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WOODY WIDENHOFER
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Lease Rate:
\$30.00 SF NNN

COLLIERS NASHVILLE
615 3RD AVENUE SOUTH
SUITE 500
NASHVILLE, TN 37210
+1 615 850 2700 | [COLLIERS.COM](https://www.colliers.com)

FOR LEASE

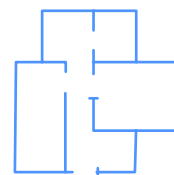
2304 & 2306 WEST END AVENUE NASHVILLE, TN 37203



5,527 SF
available



Signage
opportunity



Suited for
office or
retail uses



[VIEW VIRTUAL TOUR](#)

HIGHLIGHTS

- 5,527 square-feet available for retail or medical office use
- Prime location directly across from Vanderbilt University, capturing foot traffic from students, faculty, staff, and visitors
- Anchored by Office Depot and FedEx
- Excellent transit access and a stellar walk score of 89
- Surrounded by dining, entertainment, grocers and other common staples in the greater Vanderbilt/West End corridor, enhancing appeal to tenants and customers

LEASE RATE: \$30.00/SF NNN
(\$14.11/SF OPEX)

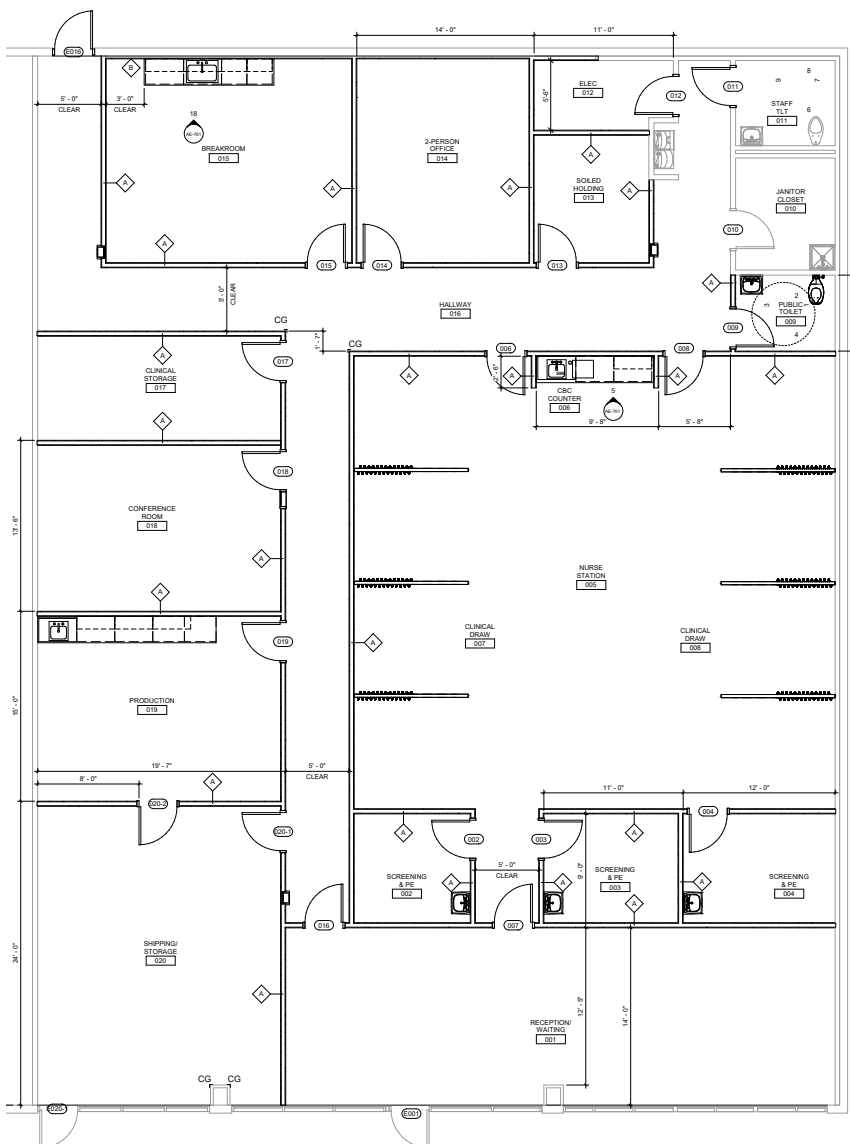


2,737+
hotel
rooms



2,537+
multi-family
units

**within 0.5 miles*

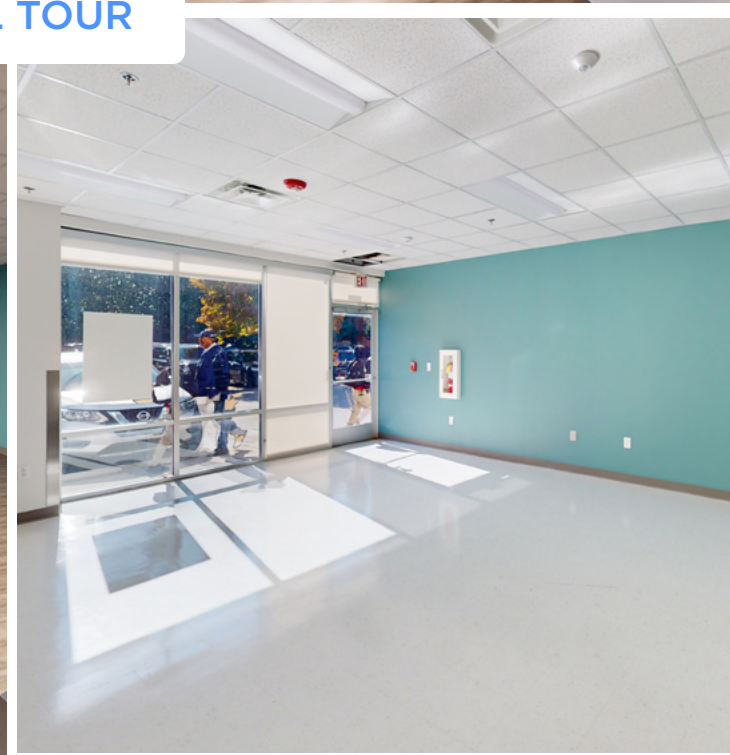




SUITE PHOTOS



VIEW VIRTUAL TOUR





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