

# 700 HAMILTON

260,000 SF | CLASS A OFFICE SPACE | FOR LEASE IN AN OPPORTUNITY ZONE



— *the gateway to  
Wedgewood Houston,  
Nashville's newest neighborhood*



*prime location in an opportunity zone*

- » 700 Hamilton is ideally located just south of downtown, with easy access to the CBD, West End and Vanderbilt, and all major interstates.
- » The project is situated in a Qualified Opportunity Zone – with recently updated regulations, it is easier than ever for operating businesses to meet the QOZ program requirements, which will benefit both tenants of 700 Hamilton as well as the surrounding neighborhood.



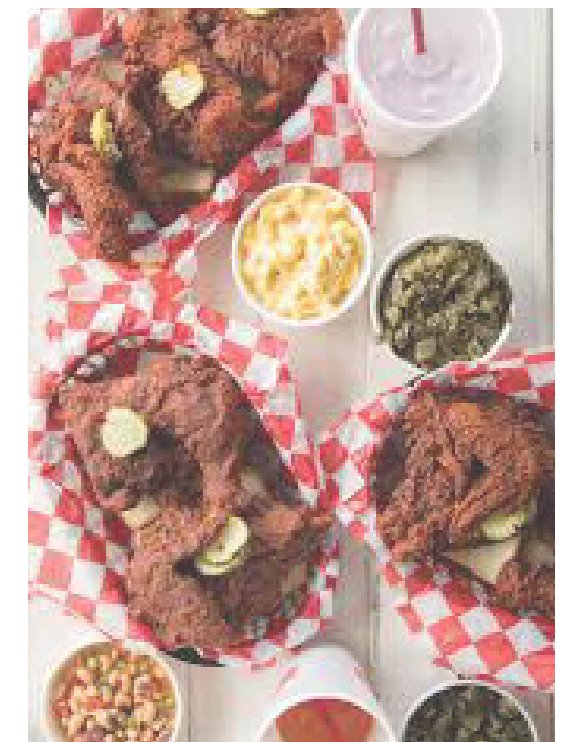
700 Hamilton is located in a Qualified Opportunity Zone. While Wedgewood Houston was already poised for significant growth, its location in the federally designated program is accelerating capital investments and spurring further growth in the neighborhood.



# Wedgewood Houston



Wedgewood-Houston is a buzzing art hub, with former factories converted into art spaces and studios. Crowds fill galleries during the monthly "Art Crawl," relax at cocktail bars or sample drinks in craft distilleries. The restored Fort Negley, a remnant of the Civil War, is surrounded by trees and paths, while nearby Nashville Fairgrounds is poised for growth with the Nashville Soccer Club MLS stadium opening in 2022.





*area amenities*

**FOOD + DRINKS**

- Corsair Distillery
- Earnest Bar & Hideaway
- Bastion
- Gabby's Burgers & Fries
- Smokin Thighs
- Clawson's Pub & Deli
- Parson's Chicken and Fish
- Delicias Mary's
- B1281
- The Loading Dock
- Eighth and Wedgewood
- Burger King
- Subway
- Diskin Cider
- Nashville Craft Distillery
- Flamingo Cocktail Club
- Jackalope Brewing Company
- Never Never
- Americano Lounge

**FITNESS**

- Crossfit Forte
- Effect Fitness
- Urban Strength Gym
- Life Fitness Academy
- Nashville Pilates Company
- Crossfit Melrose
- Studio Goddess: Aerial Dance Fitness

**COFFEE + JUICE**

- 8th & Roast
- Baked on 8th
- Dozen Bakery
- Humphrey's Street
- Crest Coffee House
- Falcon Coffee Bar

**PUBLIC SPACES**

- Fort Negley Park & Visitors Center
- Adventure Science Center
- MLS Stadium
- State Fairgrounds







700 HAMILTON AVE 8

*700 Hamilton provides your business with  
the best access to Wedgewood-Houston,  
Nashville's most dynamic neighborhood*





*Convenient to I-65,  
in sight of downtown*

Surround yourself with Wedgewood-Houston's food, entertainment, and convenience – while enjoying views of the Nashville skyline





*A multi-story, modern lobby invites tenants and guests into the neighborhood's most impressive office environment*



