

GERMANTOWN OFFICE SPACE

FOR SALE OR LEASE

1314 5TH AVENUE N. | NASHVILLE, TN 37208

PLENTY OF PARKING



LEE WHITE
JAMES ROSCOE HIGH, CCIM
AXSON WEST

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LEASE HIGHLIGHTS

1314 5TH AVENUE N.

PROPERTY HIGHLIGHTS

ADDRESS	1314 5 th Ave N, Nashville, TN 37208
SUB-MARKET	Germantown
USE	Office/Retail
LOT SIZE	0.70 Acres
BUILDING SIZE	11,900 SF Existing
AVAILABLE	10,000 SF Short or Long Term
LEASE RATE	\$22 Modified Net
PARKING	26 Spaces + Ample Street Parking

Building Includes Roll-Up Door Accessible via Alley

LOCATION HIGHLIGHTS

Highly Desired, Central Location

- 1.5 Blocks from Morgan Park & Cumberland River Greenway
- 2.5 Blocks to First Tennessee Park, Home of the Nashville Sounds
- 3 Blocks to Bicentennial Mall, the Nashville Farmer's Market, and the Tennessee State Museum (currently under construction)



10,000 SF AVAILABLE
WILL SUBDIVIDE



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SALE

CURRENT + CONCEPTUAL

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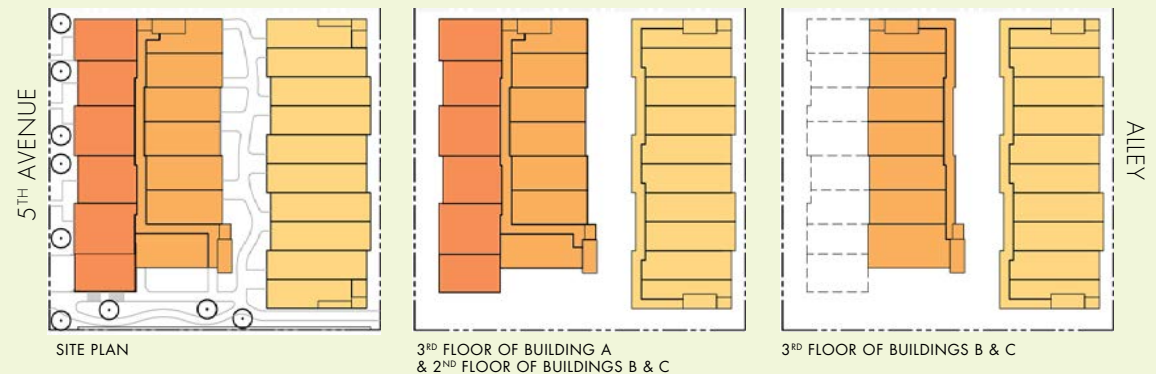
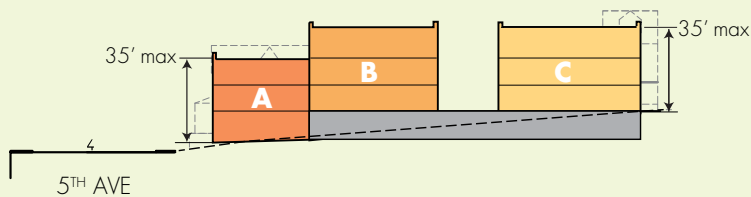
CURRENT SITE DETAILS

ZONING	MUN
USE	Office/Retail
LOT SIZE	0.70 Acres
BUILDING SIZE	11,900 SF
COMMERCIAL FAR	0.60



CONCEPTUAL PLAN

* SUBJECT TO REZONING






INTERIOR PHOTOS

1314 5TH AVENUE N.



AREA ATTRACTIONS

1314 5TH AVENUE N.

- | | | | |
|---|---|----|---|
| 1 |  | 9 |  |
| 2 |  | 10 |  |
| 3 |  | 11 |  |
| 4 |  | 12 | ROLF AND DAUGHTERS |
| 5 |  | 13 |  |
| 6 |  | 14 |  |
| 7 |  | 15 |  |
| 8 |  | | |

