

FOR SALE

801
2ND AVE N
NASHVILLE, TN 37203

41,272 SF
OFFICE BUILDING ON
2.56 ACRES

STREAM®

Overview

801 2ND AVE N IS A UNIQUE OPPORTUNITY FOR AN OWNER-USER WITH 41,272 SF AND AMPLE PARKING OR AS A DEVELOPMENT SITE WITH 2.56 ACRES ON THE EDGE OF DOWNTOWN NASHVILLE IN THE GERMANTOWN DISTRICT.

Building Highlights

- Loading dock
- Catering kitchen
- Training room
- Print shop/mail room

41,272 SF office building

2.56 acres with frontage and access on 3rd and 2nd Avenues

150+ Parking Spaces On-Site (3.7 per 1000 Parking Ratio)

Located in close proximity to Downtown Nashville

Walkable to Germantown and CBD attractions and retail

One block from the Cumberland River Greenway

Zoned DTC – Sulphur Dell District

Eligible for 5–6 stories through the Bonus Height Program

Community Character Policy: T6-DN



Owner-User Opportunity

FOR LARGE BLOCK
OFFICE WITH
AMPLE PARKING



HIGHLY VISIBLE DEVELOPMENT SITE IN

Germantown

Nestled between downtown Nashville (CBD) and East Nashville, Germantown has emerged as a vibrant hub of growth and activity in the city. As one of Nashville's oldest and most historic neighborhoods, it takes its name from the wave of German immigrants who settled there in the mid-1800s. Often regarded as Nashville's first suburb, Germantown boasts a diverse mix of local and national retailers, restaurants, and service providers. It is also home to First Horizon Park, the state-of-the-art stadium for the Nashville Sounds, the city's AAA minor league baseball team.

\$83,458

MEDIAN HOUSEHOLD INCOME

33

MEDIAN AGE

6,562

HOUSEHOLDS

AREA APPEAL

- Hottest Restaurants
- Dog-Friendly Coffee Shops
- Walkable Streets
- Historic Charm
- Outdoor Movie Nights



Oracle Campus

Said by CEO Larry Ellison to become Oracle's World Headquarters, the new Oracle campus on the East Bank marks a significant milestone in the city's growth as a tech hub. Oracle expects to bring 8,500 high-quality jobs to the campus by 2030, driving economic growth and attracting top talent to the region. Oracle's presence will bolster Nashville's reputation in the tech industry, encouraging further investments and partnerships, and contributing to the city's dynamic and diversified economy.



Neuhoff

The redevelopment of the historic Neuhoff site in Germantown signifies a pivotal moment in the city's ongoing transformation. The project revitalizes the former meatpacking district into a vibrant mixed-use community, blending residential, commercial, and cultural spaces. With its unique blend of historic preservation and modern amenities, the Neuhoff redevelopment is expected to attract businesses, residents, and tourists alike, further enhancing Nashville's reputation as a dynamic and forward-thinking city. This project will not only preserve an important piece of the city's history but also contribute significantly to its future economic growth and urban revitalization efforts.



