

NASHVILLE, TENNESSEE

# 1420 THIRD AVENUE SOUTH



**18,600**  
SQUARE FOOT  
BUILDING

CREATIVE OFFICE  
AND RETAIL IN  
WEDGEWOOD-  
HOUSTON

  
DIVISION ST  
DEVELOPMENT

 CUSHMAN &  
WAKEFIELD

# 1420 THIRD AVENUE SOUTH

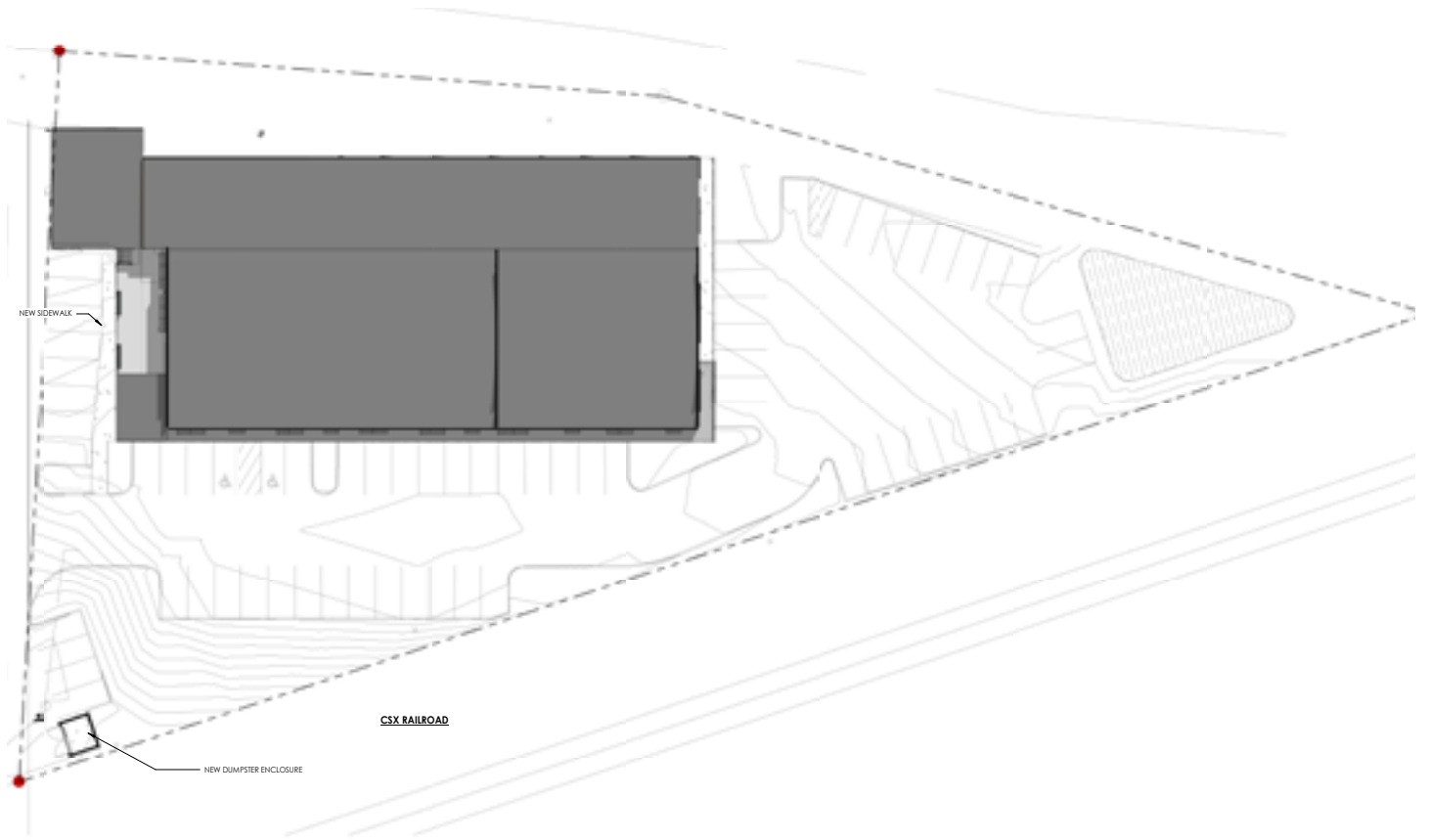


## PROPERTY FEATURES

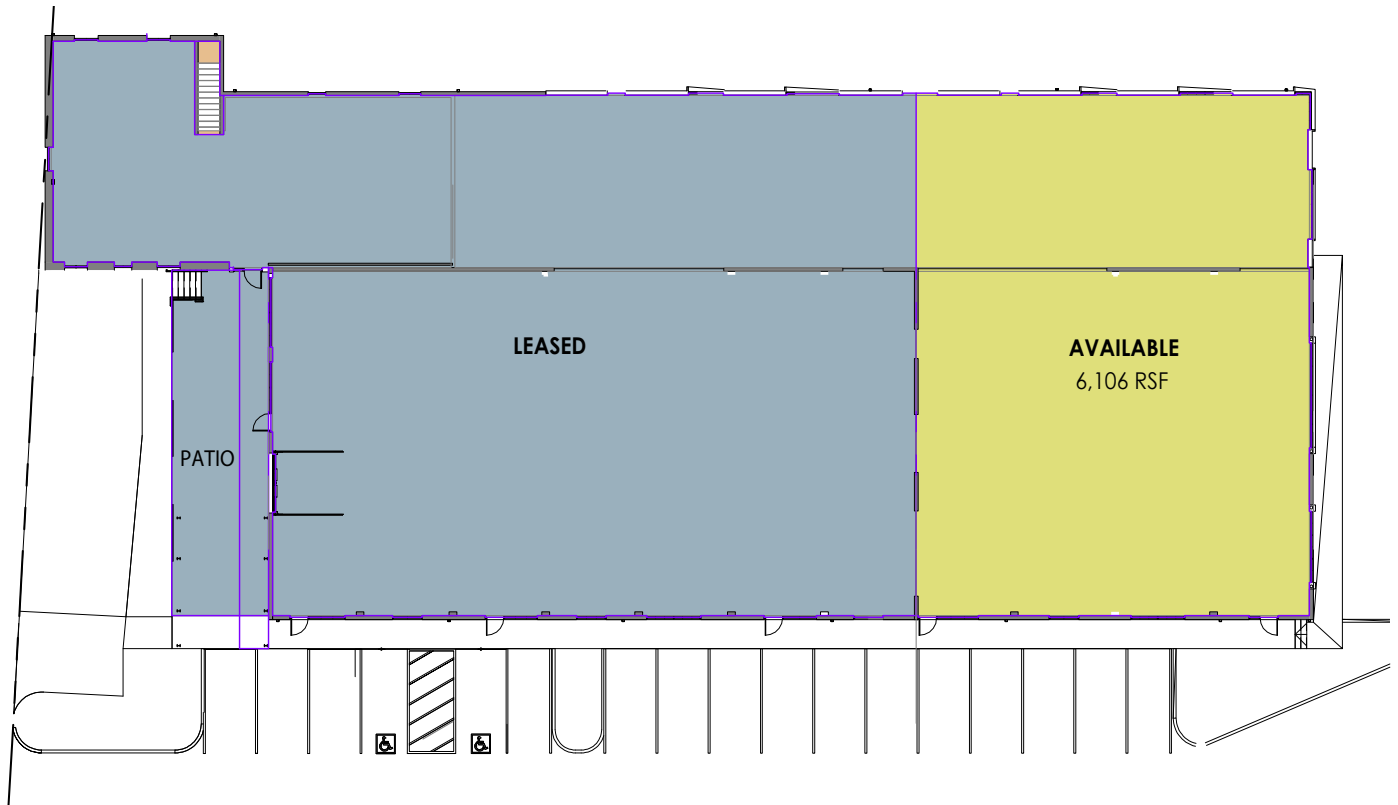
- 2,000 - 6,106 SF Remaining
- 18,600 SF on 1.46 Acres
- Creative office / retail conversion
- 4/1,000 Parking ratio
- Incredible views of Downtown Nashville
- Across the street from Bento Box multi-family development
- Bow truss ceiling allowing abundant natural light
- 5 Minute drive to Bridgestone Arena
- Centrally located between Wedgewood-Houston and Chestnut Hill neighborhoods
- Walking distance to proposed \$240M MLS Stadium development at the Nashville Fairgrounds and May Hosiery mixed-use development



