

CHARLES  
HAWKINS CO.

NASHVILLE | TENNESSEE

# 2411 BLAKEMORE AVE

ONE OF NASHVILLE'S MOST REMARKABLE SMALL BUILDINGS

EXCLUSIVE OFFERING | *NO REAL PARALLEL*

# CHARLES HAWKINS CO.

One of Nashville's most remarkable small buildings.

*An address that will matter more tomorrow than it does today.*

## THE BUILDING

The entry doors stop you before you're inside. Fifteen feet tall. Zimbabwean teak. They open into a column-free main hall — Brash Hall — 54 feet wide and 31 feet deep, with a vaulted ceiling 14 feet to the bottom of the steel beams and 25 feet at the apex. The majority of the space is solid concrete, not all (the floors and roof are framed as is the front hallway wall). The structure is cast in place and built to outlast everyone in the room.

Dragon Park LLC reconceived this 1940s brick church from the ground up beginning in 2011 — and made one decision that speaks to the seriousness of the project: they raised the height of the building two and a half feet. Not for structural reasons. To conceal the roof insulation, eliminate the soffit, and elongate the visual profile of the building. That is the decision of someone who cared about what they were building in a way that shows for the life of the structure.

The result has no real parallel in Nashville's small commercial market. Integrated audio, video, and lighting throughout. Custom built-in coat alcoves flanking the entry. A basement of approximately 1,000 square feet housing mechanical systems and storage. Five private restrooms. And a building that rewards the buyer who notices these things — and tells them something about what it would cost to build it again today.

**The answer:** more than anyone would pay. Which is why buildings like this don't get built anymore.



## COMPARABLE SALES

Quality small brick buildings in Nashville's infill corridors have traded at \$700 to \$1,300 per square foot in owner-user transactions over the past two years:

Address	SF	\$/SF	Date
40 Music Square East	4,434	\$1,342/SF	Dec 2025
2818 Bransford Ave	1,446	\$1,279/SF	Aug 2025
2822 Bransford Ave	2,006	\$1,034/SF	Mar 2025
1921 Division St	5,677	\$1,120/SF	Jun 2024
1907 Acklen Ave	3,000	\$712/SF	Dec 2025

Ruby at \$3,250,000 implies \$1,123 per square foot on the official square footage — or \$663 per square foot on 4,900 usable square feet including covered outdoor space. Both numbers are defensible against every comp in this market.

OFFERED AT **\$3,250,000**



# THE MATERIALS

*Every material in this building was chosen. Nothing is standard.*

**Zimbabwean teak** — the entry doors are teak, 15 feet tall and built on site. But the teak is not limited to the doors. It lines the entire entry wall, the built-in coat alcoves, and an entire wall in the Ruby Room. The wood is everywhere the eye goes when you walk in.

**Solid concrete** — walls, all new floors (except the main hall's floor and entry hallway) and all courtyards are poured concrete. The three additions — two two-restroom pavilions at the front and the Ruby Room addition at the rear — are concrete walls sandwiching insulating panels. This is why the interior reads as plaster rather than raw concrete: the finish conceals the structure without compromising it.

**Galvalume standing-seam metal roof** — the standing-seam metal roof runs the full span of the building. Galvalume: steel with an aluminum-zinc alloy coating. Built for longevity, not aesthetics — and it looks exceptional anyway.

**The original limestone threshold** — one limestone step remains: the original entry threshold from the church. Everything else is concrete.

**Custom steel entry structure** — the front courtyard tent is not a canopy or an awning. It is a custom steel frame designed by Dragon Park to integrate with the form of the building: two nesting, non-touching structures. The blue of the railings and door surrounds was chosen to blend with the Tennessee sky visible above the park.

**All interior doors** — with the exception of the metal double doors in the rear courtyard, every door in the building is custom built from Zimbabwean teak or mahogany, fabricated on site.



