

PREMIER URBAN DEVELOPMENT OPPORTUNITY

645 DIVISION STREET • 1.28 ACRES • HIGHEST ELEVATION IN THE GULCH



SOUTHEAST VENTURE
REAL ESTATE • DESIGN • DEVELOPMENT

MASSING EXAMPLE



HIGHEST ELEVATION IN THE GULCH!





OVERVIEW

ADDRESS 645 DIVISION STREET
NASHVILLE, TN 37203

SUB-MARKET THE GULCH

SITE AREA 1.28 ACRES

ZONING DOWNTOWN CODE (DTC)

USE OFFICE, RETAIL, MULTI-FAMILY,
HOTEL

HIGHEST ELEVATION IN THE GULCH!

ADDITIONAL NOTES

Over 1.8 million SF of office space under construction within walking distance

Walking distance to the Gulch and an abundance of retail and restaurant amenities

Easy access to I-65/I-40 interstate system and Nashville's major arteries

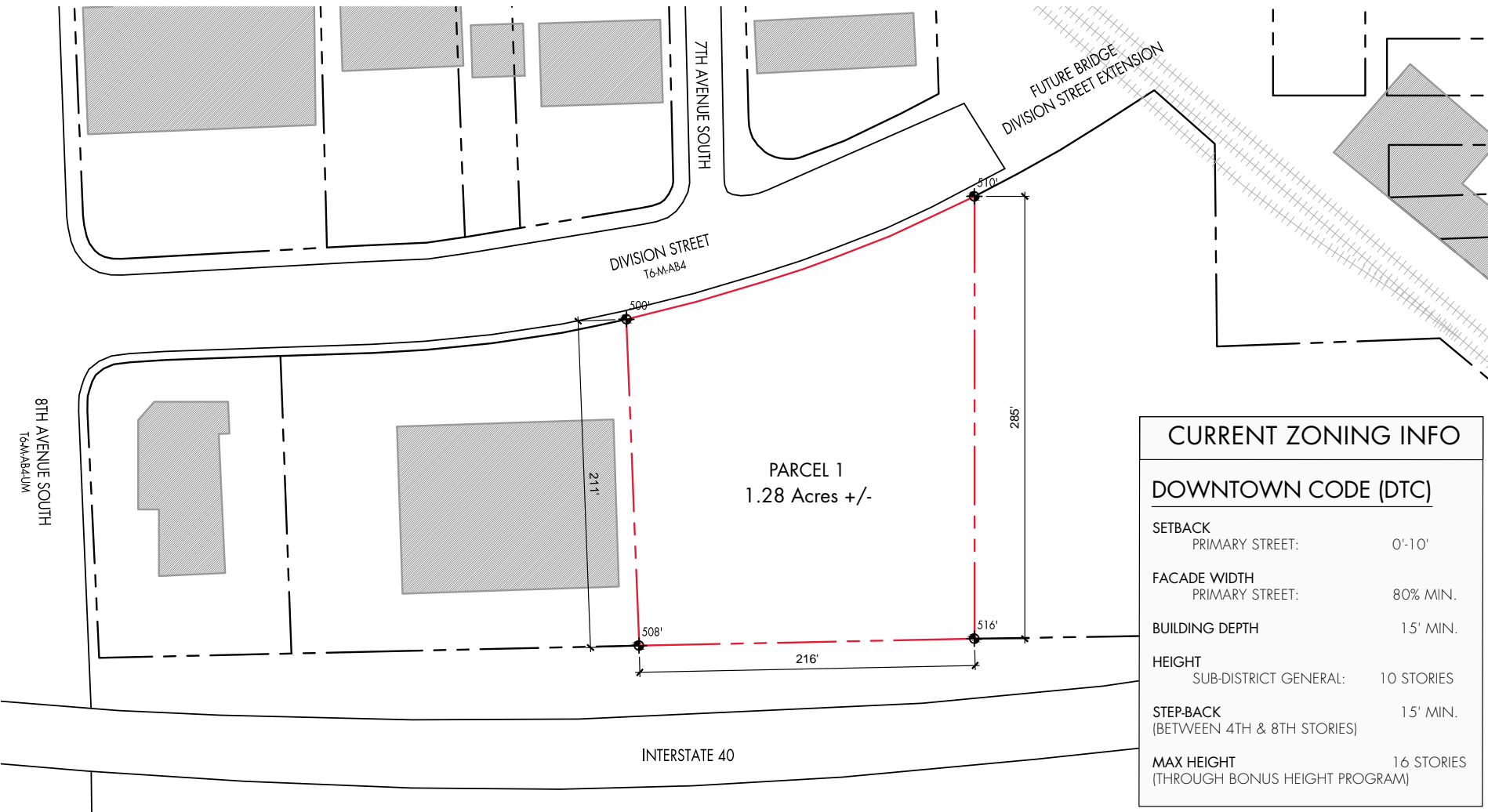
Highly visible location with amazing views

