



622 Hamilton Ave

UP TO 5,358 SF FOR LEASE IN WEDGEWOOD HOUSTON

**conceptual rendering*

Property Overview

Currently configured as a studio, the building presents an opportunity for adaptive use - supporting a variety of concepts that would seamlessly integrate into the neighborhood's established mix of creative, retail, and hospitality environments.

- Entertainment
- Design Offices / Showroom
- Retail
- Food & Beverage

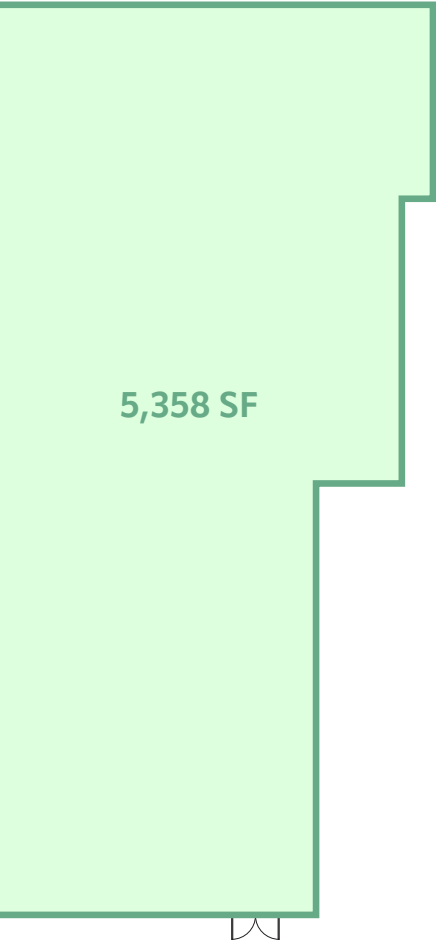
- SF: UP TO 5,358 SF | WILLING TO DEMISE
- ACRES: 0.3 ACRES
- ZONING: IWD + OPPORTUNITY ZONE



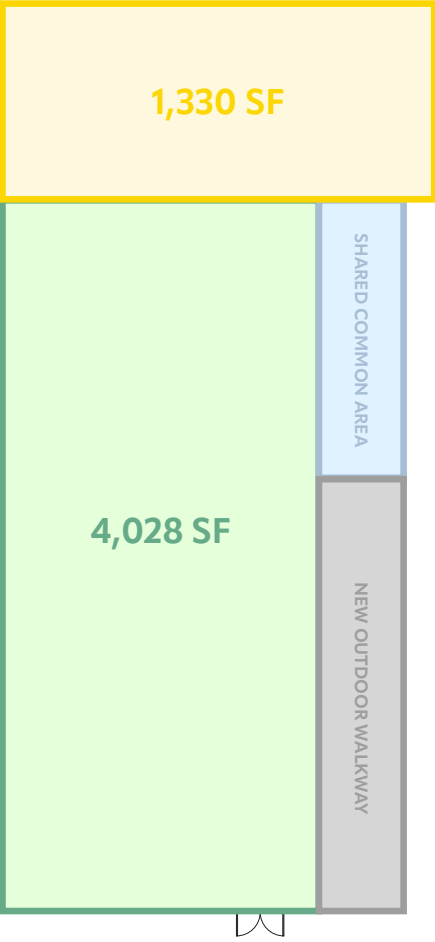
Floor Plans

1,330–5,358 SF | UPPER LEVEL

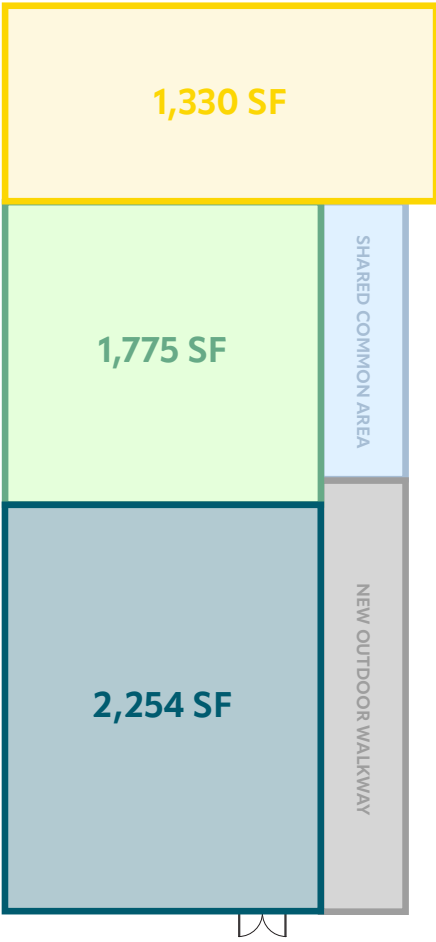
VIRTUAL TOUR



ENTIRE UPPER LEVEL FOR 1 TENANT



DEMISING PLAN FOR 2 TENANTS



DEMISING PLAN FOR 3 TENANTS

“ Chef Ryan Poli and Sommelier Matthew Poli announced plans for Claymore, a 60-seat American steakhouse set to open in 2027 at 622 Hamilton Avenue. The restaurant will be located down the hill from their award-winning restaurant iggy's.



