



500 28th Ave N.
Nashville, TN

For Lease/Owner-Occupied Opportunity

r. cazana development, LLC
Development || Construction Management || Asset Management

DIVISION ST
DEVELOPMENT

CBRE



Breaking ground May 2019

The development project seeks to deliver a much-needed Class A medical office building, located along the Charlotte Avenue medical corridor. The property's design and construction is centered around a medical user's needs and wants to create a value added solution for the area.



Offering Highlights

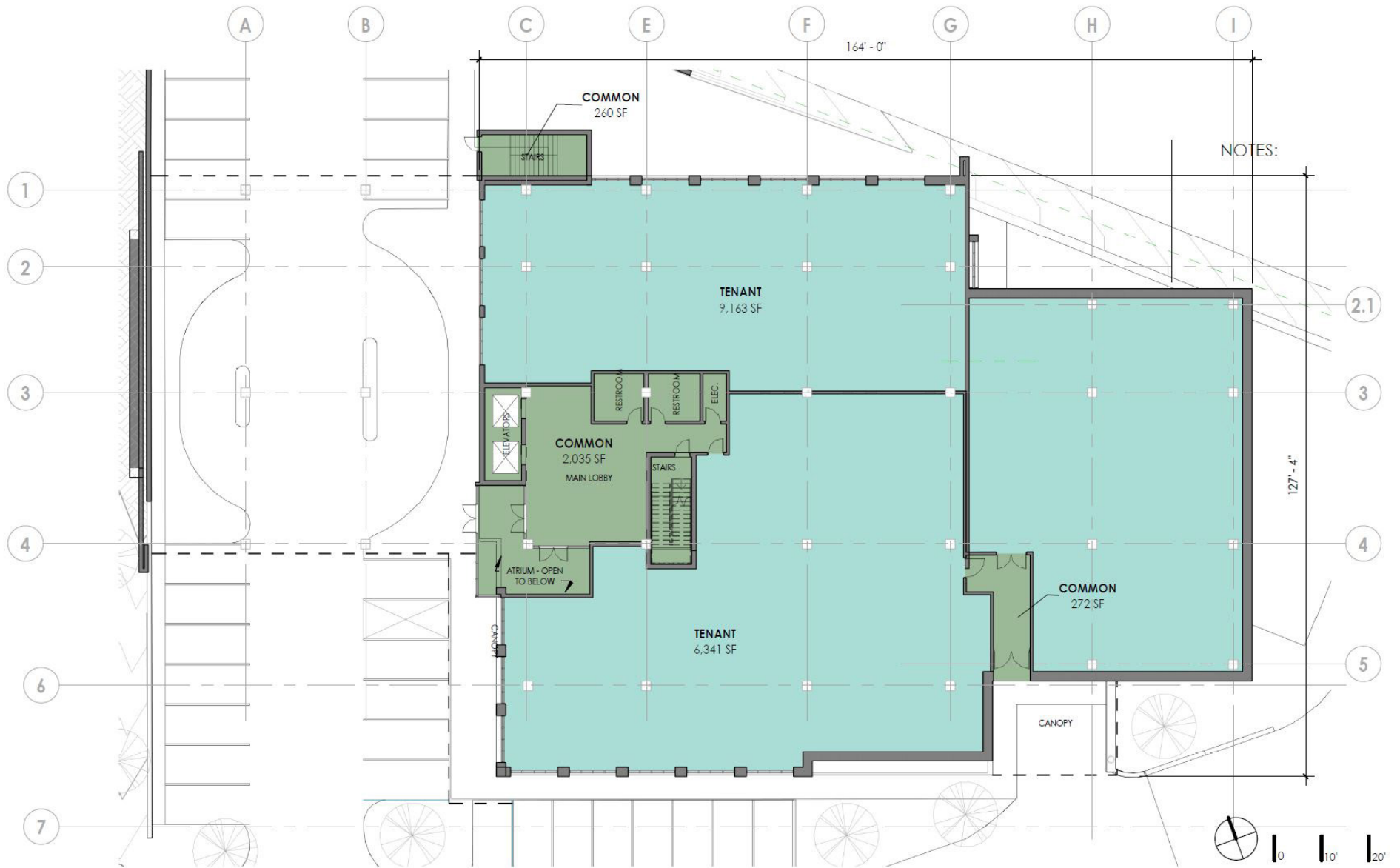
- Class A Medical Office building for lease
- 16,000 SF preleased; 22,000 SF avail.
- Full floor availability on 2nd and 3rd floors
- Possible ownership opportunity
- Signage on 28th Avenue
- Building and private amenity decks
- Interactive guest lobby
- Ample patient parking
- Staff parking below building
- Separate patient pickup area
- Building dedicated generator
- Wifi accessible common areas

