

## FOR SALE

± 5,356 SF

42 Rutledge St  
Nashville, TN 37210

**Jon Speers**

Jon@EquitableTN.com

615.480.3126

**Pete Greenfield**

Pete@EquitableTN.com

615.418.8677

- Built in 1873\* (est)
- Soaring ceilings and custom millwork
- Nashville's Historic Rutledge Hill District
- Distinctive Architectural Asset
- Less than 1 mile from Downtown
- FOR SALE :: \$2,410,000

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## The History of the Rutledge Hill District

As the great-grand daughter of two signers of the Declaration of Independence (Arthur Middleton and Edward Rutledge) Emma Frederika Rutledge and her husband, William B. Reese, Jr., were important to the cultural life of Nashville in the late 1800's. The couple and their children were cultural pioneers and helped to form religious, educational, and charitable institutions in Nashville and Tennessee as a whole. Their touch of colonial charm, dignity, and refinement, along with their principles and determination to forge a new society can still be felt and seen in Nashville to this day.

In the 1800's, the Rutledges constructed a large villa with elaborate terraced gardens on the slope leading to the hills crest which they called Rose Hill.

By the end of the 19th century, Rutledge Hill had become the most elegant residential neighborhood of Victorian Nashville and the town's center of higher education. Most of the historically significant buildings of the area survived the ages, both residential and other, date to this period.

Though the exact date **42 Rutledge** was built has, so far, eluded a diligent search of city and state archives, the best estimate is 1873. The house was built in three different stages, so the original structure, the middle part of the house, may be older than that. It has been said that the house served as a fraternity house at the turn of the century, a boarding house for nurses in the 30's and 40's, and finally cut up into apartments in the 50's.

**42 Rutledge** has undergone meticulous preservation since the late 1980's to present day to restore it to its near original condition. Available now for the first time in three decades, **42 Rutledge** is one of the few remaining architectural gems in Nashville. The opportunity is located in the storied Rutledge Hill district of Nashville, less than 1 mile from downtown Nashville and surrounded by new Class A office, retail redevelopment and premium residential apartments.



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- Current use is office space
- Unique historic structure
- Single or multi-tenant capability
- Large individual offices with high ceilings



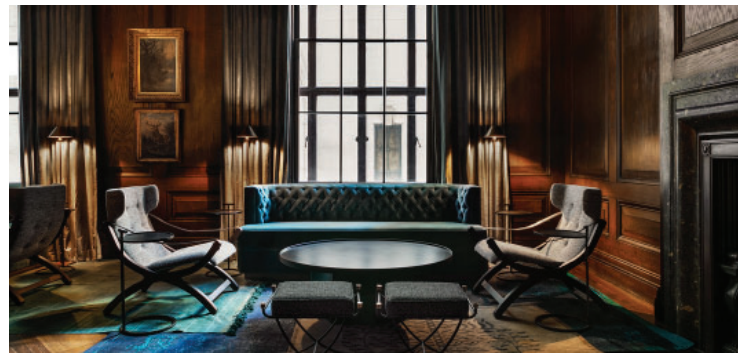
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Brilliant opportunity for ...

- Speakeasy
- Restaurant
- Residential
- Event Space
- Short Term Rental
- Boutique Hotel

\* Images used for conceptual purposes only - not actual condition.



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