

2300

CHARLOTTE AVE

NASHVILLE, TN 37203

HIGH VISIBILITY
CREATIVE OFFICE SPACE
STRONG REDEVELOPMENT POTENTIAL

30,559 RSF

1.1 ACRES
IN MIDTOWN

PATRICK INGLIS, CFA

SENIOR VP | CAPITAL MARKETS

O: +1 615 850 2766

M: +1 310 429 1811

PATRICK.INGLIS@COLLIERS.COM



EXECUTIVE SUMMARY

2300 CHARLOTTE AVENUE



Colliers International, as exclusive agent, is pleased to present the opportunity to acquire **2300 Charlotte Avenue** in Nashville, TN. 2300 Charlotte Avenue presents a rare opportunity to acquire a **±30,559 square foot office asset on a 1.1-acre parcel** at one of Midtown Nashville's most visible intersections, the hard corner of Charlotte Ave and 22nd Ave North. The building's prominent hard corner location and unique architecture make it one of the most recognizable mid-rise office assets along the Charlotte Avenue corridor offering a buyer an unrivaled branding opportunity. The property is also an ideal candidate for redevelopment given its ample 1.1-acre parcel size and attractive site geometry. The developable square footage upon rezoning could potentially range from approximately 143,748 RSF (MUG-A) to 239,580 RSF (MUI-A), offering a buyer substantial future density to pursue.

Situated prominently in Midtown and minutes from Downtown, Sylvan Park, Germantown and The Nations, 2300 Charlotte commands exceptional street presence with high daily traffic counts and immediate access to Nashville's urban core. Midtown Nashville continues to attract significant institutional and private capital, driven by its proximity to major hospital systems and close proximity and access to Nashville's major healthcare, technology and entertainment employers. It is also minutes from six major universities located in Nashville including Vanderbilt University, Belmont University, Meharry Medical College, TSU, Lipscomb University & Fisk University.

2300 Charlotte Avenue offers a compelling range of strategic opportunities, from creative or medical office to ground-up redevelopment of a generational infill site. Whether acquired as an owner/user investment, a strategic purchase in Nashville's prime growth corridor or a future development site, 2300 Charlotte Avenue offers the kind of location driven upside that rarely comes to market in one of the Southeast's fastest growing cities.

PROPERTY DESCRIPTION

Address	2300 Charlotte Avenue, Nashville, TN 37203
Year Built	1927
Year Renovated	2008
SF	30,559 RSF
AC	+/- 1.1 Acres



Structure & Envelope

Structural System	Concrete brick (load-bearing masonry)
Exterior Walls	Concrete Brick
Floor System	Composite metal deck and concrete over steel beams and girders
Windows	Insulated double-glazed, high- performance low-E with dual silicone seal; thermally broken aluminum framing

Building Systems & Access

Roof System	Single-ply EPDM membrane
Roof Age	Not specified in report; likely replaced during 2008 full renovation
Vertical Transportation	One (1) passenger elevator
Parking	144 Parking Spaces (4.6/1000 Parking Ratio)
Interior Finish	Painted gypsum walls; solid-core wood doors in metal frames; open metal-truss ceilings; carpet & polished concrete floors

INVESTMENT HIGHLIGHTS



Irreplaceable Location in Midtown



1 Mile / 6 Minutes from Downtown Nashville



26,936 VPD (TDOT, 2025)



Parking Ratio: 4.6/1000SF (144 Parking Spaces Total)



Redevelopment potential through rezoning ranges from 143,748 RSF (MUG-A) to 239,580 RSF (MUI-A) of developable space



High Visibility along Charlotte and easy access to interstate system



Distinctive architecture, including courtyard and cantina, offering unique branding opportunity for owners and tenants on Charlotte Ave



Long-term covered land play



Flexible demising options for single or multiple tenants



Opportunity to convert to medical given proximity to major medical ecosystem across the street