Site is bordered by Division Street and I-40 just before the Division Street Connector (NOW OPEN!)

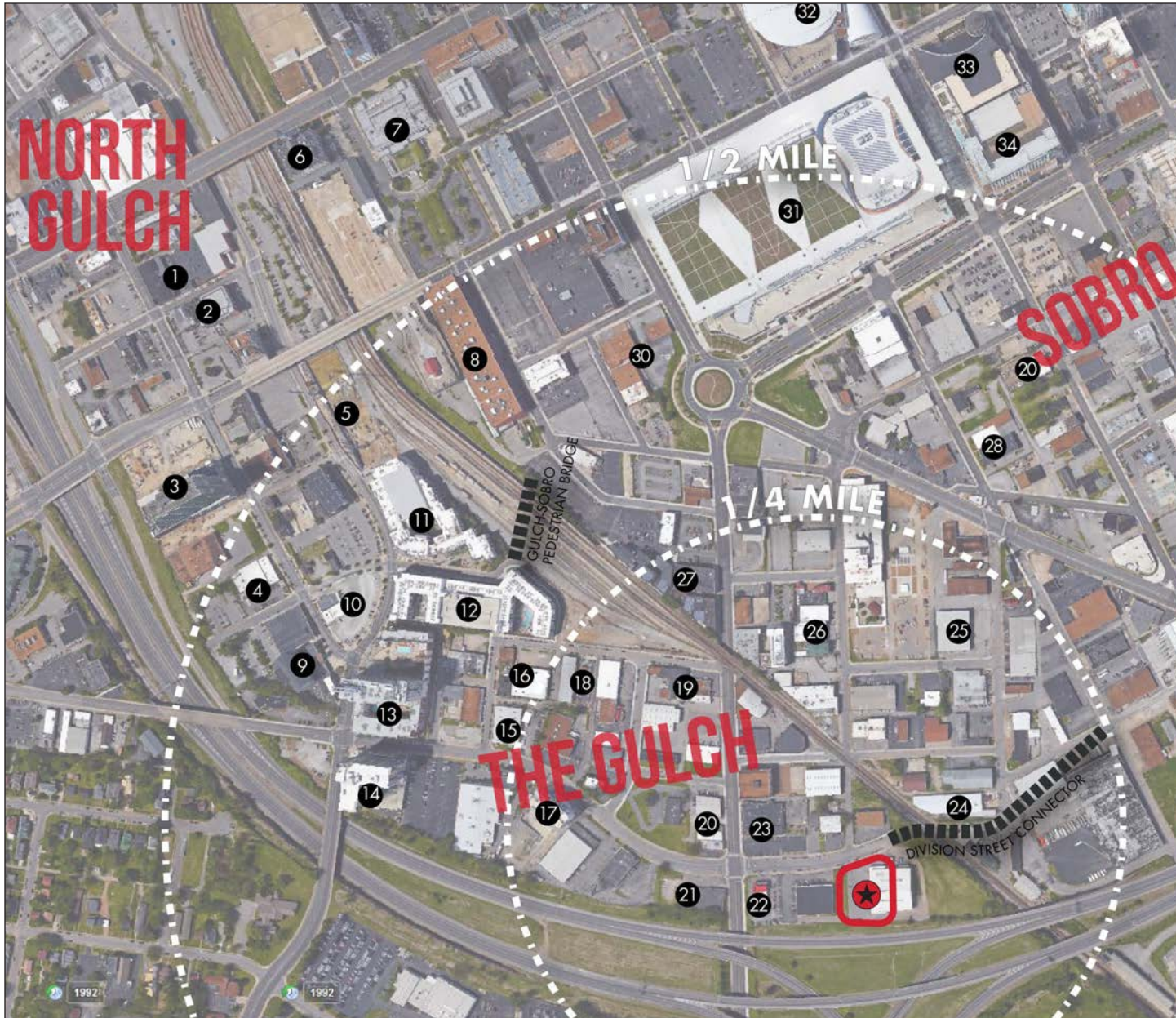
FOR PRICING GUIDANCE, CONTACT

JIMMY PICKEL 615.250.8674

ZONING



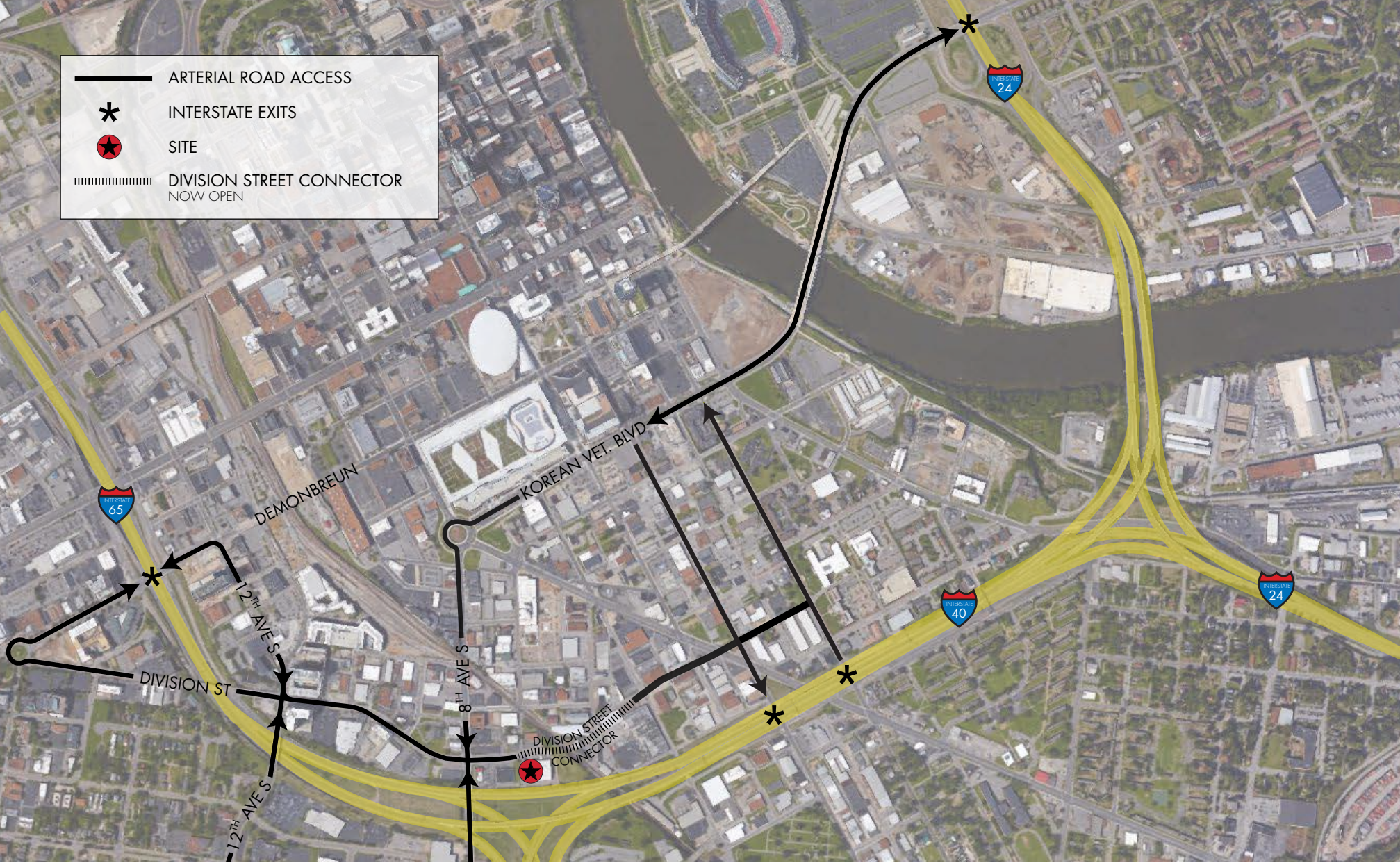
POINTS OF INTEREST



1	Saint Añejo	restaurant
	Virago	restaurant
	Moto	restaurant
2	Whiskey Kitchen	restaurant & bar
	Kayne Prime	restaurant
3	TwelveTwelve	condos
	Del Frisco's	restaurant
	Fin & Pearl	restaurant
4	The Turnip Truck Urban Fare	grocery
5	Gulch Crossing	office
	Tazikis	restaurant
	Pure Barre	fitness
6	Union Station Hotel	hotel
7	Frist Center for the Visual Arts	museum
8	Cummins Station	mixed-use
9	Urban Outfitters	retail
	Little Octopus	restaurant
	Sambuca	restaurant
10	The Thompson Hotel	hotel
	Station Inn	music venue & bar
11	Velocity in the Gulch	multi-family
