

2110 BLAIR BLVD

NASHVILLE, TENNESSEE

\$2,250,000 | 3,050 SF



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Executive Summary

2110 Blair Blvd presents a rare opportunity to acquire a highly functional office asset in one of Nashville's most sought-after urban corridors. Positioned in the heart of the 21st Ave / Vanderbilt submarket, the property benefits from exceptional proximity to major demand drivers including Vanderbilt University and Medical Center, and the rapidly evolving Hillsboro Village / 21st Ave S corridor. Zoned OR20 with 14 parking spaces, 4 in the front and 10 in the back.

The property features a well-designed layout combining executive offices, private offices, and collaborative areas, enhanced by high-quality finishes such as hardwood flooring, built-in cabinetry, and fireplace. Abundant natural light and a residential-style aesthetic create a unique office environment that supports both client-facing uses and employee satisfaction. The office includes four parking spaces in the front and ten in the back.

Offered at \$2,250,000, the asset is ideally suited for an owner-user seeking immediate occupancy or an investor targeting stable tenancy within a high-demand office submarket. The flexible layout and move-in ready condition minimize upfront capital requirements while allowing for a range of potential configurations. Additionally the property has a 950 SF basement and an attic with permanent stair access.

With continued growth in the surrounding area and limited supply of character-rich office product, 2110 Blair Blvd represents a compelling opportunity to secure a strategically located, highly adaptable asset in the core of Nashville's urban fabric.

Investment Highlights

Premier 21st Ave/ Hillsboro Village / Vanderbilt Location

- Strategically positioned in one of Nashville's most established and resilient office submarkets
- Immediate proximity to Vanderbilt University and Vanderbilt University Medical Center, two of the city's largest employment anchors
- Walkable access to Hillsboro Village amenities including dining, retail, and across the street from Kroger
- Strong connectivity to Downtown Nashville, Midtown, and major thoroughfares like I-440 via 21st Ave

Functional Layout & On-Site Parking

- Efficient layout with a mix of executive offices, private offices, collaborative spaces and basement and attic storage
- Flexible configuration adaptable to a variety of users (legal, medical, creative, general office)
- Clear separation of workspaces supporting productivity and client-facing use
- Ample on-site parking provides a critical amenity in a supply-constrained urban corridor with 14 parking spaces

Move-In Ready | High-Quality Finishes

- Well-maintained asset requiring minimal capital investment
- Hardwood floors, built-ins, fireplace and other high end finishes
- New windows provide abundant natural light creating a bright, professional environment
- Immediate occupancy potential for owner-users

Interior Features

The property's interiors deliver a rare combination of historic character and modern usability. Hardwood floors, detailed millwork, and abundant natural light create an elevated, professional environment throughout.

The layout is highly adaptable—supporting traditional office users, creative firms, or hybrid workspace configurations—while fireplaces, built-ins, and generously scaled rooms enhance both functionality and aesthetic appeal.

Move-in ready and thoughtfully maintained, the space offers immediate usability with long-term flexibility, positioning the asset to meet a wide range of tenant or owner-user needs.

Executive Office with Built-Ins & gas fireplace

- Prominent executive suite with integrated shelving and storage
- Gas fireplace feature enhances professional character and client-facing appeal
- Ideal for leadership office, partner suite, or premium workspace
- Balanced mix of functionality and architectural detail



2nd Executive Private Office

- Bright office with strong natural light and clean sightlines
- Flexible layout accommodating desk, seating, and client interaction
- Suitable for individual offices, counseling, or administrative use
- Residential-style finishes create a comfortable work environment



Connected Office Layout

- Functional flow between offices supports team collaboration
- Clear separation between private offices and shared circulation areas
- Efficient configuration maximizing usable square footage
- Adaptable for multi-tenant or departmental layouts



Flexible Workspace / Team Office

- Elongated layout supports hybrid office + lounge functionality
- Ideal for small teams, breakout space, or collaborative work
- Combination of workstations and soft seating enhances versatility
- Easily reconfigurable depending on user needs



Additional Photos



Half Bath downstairs and Bath with shower upstairs Server/computer/storage room first floor

Additional Photos



Large first floor conference room



Additional first floor offices



Additional Photos



Front and rear entrances

Four parking spaces in the front

Ten parking spaces in back



Kitchen with dishwasher
refrigerator & microwave

