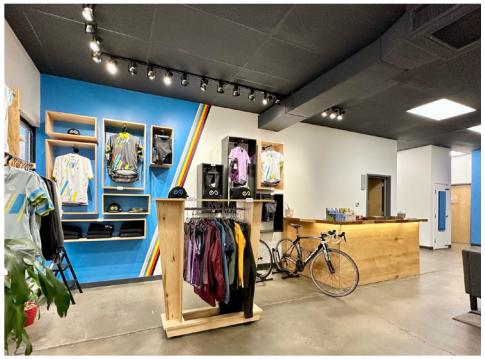
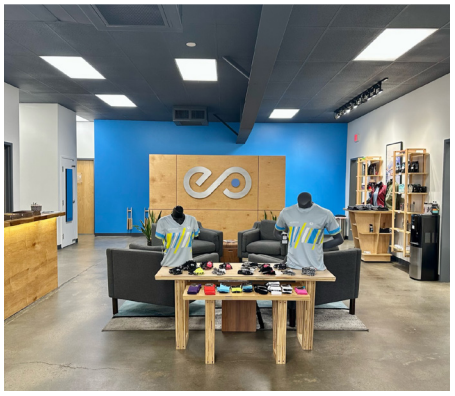
1004 8TH AVENUE SOUTH

FOR LEASE | 3,290 - 8,790 SF | EIGHTH AVENUE

FOUNDRY COMMERCIAL

PROPERTY OVERVIEW





PROPERTY DETAILS

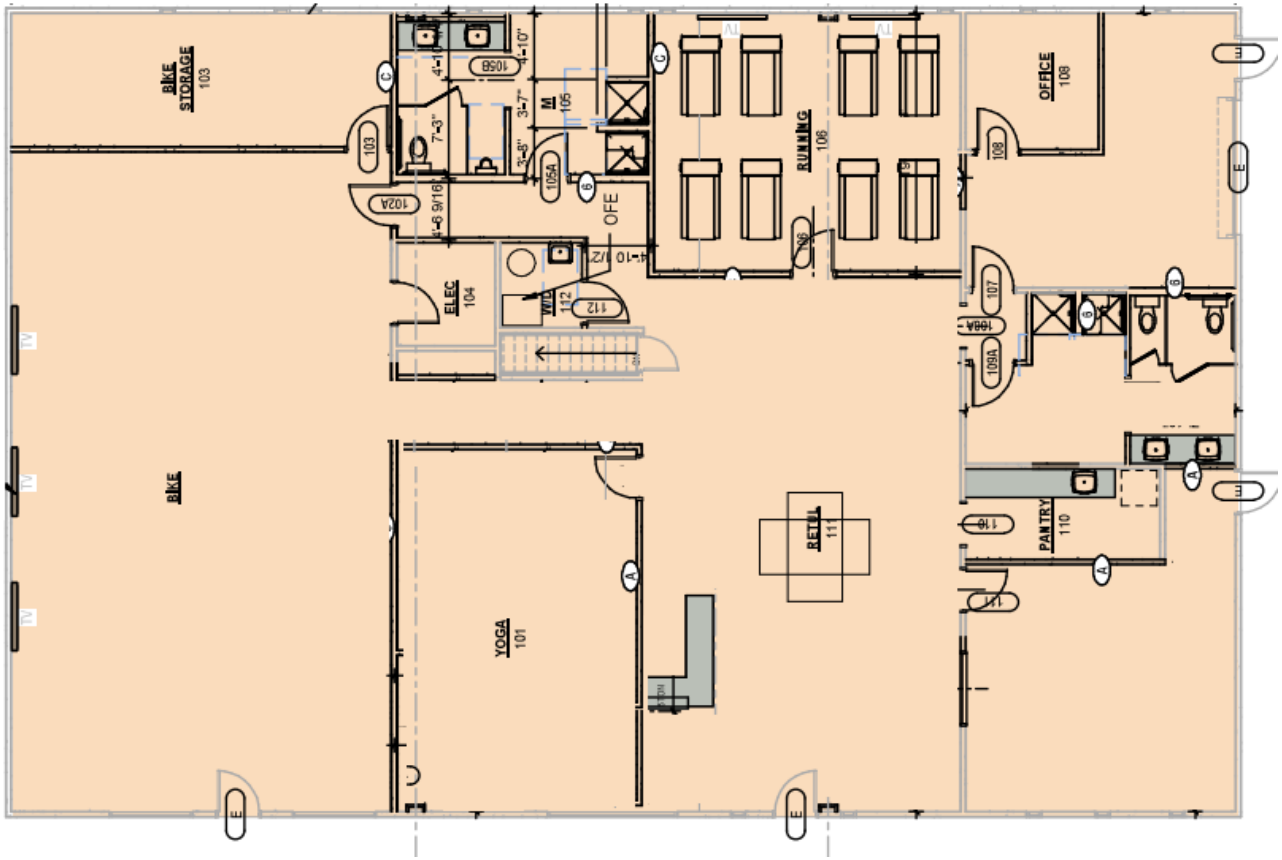
Address	1004 8th Avenue South, Nashville, TN 37203
Submarket	Eighth Avenue / Edgehill / Music Row
Zoning	MUG - Multi Use General
Available	Contiguous 8,790 SF ± 5,500 SF First Floor Street Level ± 3,290 SF Lower Level w/ Rear Access
Parking	Approximately 15 Spaces Onsite with Street Parking Available at the Rear
Loading Doors	1 Loading Dock, Roll-Up Door, Ramp | 1 Drive-In Door

