

MUSIC ROW

NASHVILLE'S MOST FAMOUS NEIGHBORHOOD

Photo Credit: Nashville Public Schools

CHARLES
HAWKINS CO.

CREATIVE CAMPUS

UNIQUE COMMERCIAL LEASING & PURCHASE OPPORTUNITY

MUSIC ROW

1029 – 1107 17th Ave S.

Nashville, TN

Nashville's Original Creative Corridor



Show Up. Care. Deliver.

SALE OR LEASE

1029 – 1107 17th Ave S., Nashville, TN

MUSIC ROW: *Nashville's Iconic Neighborhood*

Six Separate Buildings on One Consolidated Parcel: Originally six parcels (addresses: 1029, 1031, 1101, 1103, 1105, 1107 17th Ave S)

Total Spaces: 8 Office Spaces | (3) Spaces are currently leased | **(5) Spaces available for lease** | **(1) Building for Sale**

Total Building Area: 25,791 SF across six low-rise buildings (built 1900–1950)

Lot Size: 47,480 SF (1.09 acres)

Zoning: ORI (Office and Residential Intensive) + OV-UZO (Urban Zoning Overlay) + Music Row Urban Design Overlay (UDO)

- High-intensity office and/or multi-family residential allowed with limited retail
- UDO provides design guidelines for scale and streetscape, but no strict historic preservation overlay or South Music Row NCZO applies

Location: Prime heart of Music Row – ideal for music industry, production, publishing, and creative tenants

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CURRENT AVAILABILITIES

1101, 1103A, 1103B, 1105, 1107A 17th Ave S

Total Rentable Square Feet: ±17,768 SF

Available for Purchase: 1107 17th Ave S | 4,846 SF | \$3,495,000

LEASED SUITES

1029, 1031, 1107B 17th Ave S



1101 17th Ave S
5,046 SF Available
Lease Rate: \$19/SF MG



1105 17th Ave S
4,058 SF Available
Lease Rate: \$25/SF MG



1031 17th Ave S
3,611 SF
Tenant: Real Music Works



1103A 17th Ave S
2,334 SF Available
Lease Rate: \$27/SF MG



1107A 17th Ave S
4,000 SF Available
Lease Rate: \$24/SF MG



1029 17th Ave S
1,474 SF
Tenant: Interior Anthology



1103B 17th Ave S
2,330 SF Available
Lease Rate: \$29/SF MG

1107 17th Ave S.
Full Building Available for Purchase
4,846 SF | \$3,495,000



1107B 17th Ave S
846 SF
Tenant: Song Spot

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Decades of Hits, One *Iconic Street*.

Music Row is Nashville's legendary entertainment and recording industry district, centered along **16th and 17th Avenues South**, just southwest of downtown. It's the beating heart of country music — and American music more broadly — spanning roughly from Demonbreun Street south to Grand Avenue. What makes Music Row unique isn't just the presence of these companies individually — it's the density and interconnection.

Major Record Labels

Universal Music Group Nashville
Sony Music Nashville
Warner Music Nashville
Big Machine Label Group
Curb Records
Broken Bow Records
BBR Music Group on the Row.
Valory Music Co.
Average Joes Entertainment

Management & Talent Agencies

William Morris Endeavor (WME) Nashville
Creative Artists Agency (CAA) Nashville
Sandbox Entertainment
Ken Levitan /Vector Management
Borman Entertainment
Red Light Management