# Nothing is Standard

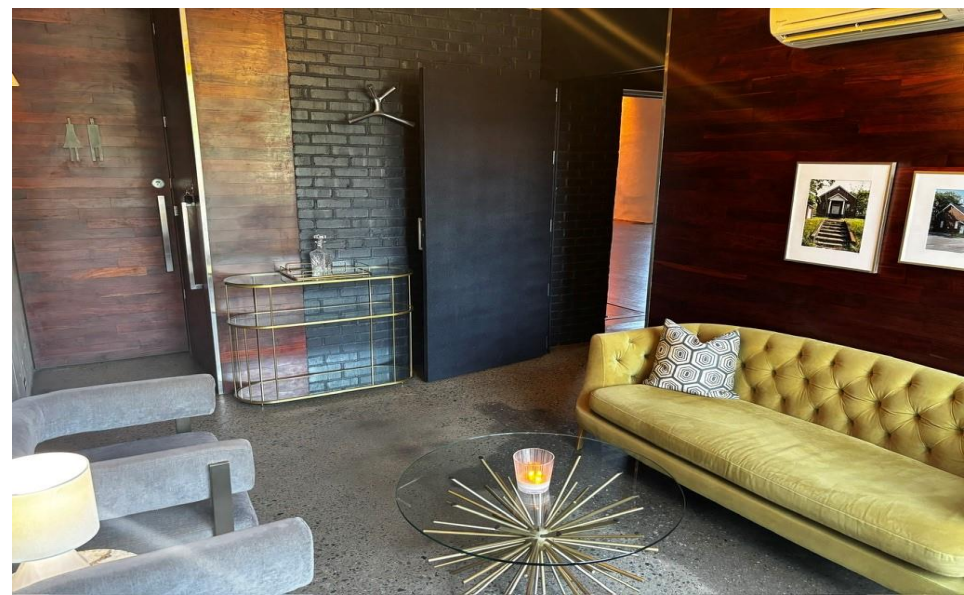


## THE SPACE

The official square footage is 2,894. That number describes the interior only. Ruby also has approximately 3,519 square feet of outdoor space — documented below — that does not appear in any tax record or listing. A buyer is acquiring one of the most architecturally designed outdoor environments in Nashville alongside the building.

Space	Dimensions	Area
<b>INDOOR SPACES</b>		
Brash Hall (main hall)	54' x 31'	1,674 SF
Entry	6' x 31'	186 SF
Ruby Room	17' x 10'	170 SF
Galley	13' x 6'	78 SF
Seating nooks (2)	8.5' x 2.7' each	46 SF
Restrooms (5 total)	4 off entry, 1 in Ruby Room	~740 SF (est.)
Basement	~1,000 SF	~1,000 SF
<b>Total interior (per official record)</b>		<b>2,894 SF</b>
<b>OUTDOOR SPACES (not included in official SF)</b>		
Treehouse (front) courtyard	22' x 40' + 12' x 15'	1,060 SF
Park (rear) courtyard	irregular	1,350 SF
Deck	54' x 9'	495 SF
Plaza	30' x 15'	450 SF
Hide-a-way	8' x 8'	64 SF
Concrete enclosed area	10' x 10'	100 SF
<b>Total outdoor (approximate)</b>		<b>3,519 SF</b>
<b>Total usable (interior + outdoor)</b>		<b>~6,413 SF</b>

The main hall — Brash Hall — is column-free from wall to wall. The vaulted ceiling peaks at 25 feet. Nothing interrupts the space. Nothing interrupts the sight lines. The Ruby Room at the rear serves as a private dressing room, green room, or secondary meeting space, with its own restroom and direct access to the Park Courtyard.