**ADDRESS**

700 Hamilton Ave  
Nashville, TN 37203

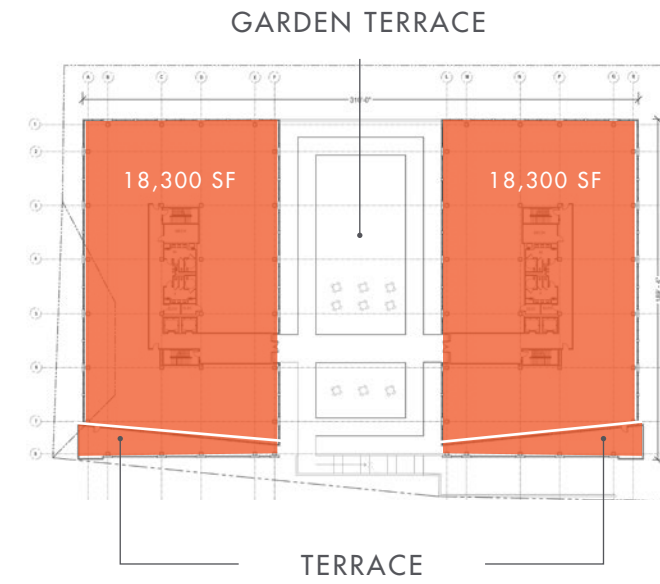
**SPACE**

up to 260,000 SF

**FLOORPLATES**

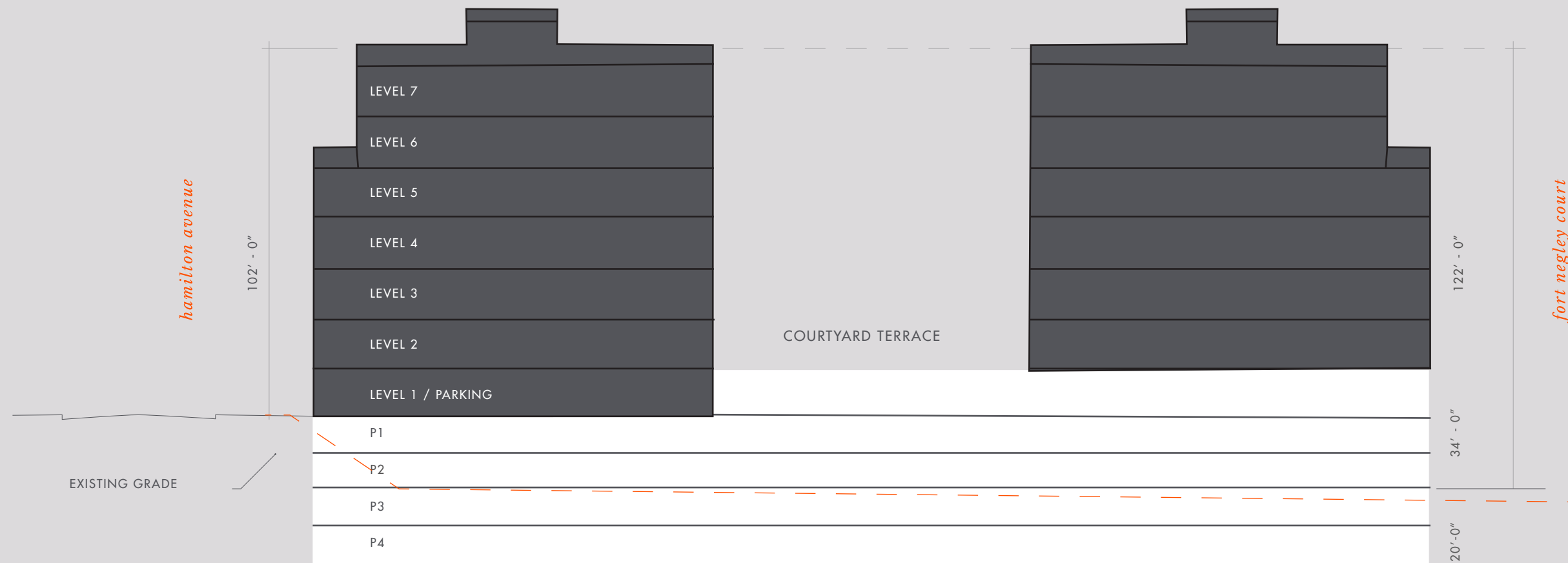
18,300 SF  
Column-Free

**SITE PLAN**



*building specifications*

700 HAMILTON AVE · 14







*700 Hamilton's  
amenity deck allows  
for pleasant outdoor  
lunches or impressive  
corporate events*

Enjoy a quick meeting with co-workers or clients, or use the shared workspace to improve productivity

