

# 2 Music Circle East

The Tracking Room  
NASHVILLE | TN 37203

DOWNTOWN

THE  
GULCH

THE TRACKING ROOM

COMFORT  
INN & SUITES

MUSIC CIRCLE EAST

CUMULUS

YOUNG  
EXECUTIVE  
BLDG

**NASHVILLE'S MOST NOTORIOUS STUDIOS OFFERS MULTIPLE OPPORTUNITIES**

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**2 MUSIC CIRCLE EAST OFFERS MULTIPLE OPPORTUNITIES: CONTINUE OPERATING AND MAINTAINING ONE OF NASHVILLE'S MOST NOTORIOUS STUDIOS, RENOVATE TO CREATE A MORE APPROPRIATE OFFICE/MIXED-USE SPACE, OR TEAR-DOWN AND CUSTOM BUILD.**





## THE TRACKING ROOM | OFFERING

The Tracking Room is a state of the art recording studio and rehearsal hall for musicians and bands that is conveniently located on Music Row. The Tracking Room provides a private and exclusive space that includes a loading dock, kitchen, full bathroom, expert gear and professional staff.

The studio is equipped to record rehearsals with Pro Tools and mix on 80-channel Solid State Logic 9000J from a live digital console feed. It is the biggest studio in Nashville. Built in the mid-1990s by famed studio architect Tom Hidley, the 6,500 sq. ft. space was designed for impeccable sound quality. There are five ISO (isolation) booths, including a reverb chamber called the “Stone Room” that is frequently used for percussion. Each room features unique characteristics, plus doors designed by NASA to eliminate sound leakage.

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[thetrackingroomstudio.com](http://thetrackingroomstudio.com)

**\$3.8 MILLION**  
**9,300 SF AVAILABLE**  
**LOT SIZE 100' X 164'**  
**CF ZONING**

For Additional Footage, Please Visit:  
[vimeo.com/323361667](http://vimeo.com/323361667)