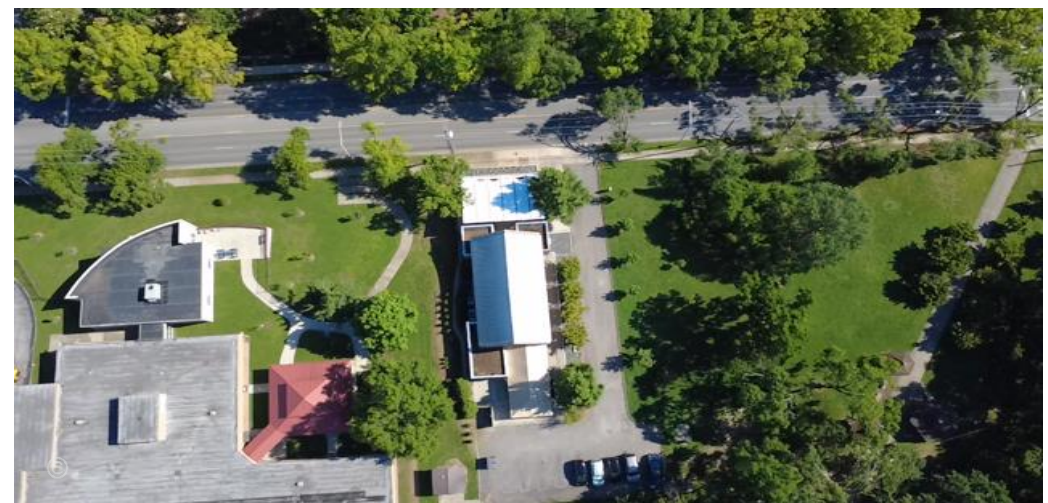




# PROPERTY DRONE PHOTOS

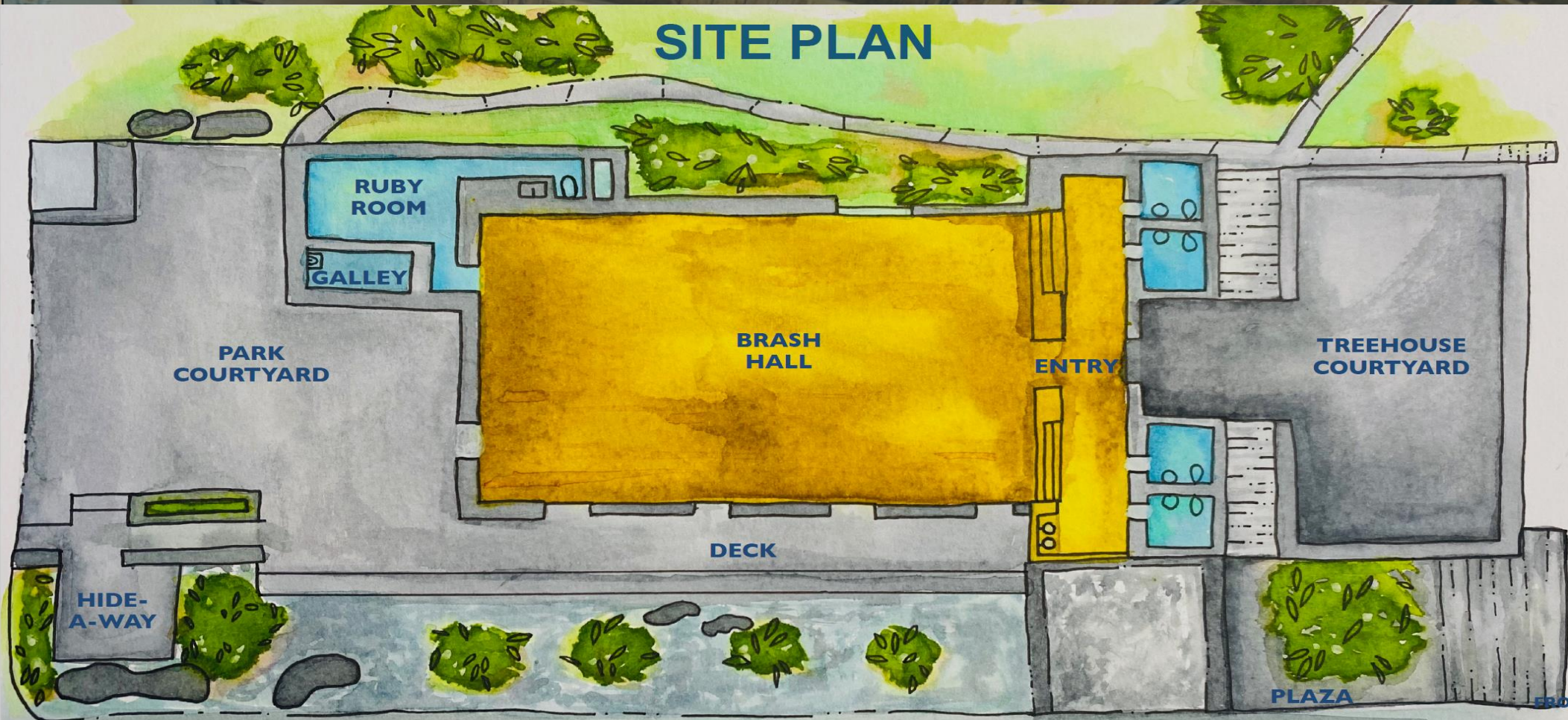
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© Drone photos courtesy of Cora Prather



