

FOR SALE

REDUCED PRICE

±13,740 SF Available

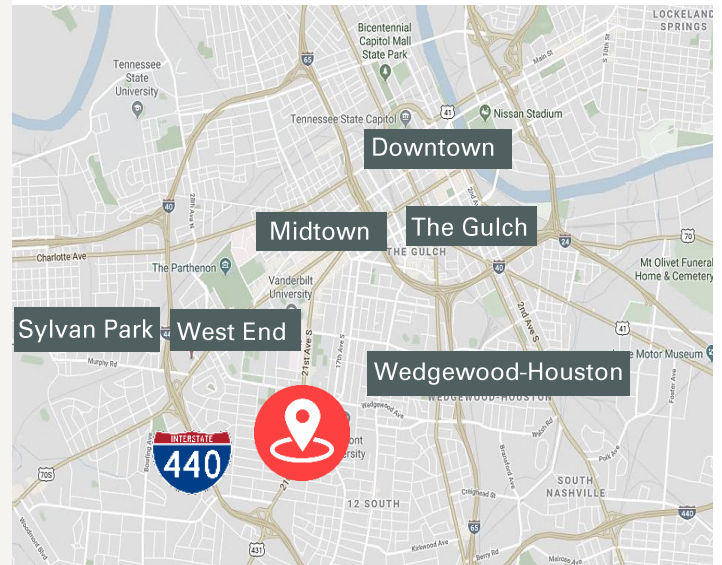
Prime Opportunity to Purchase Office/Retail Space
Minutes from I-440, Downtown Nashville, Hillsboro
Village, and Belmont & Vanderbilt Universities

2106 21st Ave S., Nashville, TN 37212



HIGHLIGHTS

- ±13,740 SF
 - 1st floor - 4,484 SF
 - 2nd floor - 4,428 SF
 - 3rd floor - 409 SF
 - Basement - 4,419 SF
- **Reduced Price: \$3,275,000**
- Office/retail space minutes from I-440, Hillsboro Village, Vanderbilt University, Belmont University, and Downtown Nashville
- Located ±2.9 miles from downtown Nashville
- Within walking distance to Belmont and Vanderbilt Universities
- Less than 1 mile from the I-440 on/off ramp



R. Stephen Prather
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Jamie Phillips
Vice President
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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Sale
 ±13,740 SF Available
 Office/Retail Space

2106 21st Ave S.
 Nashville, TN 37212
 Davidson County

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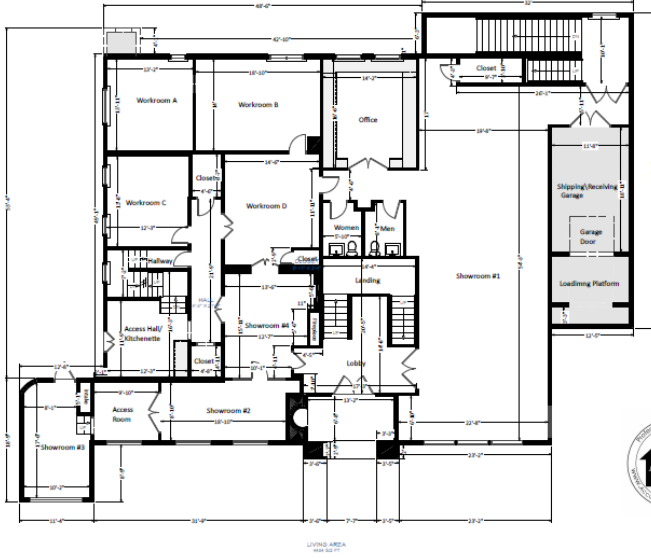
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**CHARLES
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FLOOR PLANS

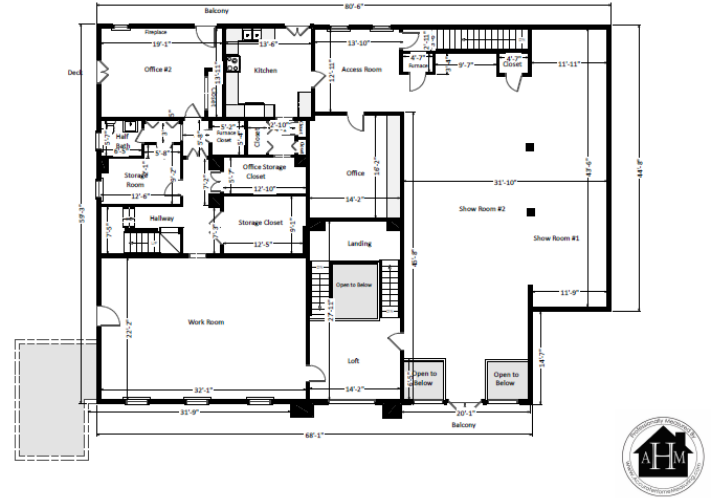
1st Floor

2106 21st Avenue Nashville, Tennessee 37212
 First Floor Plan Finished Living Area 4,484 Sq. Ft.



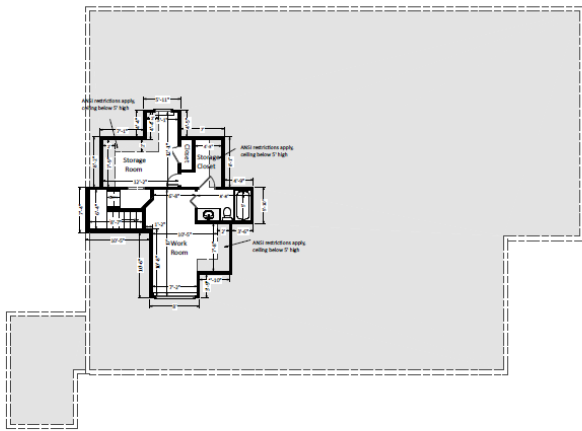
2nd Floor

2106 21st Avenue Nashville, Tennessee 37212
 Second Floor Plan Finished Living Area 4,426 Sq. Ft.



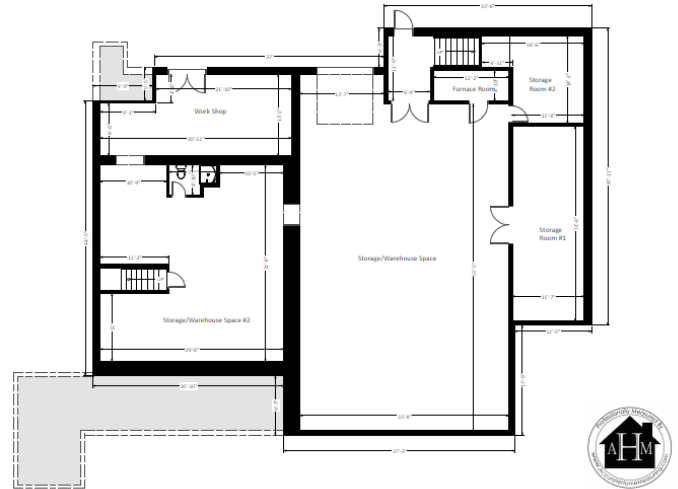
3rd Floor

2106 21st Avenue Nashville, Tennessee 37212
 Third Floor Plan Finished Living Area 409 Sq. Ft.



Basement

2106 21st Avenue Nashville, Tennessee 37212
 Lower Level Basement Floor Plan Finished Living Area 4,419 Sq. Ft.



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