

# 3|2|0|0

WEST END

 CUSHMAN &  
WAKEFIELD







*77,219 RSF*

# Property Highlights

## ***BUILDING SPECS:***

- Renovations completed in 2023, including all building Common Areas, Landscaping and Building Entry, Exterior Lighting, & HVAC
- Parking: 3.6/1,000 ratio (283 spaces - including parking garage)
- Typical Floor Size: +/- 14,000 sf
- Number of Floors: 6

## ***BUILDING HIGHLIGHTS:***

- Three points of ingress/egress into parking deck
- Floors 1, 2 & 3 offer direct access to the parking garage
- Visible monument signage opportunity along West End
- Located adjacent to Acklen Park, offering protected views and green space as a Tenant Amenity
- Walkable to many nearby retailers
- On-site fitness provider, A|Train Fitness Coaching



SPEC SUITES  
VACANCY



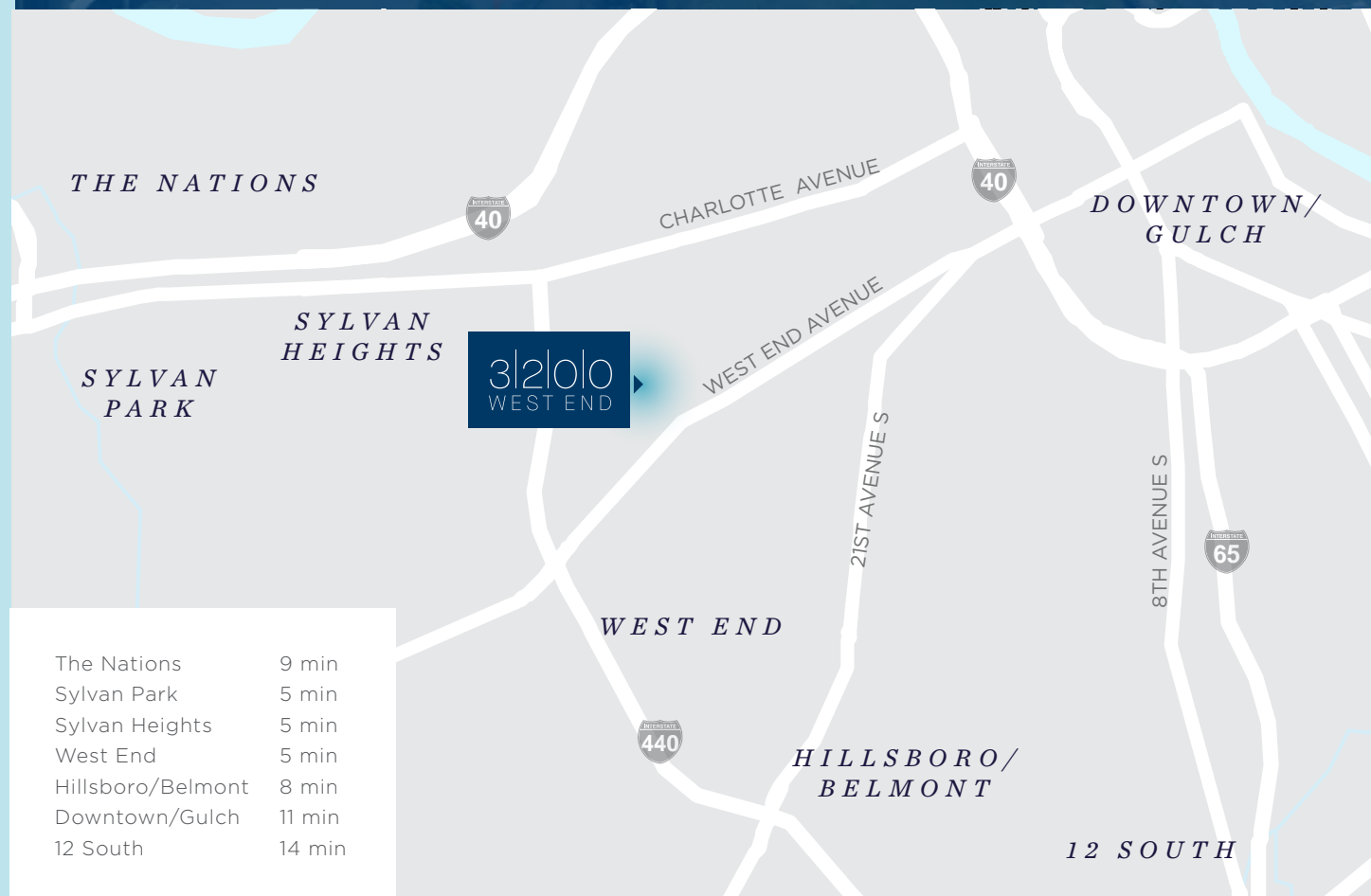
|   |  |  |   |
|---|--|--|---|
| <b>1ST FLOOR<br/>2ND GEN</b><br>6,797 RSF | <b>2ND FLOOR<br/>SPEC SUITE</b><br>6,640 RSF | <b>2ND FLOOR<br/>SPEC SUITE</b><br>4,720 RSF | <b>6TH FLOOR<br/>2ND GEN</b><br>1,379 RSF |
|---|--|--|---|



# Easy Access

**Walkable access** to nearby coffee shops, hospitality, medical offices and many fast-casual and fine dining restaurants

WALK  
81  
SCORE



|                   |        |
|-------------------|--------|
| The Nations       | 9 min  |
| Sylvan Park       | 5 min  |
| Sylvan Heights    | 5 min  |
| West End          | 5 min  |
| Hillsboro/Belmont | 8 min  |
| Downtown/Gulch    | 11 min |
| 12 South          | 14 min |

[illegible]

## HOTELS

1. Fairfield Inn & Suites
2. Homewood Suites
3. Hampton Inn & Suites
4. Nashville Marriott at Vanderbilt

1. MAA Acklen
2. Novello West End
3. West End Village





3|2|0|0  
WEST END



## CONTACT INFORMATION

**SARAH PETTIGREW**

*Executive Director*

+1 615 208 3694

[sarah.pettigrew@cushwake.com](mailto:sarah.pettigrew@cushwake.com)



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.