Nothing is Standard

## SITE PLAN



### INDOOR SPACES

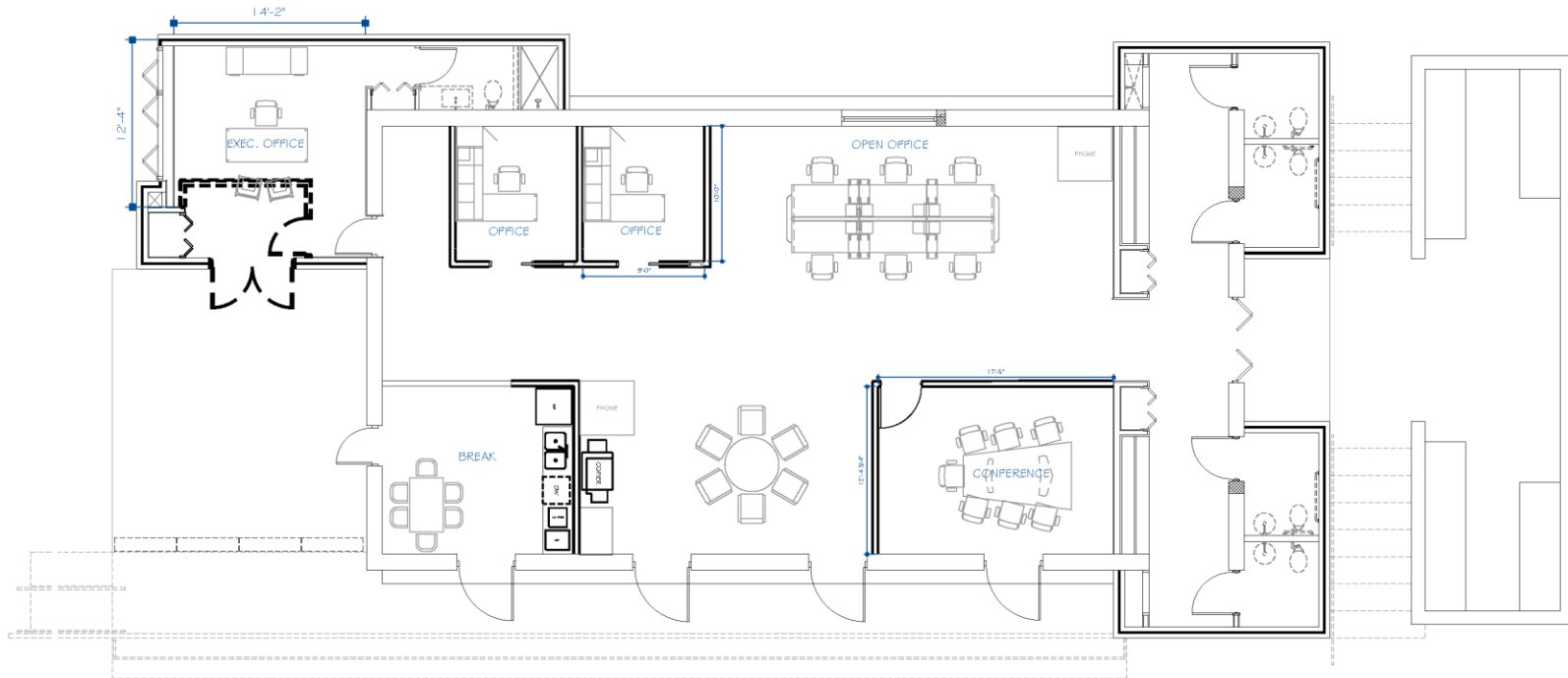
- Brash Hall - 54' x 31' (1,674 sf)
- Ruby Room - 17' x 10' (170 sf)
- Entry - 6' x 31' (186 sf)
- Galley - 13' x 6' (78 sf)
- Seating Nooks (2) - 8.5' x 2.7' (23 sf each)
- 5 unisex bathrooms (4 off Entry, 1 in Ruby Room)

