

FOR SALE OR LEASE

1808 Patterson Street | Nashville, TN



SALE PRICE: \$2,995,000
LEASE RATE: \$25.00/SF MG



Colliers International
615 Third Avenue S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

PROPERTY WEBSITE

VIRTUAL TOUR

CONTACT US:

SHANE DOUGLAS, CCIM, SIOR
Senior Vice President + Principal
+1 615 850 2734
shane.douglas@colliers.com

BRIAN CASEY
Senior Associate
+1 615 850 2782
brian.casey@colliers.com

FOR SALE OR LEASE

1808 Patterson Street | Nashville, TN

Office Building
8,114 SF Available

Property Description

1808 Patterson is a fully remodeled building situated on +/- 0.45 acre that has been converted into an office building, which could be ideal for future development or for an owner/user. The property offers incredible access to St. Thomas Midtown, Vanderbilt University, West End Avenue, Charlotte Pike and The Gulch. Boasting roughly 3/1,000 in on-site parking and access to nearby amenities, 1808 Patterson is an ideal location for a variety of office tenants.

ADDRESS	1808 Patterson Street, Nashville, TN
BUILDING AREA	8,114 SF <i>(per December 2018 appraisal)</i>
LAND AREA	.45 Acre (19,602 SF)
YEAR BUILT	1920
CURRENT ZONING	MUI-A (Mixed Use Intensive, intended for high intensity mixture of residential, retail, and office uses.)
ON-SITE STORAGE	Unfinished walk-in attic space for on-site storage



