

1403 2ND AVE N | NASHVILLE, TN 37208

**STRIDE**  
COMMERCIAL

- ▷ 5,550 SF Freestanding Building
- ▷ Large On-Site Parking
- ▷ Creative Office · Retail · Flex
- ▷ Germantown · \$20/SF NNN · Available Now

# 1403 2nd Avenue North

FREESTANDING OFFICE · RETAIL · FLEX FOR LEASE // GERMANTOWN // NASHVILLE, TN 37208

# Building Snapshot + Opportunity

## OPPORTUNITY

1403 2nd Avenue North is a 5,550 SF freestanding building in the heart of Germantown — your own building, your own front door, and a large private parking lot that's rare for the neighborhood. Directly across Taylor Street from the Neuhoff development, its flexible single-story layout suits creative office, retail or showroom, and flex users alike. Offered to a single tenant at \$20/SF NNN on a 3-year term, delivered as-is and available now.



## HIGHLIGHTS

- 5,550 SF freestanding building — single tenant, available now
- Large private on-site parking lot — rare for Germantown
- Flexible layout for creative office, retail / showroom, or flex use
- \$20/SF NNN, blended across the full building
- Flexible 3-year term — no long-term commitment
- Directly across Taylor Street from Neuhoff — walk to dining, retail, riverfront
- Minutes to downtown, Lower Broadway, and I-65 / I-24

## 1403 2ND AVE N | NASHVILLE, TN 37208

|                             |                                                                  |
|-----------------------------|------------------------------------------------------------------|
| <b>Building Size</b>        | 5,550 SF freestanding — single-story, single tenant              |
| <b>Use / Layout</b>         | Flexible — creative office, retail / showroom, or flex           |
| <b>Parking</b>              | Large private on-site lot (0.30-acre site) — rare for Germantown |
| <b>Lease Rate</b>           | \$20/SF NNN — blended, full building                             |
| <b>Lease Type</b>           | NNN                                                              |
| <b>Estimated NNN / OpEx</b> | Contact Broker                                                   |
| <b>Maximum Term</b>         | 3 years                                                          |
| <b>Delivery</b>             | As-is                                                            |
| <b>Availability</b>         | Available Now                                                    |

1403 2ND AVE N // NASHVILLE, TN 37208 | 5,550 SF | FREESTANDING OFFICE • RETAIL • FLEX FOR LEASE

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# About the Space



## THE PARKING ADVANTAGE

A large private lot on a 0.30-acre site — a rare on-site parking opportunity in one of Nashville's most walkable, parking-tight neighborhoods. Room for customers, staff, and vehicles.

## BUILDING FEATURES

- Freestanding — private building, no shared common areas
- Large private on-site parking lot
- Single-story, flexible open layout
- As-is delivery, immediate occupancy



## A BUILDING THAT FLEXES TO YOUR USE

### CREATIVE OFFICE

Characterful single-story space with street presence and its own front door — a private building for a team that wants room to grow.

### RETAIL / SHOWROOM

Visible 2nd Ave N frontage, walk-in ready, with parking at the door — strong for showroom, boutique, or experiential retail.