### OUTDOOR SPACES

- Treehouse courtyard - 22' x 40' (880 sf), 12' x 15' (180 sf)
- Plaza - 30' x 15' (450 sf)
- Deck - 54' x 9' (495 sf)
- Park Courtyard - 1,350 sf
- Hide-a-way - 8' x 8' (64 sf)
- Concrete enclosed area - 10' x 10' (100 sf)

Nothing is Standard

2411 BLAKEMORE AVE  
POSSIBLE OFFICE OPTIONS  
OPTION A



THIS SPACE PLAN DEPICTS THE DESIGNER'S INTENT TO EMPLOY THE TENANT'S PROGRAM AND ESTABLISH THAT THE TENANT WILL FIT WITHIN THE SPACE. CONSTRUCTION COSTS SHOULD NOT BE DERIVED FROM THIS PLAN WITHOUT FURTHER DEVELOPMENT.

option a

THE RUBY NASHVILLE, TENNESSEE



ISSUED: June 8, 2023  
LINES3642



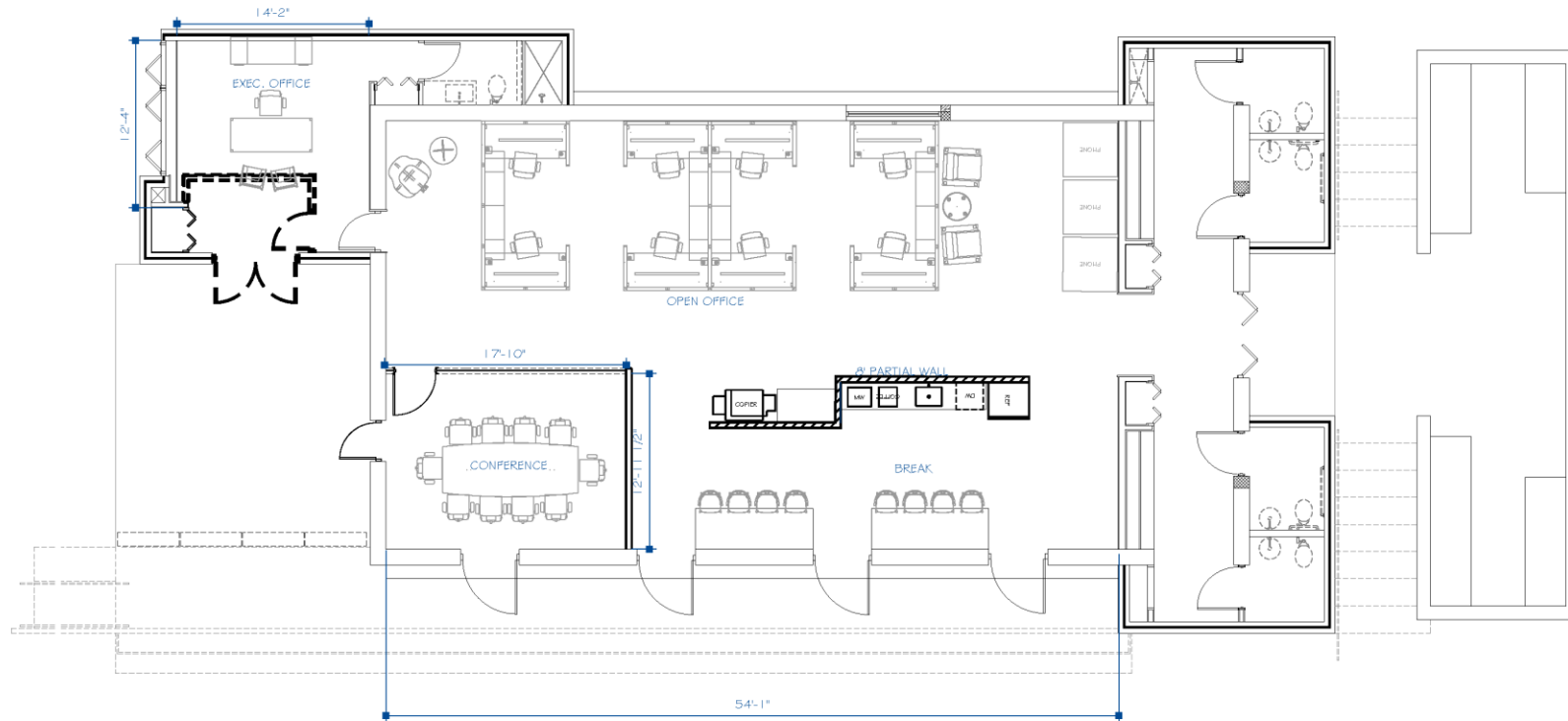
interiors + architecture

7101 Sharondale Ct. Suite 400, Brentwood, TN 37027

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Nothing is Standard

2411 BLAKEMORE AVE  
POSSIBLE OFFICE OPTIONS  
OPTION B



interiors + architecture  
7101 Sharondale Ct. Suite 400, Brentwood, TN 37027

option b

THE RUBY NASHVILLE, TENNESSEE



THIS SPACE PLAN DEPICTS THE DESIGNER'S INTENT TO EMBODY THE TENANT'S PROGRAM AND ESTABLISH THAT THE TENANT WILL FIT WITHIN THE SPACE. CONSTRUCTION COSTS SHOULD NOT BE DERIVED FROM THIS PLAN WITHOUT FURTHER DEVELOPMENT.

ISSUED: JUNE 8, 2023  
LINES-3642

CHARLES HAWKINS CO.

# LOCATION

## PREMIER POSITION

Ruby sits at the intersection of five permanent assets.



**Vanderbilt University** — directly across Blakemore Avenue. Not nearby. Across the street.



**FirstBank Stadium** — 0.4 miles. Seven minutes on foot through campus. For a recruit on an official visit, Ruby is not a venue near Vanderbilt. It is a statement about what Vanderbilt looks like when it is serious.



**Fannie Mae Dees Park** — immediate adjacency. Ruby is flanked by Dragon Park on two sides and Harris Hillman's private estate on the third. The covered park deck opens directly to the park. This site cannot be assembled again at any price.

