

30  
*Middleton Street*  
Nashville, TN



*Historic Office Building  
“The Dortch House” For Sale*

**CBRE**

## Building Highlights

30 Middleton was built by Nathaniel Dortch (1835-1902) circa. 1890. He was a steamboat pilot on the Cumberland River and also served as Nashville City Treasurer. He later became a tobacco and Cotton merchant.



### Space Available

± 4,500 SF Office Space  
on ±0.36 Acres



### Built

1890



### Stories

2



### Parking

± 10 parking spaces with  
room for expansion



### Zoning

DTC (Downtown Code)





2nd Ave S

Korean Veterans Blvd

Peabody St

Lea Ave

Rutledge St

30  
Middleton Street

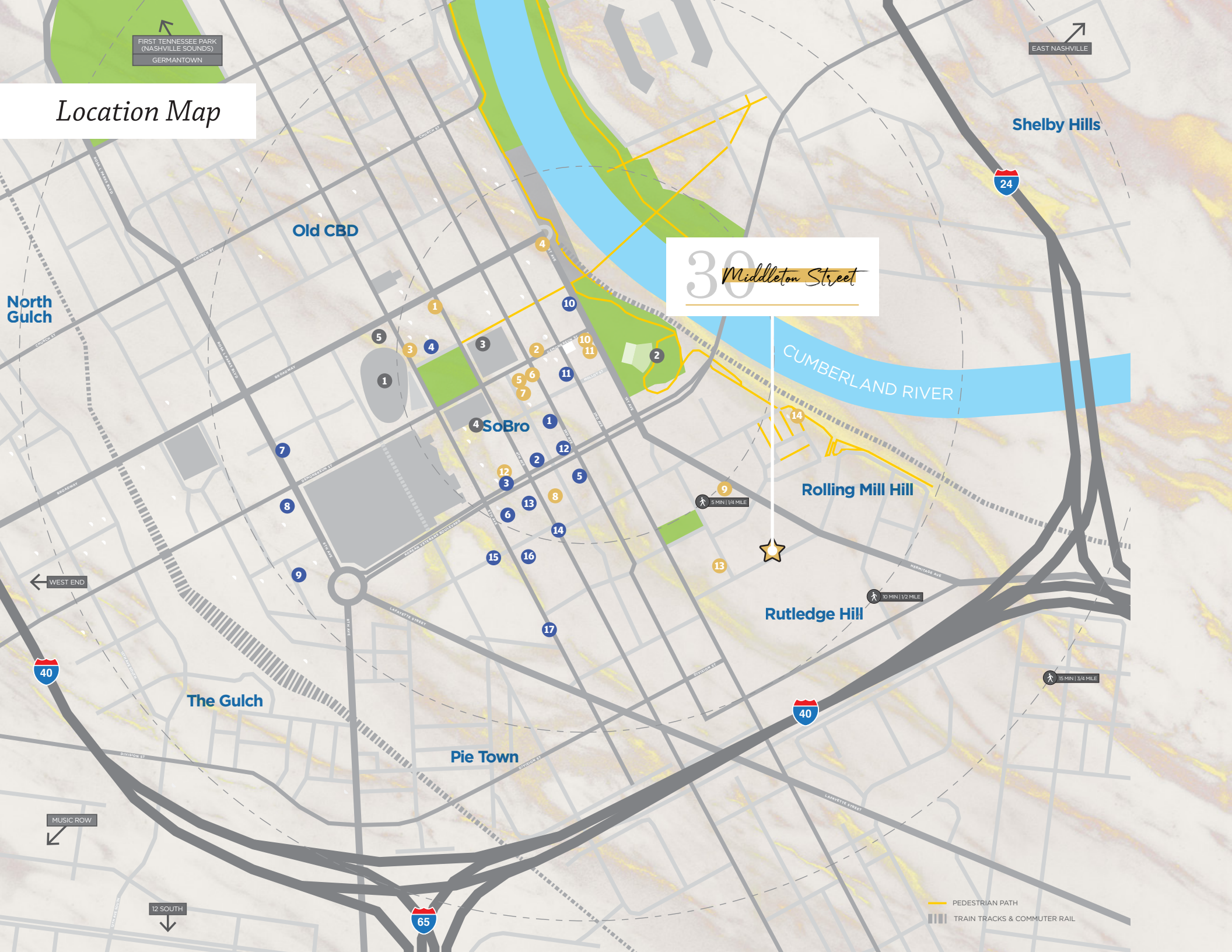
Middleton St

Lea Ave

Hermitage Ave

70

# Location Map



FIRST TENNESSEE PARK  
(NASHVILLE SOUNDS)  
GERMANTOWN

EAST NASHVILLE

Shelby Hills

Old CBD

30 *Middleton Street*

North Gulch

CUMBERLAND RIVER

SoBro

Rolling Mill Hill

Rutledge Hill

The Gulch

Pie Town

WEST END

40

40

