

FOR LEASE | SALE
Office / Warehouse

EQUITABLE

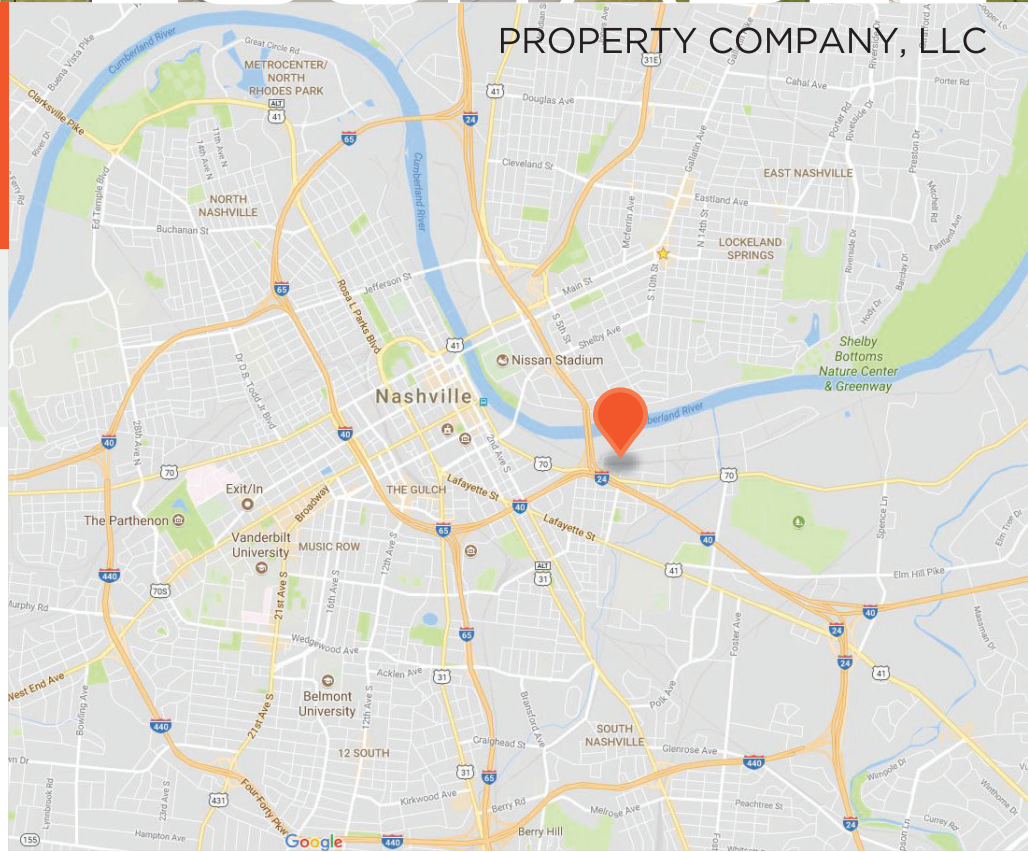
PROPERTY COMPANY, LLC

45 Willow Street
NASHVILLE, TN 37210

± 17,440 SF | ±0.98 ACRES

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- + For Lease :: \$22,000/Mo NNN
- + For Sale :: \$3,850,000
- + Built in 1991
- + Skyline views of Downtown
- + Block and metal construction
- + ±4,000 SF Two story office
- + ±6,000 SF Conditioned rehearsal room
- + Excellent for office/showroom,
production studio, rehearsal or event
space
- + 1 mile from from Downtown core

