



# RANSOM LUMBER BUILDING

706 19TH AVE N | NASHVILLE, TN



# WHERE HISTORY MEETS INNOVATION

This exceptional 43,242 SF two-story building, newly renovated and available for lease, blends historic charm with modern amenities in a truly unique workspace or retail opportunity. Featuring expansive windows welcoming abundant natural light, the building showcases rich timber and brick detailing throughout, adding warmth and character. High ceilings, all new building systems, and state-of-the-art utilities ensure both style and functionality. Amenities include garage doors for flexible indoor-outdoor flow, ADA-accessible showers, and a spacious patio and rooftop. With parking on-site in a garage and next door, this property is ideal for tenants seeking a creative office or retail space in a boutique environment.

## HIGHLIGHTS

Full Building Available: 43,242 SF with Multiple Demising Options

Move-in-Ready Second Floor

Newly Renovated

Flexible Floor Plans

Abundant Natural Light

Patio Space

First Floor Retail Opportunity

Click or Scan for a Tour  
of the Second Floor



Click or Scan for a Tour  
of the Building Renovations





IDEAL FOR FIRST FLOOR RETAIL





ON-SITE PARKING



ROOFTOP WITH 360° VIEWS



ABUNDANT NATURAL LIGHT



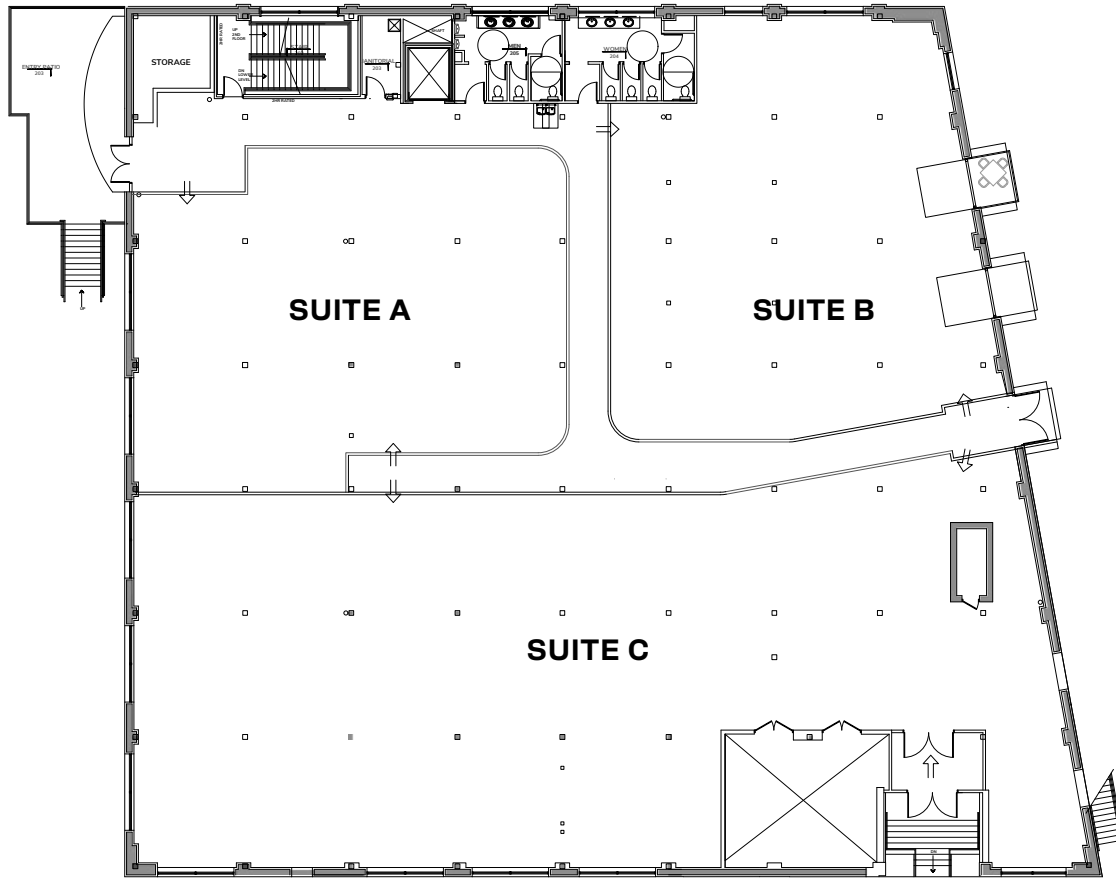
# FIRST FLOOR

## CONCEPTUAL FIRST FLOOR DEMISING OPTIONS

SUITE A: ± 4,414 RSF

SUITE B: ± 4,812 RSF

SUITE C: ± 10,392 RSF



# SECOND FLOOR

## CONCEPTUAL FURNITURE PLAN

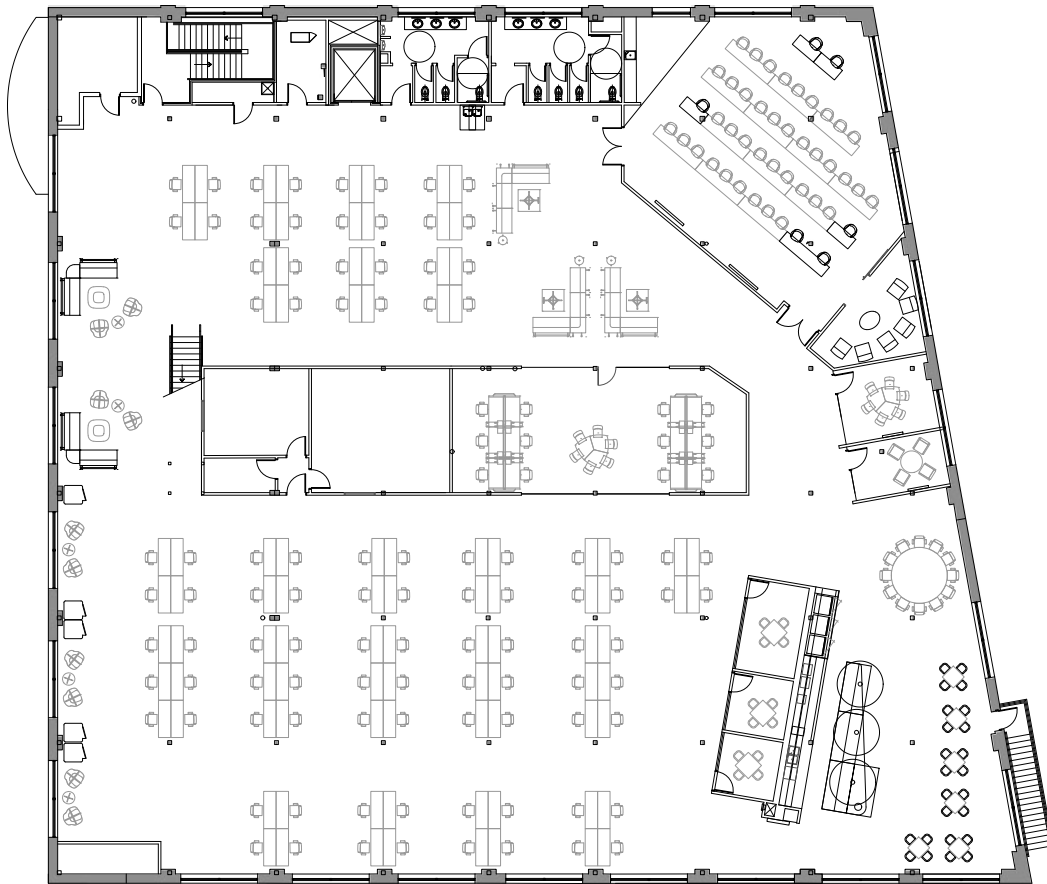
23,711 RSF AVAILABLE

Move-in ready space

Flexible demising options available

Opportunity for exclusive rooftop deck & mezzanine access

Click or Scan for a Tour  
of the Second Floor



# CONNECTED TO THE CITY

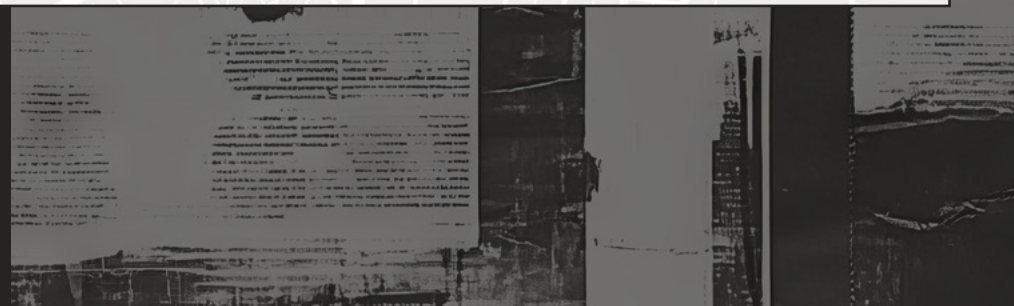
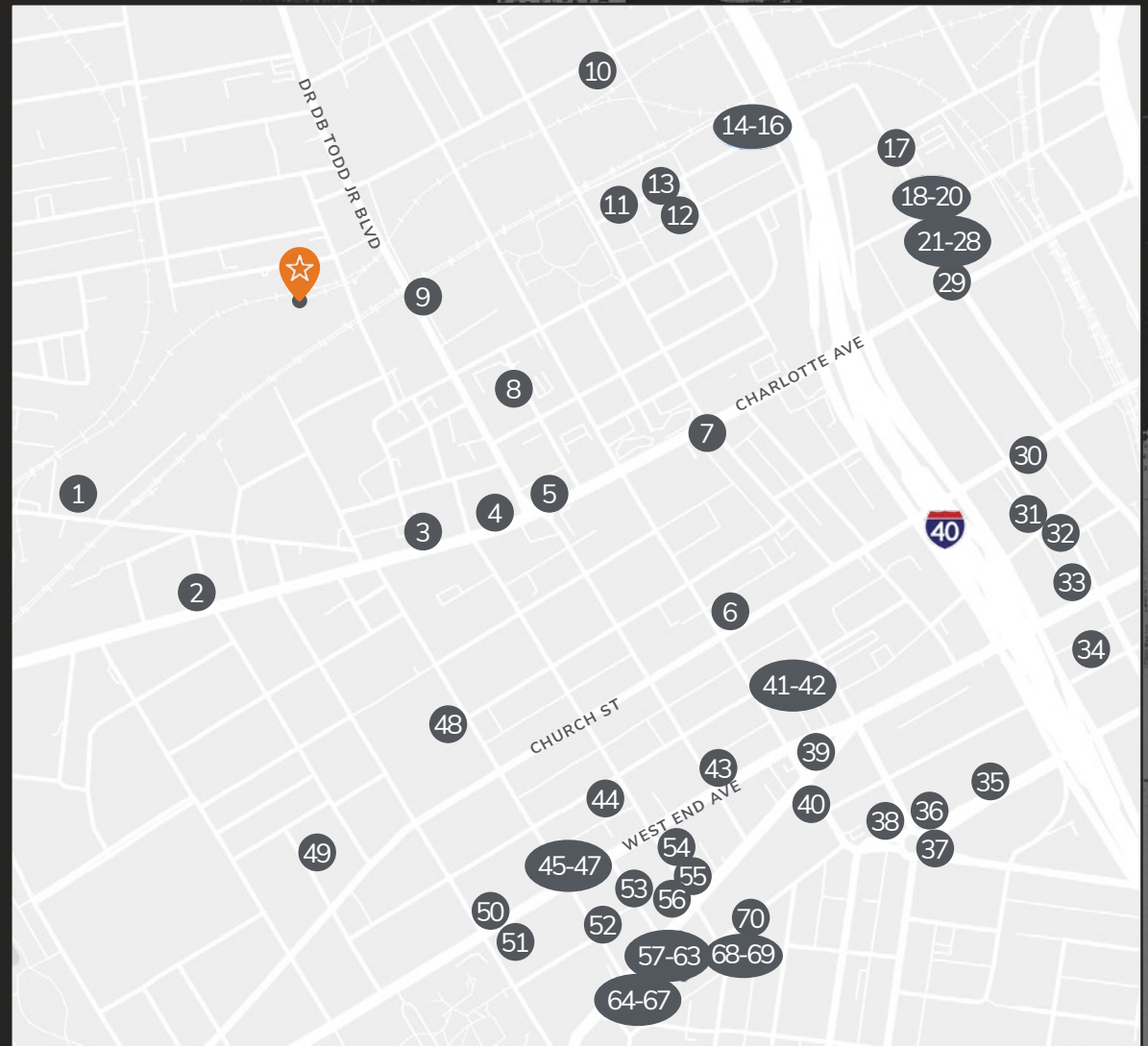
## DRIVE TIMES

