

# 345 HARRISON STREET

NASHVILLE | TENNESSEE 37219



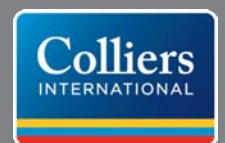
**FOR SALE OR LEASE: REDUCED**

1,552 SF Retail or Office Condo Located in the  
**Dynamic Germantown District**

**OWNER/AGENT:**

**Nate J. Greene, CCIM**  
Executive Vice President  
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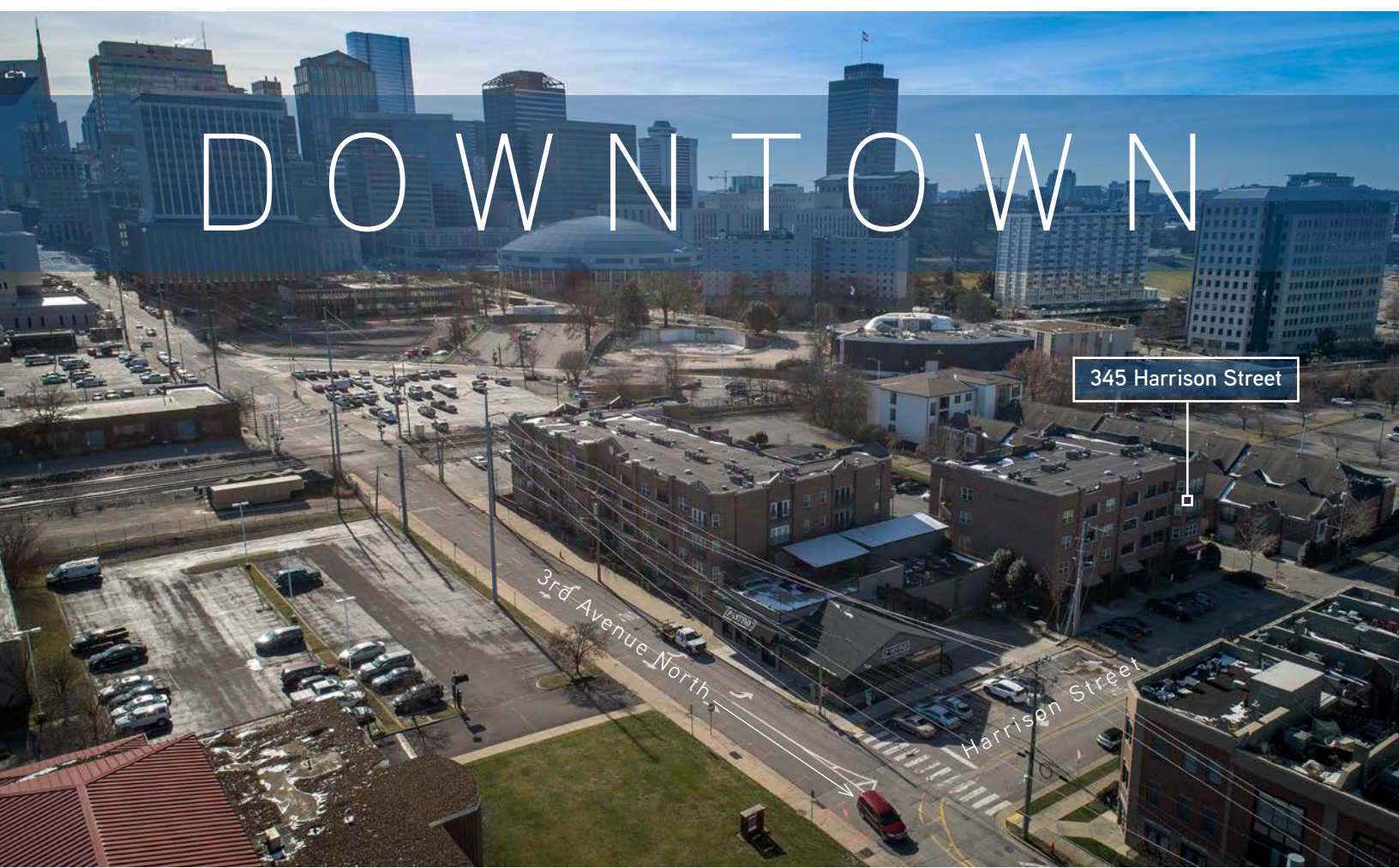
Colliers International | Nashville  
615 3rd Avenue South | Suite 500  
Nashville, TN 37210  
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# GERMANTOWN



