

911 20th
Avenue
South
NASHVILLE | TN 37219

LOCATED IN THE HEART OF NASHVILLE'S BOOMING MIDTOWN DISTRICT

FOR LEASE:

12,081 SF | \$30.00 SF/NNN

Lance Bloom
Vice President
+1 615 850 2781
lance.bloom@colliers.com

Colliers International | Nashville
615 3rd Avenue South | Suite 500
Nashville, Tennessee 37210
P: +1 615 850 2700



MIDTOWN

The Row Kitchen & Pub



Red Door Saloon



1911 Broadway



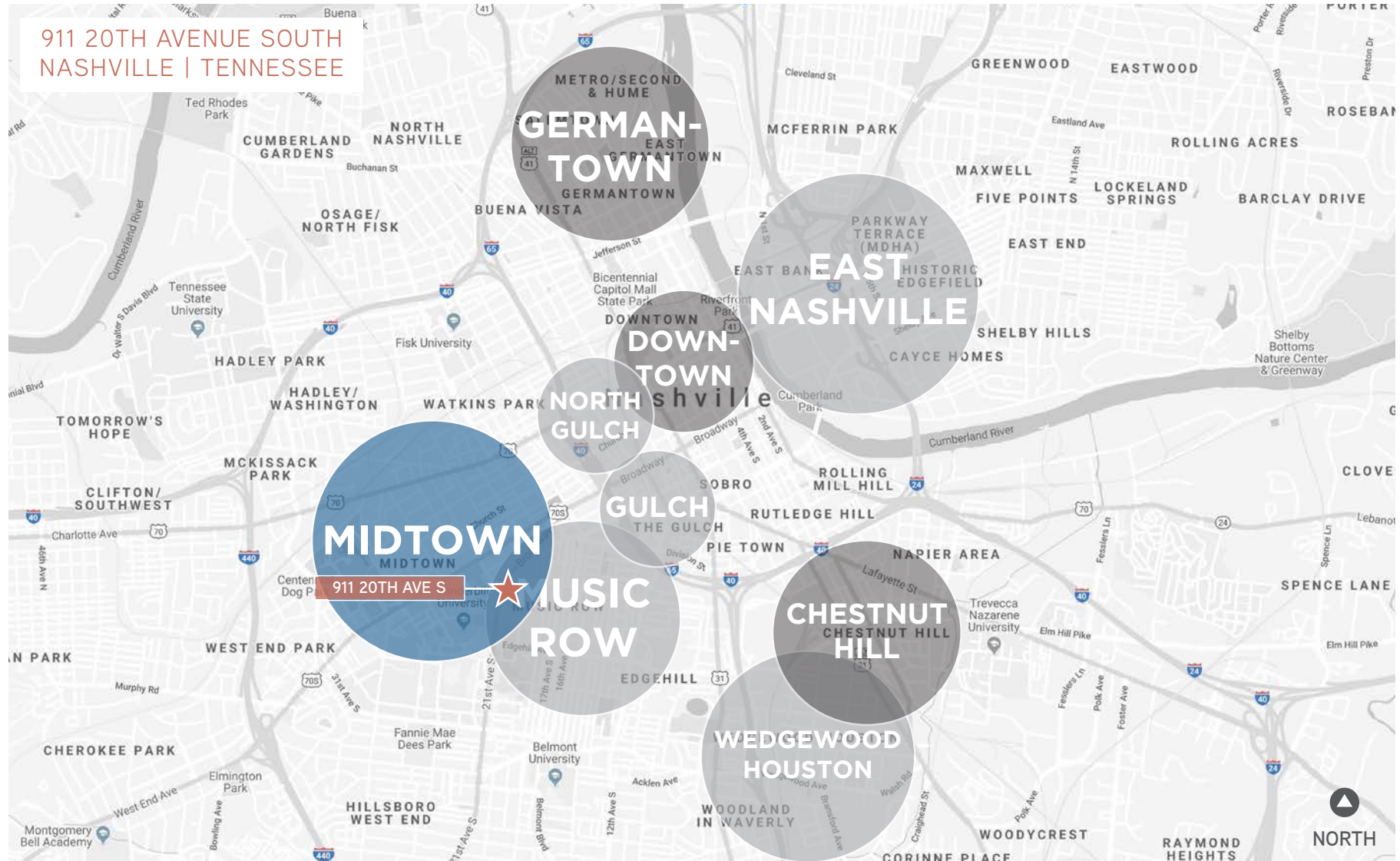
The Adelia

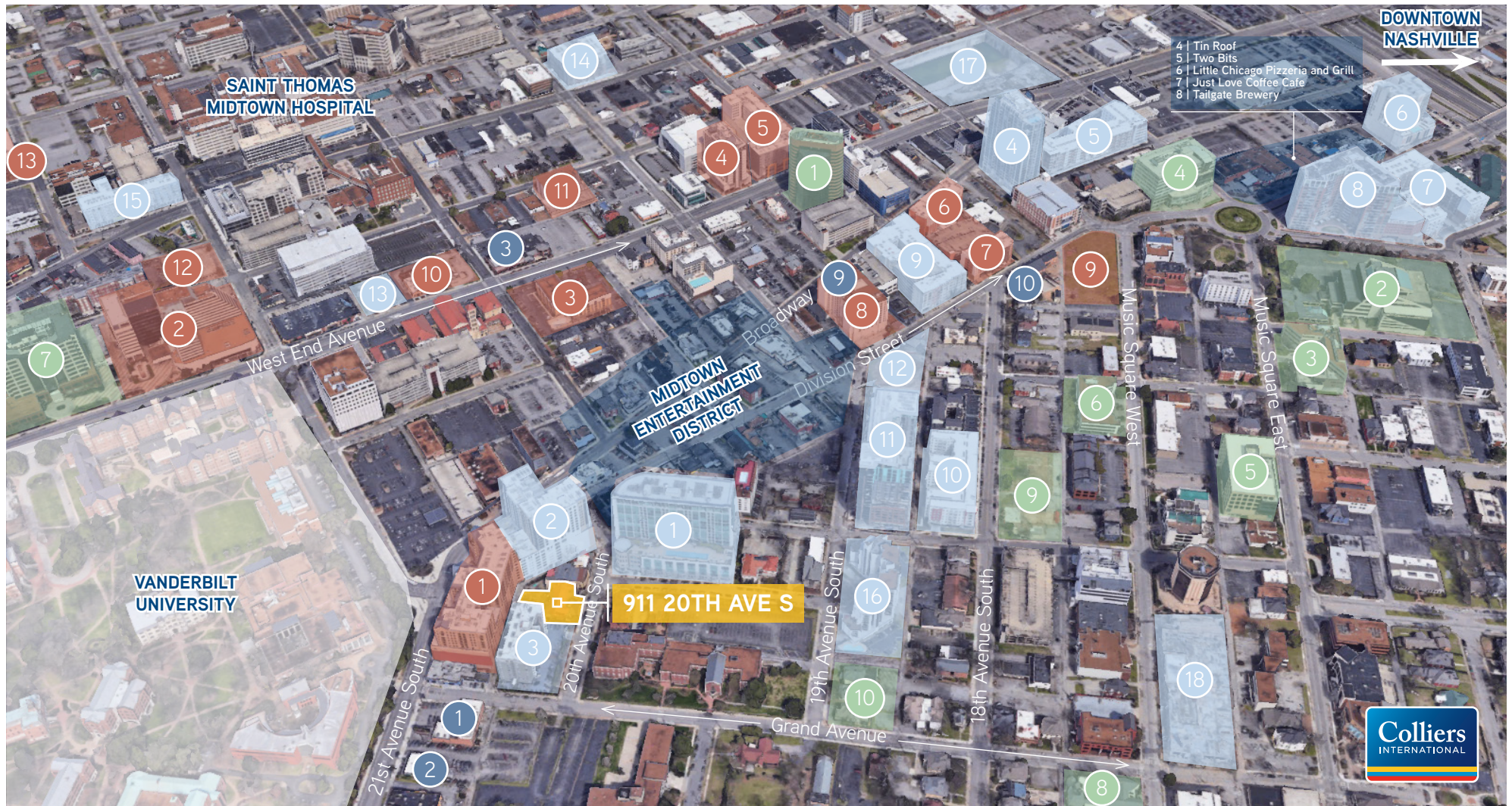


Vanderbilt University

LOCATION

911 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

MIDTOWN
NASHVILLE
AREA ATTRACTIONS

IMAGES



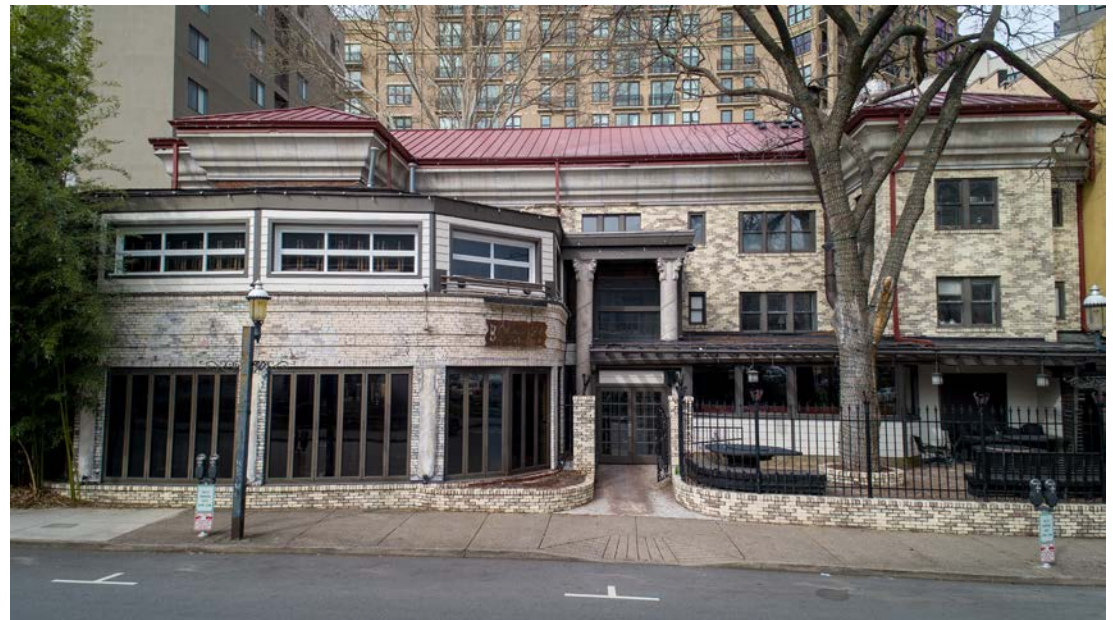
911 20th Avenue South | Overview

THE OPPORTUNITY

911 20th Avenue South is a 12,081-square-foot restaurant/bar establishment nestled in the heart of Nashville's booming Midtown district. The 0.45-acre site was first established in 2000 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	911 20th Avenue South Nashville, TN 37218
LOCATION	Midtown
RENT	\$30.00 SF/NNN
TERM	Negotiable
AVAILABLE	Immediate
IMPROVEMENT ALLOWANCE	Free Rent
YEAR BUILT	2000

