

FOR LEASE | OFFICE / MEDICAL OFFICE

1718 Charlotte Ave

NASHVILLE, TENNESSEE 37203



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REAL EQUITY
————— GROUP

COMPASS RE
COMMERCIAL

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PROPERTY OVERVIEW

1718 Charlotte Pike offers a well-positioned office and medical office opportunity along one of Nashville's primary commercial corridors. The property features functional existing layouts with reception areas, private offices, exam rooms, and support spaces already in place, allowing tenants to minimize buildout costs and accelerate occupancy. With three suite sizes available across two floors and elevator access, the building supports a range of professional and healthcare users seeking accessibility and visibility near Downtown Nashville.

SPACE DESCRIPTION

- Existing medical and professional office buildouts in place
- Reception and waiting areas already configured in first-floor suites
- Multiple exam rooms, private offices, and support spaces within larger suites
- Second-floor suite served by elevator access
- Efficient corridor layouts supporting clinical or administrative operations
- Restrooms integrated within suites
- Surface parking available for tenants and visitors

AVAILABILITY & LEASE TERMS

Suite A - 4,322 SF (First Floor)	Configured with reception, waiting area, private offices, conference room, lab space, exam rooms, and storage
Suite C - 1,530 SF (First Floor)	Includes reception, exam rooms, offices, and restroom facilities
Suite D - 4,463 SF (Second Floor)	Full-floor suite with multiple private offices and support areas, accessible via elevator
Lease Rate	Contact Broker
Lease Type	NNN
Availability	Immediate

PROPERTY FACTS

Address	1718 Charlotte Ave, Nashville, TN
Total Available	±10,315 SF
Stories	2 (Elevator)
Parking	Surface parking available
Use	Office / Medical Office
Access	Immediate access to Charlotte Pike and major Nashville corridors

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PROPERTY HIGHLIGHTS

- Existing medical infrastructure reduces tenant improvement costs
- Multiple suite sizes for growing practices or professional firms
- Elevator access to second-floor suite
- Reception and patient flow layouts already established in first-floor suites
- Convenient access to Downtown Nashville, West End, and I-40
- Established commercial corridor surrounded by retail, dining, and service amenities

IDEAL USES

- Medical or specialty clinics
- Dental or physical therapy practice
- Behavioral health or counseling practices
- Outpatient services
- Professional office users (legal, consulting, financial)



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LOCATION

Located along Charlotte Pike, one of Nashville's primary east-west thoroughfares, the property benefits from strong corridor visibility and connectivity to Downtown, Midtown, and West End. The surrounding area features established retail, dining, and residential growth, supporting both medical and professional office demand.

Cross Streets: Charlotte Avenue & 18th Ave North

DRIVE TIMES

- Minutes to Downtown Nashville
- Minutes to I-40
- Easy access to West End / Midtown
- 4 minute drive to TriStar Centennial Medical Center
- 4 minute drive to Ascension Saint Thomas Hospital Midtown

NEARBY AMENITIES

- Restaurants & Coffee Shops
- Banks & Professional Services
- Fitness Centers
- Hotels



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MARKET OVERVIEW

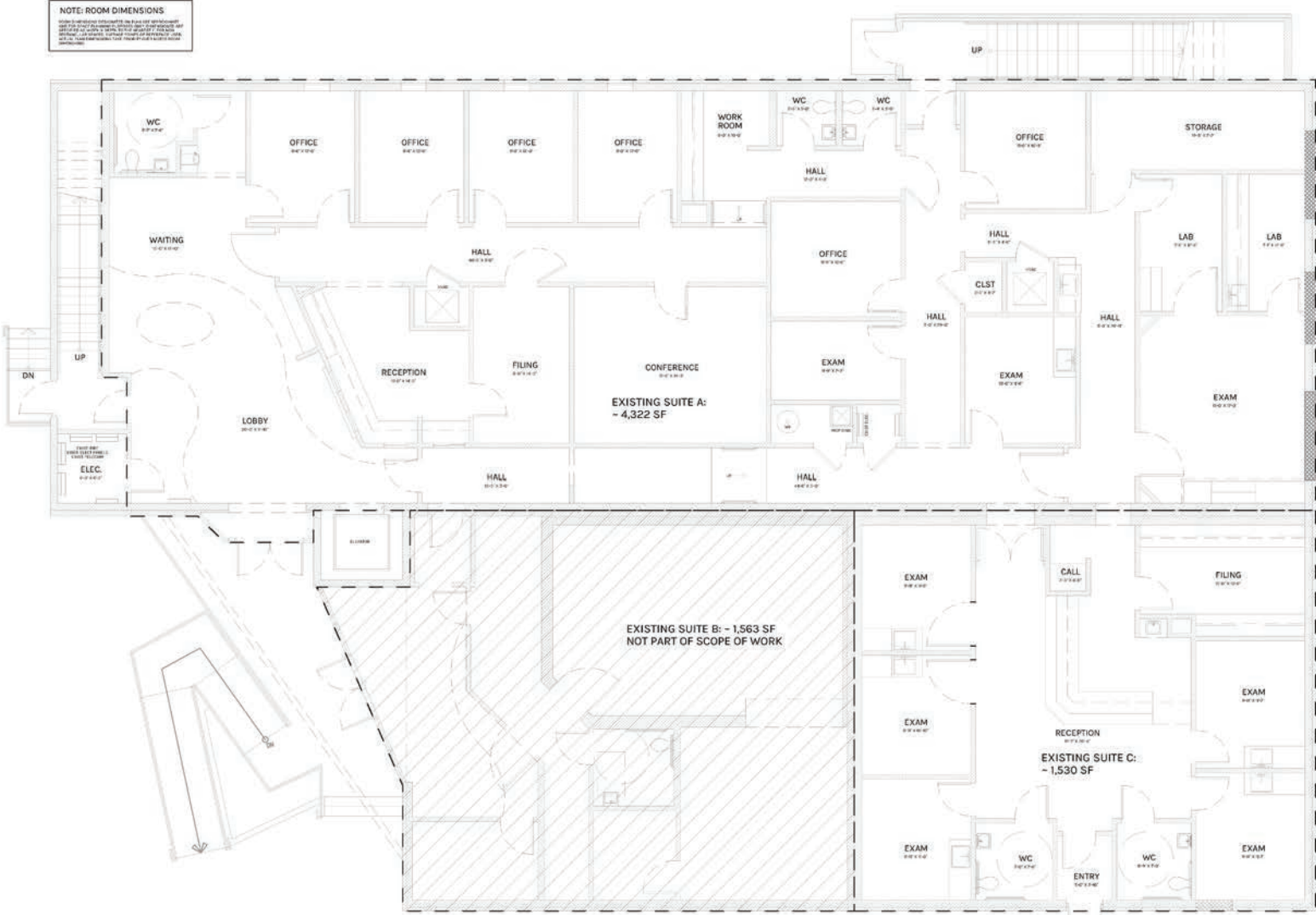
Nashville continues to experience sustained population and employment growth, reinforcing demand for well-located office and medical office space. The Charlotte Pike corridor benefits from its proximity to Downtown, The Charlotte Pike corridor benefits from its proximity to Downtown and established residential neighborhoods, making it attractive for healthcare providers and professional firms seeking convenience, visibility, and long-term market stability.