‘You can expect the same innovative food at Claymore that you’ve come to know from Iggy’s, now built around a thoughtfully curated steakhouse menu designed to be the neighborhood go-to spot.’ ”

NASHVILLE
BUSINESS JOURNAL

“ Prime cuts of meat will anchor the menu, joined by creative salads and elevated steakhouse sides. The kitchen will emphasize carefully sourced ingredients and an inventive approach similar to the one that has defined iggy's.

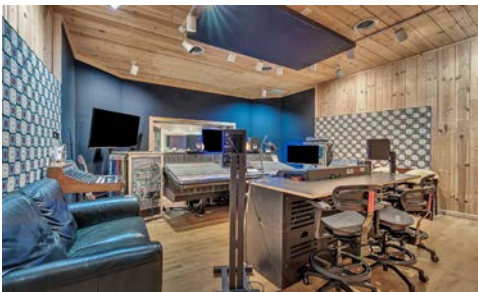


Claymore
ITALIAN STEAKHOUSE



Current Buildout

RECORDING STUDIO



Neighborhood Tenants



SCHUMACHER
since 1889

iggy's



iggy's is a much-needed Italian eatery in the city that will please everyone at the table. ”

– Savory Traveler

**NASHVILLE
DESIGN
COLLECTIVE**

LIVE NATION



SOHO HOUSE



HERMÈS
PARIS



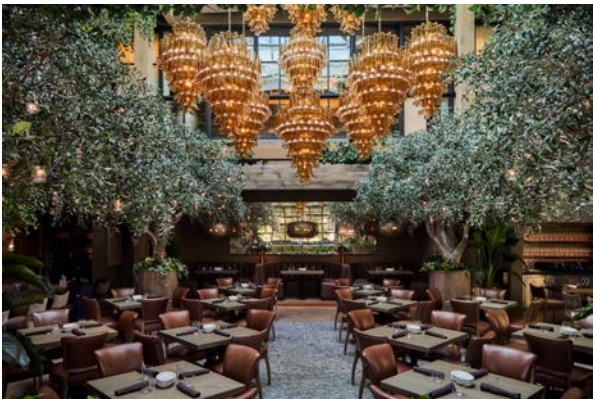
BATHHOUSE



BRUNELLO CUCINELLI



PASTIS



Every dish is packed with a fusion of flavors, and the portions are perfect for sharing! ”

– Spoon University

aba



WEDGEWOOD HOUSTON
622 HAMILTON AVE





Area Proximity

**WEDGEWOOD
HOUSTON**
622 HAMILTON AVE

GERMANTOWN
DRIVE TIME: 12 MIN

EAST NASHVILLE
DRIVE TIME: 12 MIN

DOWNTOWN
DRIVE TIME: 8 MIN

MIDTOWN
DRIVE TIME: 10 MIN

THE GULCH
DRIVE TIME: 5 MIN

MUSIC ROW
DRIVE TIME: 5 MIN

**WEDGEWOOD
HOUSTON**



622 Hamilton Ave



Wedgewood Houston Neighborhood



Food & Lifestyle

Chicago-based Japanese concept slated for AJ Capital's Wedgewood-Houston project



426-464 CHESTNUT ST DEVELOPMENT



Wedgewood-Houston, Nashville

Startups, creatives, and entertainment companies like Apple Music and Live Nation have established headquarters in Nashville's Wedgewood-Houston, also called "WeHo." Music studios, breweries, coffee houses, and art galleries, not to mention an outpost of Soho House – the global members' club and hotel group – exist side by side in this rapidly changing neighborhood just south of downtown.

Part of WeHo's allure is the diversity of things to do. Nashville's Major League Soccer team, Nashville SC, plays at Geodis Park, and a farmers market and various events happen at The Outfield, an acre-sized green space. On every first Saturday, galleries and art collectives stay open late for the WeHo Art Crawl. On the boozy side, Nashville Craft Distillery produces whiskey and sorghum spirits and gives guests an up-close look at the distilling process through tours, tastings, cocktails, and bottles to go.



GARDEN & GUN



Nashville Leather Goes Hollywood

The Music City's maven of menswear takes Melrose Avenue

By CAROLINE SANDERS CLEMENTS
February/March 2023

f t i p s

TRAVELMAG

FEATURES LIKE A LOCAL SMART TRAVEL ROOMS TOURS ACTIVITIES TRANSPORT FASHION PROPERTY

FEATURE

The 16 Most Up-and-Coming Neighborhoods in the U.S.

BY TRACY KALER | PUBLISHED JULY 23, 2024

From the North to the South to America's heartland and across the country to the West Coast, the USA has no shortage of hip, up-and-coming neighborhoods.



THE FINERY



475 HUMPHREYS ST DEVELOPMENT



The Nashville neighborhood that landed a Hermès store is welcoming a new development wave

Molly Davis
Nashville Tennessean

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