

## Full Listing Remarks – 5101 Kentucky Ave

Listed by Allen Perry, Compass RE

Versatile and thoughtfully improved in 2022 – commercial property in the heart of The Nations, offering approximately **8,000 sq ft** on **0.37 acres** at 5101 Kentucky Ave, Nashville, TN. Formerly utilized as a creative office, production studio, and publishing house, this space is well-suited for a wide range of users seeking a flexible, modern environment. The layout includes multiple private offices, conference rooms, collaborative workspaces, a full commercial-style kitchen, and multiple restrooms, allowing for seamless day-to-day operations and team functionality.

**The building features** metal exterior walls with commercial metal structural framing, polished concrete floors, high ceilings, exposed ductwork, and abundant natural light throughout. Specialized areas accommodate media, content creation, and studio-style uses, while open work zones and meeting spaces support traditional office needs. **Property is designated Commercial with Land Use: Small Warehouse**, providing adaptability for office, creative, light industrial, or hybrid business models.

Ideally positioned within **one of Nashville's most vibrant and walkable districts**, the property is surrounded by popular restaurants, fitness studios, retail, and neighborhood amenities, enhancing both employee experience and client accessibility. A rare opportunity to acquire a move-in-ready, creatively designed commercial space in a high-demand urban location.

The location offers **exceptional walkability** to many of The Nations' most popular destinations, including Stay Golden, 51st Deli Nations, Frothy Monkey, Daddy's Dogs, and 51 North Taproom, making it easy to step out for coffee meetings, team lunches, or after-work gatherings. Nearby wellness and lifestyle amenities include CrossFit Nashville, ISI Elite Training, Rhoë Pilates, and Luxe & Luna Boutique Spa, while additional neighborhood favorites such as Coco's Italian Market, Fat Bottom Brewing Co., Hattie B's Hot Chicken West, Rhino Booksellers, and the Richland Park Branch Library.



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