

907 20th
Avenue
South
NASHVILLE | TN 37219



LOCATED IN THE HEART OF NASHVILLE'S BOOMING MIDTOWN DISTRICT

FOR LEASE:
3,582 SF | \$45.00 SF/NNN

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MIDTOWN

The Row Kitchen & Pub



Red Door Saloon



1911 Broadway



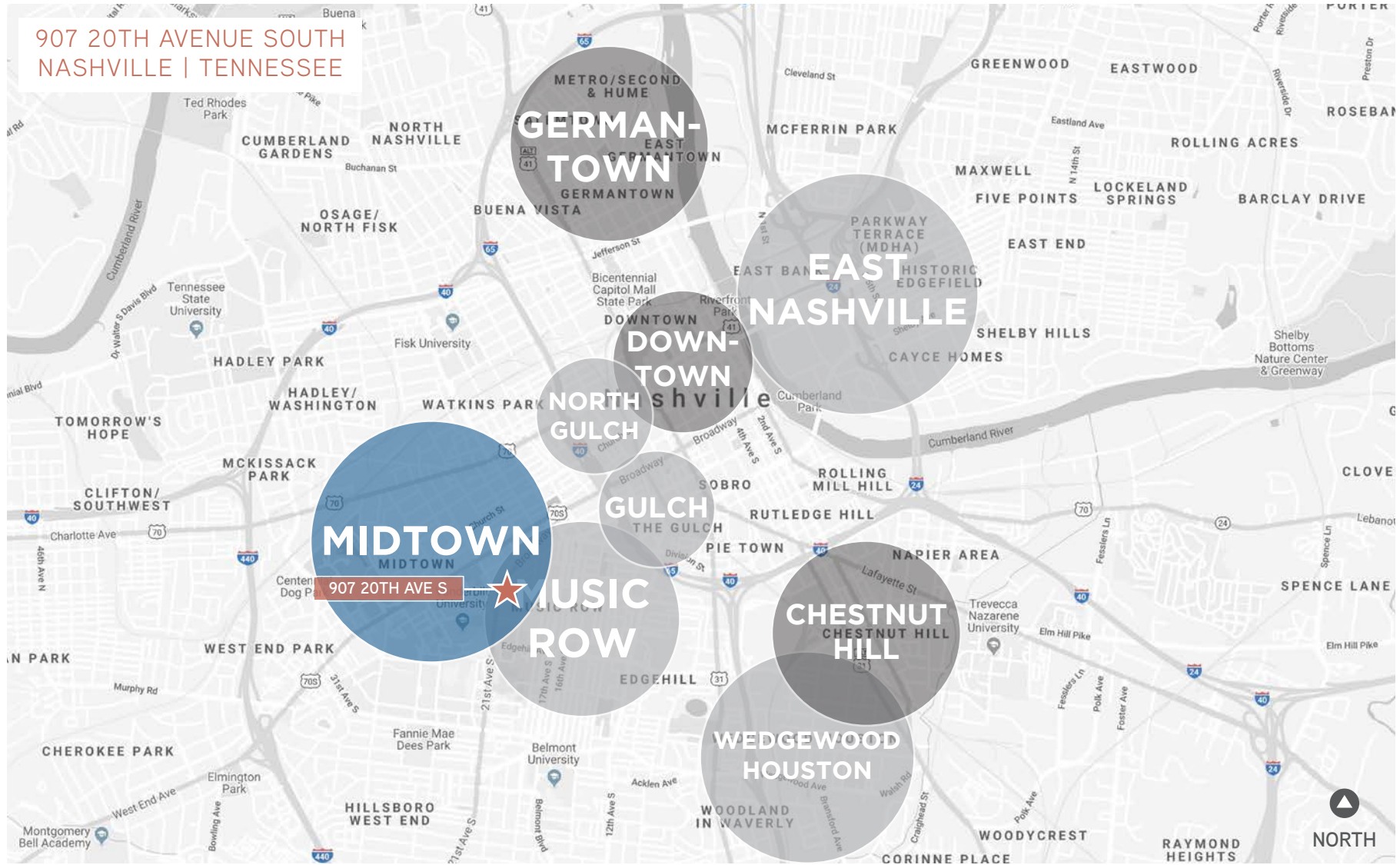
The Adelia

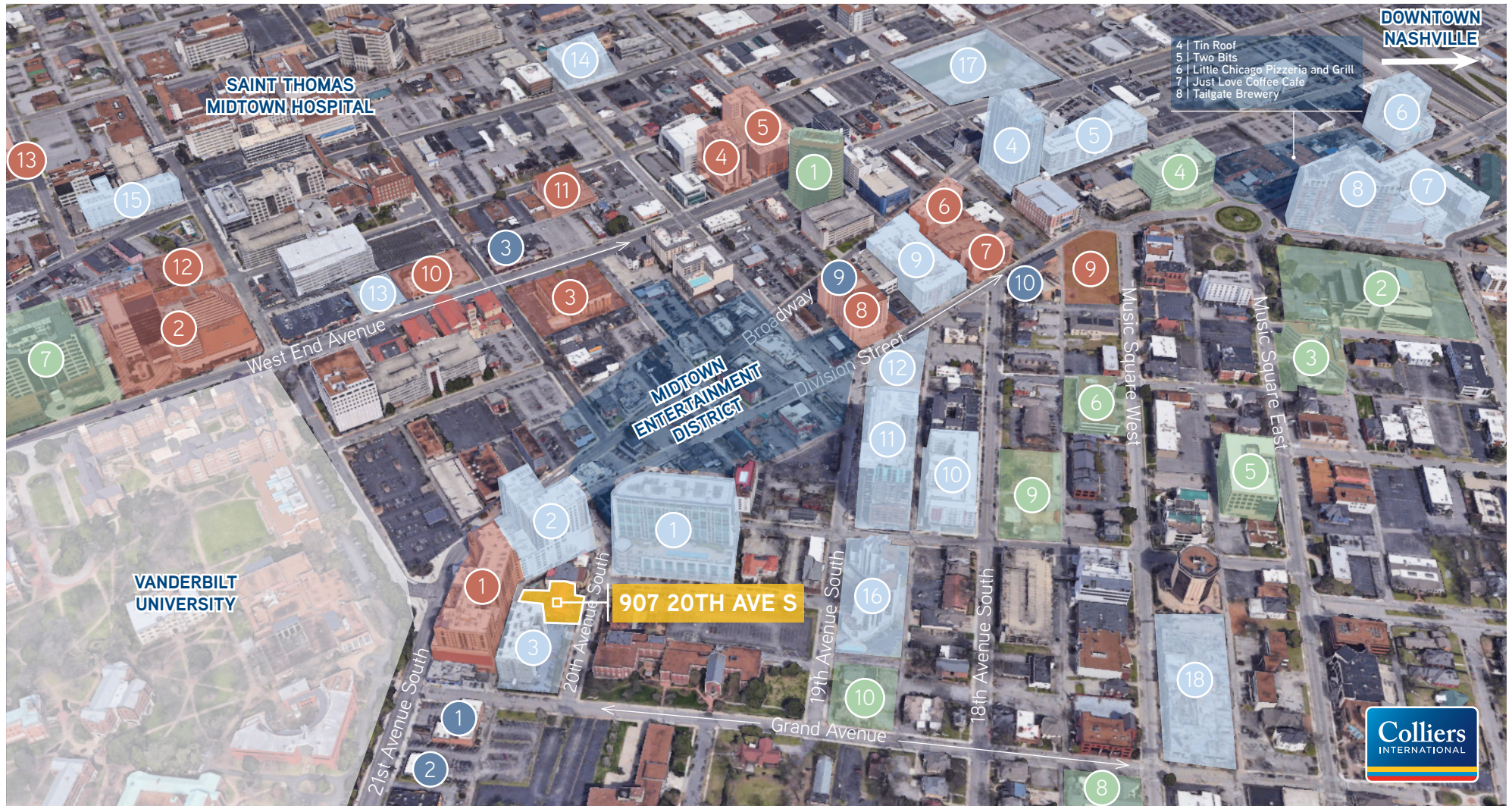


Vanderbilt University

LOCATION

907 20TH AVENUE SOUTH
NASHVILLE | TENNESSEE





RESIDENTIAL

- 1 The Adelia
- 2 Aertson Midtown
- 3 20th & Grand
- 4 SkyHouse Nashville
- 5 The Cadence
- 6 Rhythm at Music Row
- 7 1505 Demonbreun
- 8 Element Music Row
- 9 Bristol on Broadway
- 10 Artisan on 18th
- 11 The Morris Apartments

- 12 Kenect Nashville
- 13 Akord Apartments
- 14 18th & Church
- 15 20th & Church
- 16 University Square Condominiums
- 17 Propst Condos
- 18 Millennium Music Row

HOTEL

- 1 Kimpton Aertson
- 2 Loews Vanderbilt Hotel
- 3 Hampton Inn Nashville/Vanderbilt
- 4 Hutton

- 5 SpringHill Suites by Marriott