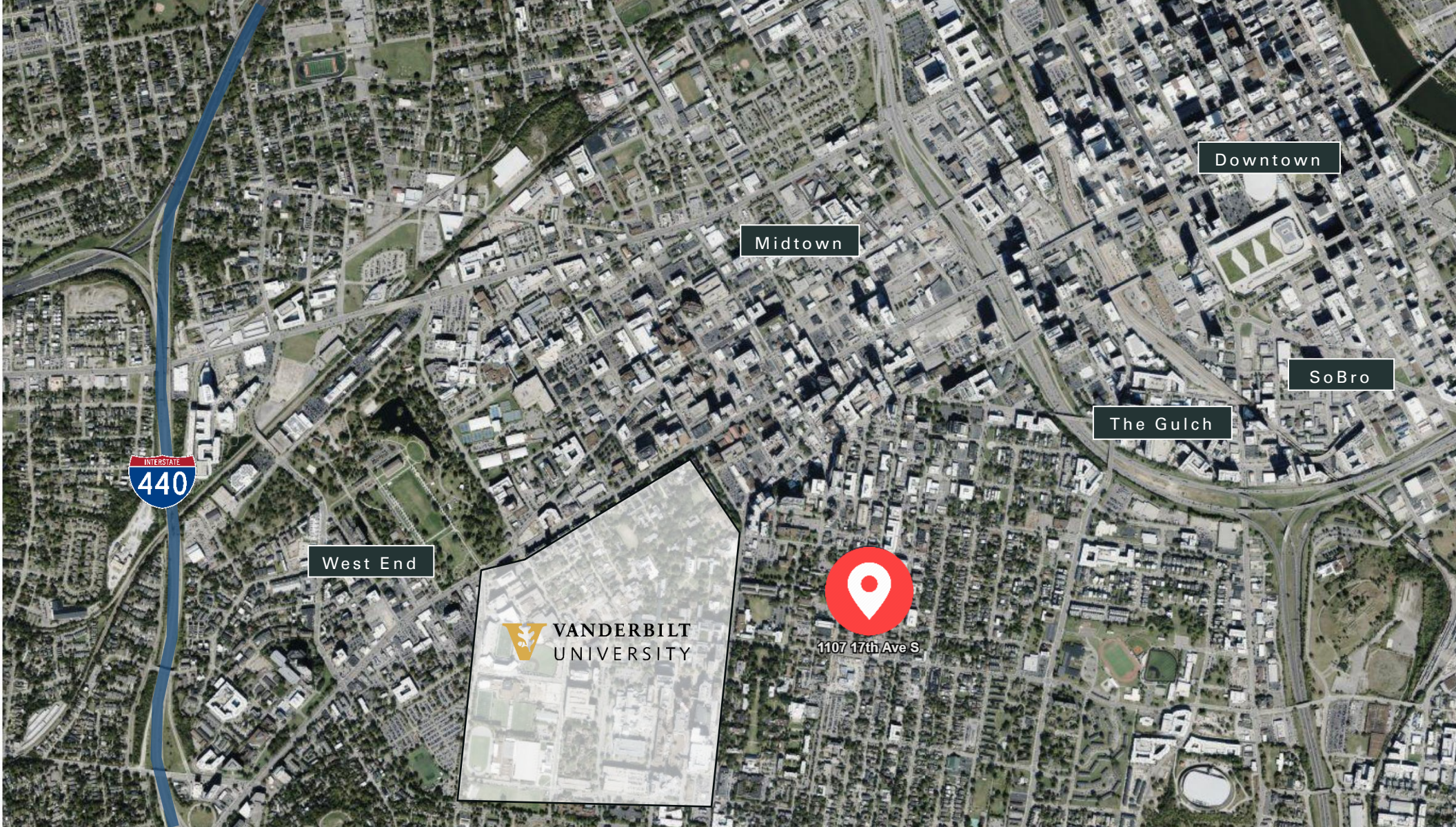
Major Music Publishers

Sony Music Publishing Nashville
Universal Music Publishing Group Nashville
Warner Chappell Music Nashville
ole
Combustion Music.
Sea Gayle Music
Carnival Music
Magic Mustang Music
Bluewater Music

Recording Studios (Active & Historic)

RCA Studio B
Ocean Way Nashville
Starstruck Studios
Blackbird Studio
Sound Stage Studios
Hilltop Studios





STRATEGIC LOCATION

Easy access to major transportation routes, retail, dining, and cultural attractions

 **Distances**

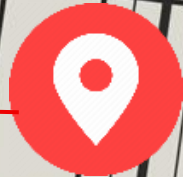
- Downtown Nashville ±1.5 Miles
- SoBro ±1.6 Miles
- The Gulch ±0.8 Miles
- Midtown ±1.1 Miles
- Wedgewood-Houston ±1.9 Miles
- West End ±2.1 Miles