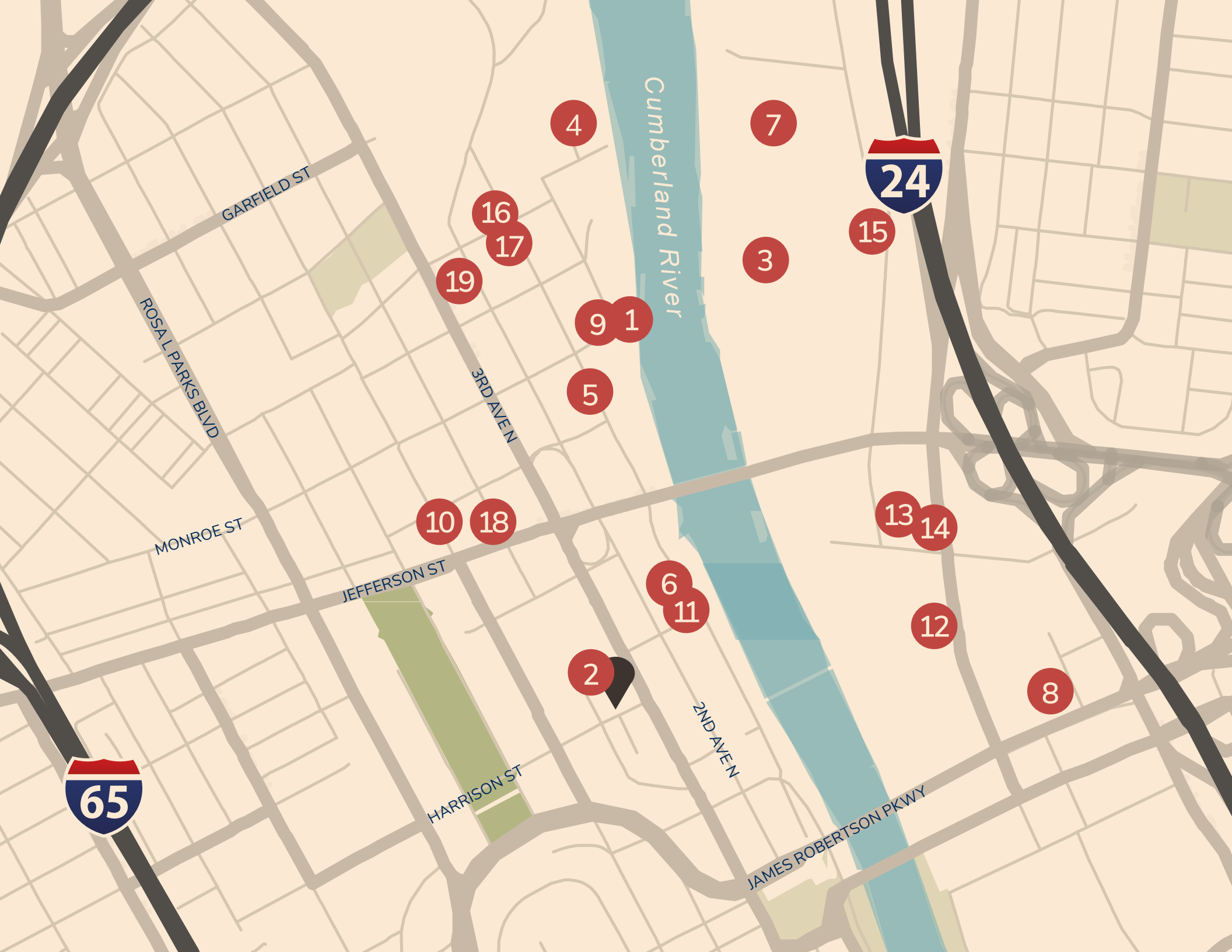
Pedestrian Bridge

The upcoming pedestrian bridge in Nashville represents a transformative addition to the city's infrastructure, symbolizing its commitment to creating a more connected and accessible urban environment. This innovative project will provide a vital link between Germantown and the East Bank, enhancing walkability and encouraging alternative transportation options.



Area Developments

	BUILDING NAME	ADDRESS	PROJECT TYPE	SIZE	STATUS	DEVELOPER
1	Neuhoff Phase I	1320 Adams St	Mixed Use	542 Units 385,000 SF Office 80,000 SF Retail	Delivered (2024)	New City, JP Morgan & Cousins
2	Starling Germantown	820 4th Ave N	Mixed Use	363 Units 14,685 SF Retail	Delivered (2024)	Portman Holdings
3	Landings at River North	2200 Bowline	Mixed Use	647 Units 78,000 SF Office 71,500 SF Retail	Delivered (2025)	Creek Lane Capital
3	Modera Germantown Phase II	1420 Adams St	Mixed Use	400 Units 14,200 SF Retail	Under Construction	Mill Creek Residential
5	Artists Lofts	1217 2nd Ave N	Multi-Family	210 Units	Under Construction	Greenpointe
6	The Stockyards Phase I	900 2nd Ave N	Multi-Family	339 Units	Under Construction	Proffitt Dixon
7	Oracle Campus	700 Cowan St	Office	\$1B+ Corporate Campus	Proposed	Oracle America
8	Station East	111 N 1st St	Mixed Use	2,065 Units 1,050,000 SF Office 135,000 Retail	Proposed	RMR Group
9	Neuhoff Phase II	1324 2nd Ave N	Mixed Use	Planning	Proposed	New City, JP Morgan & Cousins
10	Hill Center Germantown	416 Jefferson St	Mixed Use	110,000 SF Office 42,000 SF Retail 9 Townhomes	Proposed	H.G. Hill Realty Company
11	The Stockyards Phase II	1000 2nd Ave	Multi-Family	TBD	Proposed	Proffitt Dixon
12	Stillwater East Bank	186 N 1st St	Multi-Family	370 Units	Proposed	Stillwater Capital
13	RangeWater River North	201 Cowan St	Multi-Family	350 Units	Proposed	Rangewater
14	Residence Inn	206 N 1st St	Hospitality	215 Units	Proposed	Emerge Hospitality
15	Hilton East Bank	611 Cowan St	Hospitality	204 Units	Proposed	Emerge Hospitality
16	2nd & Van Buren	100 Van Buren St	Multi-Family	303 Units	Proposed	Toll Brothers & CB Ragland
17	3rd & Van Buren	1500 3rd Ave N	Hospitality	260 Keys 4,000 SF Retail	Proposed	Northpoint Hospitality
18	300 Jefferson	300 Jefferson St	Mixed Use	300 Units 5,000 SF Retail	Proposed	Essex Development
19	The Aster	1414 3rd Ave N	Mixed Use	100 Units	Proposed	Cottingham