DEMOGRAPHICS

Positioned within a densely populated and economically active corridor, supported by strong household incomes and growing daytime employment.



FLOOR PLAN | 1ST FLOOR



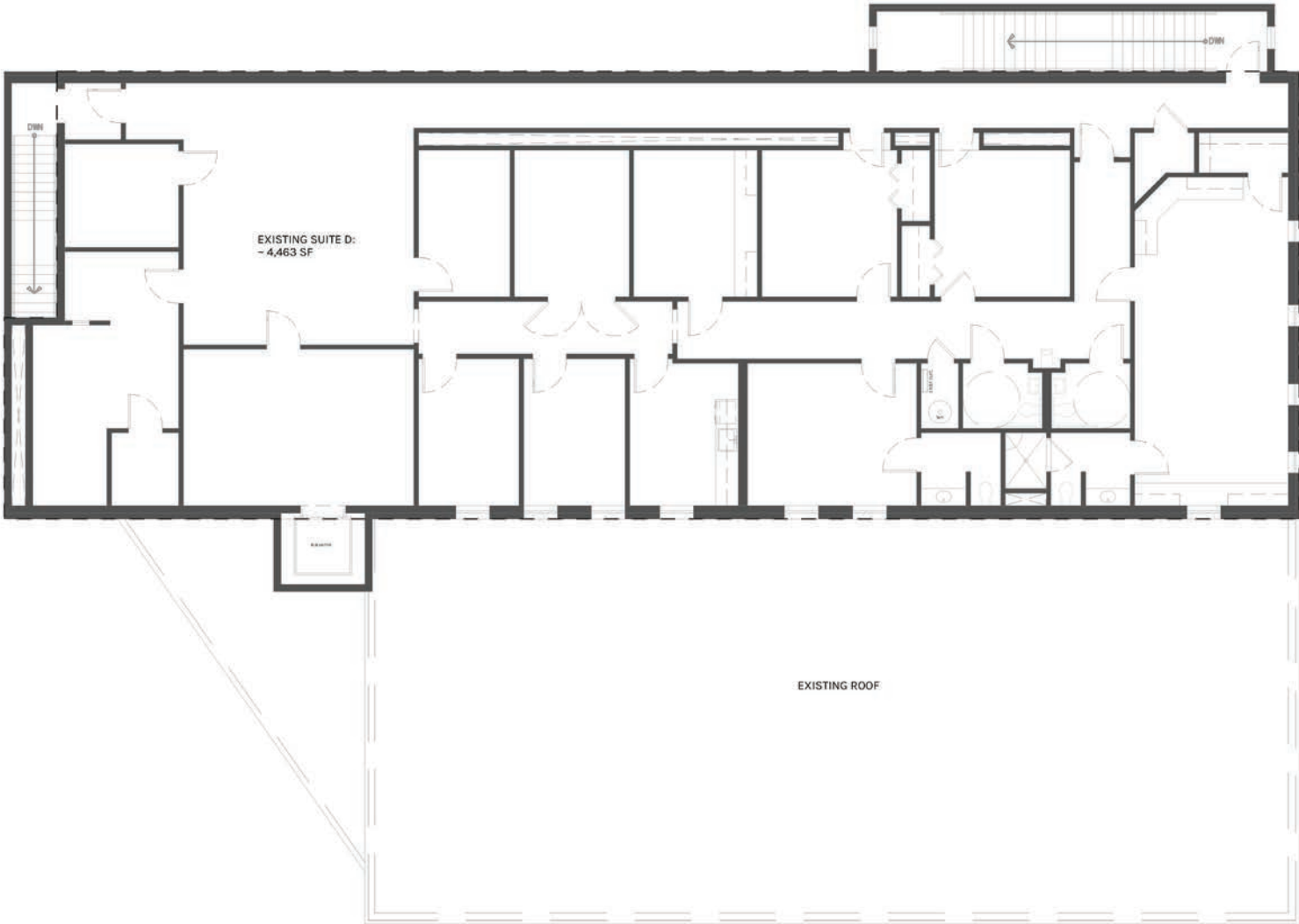
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FLOOR PLAN | 2ND FLOOR



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