AVAILABLE	Suite 600
SIZE	4,268 SF
DATE AVAILABLE	Within 30 Days
AVAILABLE THROUGH	December 31, 2030
RATE	\$38.00 NNN <i>Furniture is negotiable upon request</i>
PARKING	3.5 per 1,000 (Covered)



FLOOR PLAN / 6TH FLOOR

3rd Avenue S

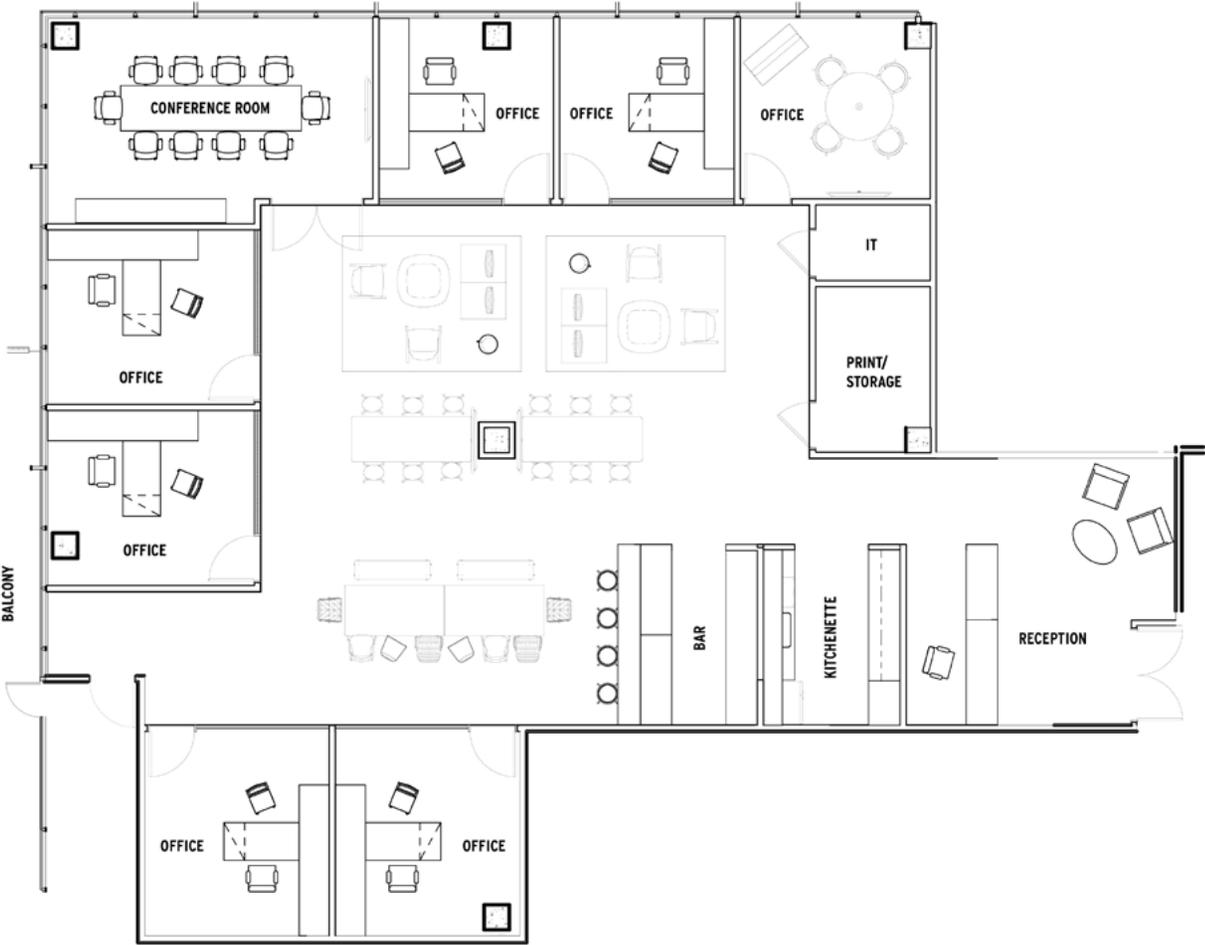
Lea Avenue



BARGE
DESIGN SOLUTIONS



SPACE PLAN / SUITE 600



DISCOVER SOBRO



Image from Nashville Live

Nashville's SoBro district, short for South of Broadway, is a vibrant downtown neighborhood known for its mix of cultural landmarks, modern development, and walkable amenities. Anchored by the Music City Center and Schermerhorn Symphony Center, SoBro is home to some of the city's most celebrated restaurants and venues,



including Etch, Husk, Pinewood Social, The Listening Room Café, 6th & Peabody, and Crema. The area also features top-tier hotels like the Omni, JW Marriott, Hyatt Place, and Westin, along with iconic shops such as the Gibson Garage and Hatch Show Print. With its close proximity to Broadway and continued investment in development, SoBro stands out as one of Nashville's most active and sought-after urban districts.



ACCESS MAP

**DOWNTOWN
NASHVILLE**

11,813 CPD

BRIDGESTONE
ARENA
WALK OF
FAME PARK

ASCEND
AMPHITHEATER

DEMONBREUN

10,073 CPD

MUSIC CITY
CENTER

KOREAN VETERANS BLVD

26,038 CPD

HWY 70 E/HERMITAGE AVE

11,413 CPD

615 THIRD

8TH AVENUE S

22,167 CPD

6,741 CPD

DIVISION STREET

WALKABILITY:

Ascend Amphitheater
0.4 miles

Music City Center
0.5 miles

LAFAYETTE STREET

13,892 CPD

9,104 CPD

4TH AVENUE S

5,942 CPD

2ND AVENUE S



POINTS OF INTEREST



805 LEA

THE WESTIN

J.W. MARRIOTT

1 HOTEL
NASHVILLE

MUSIC CITY
CENTER

MARGARITAVILLE

THE BURNHAM

HYATT HOUSE

THE LISTENING
ROOM CAFE

615THIRD

LC SOBRO

the
GOAT

3RD AVENUE

RENAISSANCE
HOTEL

BRIDGESTONE
ARENA

OMNI HOTEL

TEMPLETON
ACADEMY

ALLIANCE
BERNSTEIN

HILTON

DRURY PLAZA

MARTIN'S
BAR-B-QUE
JOINT

METRO OFFICE

505

333 COMMERCE

PINNACLE

HYATT PLACE

HYATT CENTRIC

Husk

Crema
COFFEE
ROASTERS

THE HILL

NASHVILLE
CHILDREN'S
THEATER

FOUR SEASONS
HOTEL

BANK OF AMERICA

ASCEND
AMPHITHEATER

PEDESTRIAN BRIDGE

HWY 70 E/HERMITAGE AVENUE

40

4TH AVENUE

LAFAYETTE STREET

ADDITIONAL PHOTOS





**FOR MORE
INFORMATION,
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SOUTHEAST VENTURE