- 6 Hilton Garden Inn - Vanderbilt
- 7 Home2 Suites by Hilton - Vanderbilt
- 8 Embassy Suites - Vanderbilt
- 9 Virgin Hotel
- 10 Graduate Hotel
- 11 The Hayes Street Hotel
- 12 Hyatt House Nashville - Vanderbilt
- 13 TBD
- 14 Waldorf Astoria

DINING & ENTERTAINMENT

- 1 Chipotle Mexican Grill

- 2 Starbucks
- 3 Amerigo Italian
- 4 Tin Roof
- 5 Two Bits
- 6 Little Chicago Pizzeria and Grill
- 7 Just Love Coffee Cafe
- 8 TailGate Brewery Music Row
- 9 Five Odd Fellows Food & Drink
- 10 The Patterson House

OFFICE

- 1 1801 West End
- 2 BMI

- 3 Warner Music Nashville
- 4 Roundabout Plaza
- 5 CMA Country Music Association
- 6 Word Entertainment
- 7 Caterpillar Financial Center
- 8 17th & Grand New Development
- 9 18th & Chet New Development
- 10 19th & Grand New Development

M I D T O W N
N A S H V I L L E
AREA ATTRactions

907 20th Avenue South | Overview

THE OPPORTUNITY

907 20th Avenue South is a 3,582-square-foot restaurant/bar establishment nestled in the heart of Nashville’s booming Midtown district. The 0.45-acre site was first established in 1975 and has played witness to Nashville’s continuing growth. In recent years, upscale developments such as Kimpton Aertson, Aertson Midtown, 20th & Grand, and The Adelia have emerged directly adjacent to the property. This bustling neighborhood is rich with restaurants, bars, and hotels attracting those interested in the nightlife, with most establishments remaining open until 3:00 a.m. or later. The area is a hot spot for college students from around the city as Nashville’s most prestigious private research university, Vanderbilt University, is near the property and Belmont University is just a few blocks away. The Midtown Entertainment District, with its abundance of live music venues and entertainment, is due north and within walking distance.

BUILDING SPECIFICATIONS

ADDRESS	907 20th Avenue South Nashville, TN 37218
LOCATION	Midtown
RENT	\$45.00 SF/NNN
TERM	Negotiable
AVAILABLE	Immediate
IMPROVEMENT ALLOWANCE	Free Rent
YEAR BUILT	1975



