

CHARLES
HAWKINS co.

FOR LEASE

AVAILABLE

1109 16th Avenue South

Positioned in the Center of Music Row. Nashville, TN 37212

±4,436 SF

STAND-ALONE OFFICE BUILDING

\$31.25 PSF · NNN

EXCLUSIVELY LISTED BY

Charles Hawkins Co.

2920 Berry Hill Drive, Suite 100, Nashville, TN 37204

T 615.256.3189 · charleshawkinsco.com

A stand-alone office building on Music Row.

Charles Hawkins Co. is pleased to present ±4,436 square feet of office space at 1109 16th Avenue South. The building is move-in ready and freestanding, with its own front door, fourteen offices and a conference room across four levels, and dedicated parking in the rear — in the heart of Music Row between Vanderbilt and Belmont.

LEASE RATE
\$31.25 PSF · NNN

±4,436 SF

ACROSS FOUR LEVELS

\$31.25

PSF · NNN

Immediate

AVAILABILITY

Dedicated

PARKING IN THE REAR

PROPERTY INFORMATION

- In the heart of Music Row, between Vanderbilt and Belmont
- Move-in ready; a freestanding building with its own front door
- Fourteen offices and a conference room across four levels
- Top-floor meeting room opening to a 235 SF deck
- Sitting room with fireplace; three restrooms; kitchenette
- Minutes to the Gulch, downtown and Vanderbilt's campus



FRONT ELEVATION · 16TH AVENUE SOUTH

FLOOR BREAKDOWN

FLOOR	AREA	NOTES
Main Level	1,564 SF	Five offices, sitting room with fireplace, half bath, two entrances
Second Floor	1,374 SF	Six offices and rooms, full bath, kitchenette
Top Floor	876 SF	Meeting room, three offices, full bath, 235 SF deck
Walkout Basement	622 SF	Finished flex space, storage and utility
Total	±4,436 SF	Measurements per Cubicasa floor plan; deemed reliable, not guaranteed

PROPERTY PHOTOS

Four-Level Stand-Alone Office Opportunity in the Heart of Music Row

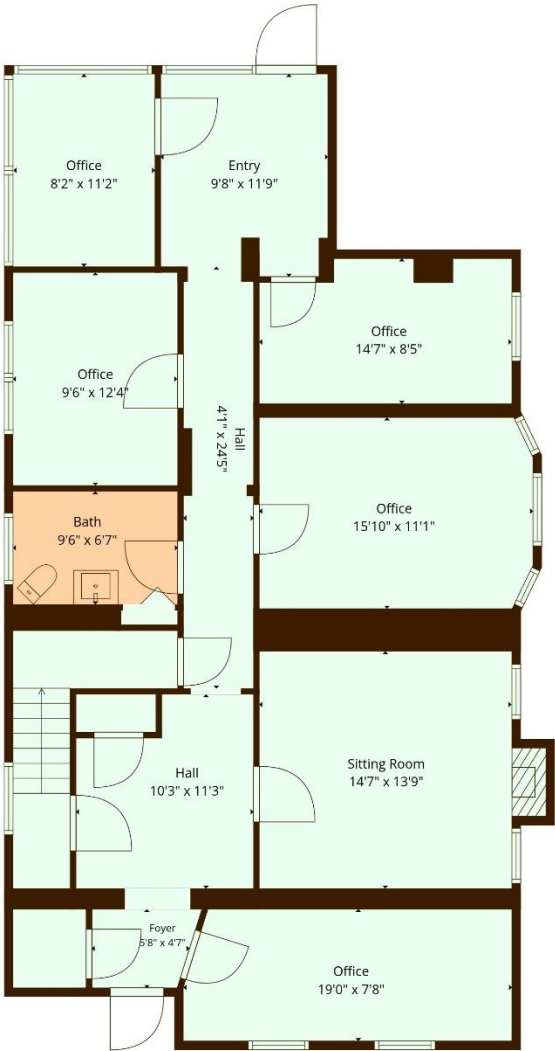
CHARLES
HAWKINS co.