 **5-Minute Walk**

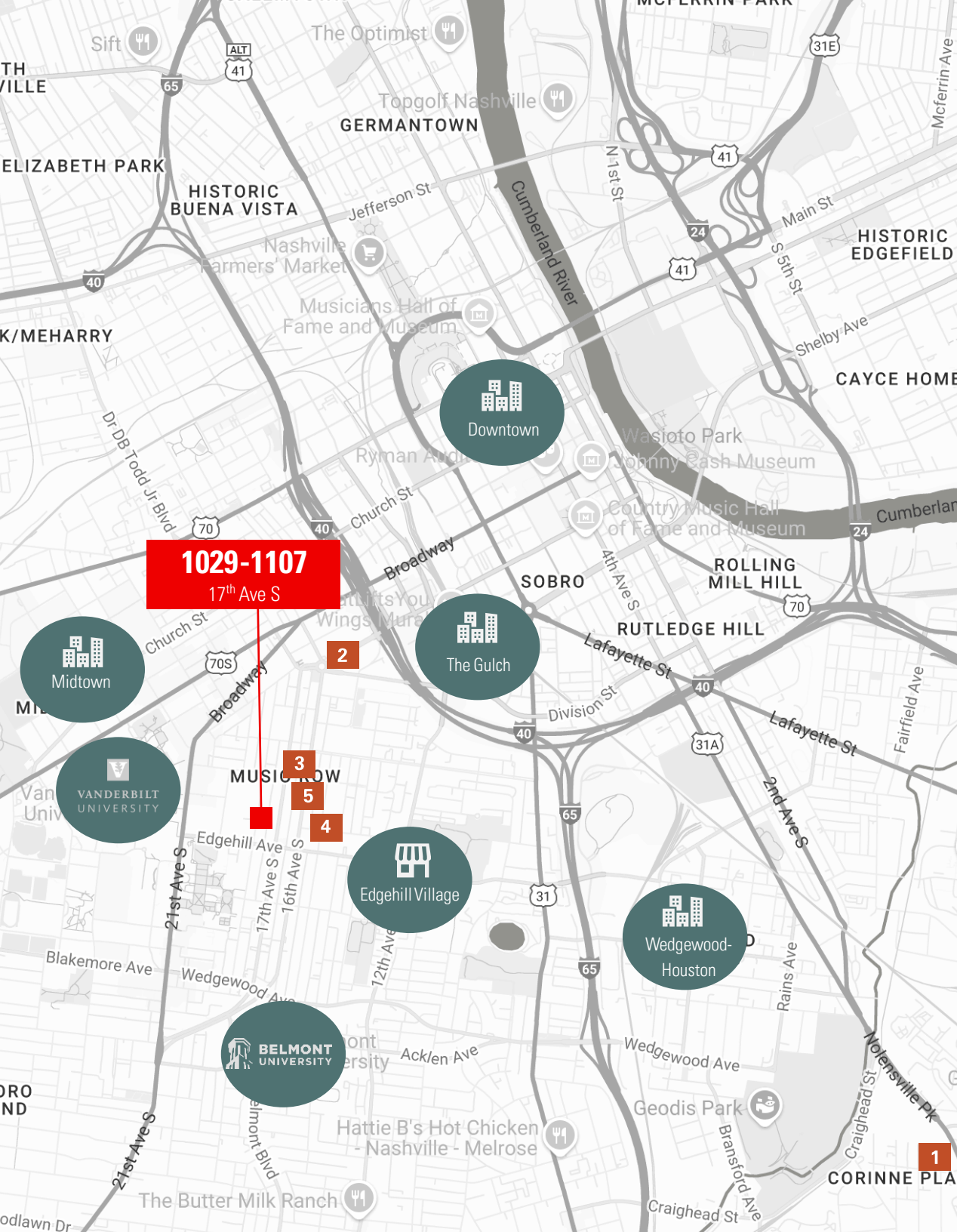
- Edgehill Village
- Belmont University
- Vanderbilt University

PROXIMITY TO SOUGHT-AFTER AMENITIES

1029-1107
17th Ave S



Reservoir



NEW

SURROUNDING DEVELOPMENTS

1. Braxton Music City:

A 236-unit apartment building built in 2022 with 1- and 2-bedroom units and amenities like a resort-style pool, fitness center, and recording studio.

2. Element Music Row:

A luxury high-rise offering studios, one-, two-, and three-bedroom apartments with features like floor-to-ceiling windows.

3. Millennium Music Row:

A development with 230 units, including studio, one-, and two-bedroom apartments. Amenities include a rooftop lounge, fitness center, and a resort-style pool.

4. Note 16:

A modern apartment community with studio, one-, and two-bedroom units and amenities that include smart home features, stainless steel appliances, and USB outlets.

5. Signature Music Row:

A recently completed development with 1- and 2-bedroom units, offering residents access to nearby neighborhoods like Midtown and The Gulch.

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