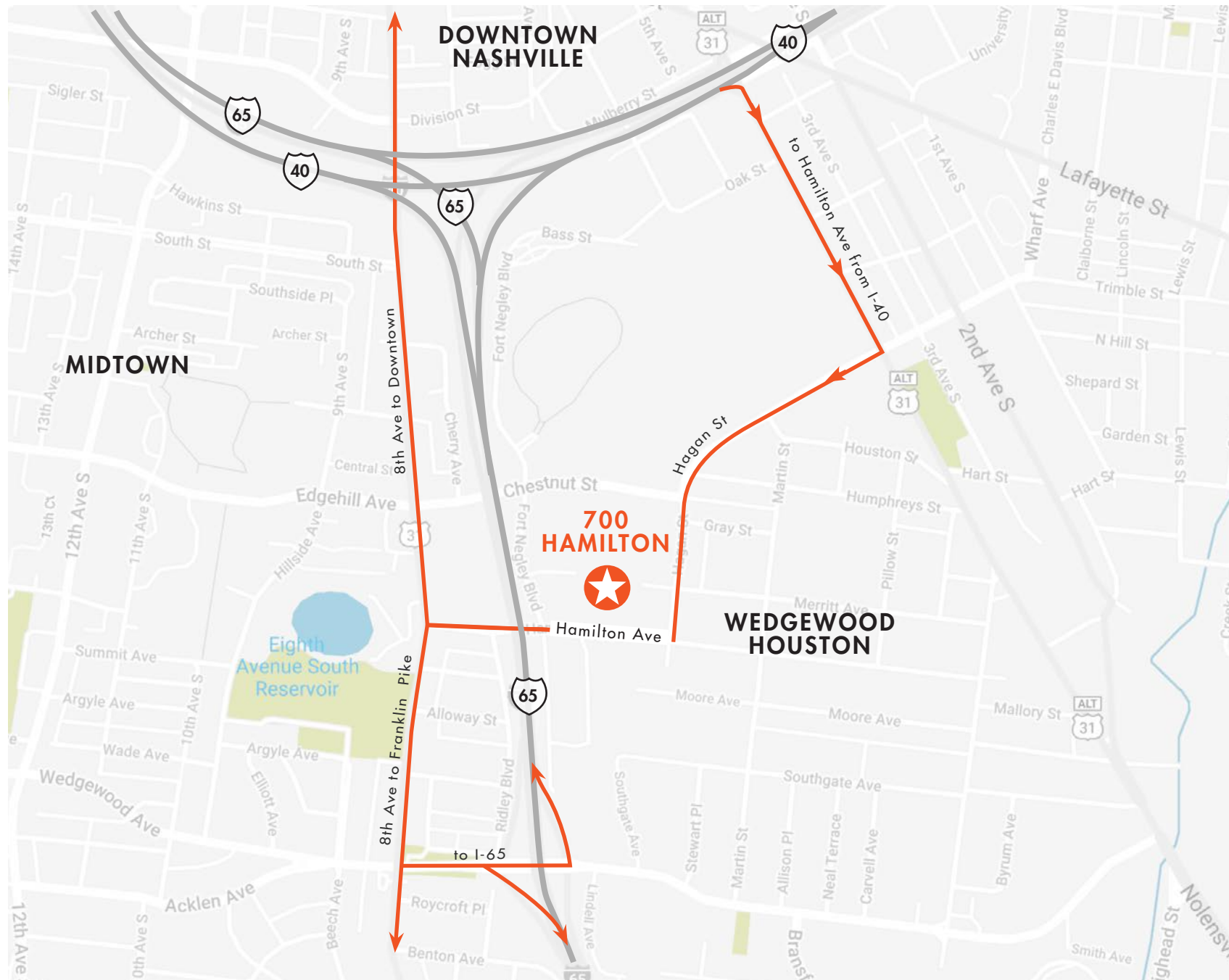




Entrances to the alleyway from both Hamilton Ave. and Fort Negley Ct. allow easy access to the garage's three entrances

