

1102 KIRKLAND AVENUE | NASHVILLE, TN 37216

STRIDE

COMMERCIAL

- ▷ 1,200 SF Creative Office
- ▷ Inglewood | Kirkland Ave
- ▷ Freestanding | Outdoor Space | Ample Parking

# 1102 Kirkland Avenue

CREATIVE OFFICE // INGLEWOOD // NASHVILLE, TN 37216

# Building Snapshot

1102 KIRKLAND AVENUE | NASHVILLE, TN 37216

**Available SF:** 1,200 SF — Main Level

**Bonus Storage:** Lower-level storage space — not in rentable SF, available to tenant

**Lease Rate:** \$3,000/month (~\$30.00 PSF/Year)

**Lease Type:** Modified Gross — tenant pays utilities

**Availability:** Available Now

**Parking:** Front parking pad + rear fenced lot

**Outdoor Space:** Front parking pad + rear fenced lot (storage/additional parking)

**Year Built:** 1940 (renovated)

**Zoning:** OR20-OV-UZO

**Condition:** Renovated creative office — move-in ready



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# Executive Summary

## OPPORTUNITY

1102 Kirkland Avenue is a 1,200 SF freestanding creative office in Inglewood — one of East Nashville's most desirable boutique commercial submarkets. Renovated and move-in ready, the building offers a rare combination of indoor workspace, outdoor yard space, and ample on-site parking. The layout is designed for a small professional team or boutique services firm: a shared open office area, a larger private office, a kitchenette/break room, and a full bathroom. A bonus lower-level storage space adds further utility. Offered at \$3,000/month Modified Gross with tenant-paid utilities, the all-in monthly cost is straightforward and predictable.



## HIGHLIGHTS

- 1,200 SF freestanding creative office — no shared walls, no shared lobbies, standalone identity
- Move-in ready — refreshed interior and exterior for a professional team
- Layout: shared open office, private office, kitchenette/break room, full bathroom
- Bonus lower-level storage space — not in rentable SF, included for tenant use
- Front parking pad + rear fenced lot — exceptional on-site parking for an East Nashville office
- Outdoor yard/lot space — rare amenity for a creative office tenant
- \$3,000/month Modified Gross (~\$30.00 PSF) — tenant pays utilities only
- 1–2 year preferred lease term — flexible entry for local and growing businesses

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# About the Space

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## AVAILABLE SPACE

- 1102 Kirkland Ave — Freestanding Building
- 1,200 SF rentable — main level
- + Bonus lower-level storage (not in rentable SF)
- Single-tenant — no shared walls or common areas
- Move-in ready — available now

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## SUITE FEATURES

- Shared open office area
- Larger private office
- Kitchenette / break room
- Full bathroom
- Bonus lower-level storage space
- Front parking pad + rear fenced lot
- Outdoor yard/lot space — storage and additional parking
- Utilities: tenant responsibility (separate from lease rate)

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## TENANT IMPROVEMENTS

- Rate: \$3,000/month (~\$30.00 PSF/Year)
- Lease Type: Modified Gross — tenant pays utilities
- Delivery: As-is, renovated