65

24

PEDESTRIAN PATH  
TRAIN TRACKS & COMMUTER RAIL

5 MIN | 1/4 MILE

10 MIN | 1/2 MILE

15 MIN | 3/4 MILE

12 SOUTH

MUSIC ROW

## Area Amenities

- 1 Hyatt Place
- 2 Hampton Inn & Suites
- 3 Omni Nashville
- 4 Hilton Nashville
- 5 Hilton Garden Inn
- 6 Tri Brand Marriott SoBro
- 7 Cambria Hotel
- 8 JW Marriott
- 9 Westin
- 10 Four Seasons (Under Construction)
- 11 Hyatt Centric (Under Construction)
- 12 Drury Plaza Hotel (Under Construction)
- 13 The Joseph Nashville (Under Construction)
- 14 Holiday Inn (Under Construction)
- 15 Margaritaville Hotel (Under Construction)
- 16 Dual Hilton Hotel (Under Construction)
- 17 Hyatt House (Under Construction)

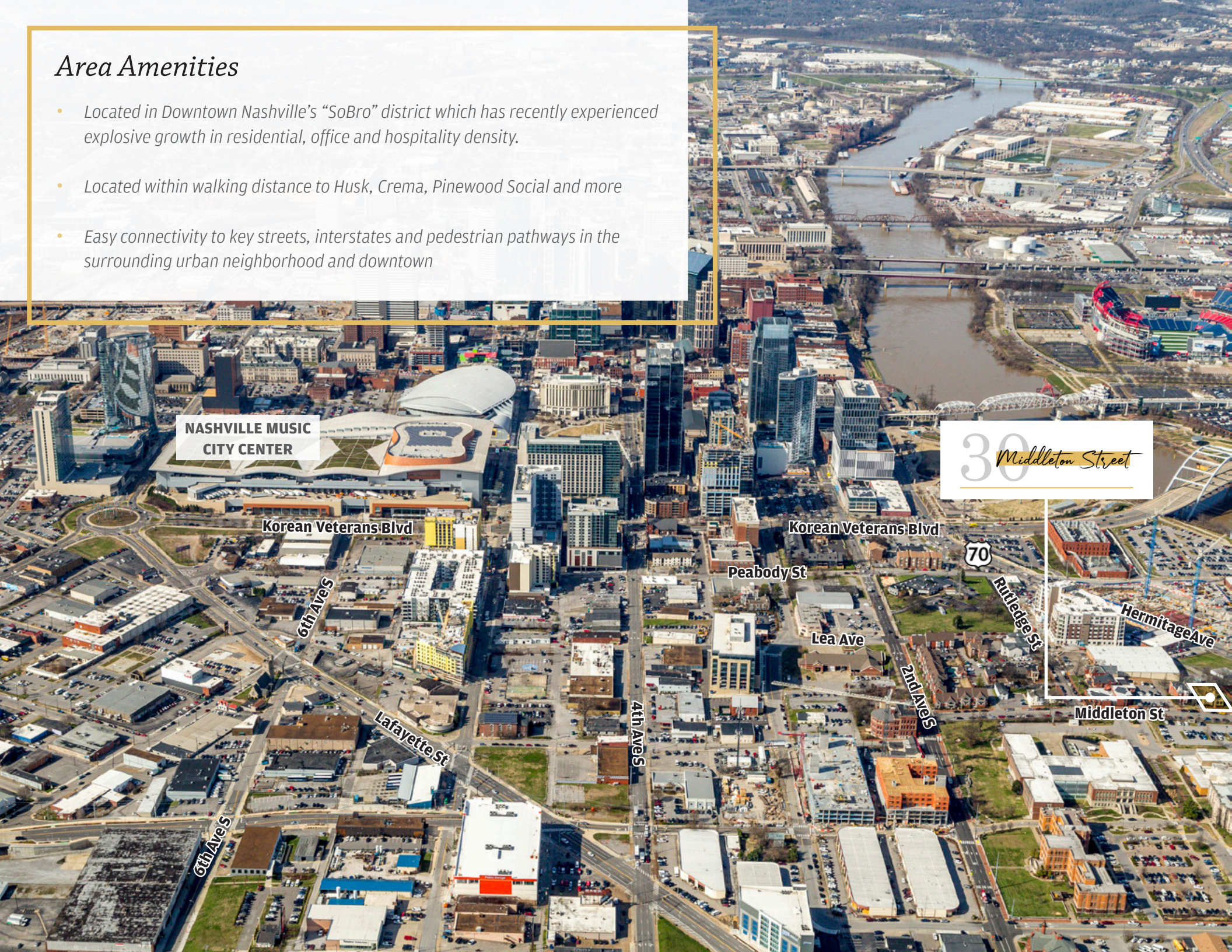
- 1 Merchants
- 2 The Southern Steak & Oyster
- 3 The Palm
- 4 Acme Feed & Seed
- 5 Etch
- 6 Bakersfield
- 7 The Farm House
- 8 Martin's Bar-B-Que
- 9 CREMA
- 10 Liberty Common
- 11 The Green Pheasant
- 12 Bob's Steak & Chop House
- 13 Husk
- 14 Pinewood Social