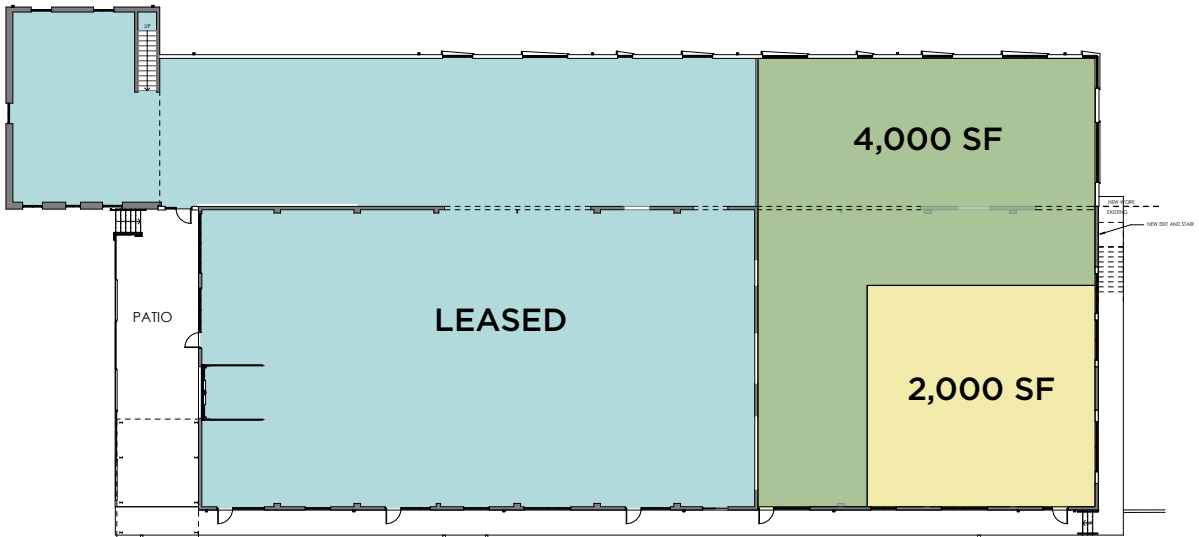
## CONCEPT RENDERINGS



## SINGLE TENANT OPTION



## MULTI-TENANT OPTION 1



## MULTI-TENANT OPTION 2

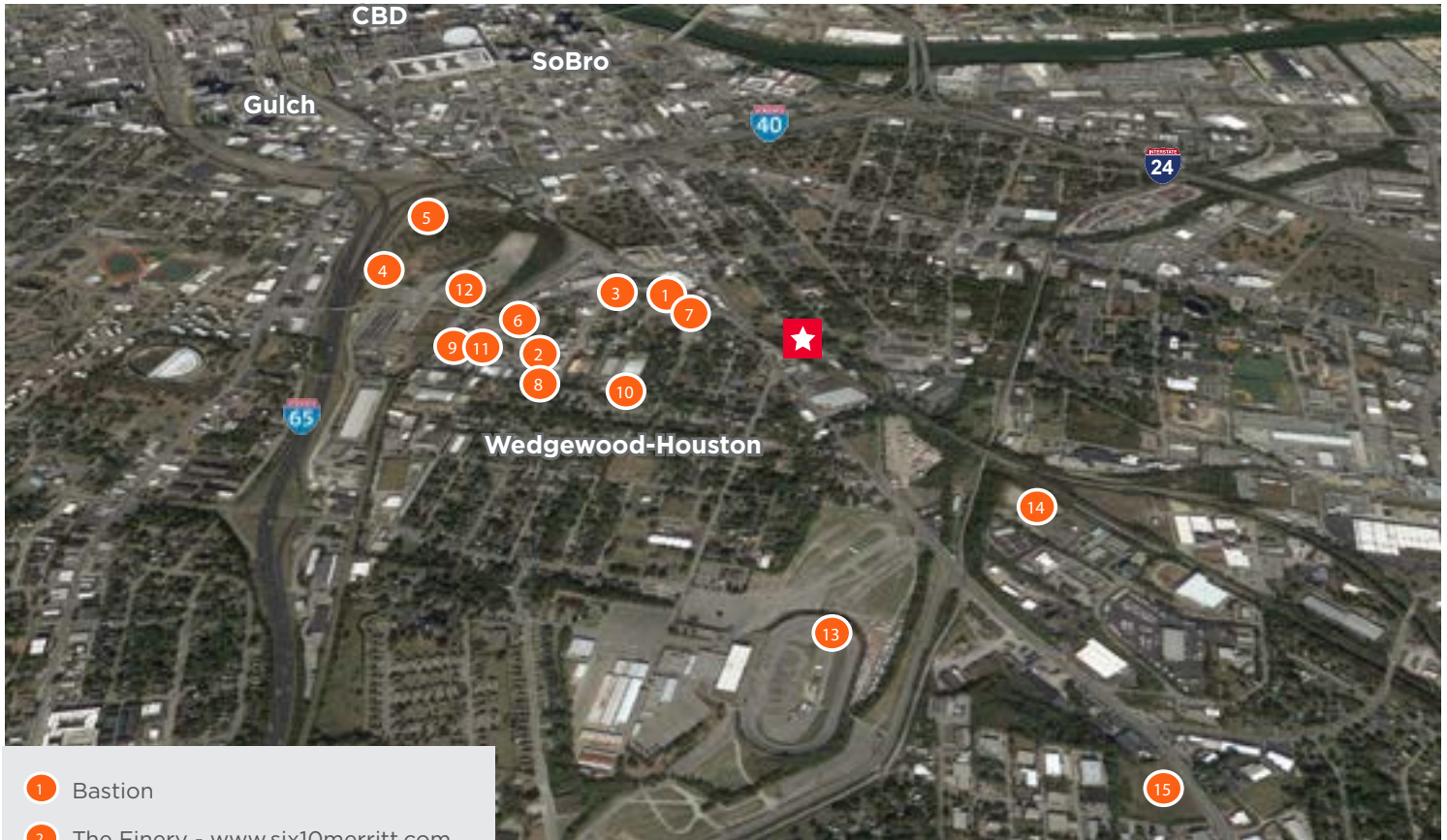


## MULTI-TENANT OPTION 3





# NEIGHBORHOOD HIGHLIGHTS



- 1 Bastion
- 2 The Finery - [www.six10merritt.com](http://www.six10merritt.com)
- 3 May Hosiery
- 4 Fort Negley
- 5 Adventure Science Center
- 6 Gabby's Burgers & Fries
- 7 Houston Station
- 8 Corsair Distillery
- 9 Nashville Craft Distillery
- 10 Vintage Millworks
- 11 Dozen Bakery
- 12 Greer Stadium
- 13 Nashville Fairgrounds
- 14 Alloy by Core Development
- 15 Proposed 180 condo development



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