Area Amenities

RESTAURANTS

1. Star Rover Sound
2. The Optimist
3. O-Ku
4. E + Rose Wellness Cafe
5. The Goat Germantown
6. Pelato
7. City House
8. Germantown Cafe
9. Spread Market & Larder
10. Henrietta Red
11. Little Hats Market
12. Taco Mamacita
13. Monell's
14. Rolf & Daughters
15. 5th & Taylor
16. Butchertown Hall
17. Fishmonger
18. Toastique
19. Social Cantina
20. Jonathan's Grille
21. Emmy Squared Pizza
22. Yummy tummy gyro and burger
23. Grillshack Fries and Burgers
24. Tio Fun!

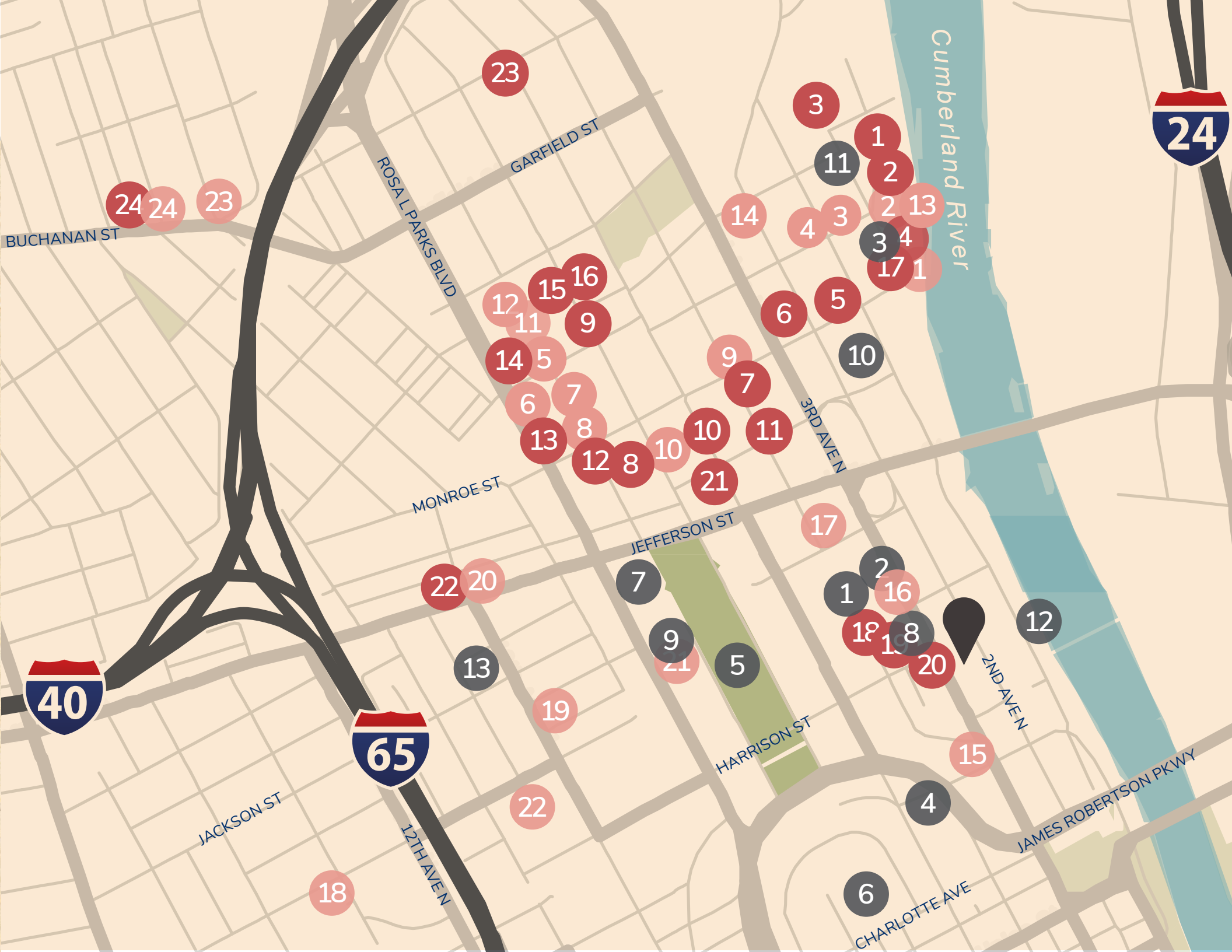
BARS & COFFEE

1. Monday Night Brewing
2. Elegy Coffee
3. Le Loup
4. Bearded Iris Brewing
5. Steadfast Coffee
6. The Library Cafe
7. Neighborlily
8. Mother's Ruin
9. Barista Parlor
10. Red Bicycle Coffee & Crepes
11. Frankie J's
12. Sidecar Bar
13. Close Company Bar
14. Surefire
15. Moonshot
16. Tailgate Brewery
17. Barrel Proof
18. Grandpa Bar - Coffee & Cocktails
19. Silver Sands Café
20. Sunshot Coffee Germantown
21. The Mockery
22. Tom's Corner
23. The Loading Dock
24. Minerva Avenue