- 1 Bridgestone Arena
- 2 Ascend Amphitheater
- 3 Schermerhorn Symphony Center
- 4 Country Music Hall of Fame and Museum
- 5 Nashville Visitors Center



## Area Amenities

- Located in Downtown Nashville's "SoBro" district which has recently experienced explosive growth in residential, office and hospitality density.
- Located within walking distance to Husk, Crema, Pinewood Social and more
- Easy connectivity to key streets, interstates and pedestrian pathways in the surrounding urban neighborhood and downtown



NASHVILLE MUSIC  
CITY CENTER

Korean Veterans Blvd

6th Ave S

Lafayette St

6th Ave S

4th Ave S

Peabody St

Korean Veterans Blvd

Lea Ave

2nd Ave S

70

Rutledge St

Hermitage Ave

Middleton St

30 Middleton Street

# Nashville Statistics



**72,000 PEOPLE WORK IN DOWNTOWN NASHVILLE**  
**25% LEAP IN THREE YEARS**



**OVER 66+ PEOPLE ON AVERAGE PER DAY MOVING TO NASHVILLE**



OFFICE INVENTORY  
PROJECTED TO INCREASE BY  
**OVER 2 MILLION SF BY 2021**



**OVER 1,000 DOWNTOWN EVENTS PER MONTH**



**\$259,000** MEDIAN  
HOME PRICE



NEARLY **123,000 STUDENTS**  
ATTEND THE AREA'S  
COLLEGES AND UNIVERSITIES



HOME TO OVER **14 FORTUNE 500/1000**  
COMPANY HEADQUARTERS



15 CBD HOTELS PLANNED  
& UNDER CONSTRUCTION  
ADDING **OVER 6,300 ROOMS**







*For additional information, please contact:*

**Byran Fort**

+1 615 493 9259

[byran.fort@cbre.com](mailto:byran.fort@cbre.com)

**Frank Thomasson, CCIM, SIOR**

+1 615 493 9258

[frank.thomasson@cbre.com](mailto:frank.thomasson@cbre.com)

**Jim Foley, CCIM**

+1 615 248 1126

[jim.foley@cbre.com](mailto:jim.foley@cbre.com)

**CBRE, Inc.** | Licensed Real Estate Broker

30 Middleton Street



**CBRE**

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio\_April2019

