



2004 21ST AVENUE SOUTH

FOR LEASE | 3,929 SF OFFICE | HILLSBORO VILLAGE

PROPERTY OVERVIEW



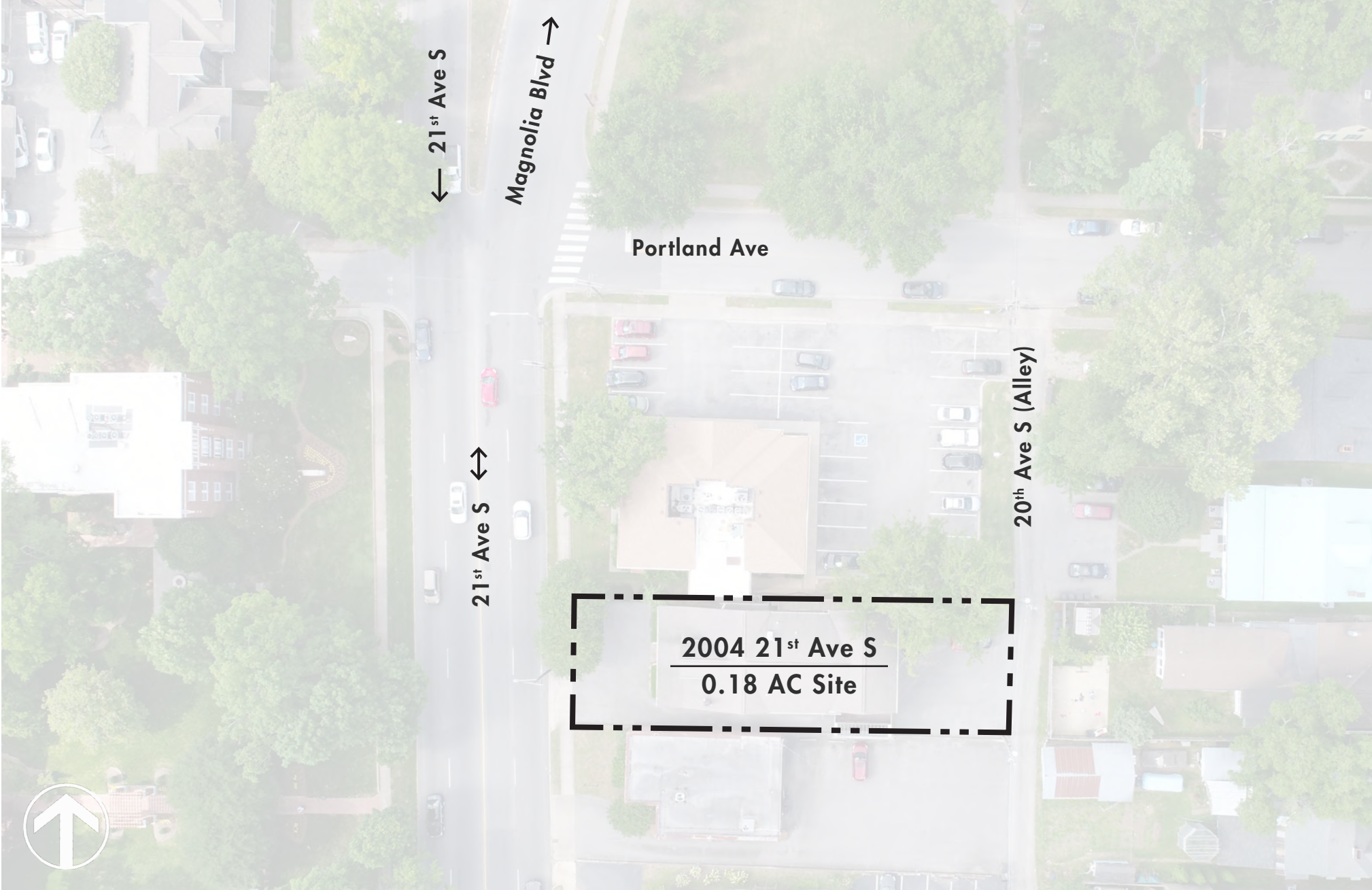
PROPERTY DETAILS

Address	2004 21st Avenue South Nashville, Tennessee 37212
Existing Improvements	3,929 SF Total 1,410 SF First Floor 2,519 SF Second Floor
Signage	Available
Parking	13 Spaces Onsite + Street Parking
Sub Market	Green Hills / Music Row
Lease Rate	\$29.75 PSF + Utilities
Use	Office Retail Medical