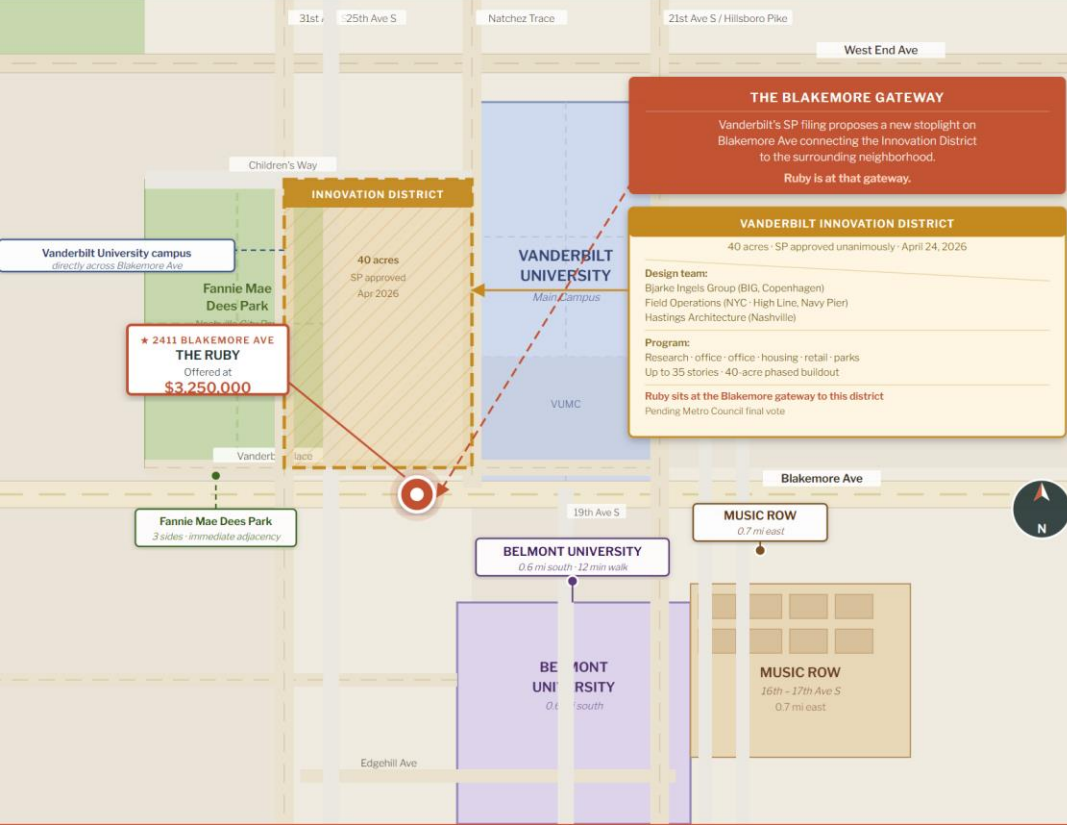
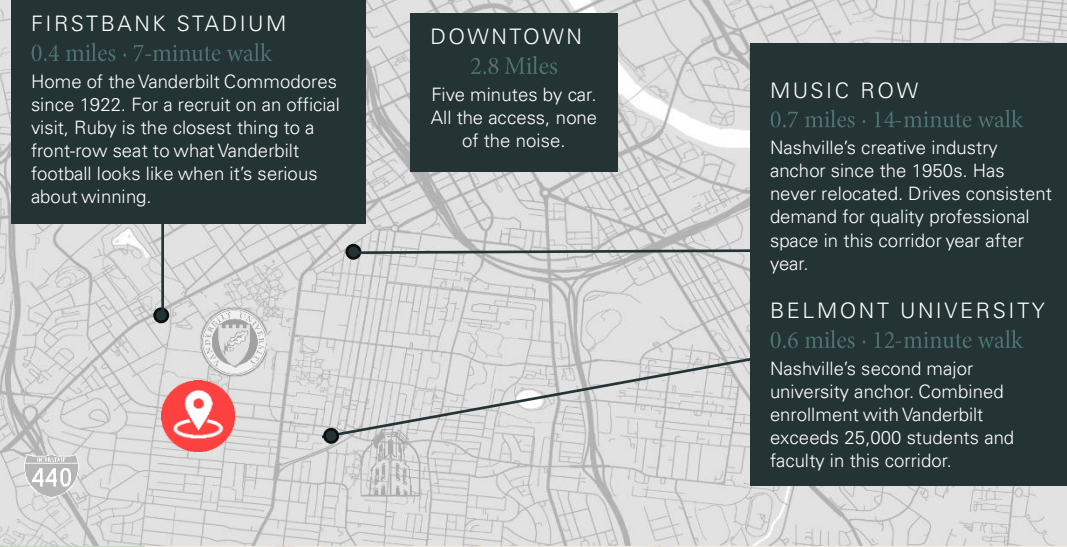


**Vanderbilt Innovation District** — 40 acres on the western edge of campus, designed by Bjarke Ingels Group, unanimously approved by Metro Planning Commission April 2026, pending Metro Council vote. Research, offices, housing, retail, parks. Up to 35 stories. Vanderbilt's SP filing specifically proposes a new stoplight on Blakemore connecting the district to this neighborhood. Ruby is at that gateway. The buyer who acts now acquires before the re-rating happens.



**Belmont University** — 0.6 miles south. Music Row — 0.7 miles east. The music industry has been on those blocks since the 1950s and has never left.

This is not a growth market. It is a permanence market. Two universities, a world-class medical center, and the global center of the music industry do not relocate. They do not shrink in a recession. They generate demand for quality space in this corridor year after year. The buyer who understands this holds what they own.