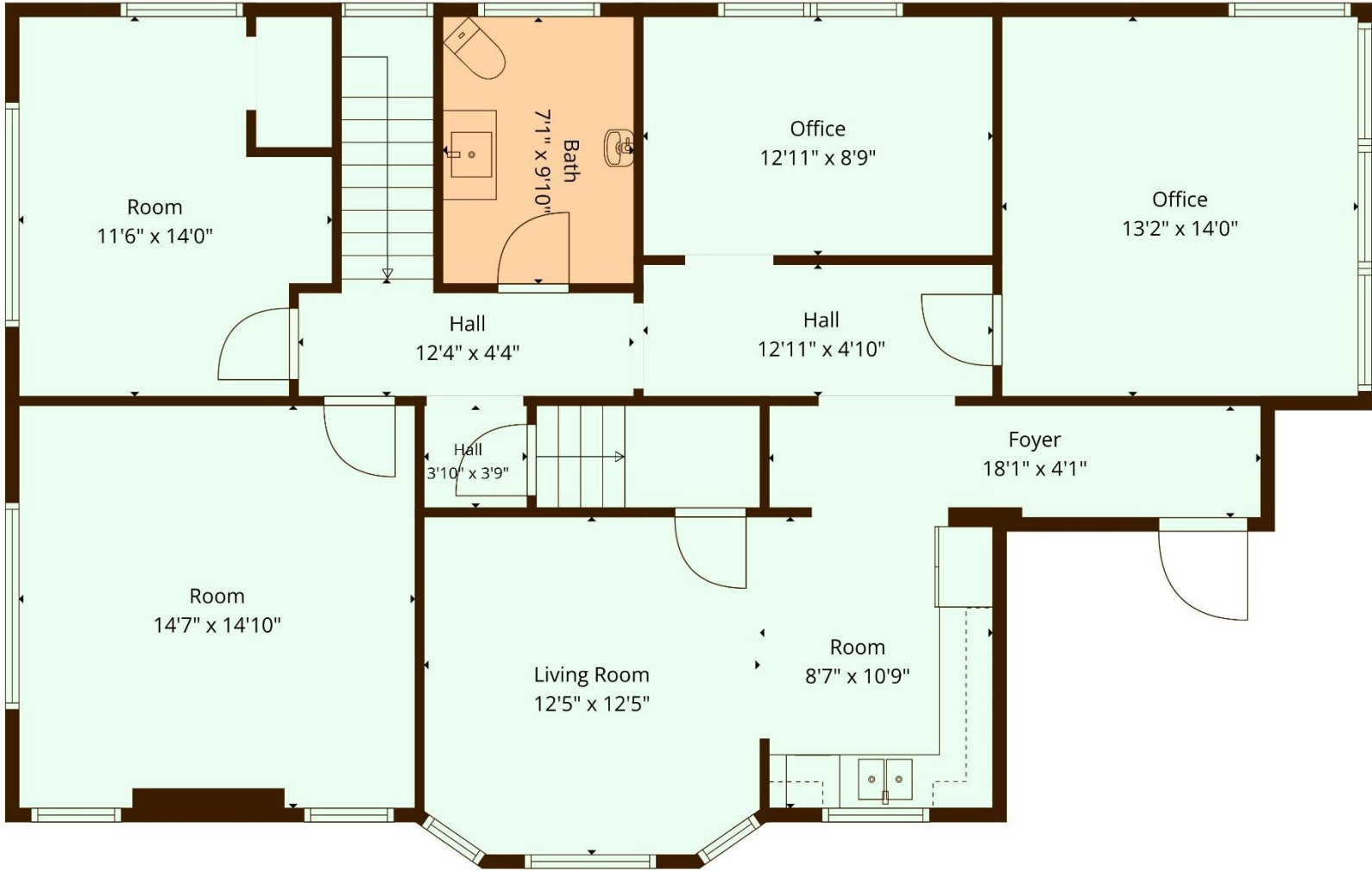
Commanding Music Row Location.