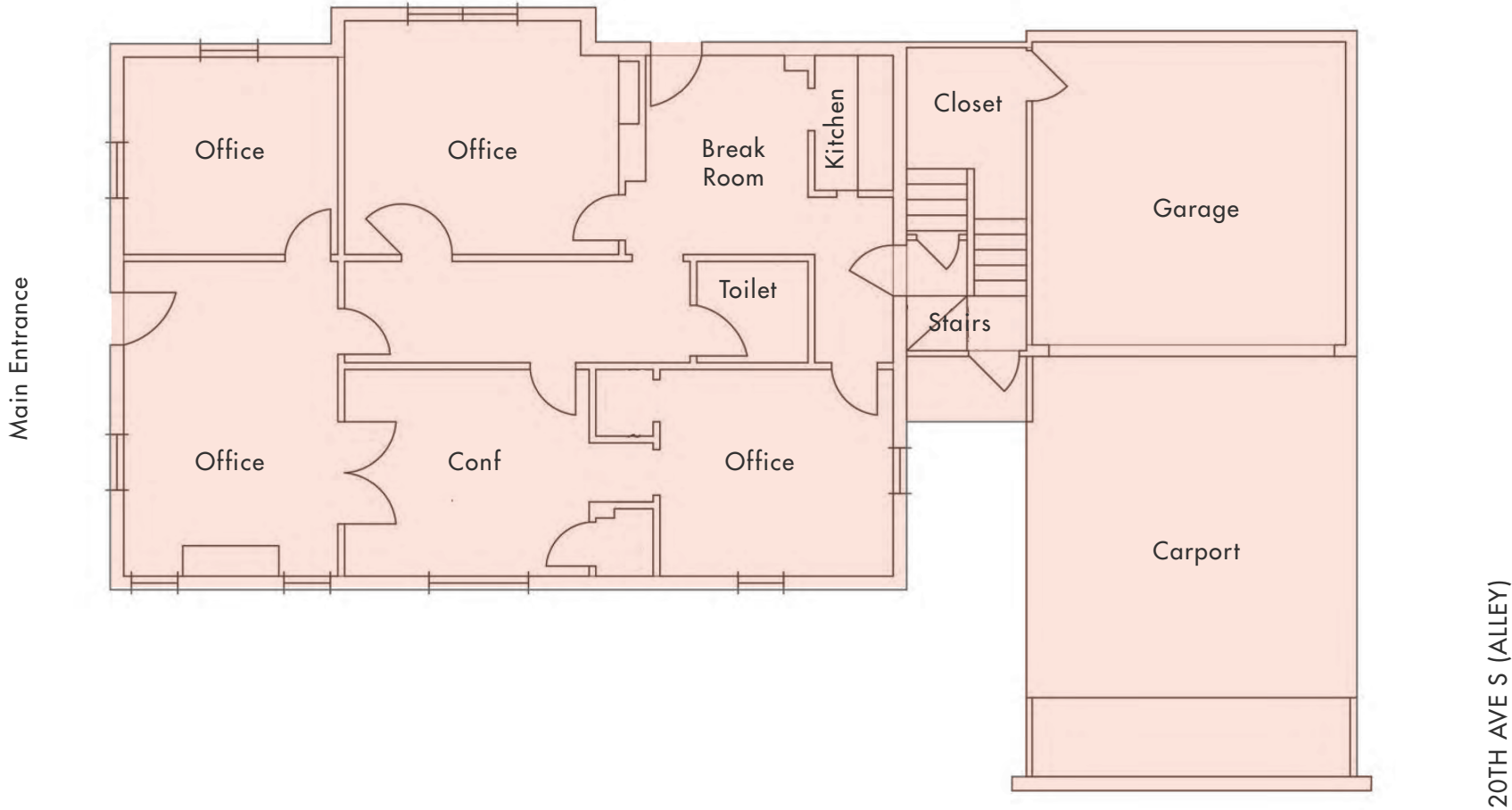
PROPERTY HIGHLIGHTS

- Ideal central location inside the I-440 loop
- Walking distance to Hillsboro Village, Music Row, 12 South, Belmont University, and Vanderbilt University and Medical Center
- Monument signage opportunity
- 35,000 vehicles per day south; 21,100 vehicles per day north
- Can be sub-divided for two or more tenants
- Separate security systems for upstairs and downstairs tenants
- Utilities include water, sewer, gas, and underground electric
- Building is fully wired for underground fiber to source at alley

