

6117 CENTENNIAL BLVD. | NASHVILLE, TN 37209

STRIDE
COMMERCIAL

6117 Centennial Blvd.

▶ Up to 5,766 SF Available ▶ The Nations, Nashville's Fastest-Growing Neighborhood ▶ Move-In Ready Office / Retail

OFFICE FOR LEASE | FOR SALE // NASHVILLE, TN 37209

Building Snapshot

6117 CENTENNIAL BLVD. | NASHVILLE, TN 37209

Available SF: 5,766 SF (1,690 SF 1st Floor / 4,076 SF 2nd Floor)

Total Building SF: 8,354 SF

Lease Rate — 1st Floor: \$33.00 PSF NNN

Lease Rate — 2nd Floor: \$28.00 PSF NNN

Estimated NNNs: \$6.50 PSF

Lease Type: NNN

Lease Term: 3–10 Years

Sale Price: \$400 PSF / \$3,341,600

Year Built: 2019

Parking: 14 Spaces + Street Parking

Zoning: MUL-A / OV-UDO

Signage: Building Signage for All Tenants

Availability: Immediate

Condition: Move-In Ready



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Executive Summary

OPPORTUNITY

- 6117 Centennial Blvd is a contemporary two-story building that blends office and retail spaces in The Nations, one of Nashville's most vibrant growth areas. Built in 2019, the property offers 5,766 square feet of space across two levels: a 1,690 SF first-floor suite and a 4,076 SF second-floor area, both move-in ready with modern finishes, large windows, and plenty of natural light.
- The building is also available for purchase at \$3,341,600 (\$400 per SF), presenting a great opportunity for investors or owner occupants to acquire a well-positioned, income-producing asset with potential for growth through lease-up. Currently, three tenants occupy the first floor. Located on Centennial Blvd, the property boasts strong street frontage, building signage, and is close to restaurants, retail outlets, and creative businesses that make The Nations a lively neighborhood.



HIGHLIGHTS

- Available across two floors, this 5,766 SF space offers flexible office and retail configurations.
- Built in 2019, it features modern construction with contemporary finishes and large windows.
- A rooftop patio provides a unique tenant amenity.
- Partial income is in place from the three tenants on the 1st floor.
- MUL-A zoning allows for office, retail, and restaurant uses.
- The property has strong street frontage and prominent signage on Centennial Blvd.
- Both spaces are move-in ready and available for immediate occupancy.

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About the Space

FIELD	SUITE 1 - 1ST FLOOR	SUITE 2 - 2ND FLOOR
Available SF	1,690 SF	4,076 SF
Lease Rate	\$33.00 PSF NNN	\$28.00 PSF NNN
Est. NNNs	\$6.50 PSF	\$6.50 PSF
Condition	Move-In Ready	Move-In Ready
Layout	Open	Partially Open

Space Features:

- Contemporary finishes with large windows and natural light on both floors
- Common area lobby and shared restrooms on each floor
- Dedicated building signage for each tenant
- Move-in ready — no build-out require



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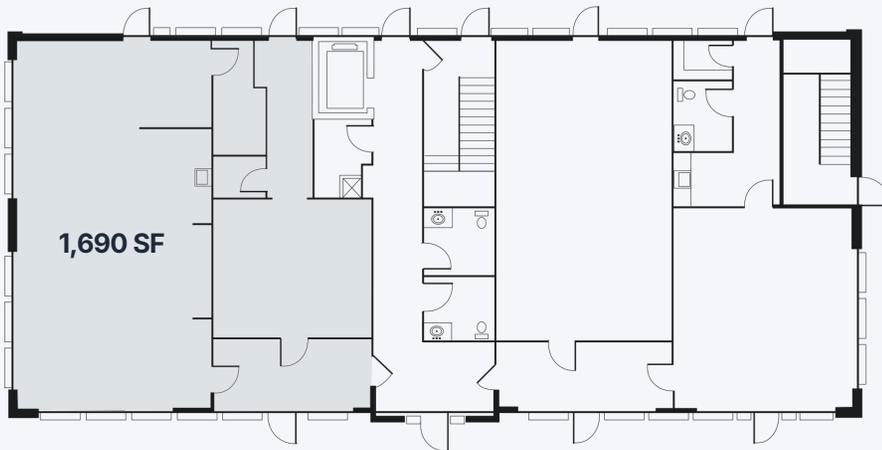
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Floor Plan

