

For Lease

1211 57th Avenue N, Nashville, Tennessee

Rare opportunity in the rapidly developing Nations area just 15 minutes from downtown.

PROPERTY HIGHLIGHTS

- + ±5,220 - 17,770 SF newly renovated and move-in ready
- + Nations 57 offers below market rents
- + Features include 22' ceilings and ample parking
- + Ideal for use as creative offices with an open work area, conference rooms, meeting rooms, reception, kitchen, and multi-purpose mezzanine level
- + Excellent location in the Nations close to popular restaurant and shopping options on Centennial Boulevard and 51st Street
- + Easy access to downtown Nashville, I-40, I-440, and Briley Parkway

TREY KIRBY, CCIM

Principal
615 208 9768
tkirby@nainashville.com



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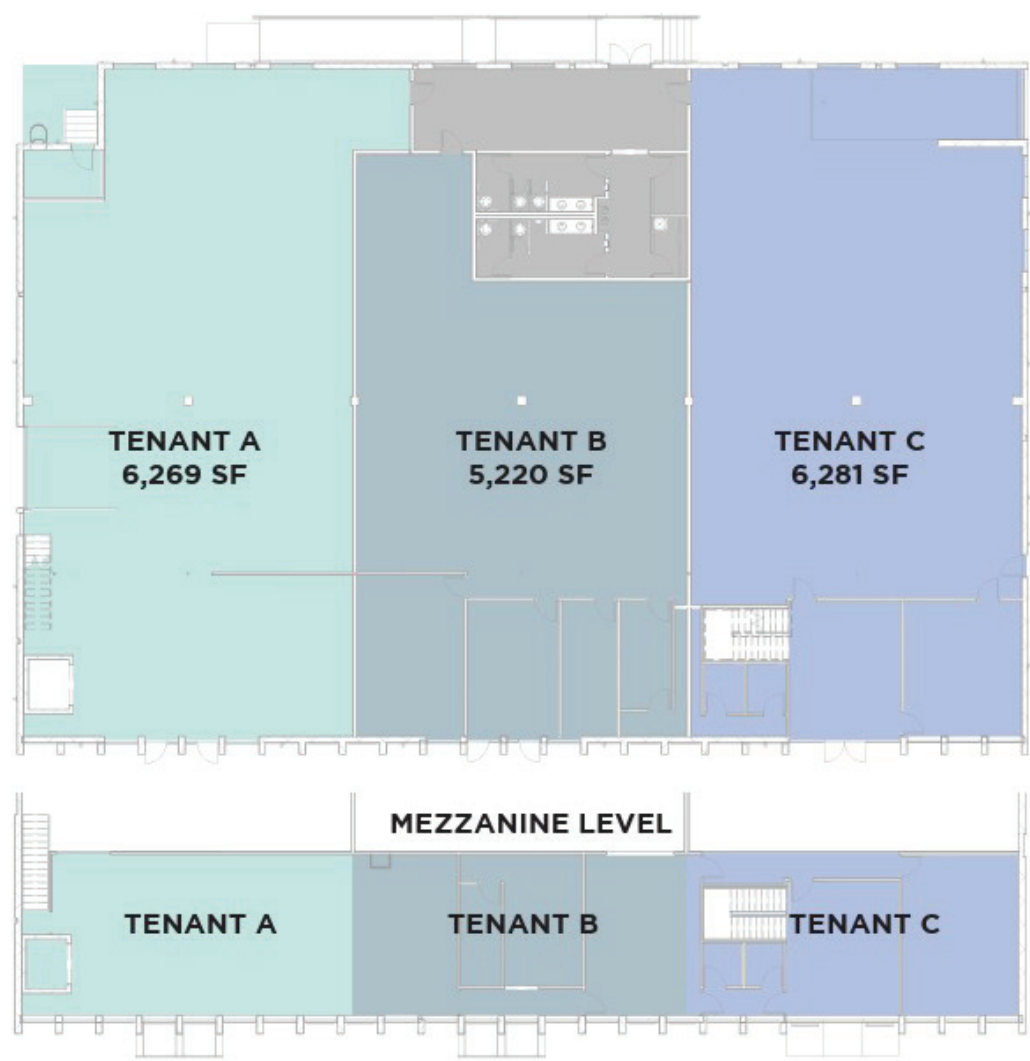


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Property Photos



Floor Plan



Tenant A	
1st Floor:	5,097 SF
Mezzanine Level:	1,172 SF
Total Sq. Ft. :	6,269 SF

Tenant B	
1st Floor:	3,933 SF
Mezzanine Level:	1,287 SF
Total Sq. Ft. :	5,220 SF

Tenant C	
1st Floor:	5,119 SF
Mezzanine Level:	1,162 SF
Total Sq. Ft. :	6,281 SF

The Nations



66,235
TOTAL POPULATION
3-MILE RADIUS



\$83,153
MEDIAN HOUSEHOLD INCOME
3-MILE RADIUS



112,912
TOTAL DAYTIME POPULATION
3-MILE RADIUS



31,057
TOTAL HOUSEHOLDS
3-MILE RADIUS

