

FOR LEASE

±1,516 SF Stand-Alone Building
Office Space in the Heart of Nashville's
Legendary Music Row

49 Music Square East, Nashville, TN 37212



An Iconic Nashville Setting for Your Next Office

HIGHLIGHTS

- ±1,516 SF Stand-Alone Office Building
- Move-in ready condition
- *Non-Exclusive* Parking available on site
- Rate: \$4,600 per month modified gross – taxes and insurance included in the rate
- Available 10/1/2026
- Located directly within Music Row, Nashville's historic center of recording, publishing, music management and entertainment businesses
- The property benefits from being situated between two of Nashville's major higher-education anchors: Belmont and Vanderbilt Universities



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For Lease
±1,516 SF Available
Office Building

49 Music Square East
Nashville, TN 37212
Davidson County

CHARLES
HAWKINS CO.

49 Music Square East — Location Highlights

49 Music Square East is positioned in the heart of Nashville's iconic Music Row, offering an unusually strong combination of creative-industry adjacency, nearby universities, dense residential neighborhoods, hospitality, retail, and immediate access to Downtown Nashville.

Music Square East is essentially the 16th Avenue South corridor through Music Row, one of the city's most recognizable entertainment districts.

The concentration of creative businesses makes the location particularly compelling for **creative office, professional services, entertainment, media, technology and hospitality-oriented users.**

Bottom line: 49 Music Square East isn't simply a Music Row address—it sits at the intersection of Music Row + Vanderbilt + Belmont + Downtown + The Gulch + Edgehill, giving it one of the more amenity-rich and strategically connected locations in central Nashville.

Connected to Music Row. Close to Everything Nashville.

METRIC	1 MILE	3 MILES	5 MILES
Population	27,792	138,489	256,572
Households	13,324	65,761	116,261
Median Household Income	\$74,283	\$82,157	\$85,011
Average Age	31	35	36
Median Home Value	\$668,705	\$752,444	\$677,123
Population Growth 2025-2030	+7.05%	+6.39%	+5.79%

1-MILE POPULATION
27,792
Dense urban core

5-MILE POPULATION
256,572
Broad Nashville trade area

5-MILE MEDIAN INCOME
\$85,011
Strong household purchasing power

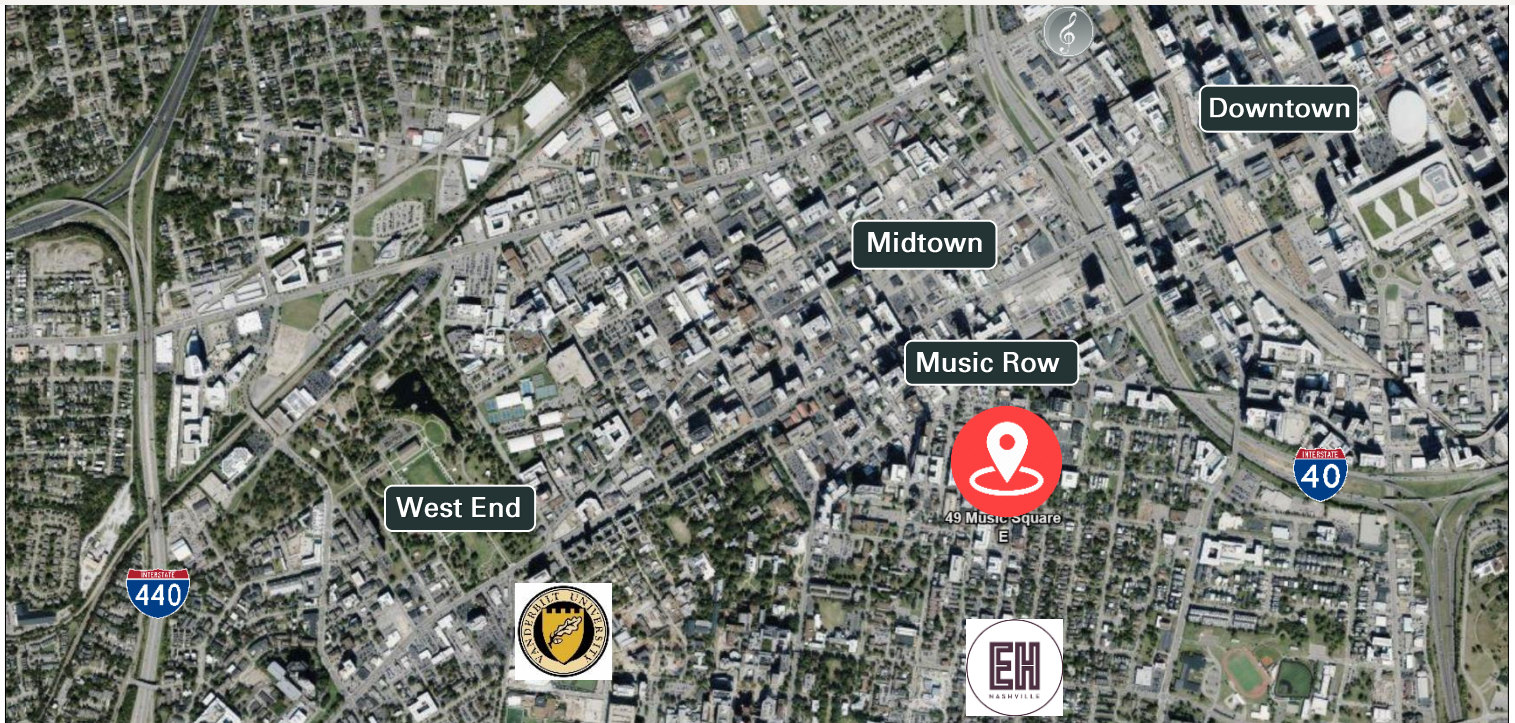
Source: 2023 demographic profile published for 49 Music Square East, Nashville, TN. Figures are ring estimates and should be treated as a nearby-value proxy for 49 Music Square East.

Retail, Restaurants & Daily Amenities

The surrounding Music Row/Edgehill/Vanderbilt area provides an extensive amenity base within a short drive or walk.

Nearby amenities identified in the Music Square East commercial corridor include **Edgehill Village, CVS, Starbucks, Panera Bread, Chipotle, Chuy's, Jason's Deli, Union Common, Barcelona Wine Bar, Soulshine Pizza, Sadie's, Old Glory, Jack Brown's, and Demonbreun Street restaurants and bars.**

For larger-scale shopping and entertainment, Downtown Nashville's **Fifth + Broadway** provides a major concentration of retail, restaurants, entertainment and mixed-use activity.



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