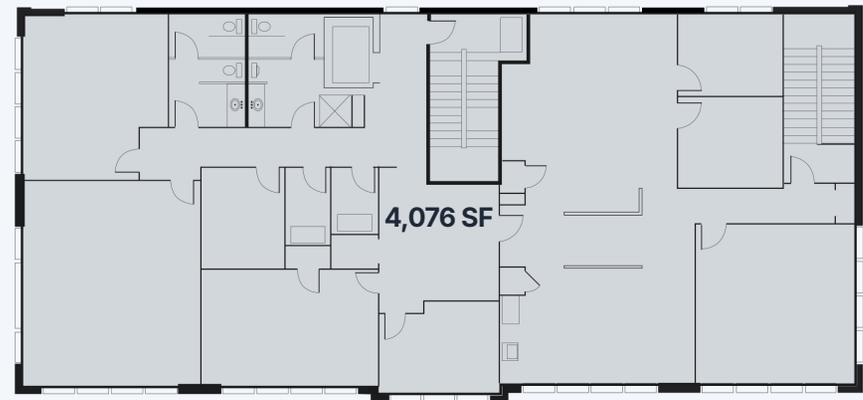
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8,354 TOTAL SF | OFFICE / RETAIL

▷ 1st Floor Plan (1,690 SF) ▷ 2nd Floor Plan (4,076 SF)