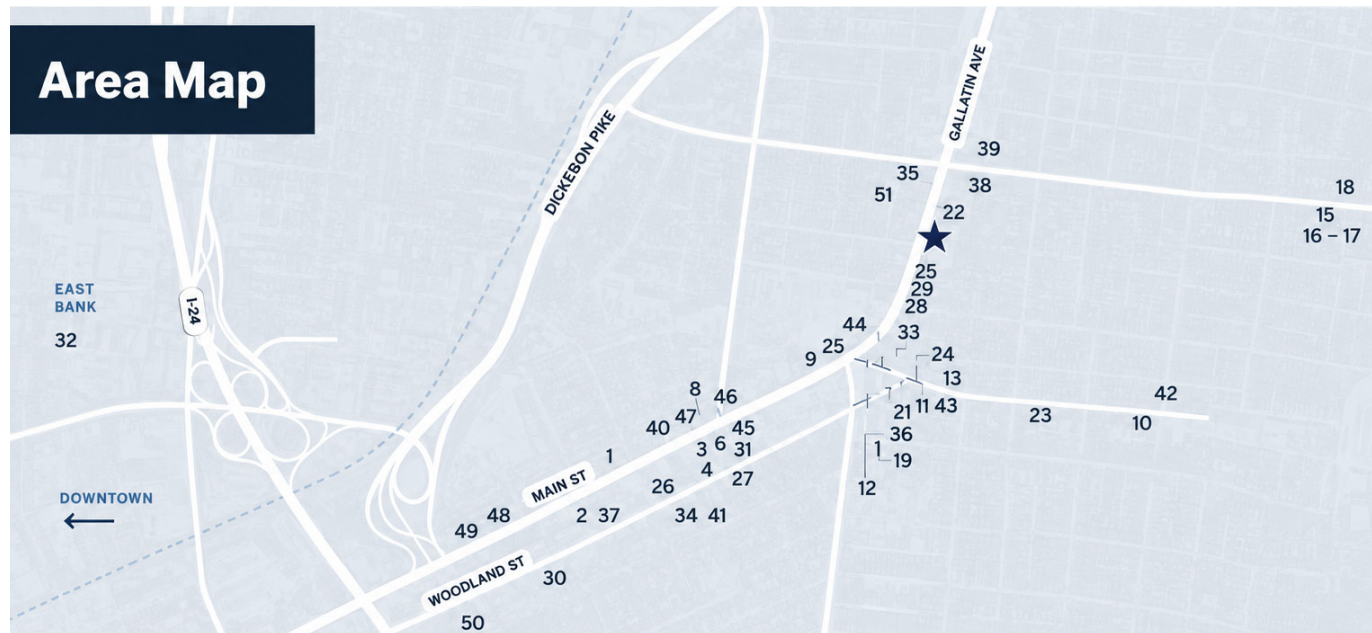


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# Location & Access



## DRIVE TIMES & ACCESS

- Gallatin Pike Corridor: <0.5 miles
- E. Trinity Lane: ~0.3 miles
- Riverside Village: ~1.5 miles / ~5 min
- Five Points (Lockeland Springs): ~2 miles / ~7 min
- Ellington Pkwy (SR-6) Access: ~0.5 miles / ~2 min
- I-24 / I-65 Access: ~2 miles / ~5 min
- Briley Pkwy (SR-155): ~2 miles / ~5 min
- Germantown: ~3 miles / ~8 min
- Downtown Nashville: ~4 miles / ~10 min
- BNA Nashville Int'l Airport: ~8 miles / ~15 min via I-40

## ACCESS HIGHLIGHTS

- Freestanding building on Kirkland Ave — quiet residential-scale street setting just off the Gallatin Pike commercial corridor
- Front parking pad + rear fenced lot — exceptional on-site parking for an East Nashville office
- Gallatin Pike <0.5 miles — full range of daily amenities (dining, coffee, retail) within minutes
- Direct access to Ellington Pkwy (SR-6) — north-south arterial connecting to I-65 and Briley Pkwy
- ~2 miles to I-24 / I-65 — strong regional access from East Nashville gateway
- OR20-OV-UZO zoning — office and professional use permitted

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# Area Demographics — 1 Mile Radius

**3,636**

DAYTIME  
EMPLOYEES

**511**

BUSINESSES  
WITHIN 1 MILE

**49%**

BACHELOR'S  
DEGREE OR HIGHER

**\$123,487**

AVG HOUSEHOLD  
INCOME

Source: Esri Business Analyst, 2025 estimates, 1-mile radius from 1102 Kirkland Ave.

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# Amenities & Neighborhood



## ABOUT INGLEWOOD

Kirkland Avenue sits in Inglewood — East Nashville's largest neighborhood and one of its most distinctive boutique commercial submarkets. Mid-century bungalows and ranch homes line quiet residential streets, anchored on the west by the Gallatin Pike commercial corridor and on the east by Riverside Village, a walkable cluster of cafés, restaurants, and independent retailers. Inglewood has emerged in recent years as a destination for boutique professional services, design studios, and creative firms drawn to its character and slower pace.

## NEARBY AMENITIES

- Gallatin Pike commercial corridor — restaurants, coffee, retail, services (<0.5 mi west)
- Sip Café — locally roasted coffee and house-made ice cream on Gallatin Pike (~0.5 mi)
- Elegy Coffee — craft coffee on Gallatin Pike (~0.5 mi)
- Nicoletto's Italian Kitchen — scratch-made Italian on Gallatin Pike (~0.5 mi)
- Mickey's Tavern — neighborhood bar on Gallatin Pike (~0.5 mi)
- East Nashville Beer Works — craft brewery on E. Trinity Lane (~0.7 mi)
- Grimey's New & Preloved Music — record store on E. Trinity Lane (~0.7 mi)
- Riverside Village — walkable hub at Riverside Dr / McGavock Pike featuring Mitchell Deli, Village Pub & Beer Garden, and Dose Coffee (~1.5 mi east)
- Shelby Bottoms Greenway — outdoor recreation, Cooper Lane entrance (~1.5 mi)
- Five Points (Lockeland Springs) — East Nashville's most active commercial intersection (~2 mi south)

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## CONTACT US

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