

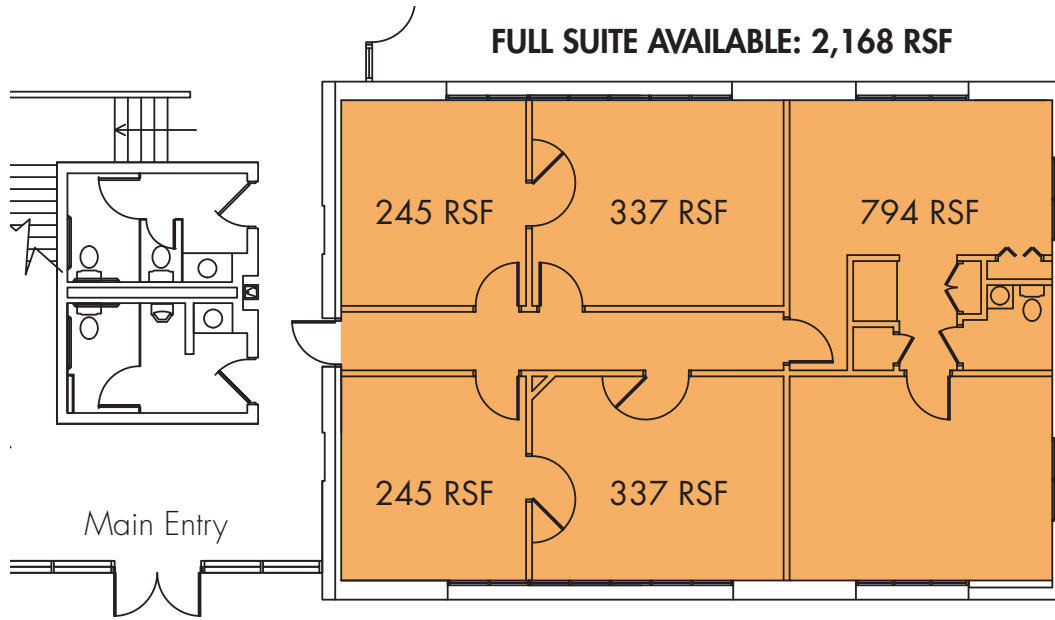


2 MUSIC CIRCLE SOUTH

FOR LEASE | 245 - 2,168 SF | OFFICE

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



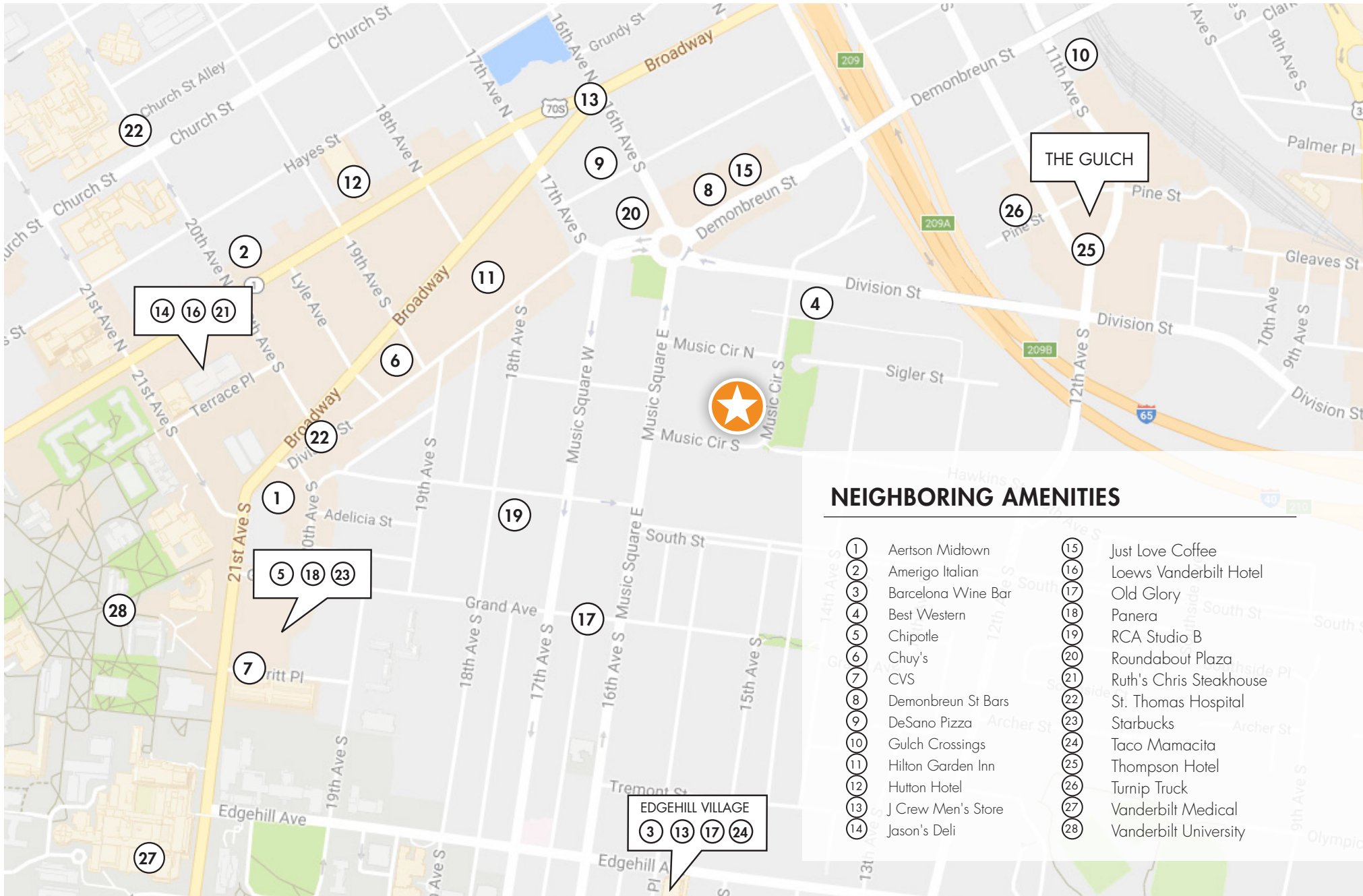
PROPERTY DETAILS

Address	2 Music Circle South, Nashville
Submarket	Iconic Music Row
Availability	245 - 2,168 RSF Multiple Leasing Configurations Available
Condition	Move-in Ready Suites
Parking	3.5/1,000 - Rare for Music Row With Additional Street Parking
Possible Uses	Office Studio Professional Services

PROPERTY HIGHLIGHTS

- Prime location in the heart of historic and highly sought after Music Row neighborhood
- Fully renovated 9,118 SF building
- Walking distance to amenities and restaurants on Demonbreun Street
- Minutes from Downtown, The Gulch, Vanderbilt, 12th South, Edgehill Village, and BNA

NEIGHBORHOOD AMENITY MAP



NEIGHBORING AMENITIES

- ① Aertson Midtown
- ② Amerigo Italian
- ③ Barcelona Wine Bar
- ④ Best Western
- ⑤ Chipotle
- ⑥ Chuy's
- ⑦ CVS
- ⑧ Demonbreun St Bars
- ⑨ DeSano Pizza
- ⑩ Gulch Crossings
- ⑪ Hilton Garden Inn
- ⑫ Hutton Hotel
- ⑬ J Crew Men's Store
- ⑭ Jason's Deli
- ⑮ Just Love Coffee
- ⑯ Loews Vanderbilt Hotel
- ⑰ Old Glory
- ⑱ Panera
- ⑲ RCA Studio B
- ⑳ Roundabout Plaza
- ㉑ Ruth's Chris Steakhouse
- ㉒ St. Thomas Hospital
- ㉓ Starbucks
- ㉔ Taco Mamacita
- ㉕ Thompson Hotel
- ㉖ Turnip Truck
- ㉗ Vanderbilt Medical
- ㉘ Vanderbilt University

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