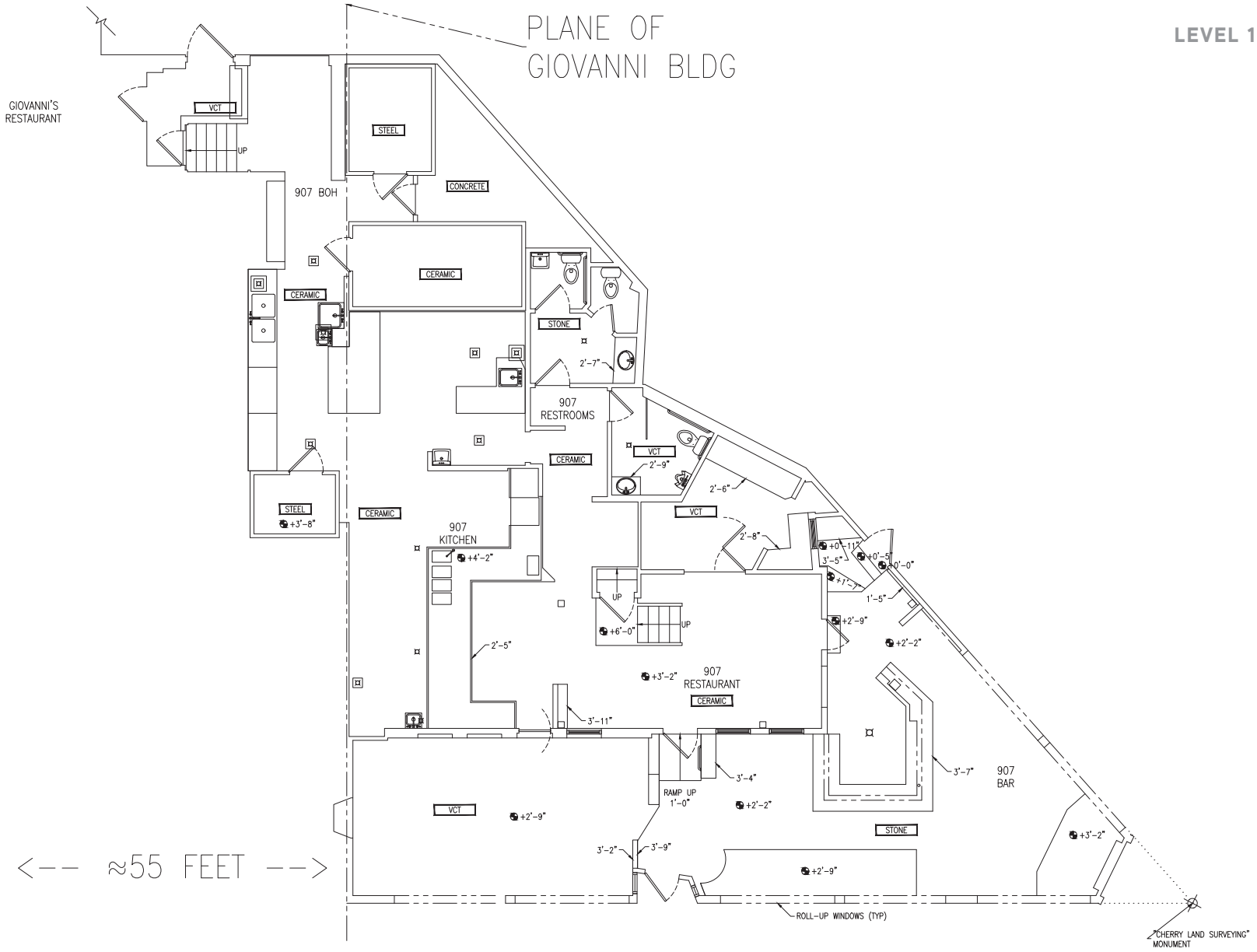
FEATURES

- 3,582 SF of restaurant/bar space in the heart of Nashville’s booming Midtown District
- Adjacent to ample residential, retail, and entertainment venues
- Close proximity to prestigious private universities; Vanderbilt University and Belmont University
- Minutes from downtown Nashville and the Nashville Yards development; home of the new 1,000,000-square-foot Amazon headquarters
- Convenient interstate access to Interstate-40
- Live, work, play atmosphere with a relaxed vibe