FIRST FLOOR



SECOND FLOOR



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Building Specs

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Year Built: 2019

Stories: 2

Total Building SF: 8,354 SF

Internet / Telecom: Fiber internet available

Utilities: Electric, water/sewer

Parking: 14 spaces + street parking

Parking Ratio: ~1.68 per 1,000 SF

Restrooms: Common area on 1st floor

Zoning: MUL-A / OV-UDO

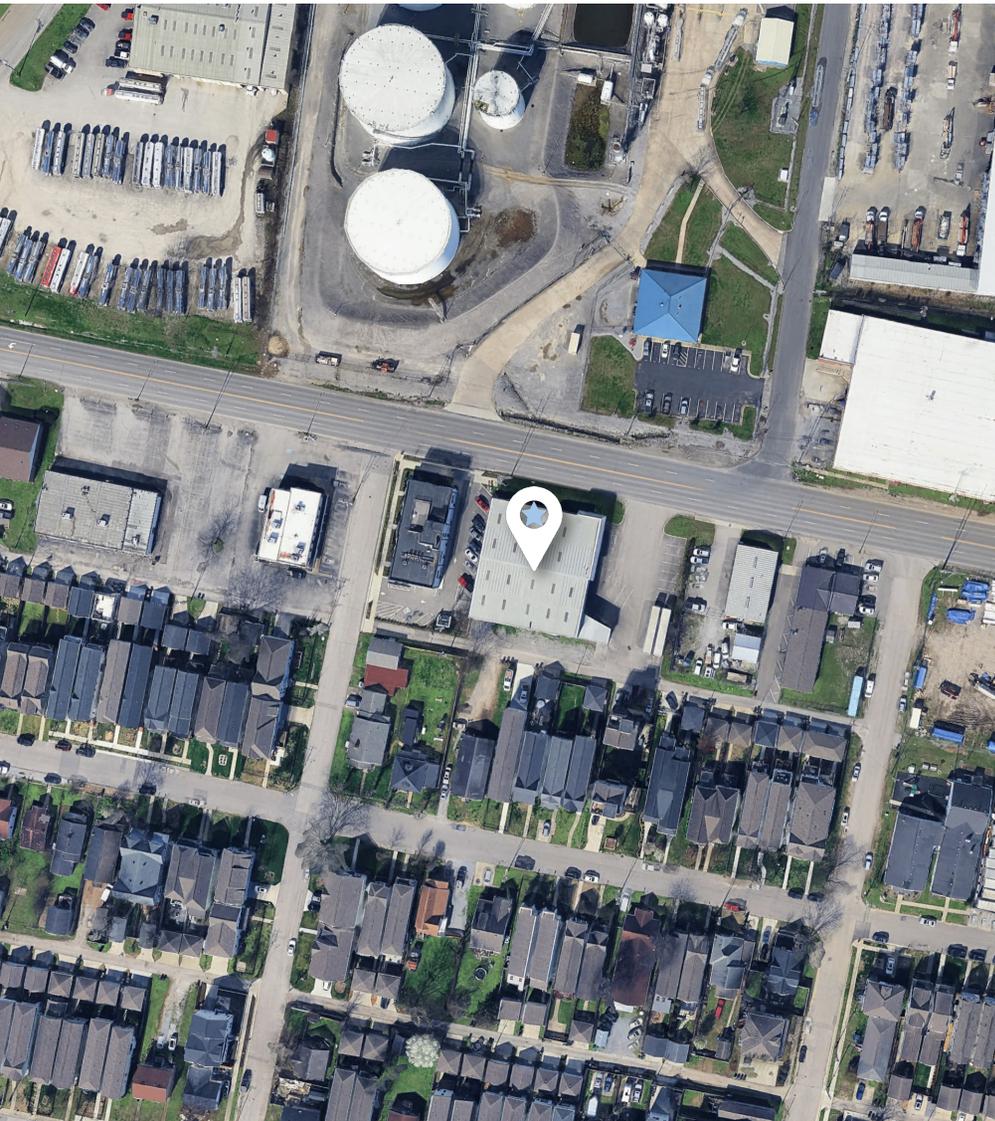
Permitted Uses: Retail, restaurant, office

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Location & Access



DESTINATION

Downtown Nashville

I-40 Access

Briley Parkway (SR-155)

Nashville West Shopping Center

Nashville Int'l Airport (BNA)

Centennial Park

DISTANCE

~5 miles / ~10 min

Via Charlotte Pike interchange

Direct interchange at Centennial Blvd

<1 mile west on Charlotte Pike

~12 miles / ~20 min via I-40

~3 miles east via Charlotte Ave

ACCESS HIGHLIGHTS

- Direct frontage on Centennial Blvd with building signage
- Briley Parkway interchange at Centennial Blvd for regional connectivity
- Charlotte Pike commercial corridor less than 1 mile south
- 14 dedicated parking spaces + street parking

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Amenities & Neighborhood



ABOUT THE NATIONS

The Nations has established itself as one of Nashville's most vibrant neighborhoods, attracting creative businesses, restaurants, breweries, and boutique retail along its walkable streets west of downtown. Centennial Blvd and 51st Ave serve as the commercial hub, featuring a high concentration of dining, fitness, and service businesses. The nearby Charlotte Pike corridor offers big-box retail at Nashville West Shopping Center, while downtown is just a 10-minute drive east. Tenants enjoy strong daily amenities — coffee, lunch, fitness, and dining — all just steps from the building.

NEARBY ON CENTENNIAL BLVD:

Business	Type	Address
Ramblin' Joes Coffee	Coffee & Pastries	5307 Centennial Blvd
White Bison Coffee	Coffee & Pastries	5202 Centennial Blvd
The Centennial	Bar & Casual Eats	5115 Centennial Blvd
Nicky's Coal Fired	Italian / Pizza	5026 Centennial Blvd
Southern Grist Brewing	Brewery & Taproom	5012 Centennial Blvd

ALSO NEARBY:

- Frothy Monkey — Coffee & full-day cafe (51st Ave)
- 51 North Taproom — 100+ beers, wine & cocktails (51st Ave)
- Nashville West Shopping Center — Costco, Target, Best Buy, Dick's Sporting Goods
- TriStar Centennial Medical Center

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