Main Level.



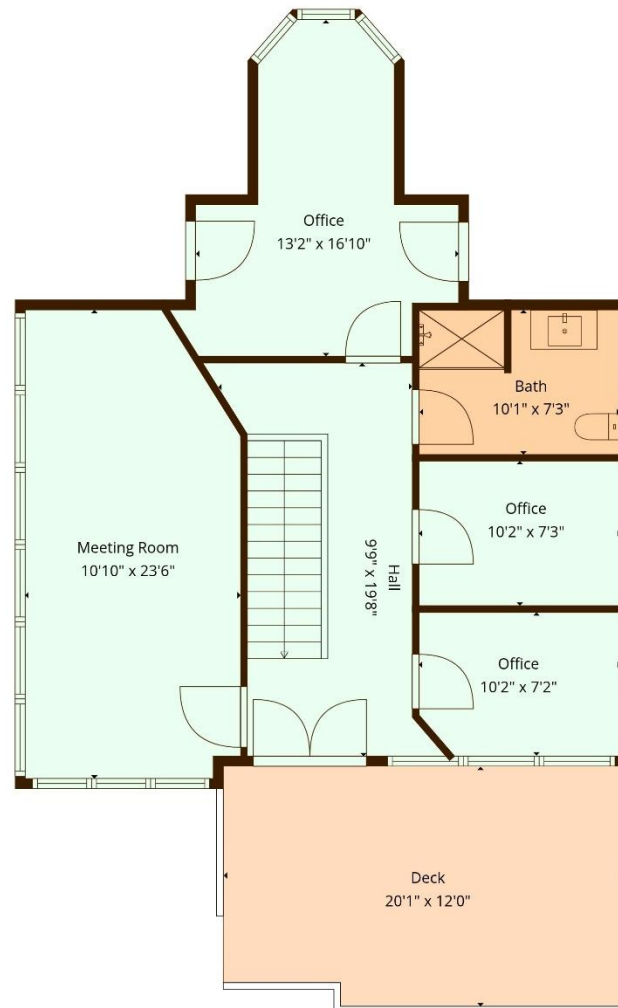
Second Floor



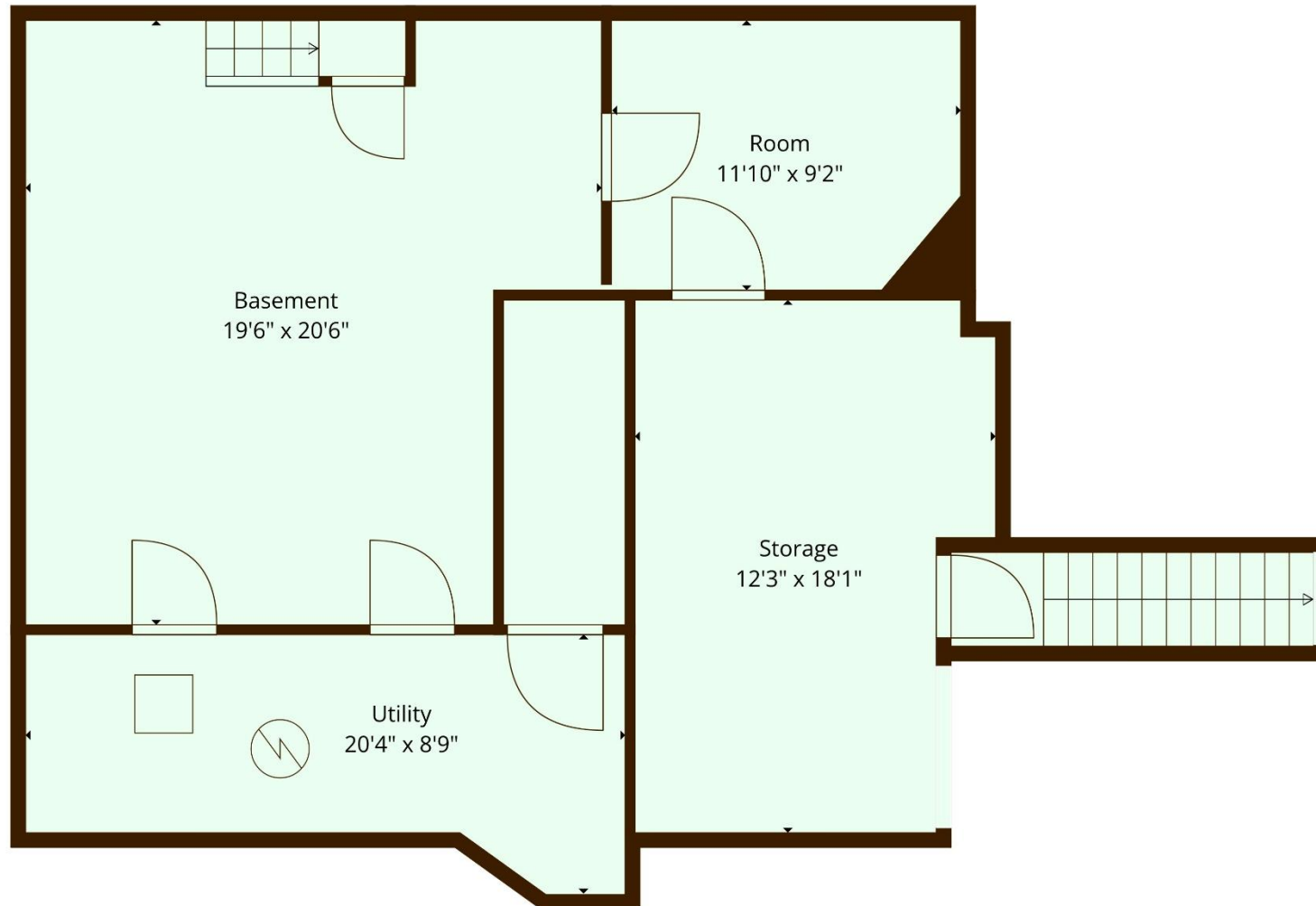
FLOOR PLAN

Top Floor.

CHARLES
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Finished Basement.



Connected to Downtown, Midtown & Nashville's Urban Core.

Music Row is Nashville's historic recording district — a walkable corridor of converted houses and purpose-built studios along 16th and 17th Avenues South that has anchored the city's music business for decades. The building sits minutes from the Gulch, downtown and Vanderbilt's campus, with dedicated parking in the rear.

MAJOR DEVELOPMENTS

Vanderbilt Innovation Neighborhood — Major Future Development

One of the most significant planned developments near Midtown/Music Row.

Approximately 43 acres extending around West End Ave, 30th/31st Ave S. and Vanderbilt Pl.

Planned as a mixed-use innovation district incorporating office, research, retail, residential and public spaces.

Broadwest — Major Completed Midtown Development

The Sinclair — Planned Midtown High-Rise

MidCity Nashville — New Mixed-Use District - approximately 8 acres

Grace Midtown — New Residential + Retail

Aspire Midtown — New High-Rise Residential



Iconic Music Row Address — Located directly within Nashville's internationally recognized Music Row district.

At the Heart of Music Row — 16th Avenue South is one of the defining streets of Nashville's historic music industry district.

Approximately 1 Mile from Downtown Nashville — Convenient access to the CBD, Broadway, entertainment, hotels and major employers.

Minutes from The Gulch & Midtown — Centrally positioned between several of Nashville's most active urban districts.

Close to Vanderbilt University & Medical Center — Positioned near one of Nashville's largest concentrations of education, healthcare and employment.

Near Belmont University — Conveniently located near Belmont's campus and its growing student, faculty and professional population.

Walkable Urban Environment — Surrounded by restaurants, entertainment, residential communities, hotels and office uses.

CHARLES
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1109 16th Ave S

Nashville, TN

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Show Up. Care. Deliver.