FOR SALE OR LEASE

1808 Patterson Street | Nashville, TN

PROPERTY WEBSITE

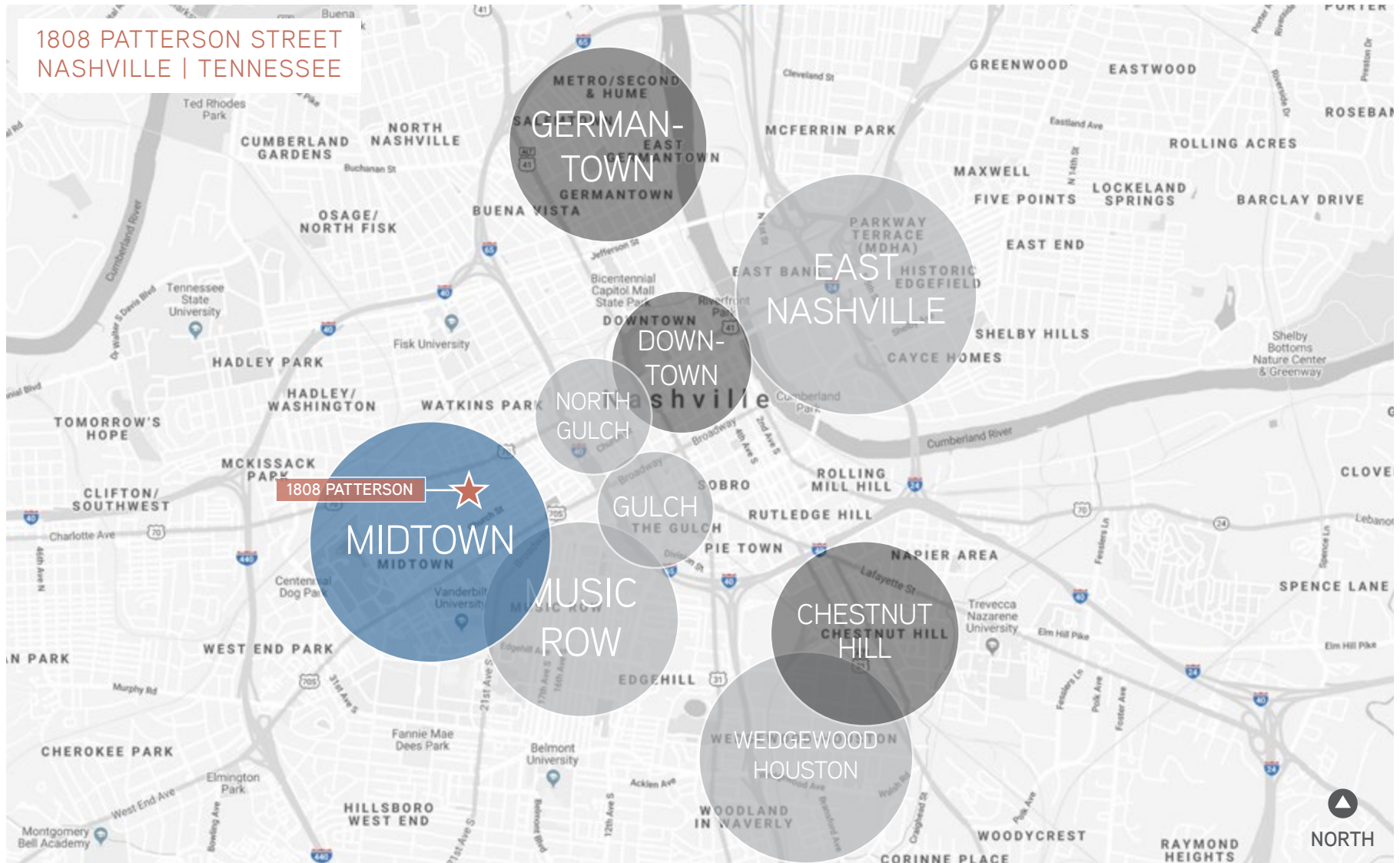
VIRTUAL TOUR



FOR SALE OR LEASE

1808 Patterson Street | Nashville, TN

Midtown District Nashville, TN





RESIDENTIAL

- 1 The Adelia
- 2 Aertson Midtown
- 3 20th & Grand
- 4 SkyHouse Nashville
- 5 The Cadence
- 6 Rhythm at Music Row
- 7 1505 Demonbreun
- 8 Element Music Row
- 9 Bristol on Broadway
- 10 Artisan on 18th
- 11 The Morris Apartments
- 12 Kenect Nashville
- 13 Akord Apartments
- 14 18th & Church
- 15 20th & Church
- 16 University Square Condominiums
- 17 Propst Condos
- 18 Millennium Music Row

HOTEL

- 1 Kimpton Aertson
- 2 Loews Vanderbilt Hotel
- 3 Hampton Inn Nashville/Vanderbilt
- 4 Hutton

- 5 SpringHill Suites by Marriott
- 6 Hilton Garden Inn - Vanderbilt
- 7 Home2 Suites by Hilton - Vanderbilt
- 8 Embassy Suites - Vanderbilt
- 9 Virgin Hotel
- 10 Graduate Hotel
- 11 The Hayes Street Hotel
- 12 Hyatt House Nashville - Vanderbilt
- 13 TBD
- 14 Waldorf Astoria

DINING & ENTERTAINMENT

- 1 Chipotle Mexican Grill

- 2 Starbucks
- 3 Amerigo Italian
- 4 Tin Roof
- 5 Two Bits
- 6 Little Chicago Pizzeria and Grill
- 7 Just Love Coffee Cafe
- 8 TailGate Brewery Music Row
- 9 Five Odd Fellows Food & Drink
- 10 The Patterson House

OFFICE

- 1 1801 West End
- 2 BMI

- 3 Warner Music Nashville
- 4 Roundabout Plaza
- 5 CMA Country Music Association
- 6 Word Entertainment
- 7 Caterpillar Financial Center
- 8 17th & Grand New Development
- 9 18th & Chet New Development
- 10 19th & Grand New Development

M I D T O W N
N A S H V I L L E
AREA ATTRACTIONS

FOR SALE OR LEASE

1808 Patterson Street | Nashville, TN



[PROPERTY WEBSITE](#)



Colliers International
615 Third Avenue S | Suite 500
Nashville, TN 37210
P: +1 615 850 2700

CONTACT US:

SHANE DOUGLAS, CCIM, SIOR
Senior Vice President + Principal
+1 615 850 2734
shane.douglas@colliers.com

BRIAN CASEY
Senior Associate
+1 615 850 2782
brian.casey@colliers.com