Location Advantages

- Close proximity to major interstates
 - 1/2 mile from I-40
 - 1.5 miles from I-65 and I-440
- Located near major hospital systems:
 - Tristar Centennial Medical Center: 1 mile
 - Saint Thomas Midtown: 1.4 miles
 - Vanderbilt University Medical Center: 2 miles
- Traffic counts:
 - 28th Ave N at Clifton Ave S: 11,883 VPD
 - Charlotte Ave at 31st Ave NE: 22,202 VPD

Demographics	1 Mile	3 Miles	5 Miles
Population	4,372	40,525	129,55
Average HH Income	\$55,549	\$79,961	\$81,180
Households	7,063	49,180	90,706
Businesses	1,282	9,575	15,449
'18-'23 Pop. Growth	2.67%	2.27%	1.87%

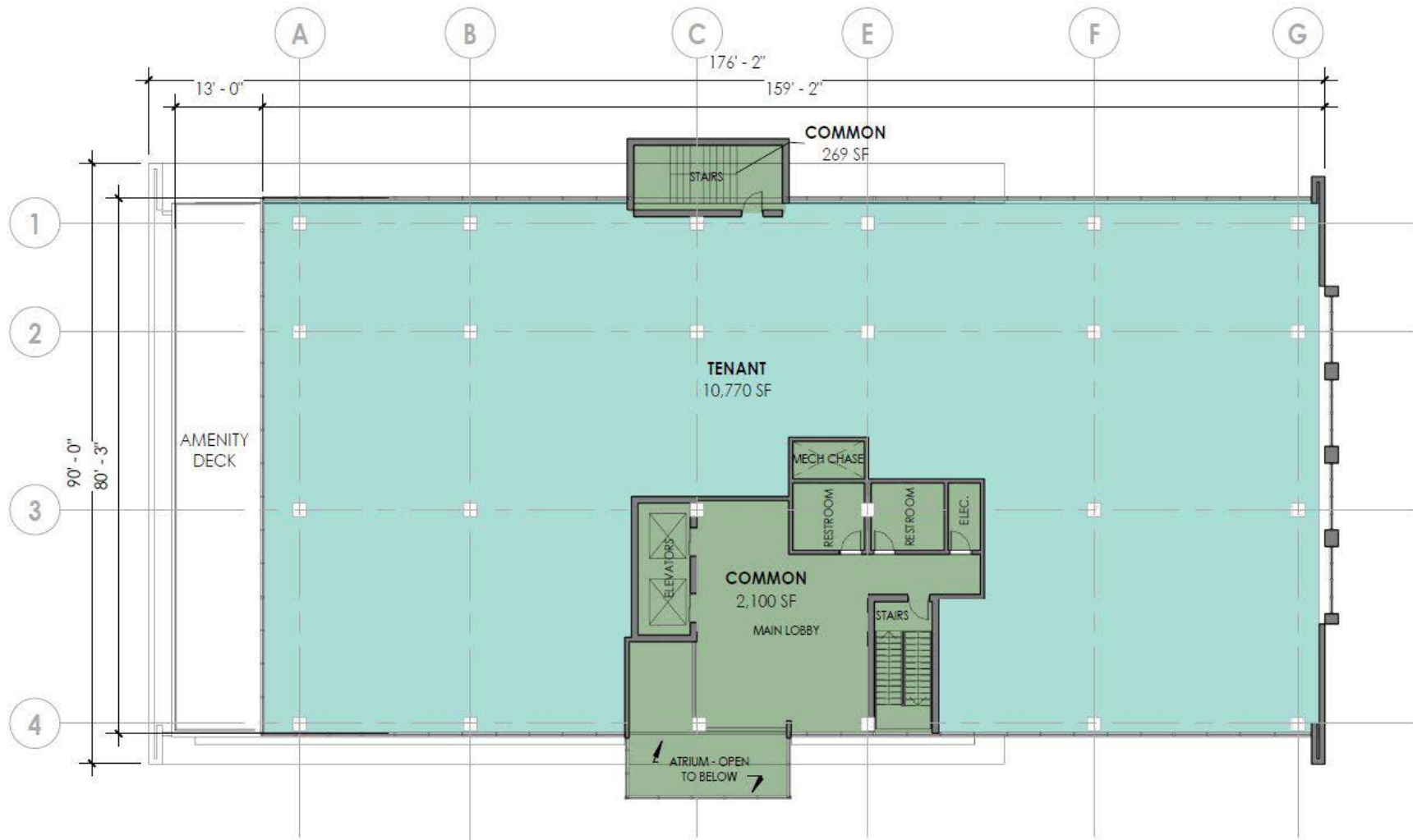
Floor 1



Floor 2



Floor 3







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