	Bar Louie	restaurant & bar
	Biscuit Love	restaurant
12	Pine Street Flats	multi-family
	The Pub	restaurant & bar
13	Icon in the Gulch	multi-family
	Otaku Ramen	restaurant
	Terrazzo	condos
14	Prima	restaurant
15	Yazoo Brewing Co.	brewery
16	Market Street Development	<i>FUTURE</i>
17	Fairfield Inn & Suites	hotel
18	Peg Leg Porker	restaurant
19	Arnold's Country Kitchen	restaurant
	Rudy's Jazz Room	jazz club
20	Jackalope Brewing Co.	brewery
	ZolliKoffee	coffee shop
	Party Fowl	restaurant
21	Broadstone Gulch	multi-family
22	Pour House	restaurant
23	Flyte	restaurant
24	Tennessee Brew Works	brewery
25	City Winery	winery
26	Third Man Records	record store
27	Parlour & Juke	boutique retail
	Mercy Lounge	bar
28	Sixth South	multi-family
29	Olmsted SoBro	multi-family
30	The Westin Nashville	hotel
31	Music City Center	convention center
32	Bridgestone Arena	event & sport venue
33	Country Music Hall of Fame	museum
34	Omni Nashville	hotel



SITE ACCESS



VIEW FROM PROPERTY



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THE GULCH



“ AN EXCITING
COMBINATION
OF THE OLD,
THE ADAPTED &
THE CUTTING
EDGE ”



THE GULCH is one of the most sought after neighborhoods in Nashville for high density development and is among the finest masterplanned developments, it successfully incorporates the principles of smart growth, urbanism, and sustainability.

1st LEED ND Certified Green Neighborhood in the Southeast

4th Silver Certified Neighborhood in the World



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FOR MORE INFORMATION & PRICING GUIDANCE, CONTACT

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