### FLEX

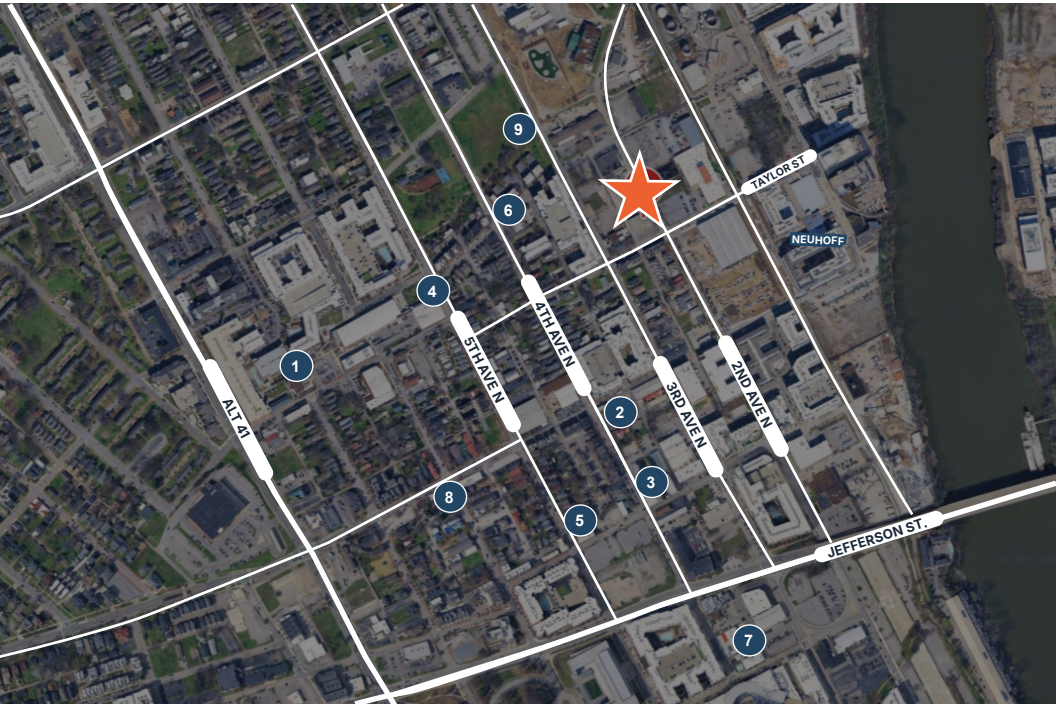
Contiguous rear area for studio, storage, or light flex, with on-site vehicle access — space that adapts to how you actually work.

1403 2ND AVE N // NASHVILLE, TN 37208 | 5,550 SF | FREESTANDING OFFICE • RETAIL • FLEX FOR LEASE

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# Location, Neighborhood & Nearby Development



## ABOUT GERMANTOWN

Germantown is Nashville's most dynamic urban neighborhood — a walkable mix of acclaimed dining, preserved historic architecture, and rapid new investment just north of downtown. 1403 2nd Ave N sits directly across Taylor Street from the Neuhoﬀ development, with walkable access to its restaurants, retail, and riverfront amenities. The surrounding blocks are among the most active development corridors in the city, putting a tenant at the center of Germantown's continued growth.

## NEARBY DEVELOPMENT — AREA MOMENTUM

- Neuhoﬀ District (across Taylor St) — ~1.3M SF riverfront mixed-use; office tenants include Oracle, Boston Consulting Group, and Fifth Third
- Neuhoﬀ Phase 2 — a 319-residence building + a 234,000 SF office building underway
- Toll Brothers / 2nd & Van Buren — 395 residences in two 7-story buildings (with C.B. Ragland)
- Plus additional multifamily and mixed-use projects underway within a few blocks

## ACCESS

- ~1 mile to downtown Nashville & Lower Broadway
- Quick interstate access — I-65 via Rosa Parks Blvd, I-24 via Jefferson St
- On-site parking — no reliance on structured garages
- Walking distance to the Neuhoﬀ amenity base

## WALK TO GERMANTOWN AMENITIES

1. Rolf and Daughters — acclaimed pasta / dining
2. City House — James Beard Award-winning Italian
3. Henrietta Red — oysters + coastal Southern (Chef Julia Sullivan)
4. 5th & Taylor — upscale American
5. Germantown Café — neighborhood dining institution
6. Butchertown Hall — Texas-style smoked meats
7. Von Elrod's — beer garden & sausage house
8. Monell's — classic Southern, family-style
9. Morgan Park — neighborhood park (~0.3 mi)

1403 2ND AVE N // NASHVILLE, TN 37208 | 5,550 SF | FREESTANDING OFFICE • RETAIL • FLEX FOR LEASE

**STRIDE**

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.

# 1403 2nd Avenue North

1403 2ND AVE N | NASHVILLE, TN 37208

MATT COOPER, CCIM | CAMERON BICE | LANIER WAGSTER

▷ [info@stridecre.com](mailto:info@stridecre.com)  
▷ Call/Text: (615) 719-8736

**STRIDE**CRE.COM

**STRIDE**  
COMMERCIAL

This information has been obtained from sources believed reliable; however, Stride Commercial makes no guarantee, warranty, or representation about its accuracy. Prospects should independently verify all information, including measurements, zoning, use approvals, & financial details. No offer or solicitation is intended. Information subject to change without notice.