### VANDERBILT UNIVERSITY

Directly across

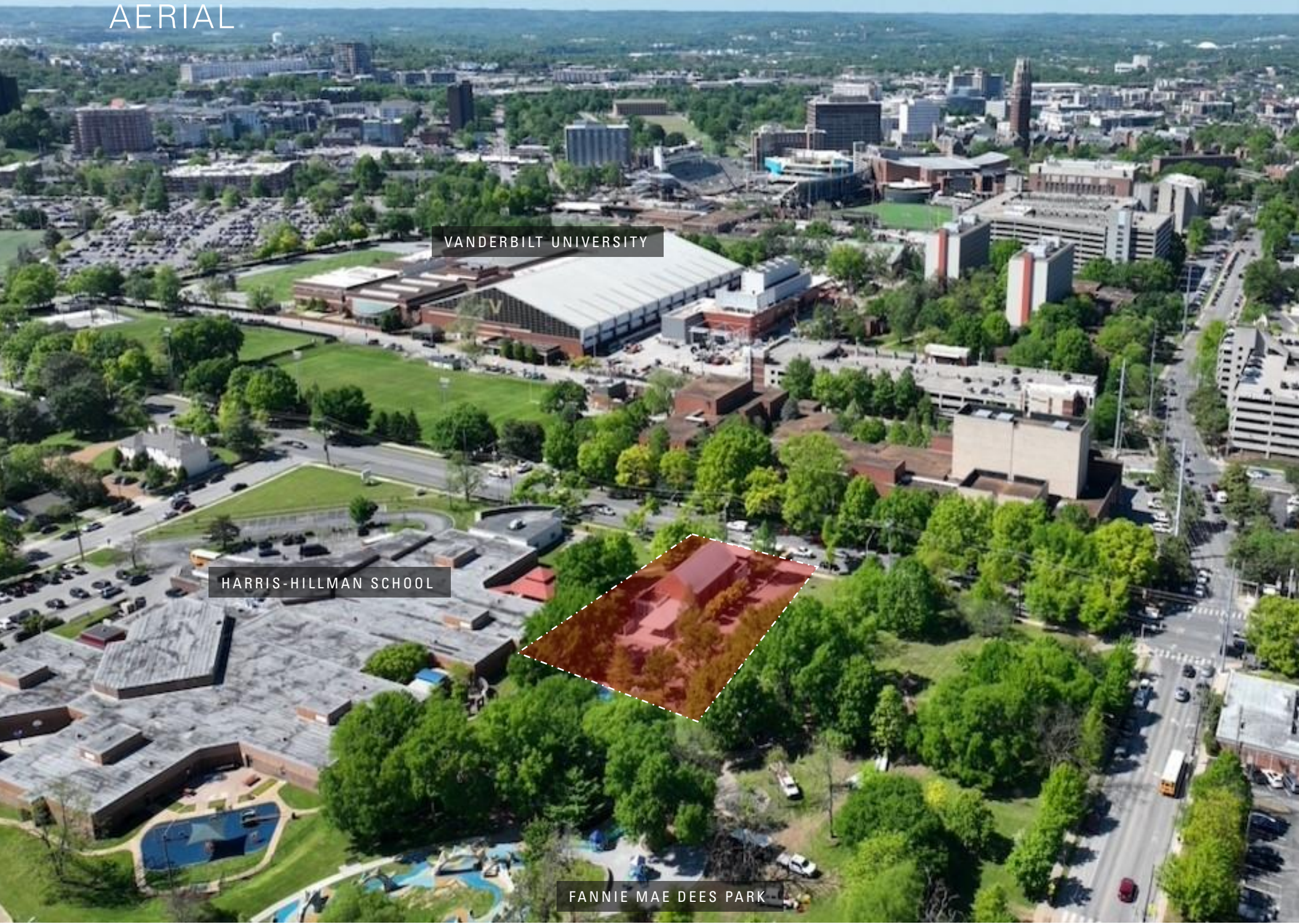
Main campus borders Blakemore Ave. Innovation District 40-acre expansion unanimously approved by Metro Planning Commission April 2026. Pending Metro Council vote.

### FANNIE MAE DEES PARK

Immediate adjacency

Ruby is flanked by Dragon Park on two sides and Harris Hillman's private estate on the third. The covered park deck opens directly to it. This site cannot be assembled again at any price.

PROPERTY  
AERIAL



VANDERBILT UNIVERSITY

HARRIS-HILLMAN SCHOOL

FANNIE MAE DEES PARK

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NASHVILLE, TN

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