SITE OVERVIEW



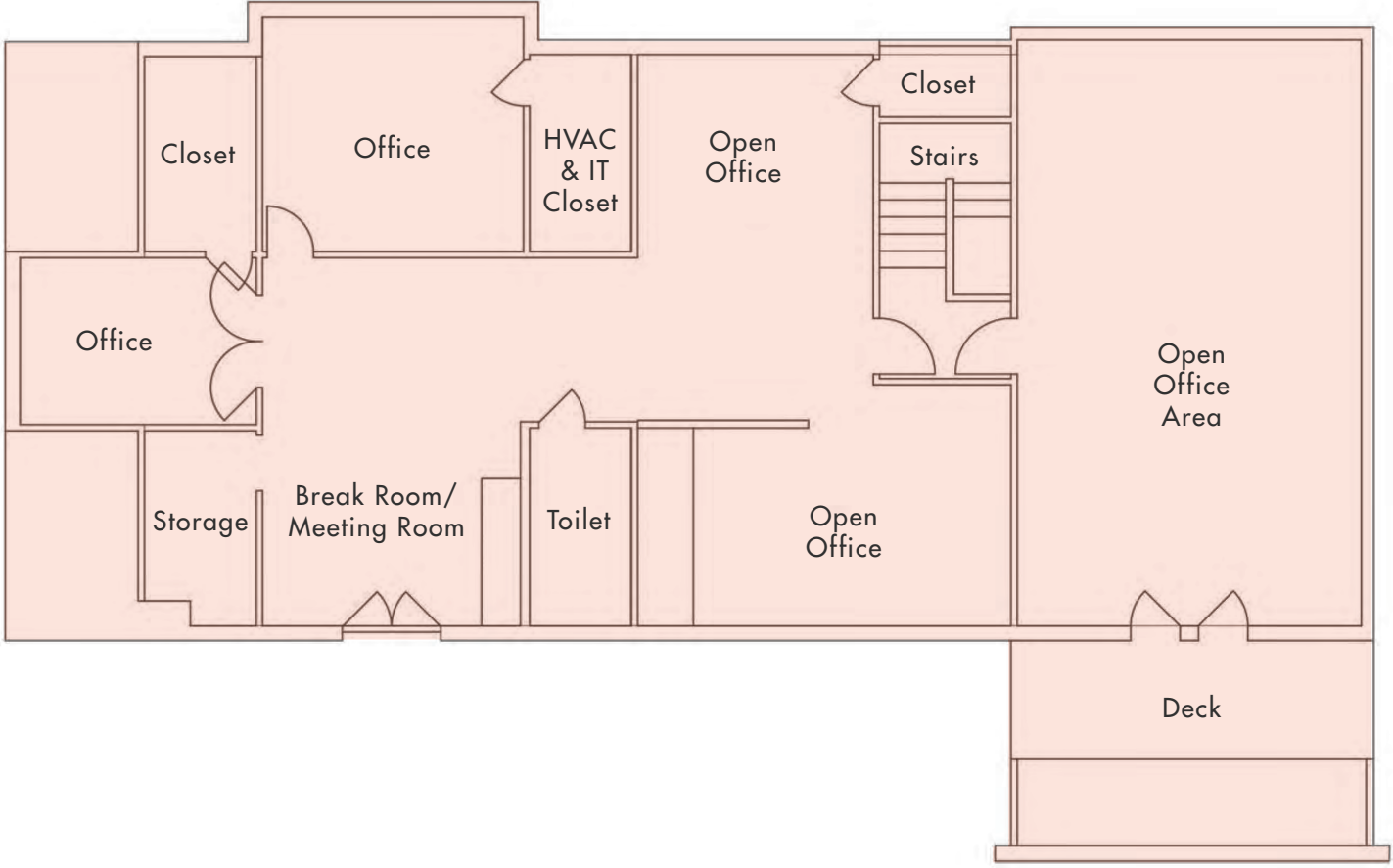
FIRST FLOOR | 1,410 SF



21ST AVE S

20TH AVE S (ALLEY)

SECOND FLOOR | 2,519 SF



21ST AVE S

20TH AVE S (ALLEY)