PROPERTY HIGHLIGHTS

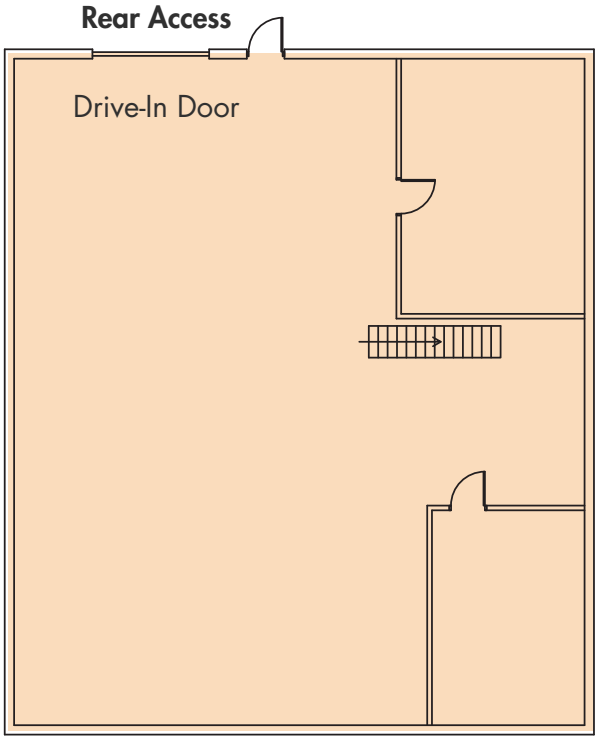
- Located at the gateway to The Gulch and Downtown
- High-End Finishes and Modern Look
- Interior suitable for a broad number of uses
- Perfect fit for a tenant requiring onsite storage or inventory at a reduced rate for lower level space
- Convenient rear building access
- Available with 30 days notice