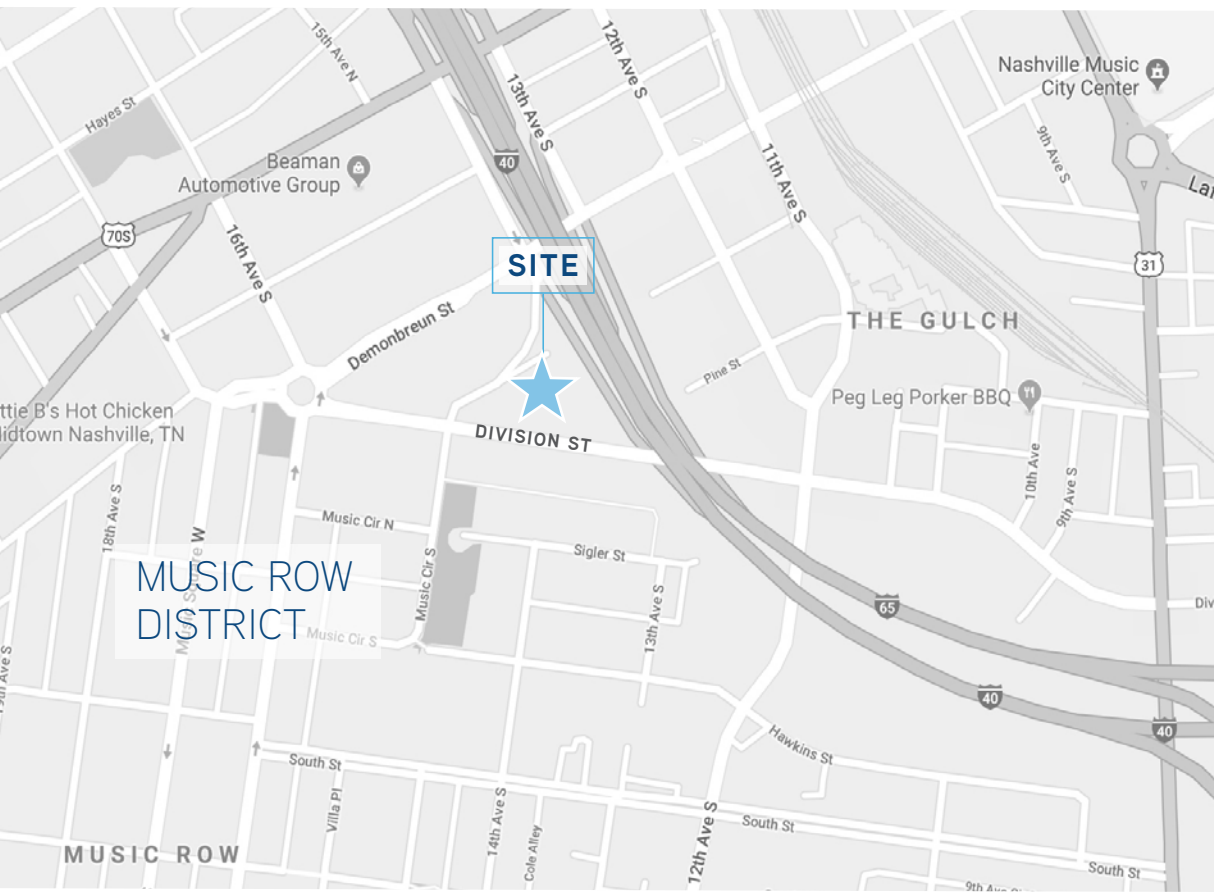






## OVERVIEW

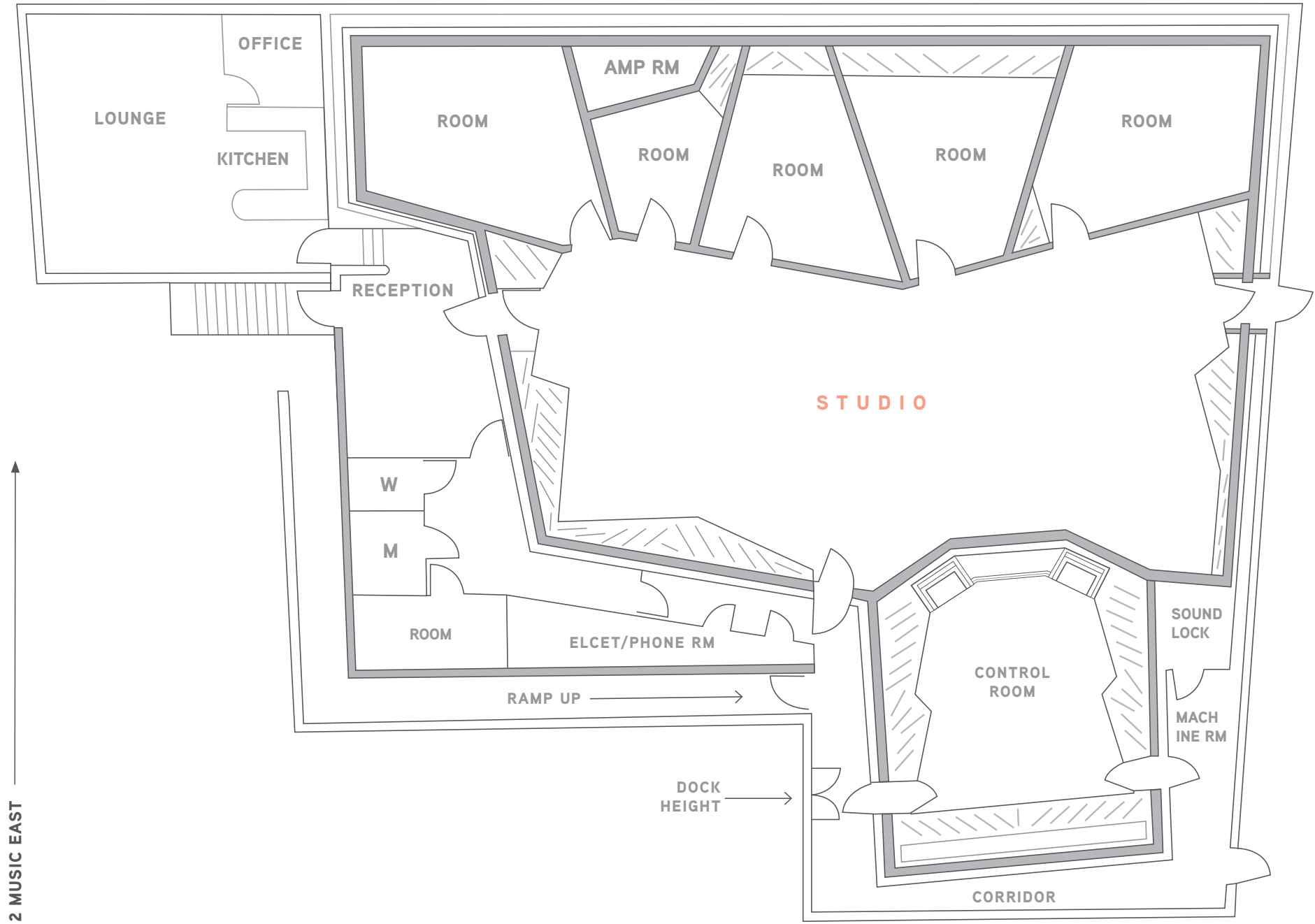
<b>ADDRESS</b>	2 Music Circle East Nashville, TN 37203
<b>SUBMARKET</b>	Music Row District
<b>BUILDING TYPE</b>	Music Studio
<b>YEAR BUILT</b>	1990s
<b>AVAILABLE SF</b>	Up to 9,300 SF (full floor)
<b>ZONING</b>	CF (Core Frame, intended for a wide range of parking and commercial service support uses for the central business district)



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INTERSTATE RAMP →

# THE TRACKING ROOM | FLOOR PLAN



↑  
2 MUSIC EAST





## EQUIPPED WITH GEAR LIST:

CONSOLE

MULTI-TRACK RECORDER

DIGITAL AUDIO WORKSTATION

SOFTWARE

MICROPHONES

DIRECT INPUT BOXES

MICROPHONE PRE-AMPS

MONITORING

GAIN - BASED  
EFFECTS PROCESSING

TIME - BASED  
EFFECTS PROCESSING

MUSICAL INSTRUMENTS

A detailed equipment list is available.



# 2 Music Circle East

Nashville's Largest Recording Studio

THE  
GULCH

THE TRACKING ROOM

YOUNG  
EXECUTIVE  
BLDG

CUMULUS

INTERSTATE 65 + 40

2 MUSIC CIRCLE EAST

DIVISION STREET

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