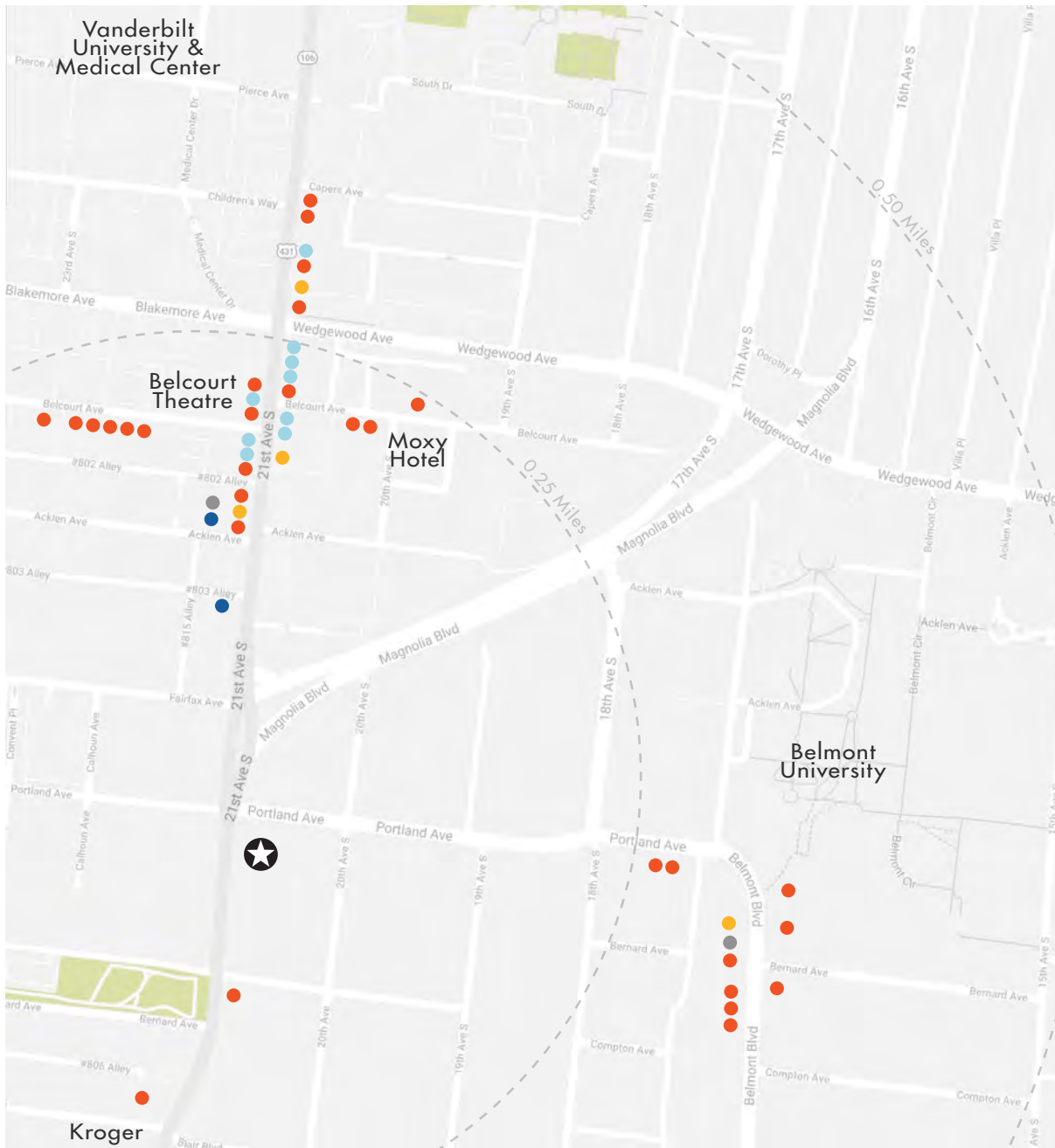
EXTERIOR PROPERTY PHOTOS



LOCATION & PROXIMITY MAP



WALKING DISTANCE AMENITIES



DINING + DRINKING

- Bare Naked Bagel
- Belcourt Taps
- Biscuit Love
- blvd Nashville
- Brown's Diner
- Cabana
- Chago's Cantina
- Chick Fil A
- Donut + Dog
- Double Dogs
- Grilled Cheeserie
- Hopdoddy Burger Bar
- International Market
- J. Christopher's
- Jeni's Splendid Ice Cream
- Kay Bob's Grill and Ale
- Levant Mediterranean Café
- McAllister's Deli
- McDougal's Chicken
- Meet Noodles
- Nashville Chocolate & Nut
- Pancake Pantry
- PM
- Proper Bagel
- RocknRoll Sushi
- Subway
- Sushi 88
- Taco Mama
- Villager Tavern

SHOPPING

- Altar'd State
- Apple & Oak
- Arcade Kids
- David Cookware
- Dress Up
- Impeccable Pig
- Mountain High Outfitters
- Native + Nomad
- Onward Reserve
- Posh
- Revv
- Scout & Molly's
- Thousand Faces
- UAL

SERVICES + ACTIVITIES

- Belcourt Theatre
- Belmont University
- Fannie Mae Dees Park
- Kroger
- Local Honey
- Moxy Hotel
- Rodney Mitchell
- Ruby
- Uncle Classic
- Vanderbilt Medical Center
- Vanderbilt University

COFFEE + JUICE

- Bongo Java
- Fido
- Revelator Coffee Company
- Urban Juicer

FITNESS

- Lotus Room Ayurveda
- Pilates Garage

THE NEIGHBORHOOD



HILLSBORO VILLAGE

Hillsboro Village features a walkable network of historic homes, highly-rated restaurants, scenic green spaces and trendy coffee shops making it one of the most sought-after areas in all of Nashville.

Because it is flanked by both Vanderbilt University and Belmont University on the southwest side of the city, there is a heavy concentration of college students in this area.

This thriving university scene plays a major role in shaping the overall culture and lifestyle of the area. As

with any respectable college neighborhood, there are plenty of spots to keep you caffeinated and focused, including Fido, Fetch, and Revelator Coffee.

These establishments can be found in Hillsboro Village itself, which offers an inviting cluster of more than 25 bars and restaurants, as well as the classic and recently renovated Belcourt Theatre.

Just east of the Vanderbilt campus is the heart of Nashville's music industry — Music Row. Here you'll find recording studios, production houses, record

labels, radio stations, licensing firms and pretty much any other type of business related to country, gospel, and contemporary Christian music.

At the northwest side of the Vanderbilt campus along West End Avenue is Centennial Park, which boasts a stunning replica of the Parthenon in Athens, Greece — right down to the 42-foot statue of Athena within.

For a sweeping view of the Nashville skyline, pack a picnic and set down a blanket on Love Circle. All this and more is within just a five to ten minute walk.

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