<b>4</b> MIN	Midtown
<b>6</b> MIN	OneC1TY
<b>7</b> MIN	Downtown
<b>8</b> MIN	Germantown
<b>8</b> MIN	Music Row
<b>9</b> MIN	The Gulch
<b>10</b> MIN	East Nashville
<b>15</b> MIN	12South
<b>15</b> MIN	Wedgewood-Houston



# THE AREA

1. Blackstone Brewing Co
2. Starbucks
3. Sonic
4. Walgreens
5. Fattoush Cafe
6. Chick-fil-a
7. Jack Cawthon's
8. Vegelicious, LLC
9. Midtown Foods
10. Grandpa Bar
11. The Restaurant at Nelson's Green Brier Distillery
12. Trap Fusion Express
13. Marathon Music Works
14. Just Love Coffee Cafe
15. The Southern Engine Deli
16. Corsair Distillery & Taproom
17. SkyBar Capitol View
18. The Detroit Cowboy
19. HOTBOX Fitness
20. Dose Dealer Coffee Bar
21. Pokeworks
22. Central BBQ Capitol View
23. JINYA Ramen Bar
24. NY Pie
25. Publix Super Market
26. Keke's Breakfast Cafe
27. Condado Tacos
28. M.L.Rose Neighborhood Pub
29. Dunkin'
30. Paris Baguette
31. Tiff's Treats
32. The Mockingbird
33. Whole Foods Market
34. Adele's
35. Tin Roof
36. Tailgate Brewery
37. Thai Esane
38. Cocorico French Bakery
39. Lola's European Cafe
40. H & S Bagels
41. Hall's Chophouse
42. Hall's Catch
43. Parlor Donuts
44. Las Palmas
45. White Limozeen
46. Jasper's
47. Amerigo Italian
48. Ascension Saint Thomas
49. Verna Cafe & Bar
50. Jason's Deli
51. Little Rey
52. 8th & Roast
53. The Row Kitchen & Pub
54. Midtown Cafe
55. Hattie B's Hot Chicken
56. Broadway BrewPub & Grub
57. Urban Cookhouse
58. Velvet Taco
59. All'Antico Vinaio
60. Turnip Truck
61. The Stillery
62. Two Boots
63. Torchy's Tacos
64. Happy Does
65. Odie's
66. Losers Bar & Grill
67. The Slider House
68. Ichiddo Ramen & Izakaya
69. Nacho Daddy
70. The Baked Bear



# BUILDING HISTORY

In the late 1800s and early 1900s, Nashville emerged as a national hub for the lumber and hardwood flooring industries. At the heart of this booming sector were the John B. Ransom Company and the Nashville Hardwood Flooring Company, two of the most prominent and influential businesses of their kind. Founded and led by brothers John and Arthur Ransom, these companies played a major role in establishing Nashville's reputation as the hardwood capital of the United States. John Ransom was a respected and well-loved figure in the community, and after his untimely passing, the city honored him by naming a school in his memory. Though the John B. Ransom School no longer stands, the legacy of the Ransom brothers continues to be felt throughout the city.

Constructed in 1930, the building at 706 19th Avenue North served as the headquarters for the John B. Ransom Company and Nashville Hardwood Flooring Company. It is a striking example of early 20th-century industrial architecture, notable for its extensive use of fine hardwood and heavy timber, an unmistakable nod to the industry it helped lead. The building's hardwood floors and massive timber beams are a testament to the Ransoms' access to the highest quality materials. A large, original payroll vault adds to the building's character and historical significance, reflecting the scale and success of the operations once housed within.

Click or Scan for Further  
Building History





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