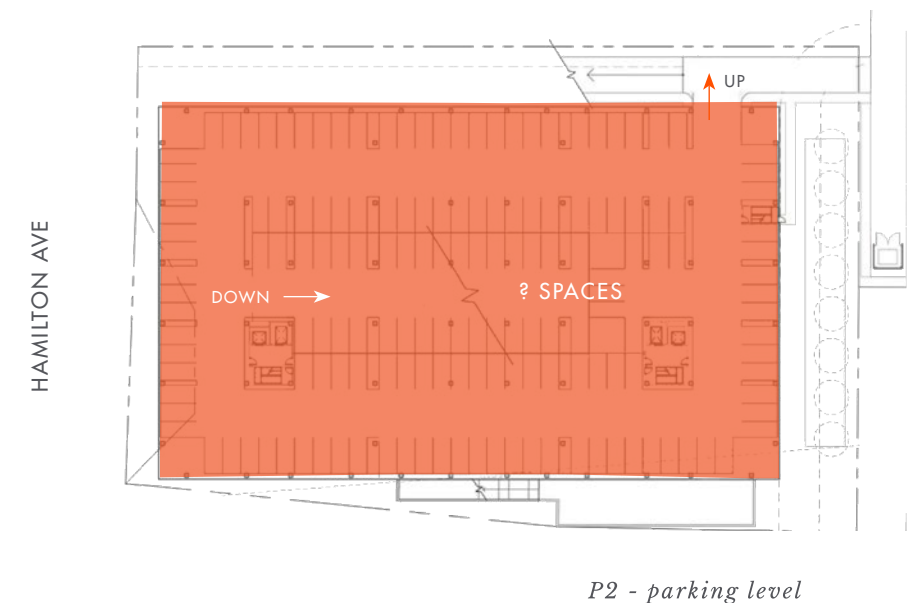
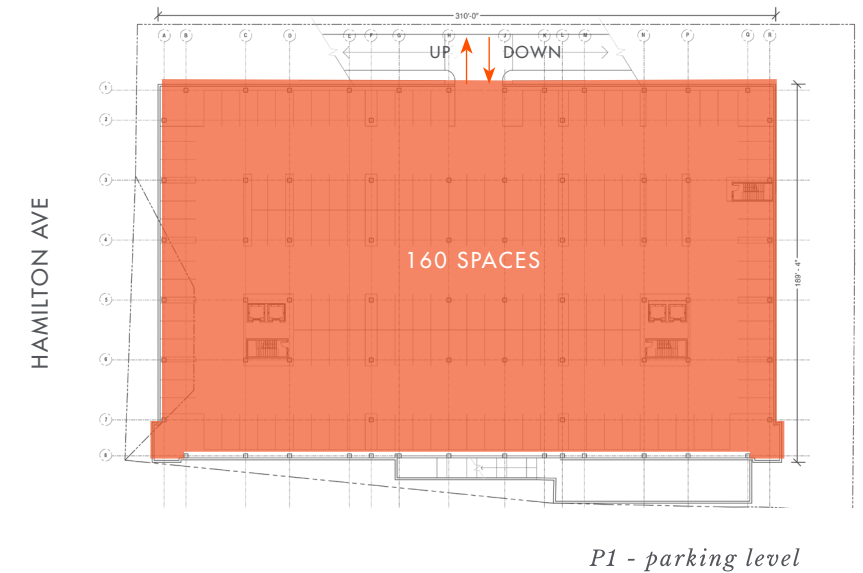
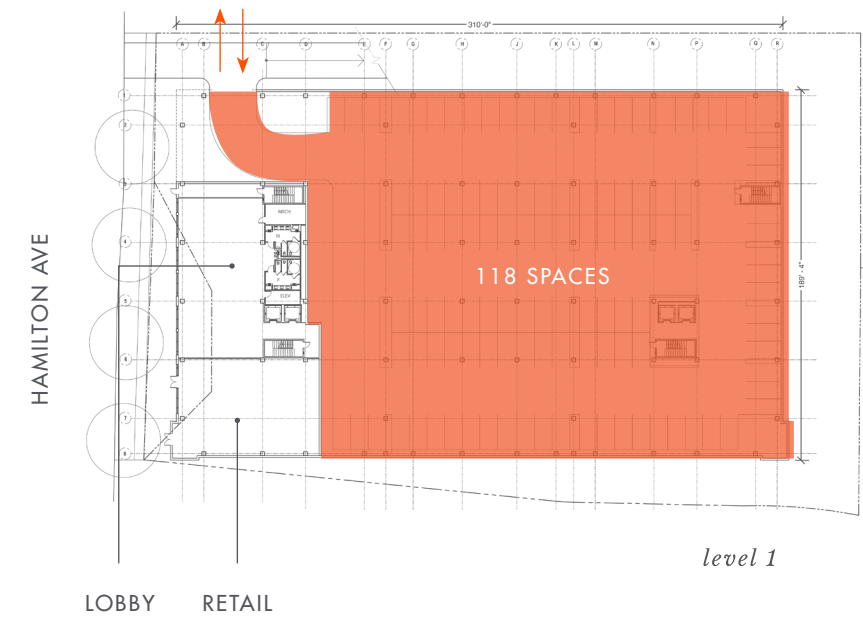






*access & parking*

- » One-stoplight access to I-65
- » Less than one mile south of Downtown Nashville; while avoiding downtown congestion on the inner loop
- » Adjacent to the heart of Wedgewood Houston, with planned pedestrian bridge
- » 15 minute drive to BNA terminal, currently undergoing a multi-million dollar renovation
- » 3-aisle garage maximizes convenience and ensures a pleasant parking experience for tenants and visitors
- » With entrances on three levels, the usual rush-hour garage congestion is minimized





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WEDGEWOOD  
DEVELOPMENT PARTNERS

**ATLAS**  
REAL ESTATE PARTNERS