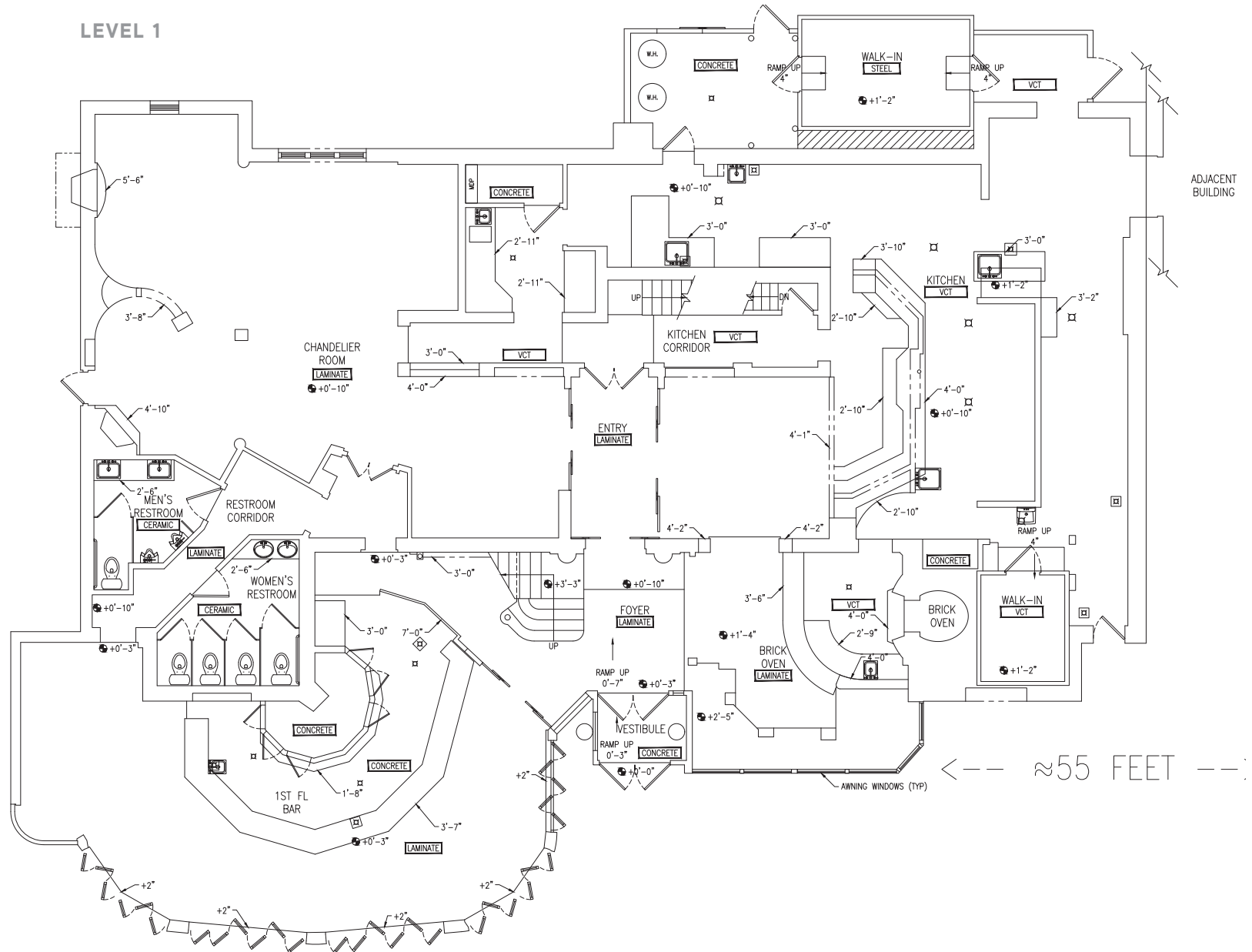


FEATURES

- 12,081 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

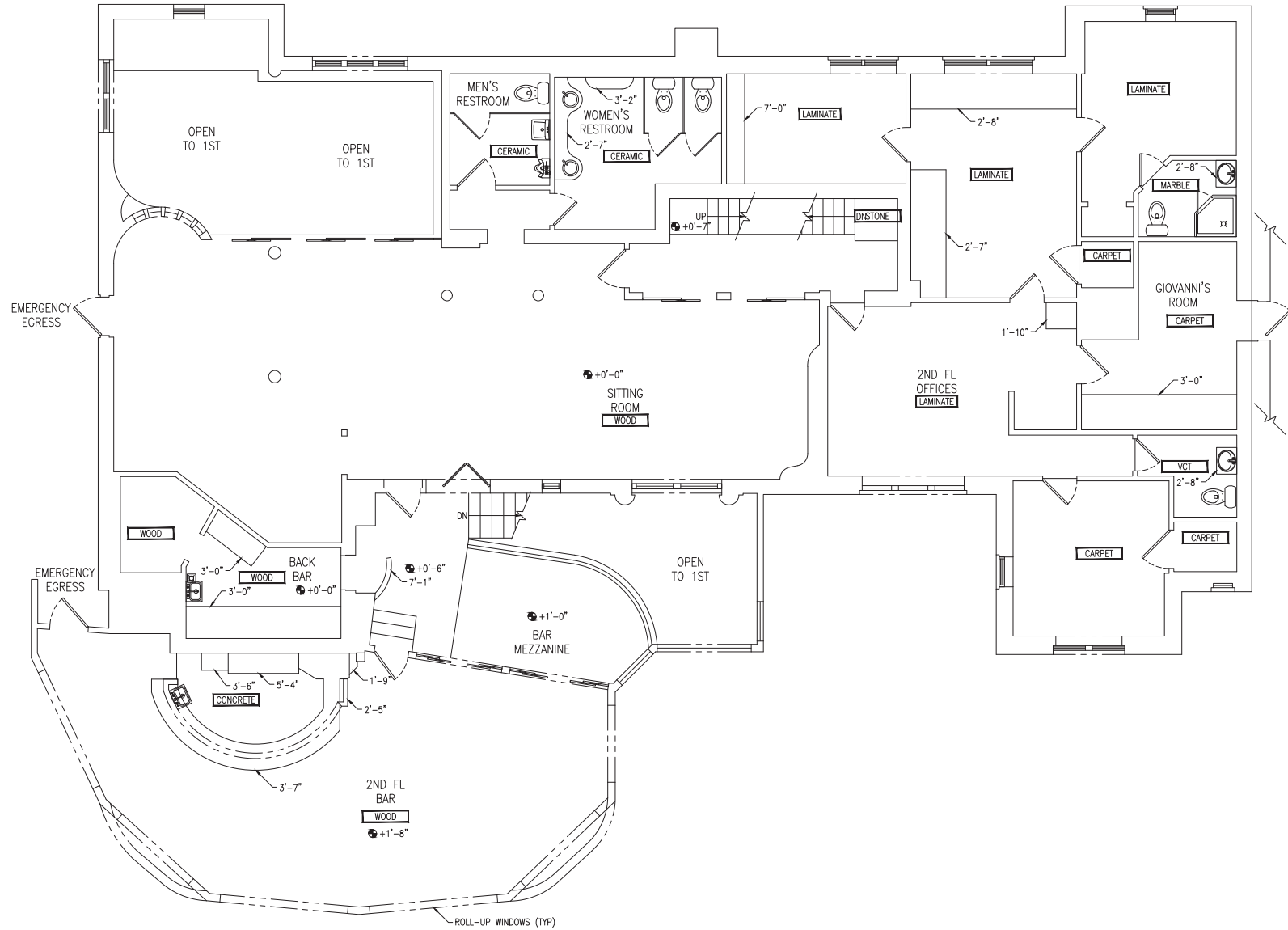
\$30.00
PSF/NNN