# DOWNTOWN



# 345 Harrison Street

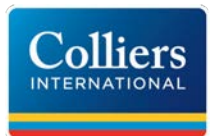
Nashville, TN 37219

## THE OPPORTUNITY

Colliers International | Nashville is pleased to offer for sale or lease a unique and “move-in ready” commercial space in one of the most vibrant mixed-use neighborhoods of Nashville. Surrounded by the rich history of Historic Germantown and immediately adjacent to the CBD, this rare offering is located within 1 block of Tennessee’s prized First Tennessee Park with walkable access to the burgeoning restaurant scene, Nashville Farmers’ Market, the Cumberland River Greenways network, and all amenities and businesses of downtown.

## HIGHLIGHTS

<b>PROPERTY</b>	1,552 SF useable commercial condominium in Harrison Square  Beautifully designed street level unit offers substantial upgrades & amenities; signage
<b>ADDRESS</b>	345 Harrison Street Nashville, TN 37219
<b>USES</b>	Commercial Services   Office   Retail
<b>LOCATION</b>	Corner of Harrison and Criddle, between 3rd and 4th Avenue North  Convenient access to interstate and multiple secondary connectors to all points around the city
<b>PARKING</b>	4 onsite parking spaces included in HOA; additional pull-in front parking
<b>LEASE PRICE</b>	\$27.50 SF/Net CAM Estimate \$4.82/SF Tenant pays utilities (metered separate)
<b>SALE PRICE</b>	\$665,000



Accelerating success.

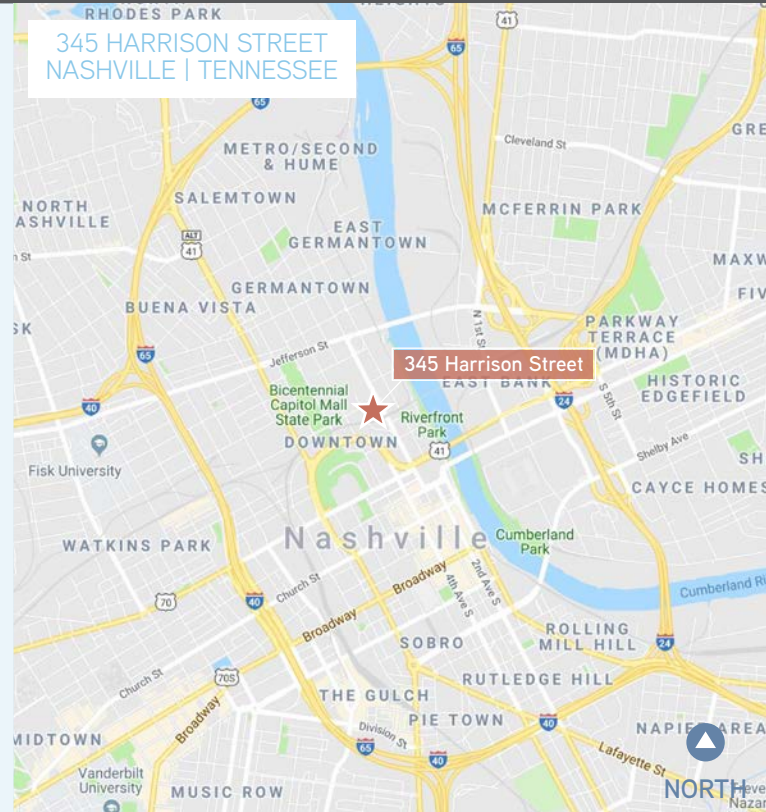
# 345 Harrison Street | Nashville, TN

## OVERVIEW

ADDRESS	345 Harrison Street Nashville, Davidson County, TN 37219
SUBMARKET	Sulphur Dell/Germantown
BUILDING TYPE	Commercial Retail or Office
YEAR BUILT	2008
BUILDING AREA	1,552 SF useable
UNIT AMENITIES	2 Glass enclosed offices + 1 executive suite with restroom and shower  Open area reception and work space; kitchenette  Private rear entrance  4 parking spaces (HOA); additional pull-in street parking  Full use of rooftop deck

### Upgrades:

- > Porcelain tile flooring throughout
- > Floor to ceiling tinted windows with metal blinds
- > Top of the line acoustic ceiling & wall baffles
- > High lumens projector and motorized screen with remote
- > Surround sound speakers throughout
- > NEST thermostats



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