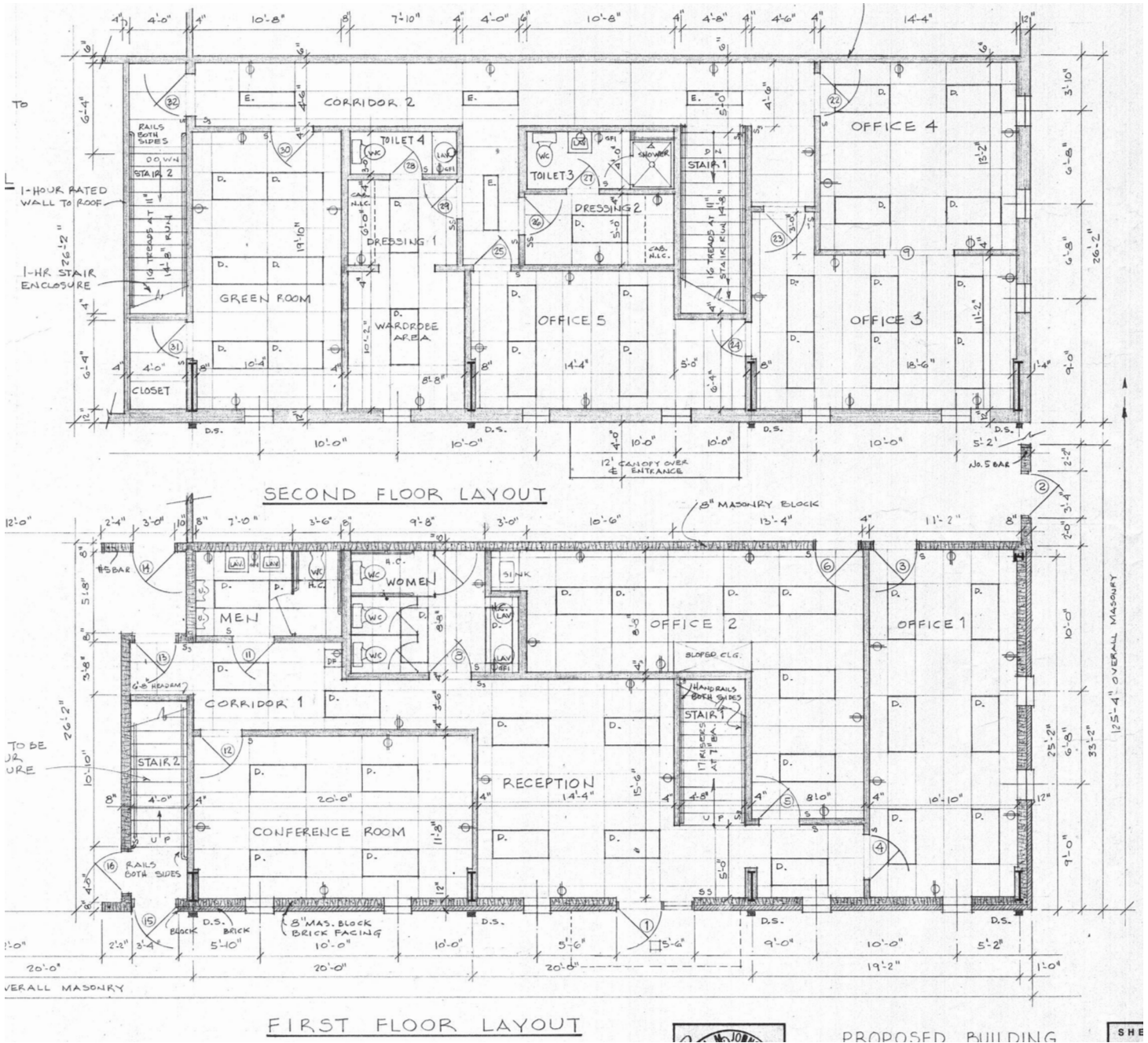
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6,000 SF Fully conditioned rehearsal space :: Electrical distributed throughout :: 800 AMPS :: 28' Clear



900 SF Catering kitchen with optional commercial equipment



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Warehouse

- + 6,000 SF Warehouse
- + 28' Clear Height
- + T5 Lighting and Skylights
- + Mezzanine Storage Area
- + Clear Span Warehouse
- + Four 12' x 14' Grade Level Doors
- + Yard Area for Surplus Equipment and Parking

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45 Willow Street is located in the Railyard District nestled amongst multiple adaptive conversions of historic industrial assets. Companies are drawn to this neighborhood for its rich transit history, proximity to downtown and pioneering momentum. Coined the Railyard District by the Buntin Group, whose advertising agency recently moved its 125 employees from the Gulch to this location, **45 Willow Street** is a unique opportunity to station within one of Nashville's emerging creative corridors.