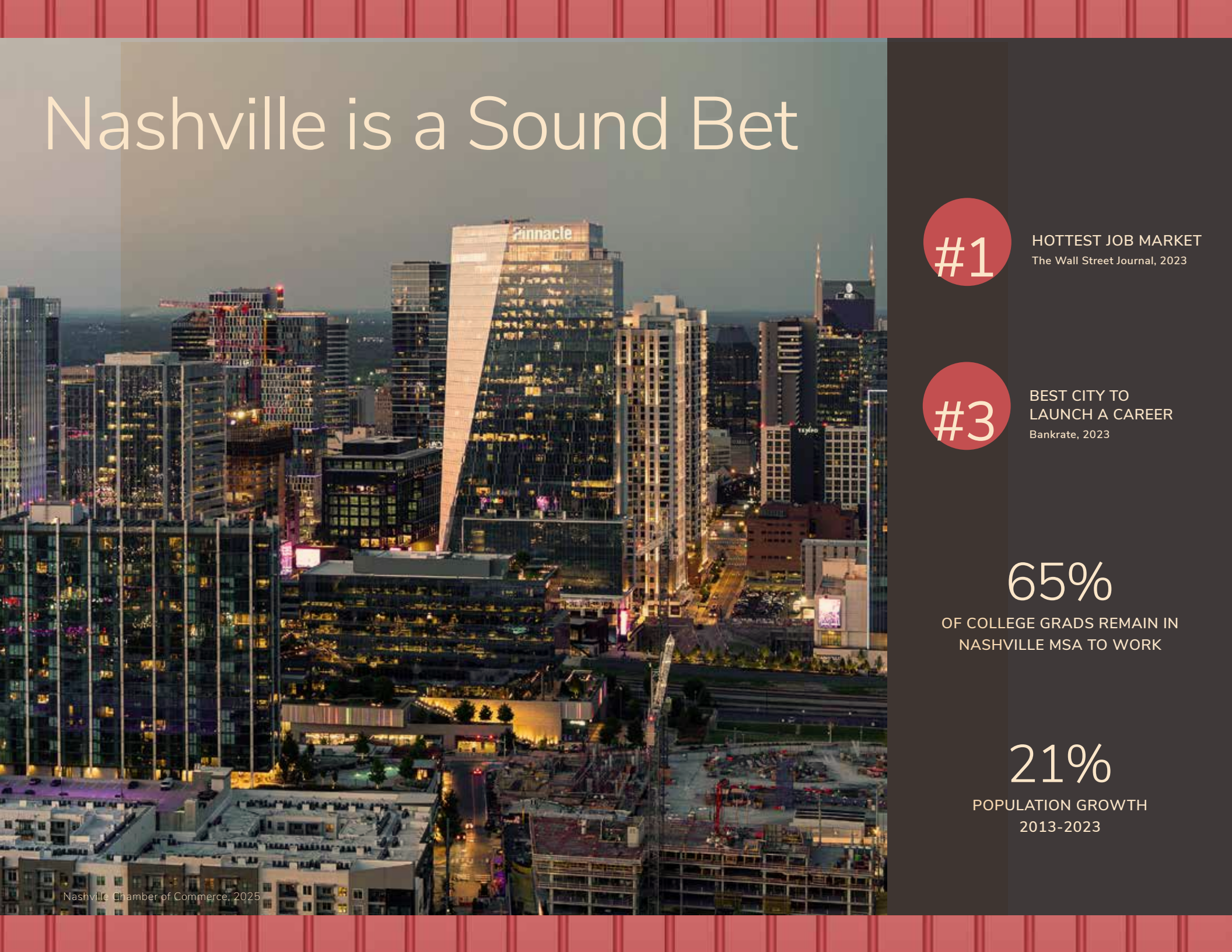
ENTERTAINMENT & FITNESS

1. First Horizon Park
2. Brooklyn Bowl
3. Sensa Padel
4. Musicians Hall of Fame
5. Bicentennial Capitol Mall
State Park
6. Tennessee State Capitol
7. Tennessee State Museum
8. [solidcore]
9. Nashville Farmer's Market
10. CODE Fitness
11. Shed Group Fitness
12. Riverfront Park
13. Hope Gardens Park





Nashville is a Sound Bet

An aerial night view of the Nashville skyline, featuring numerous illuminated skyscrapers and buildings. The Pinnacle building is prominent in the center. The city lights reflect on the surrounding areas, and a highway interchange is visible in the lower right.

#1

HOTTEST JOB MARKET
The Wall Street Journal, 2023

#3

BEST CITY TO
LAUNCH A CAREER
Bankrate, 2023

65%

OF COLLEGE GRADS REMAIN IN
NASHVILLE MSA TO WORK

21%

POPULATION GROWTH
2013-2023

Economy & Employment

BY INVESTING IN NASHVILLE YOU GAIN EXPOSURE TO **ULI'S TOP-RATED INVESTMENT MARKET**, WHICH IS BEING DRIVEN BY NEW-TO-MARKET COMPANIES.

