

**CUSHMAN &
WAKEFIELD**



FOR SALE OR LEASE

346 21st Avenue North

Nashville, Tennessee 37203

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Property Highlights

- 5,528 SF on 0.17 acres
- Sale price: \$2,200,000
- Lease rate: \$24.00/SF NNN
- Ample parking onsite
- 3.5/1,000 parking ratio
- Located on the corner of 21st Avenue North and Charlotte Avenue
- High visibility on busy Charlotte Avenue corridor (35,000 cars per day)
- Roof installed in 2017
- Interior improvements in 2018
- HVAC installed in 2010 & 2014
- Close proximity to St. Thomas Midtown and Centennial Hospitals
- Abundant redevelopment in immediate area
- Free storage available in dry basement area

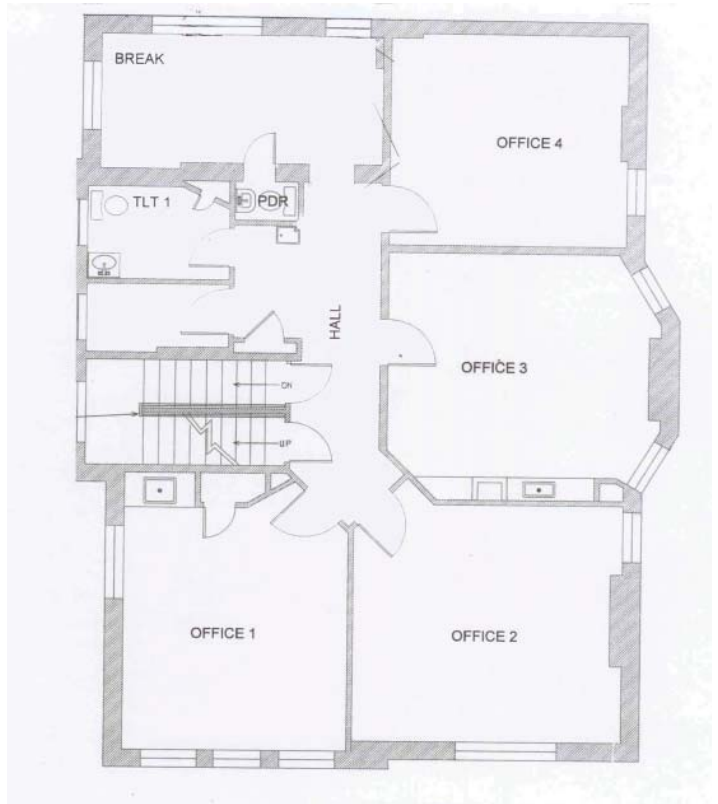


5,528 SF Office Building
Sale Price: \$2,200,000
Lease Rate: \$24.00/SF NNN

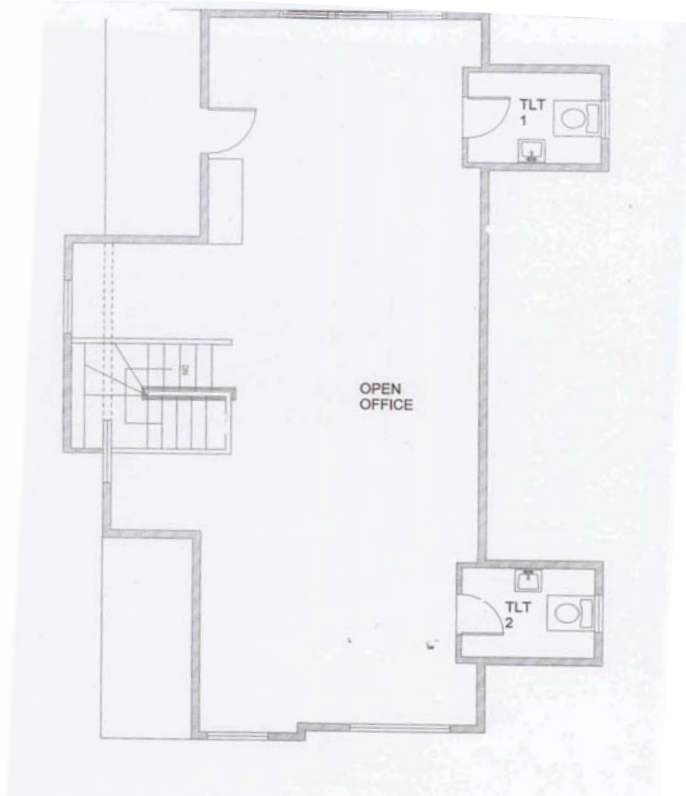
First Floor



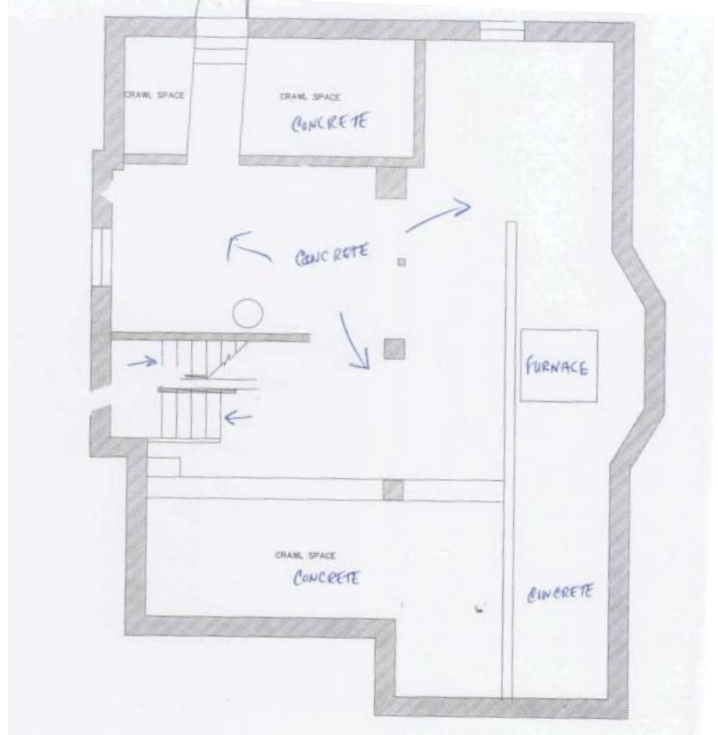
Second Floor



Third Floor



Basement



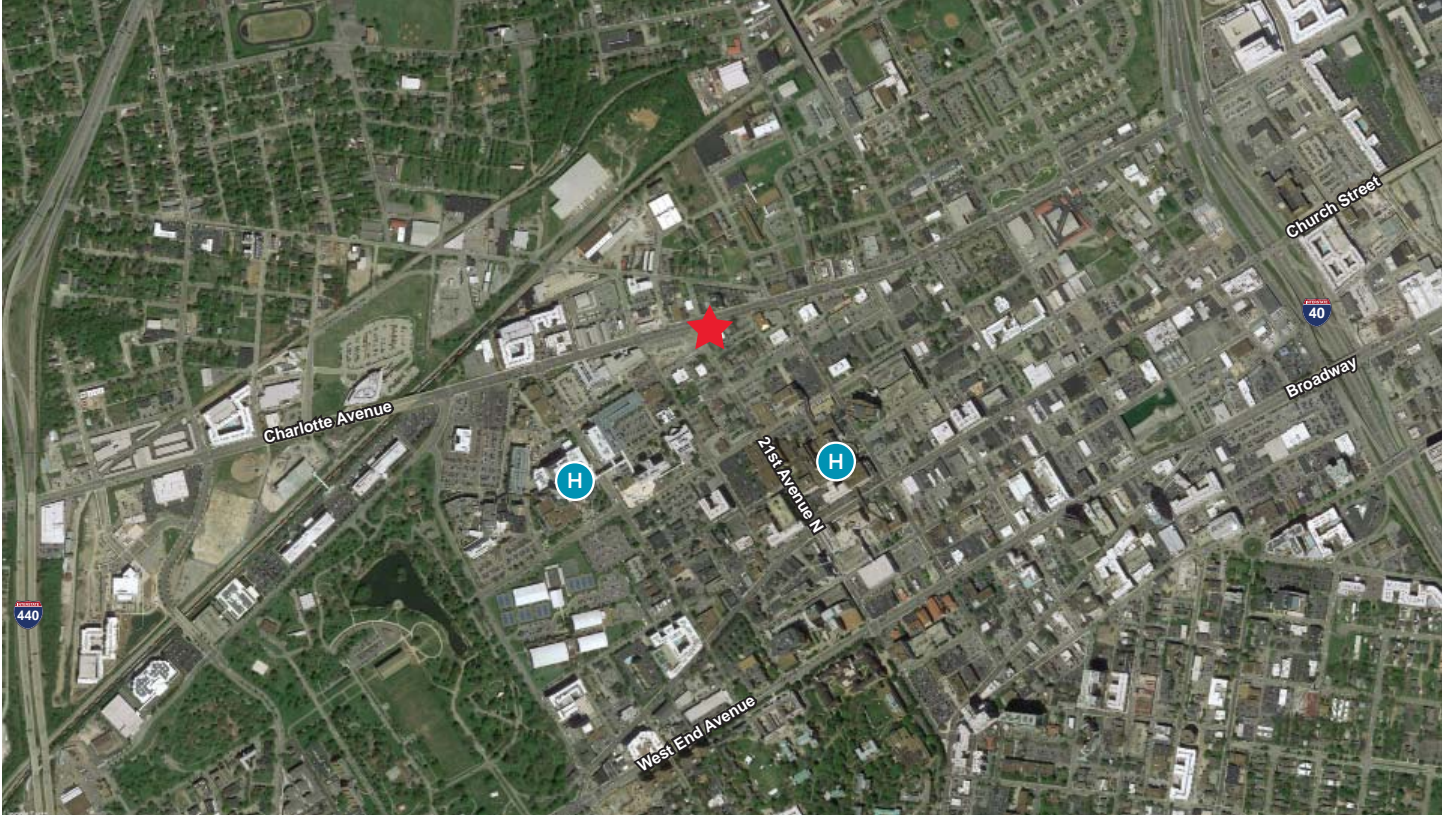
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Aerial



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