LEVEL 1



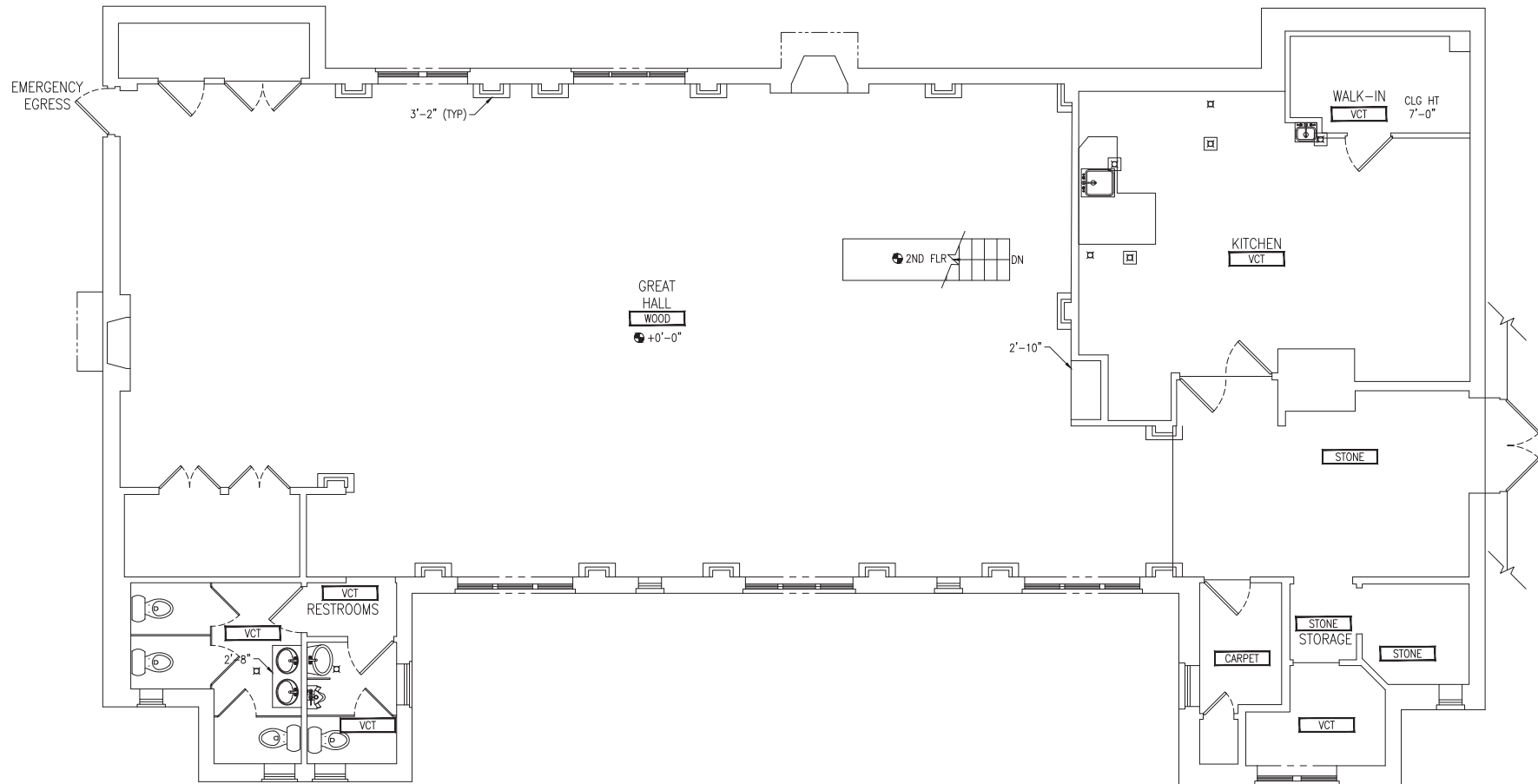
FLOORPLAN

LEVEL 2



FLOORPLAN

LEVEL 3





Colliers
INTERNATIONAL

Lance Bloom

Vice President

+1 615 850 2781

lance.bloom@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

Colliers International | Nashville
615 3rd Avenue South | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