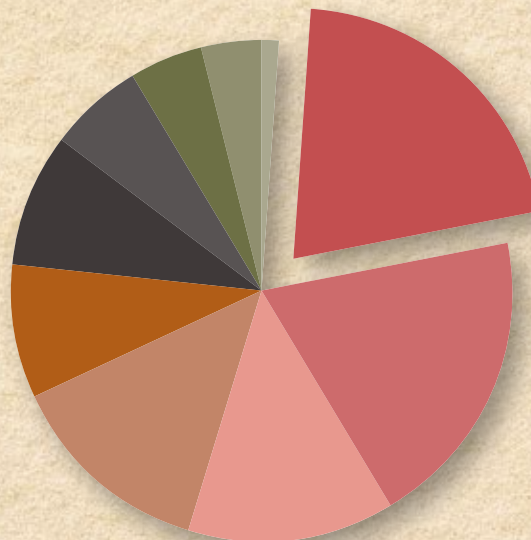
2.7%
UNEMPLOYMENT RATE
MAY 2026

59.9%
GDP GROWTH
2014-2025

26%
JOB GROWTH
2016-2026

NASHVILLE'S HEALTHY & DIVERSE ECONOMY

- 19%** Trade, Transportation, and Utilities
- 17%** Professional and Business Services
- 16%** Education and Health Services
- 11%** Leisure and Hospitality
- 11%** Government
- 7%** Manufacturing
- 7%** Financial Activities
- 5%** Mining, Logging, & Construction
- 4%** Information
- 3%** Other Services



Nashville Chamber of Commerce, 2025

#4

DESTINATION IN
NORTH AMERICA
FOR MEETINGS
CVENT

#6

TOP DESTINATIONS
IN THE U.S.
TRIPADVISOR TRAVELER'S
CHOICE AWARDS 2025

\$12.7B

PUBLIC AND PRIVATE
INVESTMENT FROM 2015-2025

\$16B

PUBLIC AND PRIVATE INVESTMENT UNDER
CONSTRUCTION OR PLANNED IN THE
NEXT 5 YEARS

95

NET NEW PEOPLE
PER DAY BETWEEN
2024-2025



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