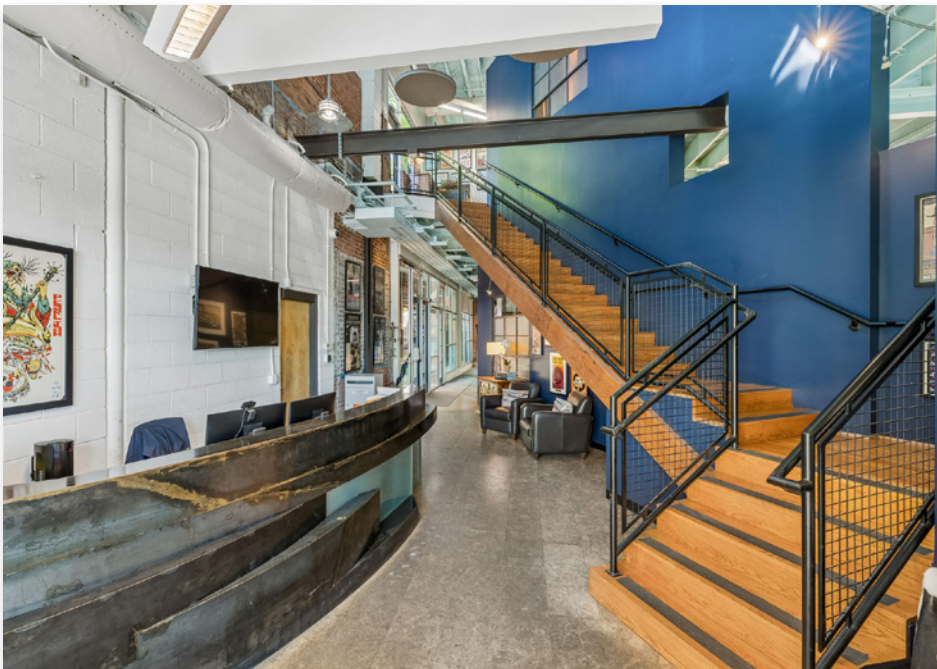


Offered well below replacement cost and free & clear of existing financing



POTENTIAL MULTIFAMILY REDEVELOPMENT OPTION







LOCAL ECONOMIC DRIVERS

DOWNTOWN NASHVILLE

- MEDICAL
- UNIVERSITY
- OFFICE



- FISK UNIVERSITY
- MEHARRY MEDICAL COLLEGE
- Nashville General Hospital

HCA Healthcare

Ascension Saint Thomas

2300 CHARLOTTE AVE

HCA Healthcare

TriStar Centennial MEDICAL CENTER

onecity NASHVILLE

VANDERBILT HEALTH

VANDERBILT UNIVERSITY

BELMONT UNIVERSITY

TENNESSEE STATE UNIVERSITY

7,500+ MULTIFAMILY UNITS
Built after 2020

- EXISTING - 5,692 Units
- UNDER CONSTRUCTION - 1,968 Units

MARKET OVERVIEW

NASHVILLE / MIDTOWN



2M+
Population



1.3M
Labor Force



1.4%
Annual Population Growth
(2023-2025)



31.8%
Employment Growth
(2016-2025)

65% of the US population resides within 650 miles

3.1% unemployment rate (sub 4% since 2021)

75% of the US market within a 2-hr flight of BNA

9.5M people within a 3-hr drive

Sources: Nashville Metro Population (Historical Data | 1950-2026). BNA / Metropolitan Nashville Airport Authority. Nashville Area Chamber of Commerce.

ULI

Nashville named Urban Land Institute's Top 10 Markets to Watch for 11 consecutive years—including an unprecedented three-year run as the **#1 market** from 2022 to 2024.

NASHVILLE MOMENTUM

Nashville Momentum: A Top-Tier National Market

FINANCIAL TIMES

Financial Times 2026 Nashville ranked:
#1 Large Metro in College Graduate Growth
#2 Growth in the Creative Class

VISUAL CAPITALIST

#3 fastest growing headquarter market in America
(Visual Capitalist, 2025)

CNBC

#2 for job opportunities
(CNBC 2025)

LENDING TREE

#4 Biggest Boom town in the country
(Lending Tree 2025)

US NEWS

#5 Best Places to Live in the U.S. in 2025-2026
(U.S. News 2025)

CTIA

#10 for Tech Job Growth
(Computing Technology Industry Association 2025)

NASHVILLE CHAMBER

Nashville MSA **#3** in top housing construction Metros
(Nashville Area Chamber of Commerce)

NASHVILLE HEALTHCARE

AT A GLANCE



Nashville ranks **#2** among 13 peer cities for healthcare industry footprint, including total revenue and employment base



+50% of the privately owned hospital beds in the U.S. operated out of the Nashville region, underscoring its outsized national influence in healthcare delivery



Home to HCA Healthcare, the largest for-profit hospital operator in the U.S.



Nashville's **established leadership in the U.S. healthcare industry** continues to draw significant investor attention, underpinned by best-in-class fundamentals and durable demographic growth trends



Powerful demand tailwinds — including rapid population growth, hospital systems pushing care into high-growth corridors — are fueling sustained demand for medical office space in Nashville

QUICK NASHVILLE HEALTHCARE STATS

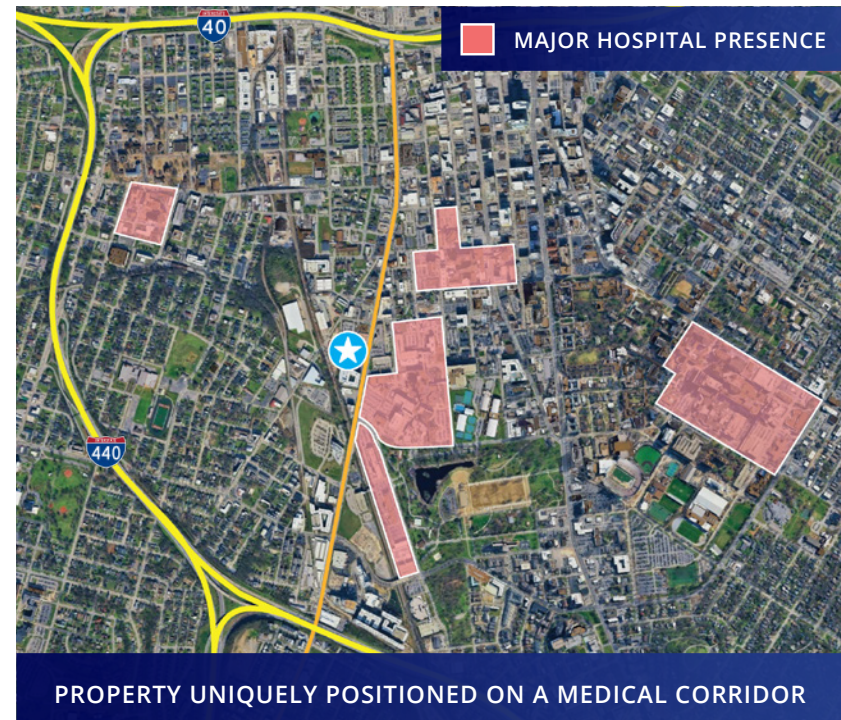
900+ healthcare companies based in Nashville

\$97 Billion in revenue generated globally

17 publicly traded healthcare companies

372,000+ healthcare industry jobs

Nashville Health Care Council, 2025





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