\$45.00
PSF/NNN

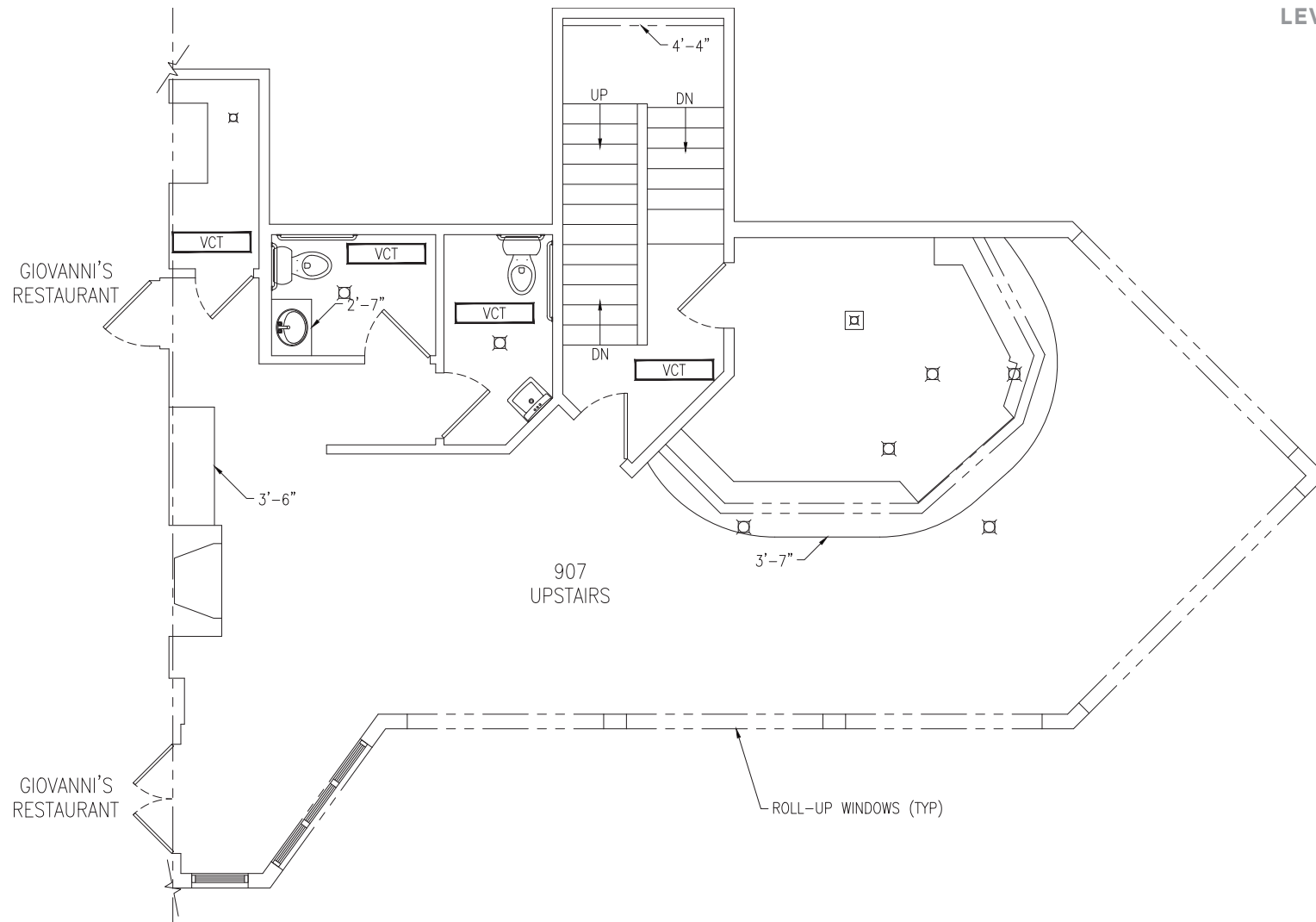
FLOORPLAN

LEVEL 1



FLOORPLAN

LEVEL 2





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