FLOOR PLANS

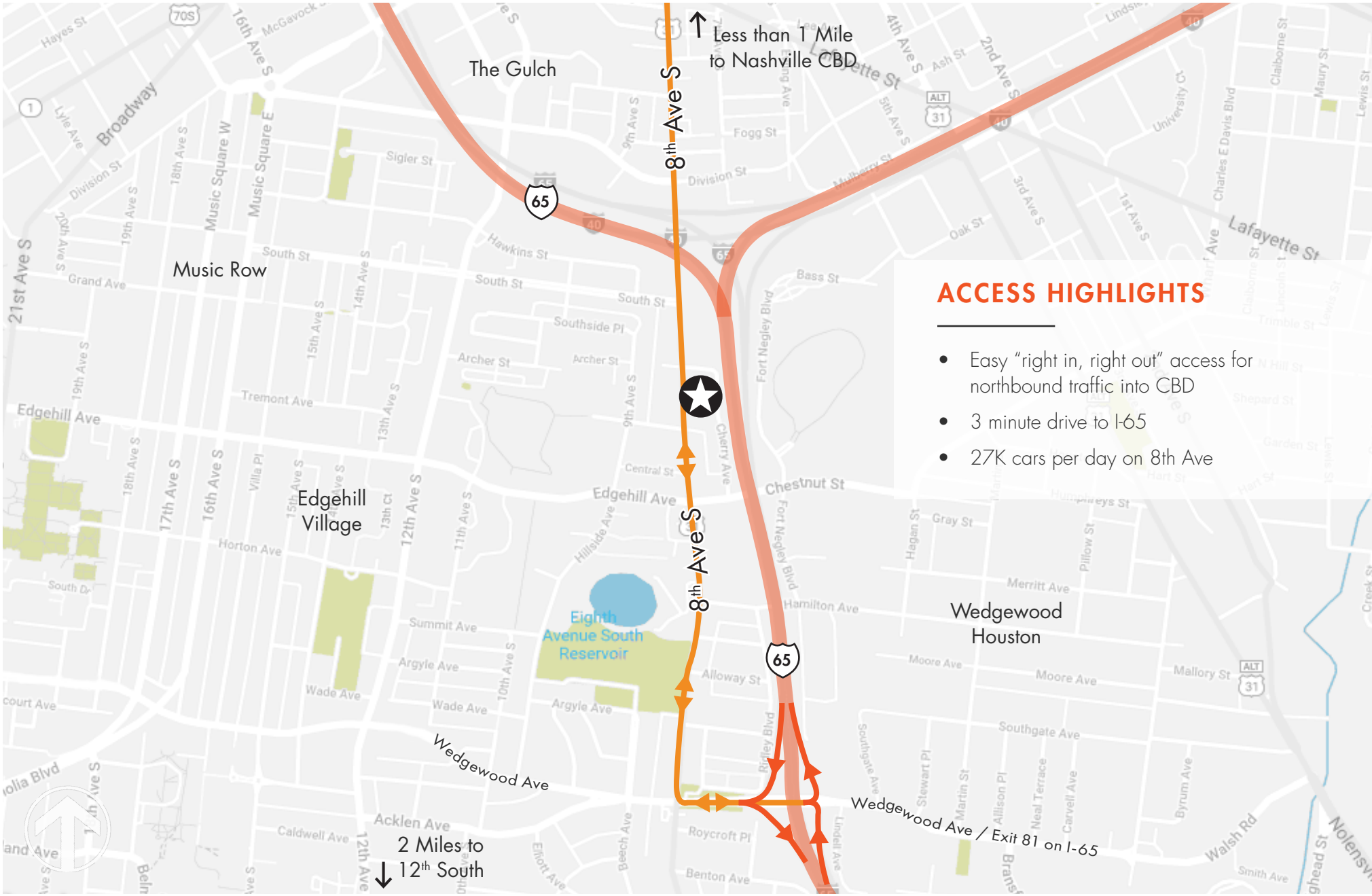
FIRST FLOOR
±5,500 SF



LOWER LEVEL
±3,290 SF



LOCATION & ACCESS MAP



ACCESS HIGHLIGHTS

- Easy "right in, right out" access for northbound traffic into CBD
- 3 minute drive to I-65
- 27K cars per day on 8th Ave

SITE PLAN

8th Avenue South
15 Parking Spaces
Entrance
Drive-In Door
Loading Dock & Ramp

1004 8TH AVE SOUTH
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