



For Sale **GREEN HILLS**  
**OFFICE MUSIC ROW**

2303 21st Avenue South



## 2303 21st Ave South

<b>ADDRESS</b>	2303 21st Ave. South
<b>PRICE</b>	\$7 Million
<b>MARKET</b>	Nashville, TN
<b>SUBMARKET</b>	Green Hills / Music Row
<b>BUILDING SF</b>	+/- 14,802
<b>BUILDING HEIGHT</b>	4 Stories
<b>TOTAL ACREAGE</b>	+/- .39
<b>BUILT</b>	1974
<b>RENOVATED:</b>	2015 / 2016
<b>ZONING</b>	OR20 [Residential   Office]

### ADDITIONAL AMENITIES

- ROOF TERRACE AND BALCONY
- ACCESS CONTROLLED
- SECURITY SYSTEM
- VIDEO PRODUCTION STUDIO OR FUTURE OFFICE EXPANSION

**CHECK OUT THE  
VIDEO TOUR**





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# EXTERIOR ROOFTOP PATIO



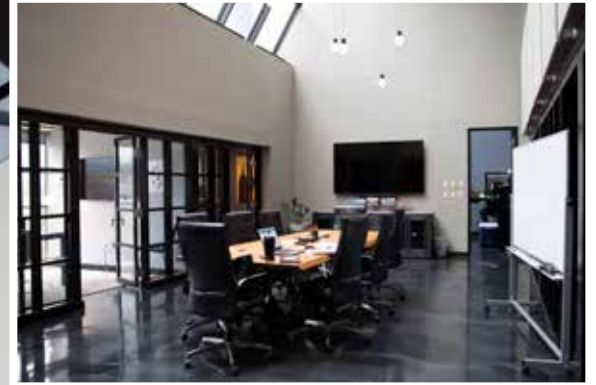
2303 21st Avenue South



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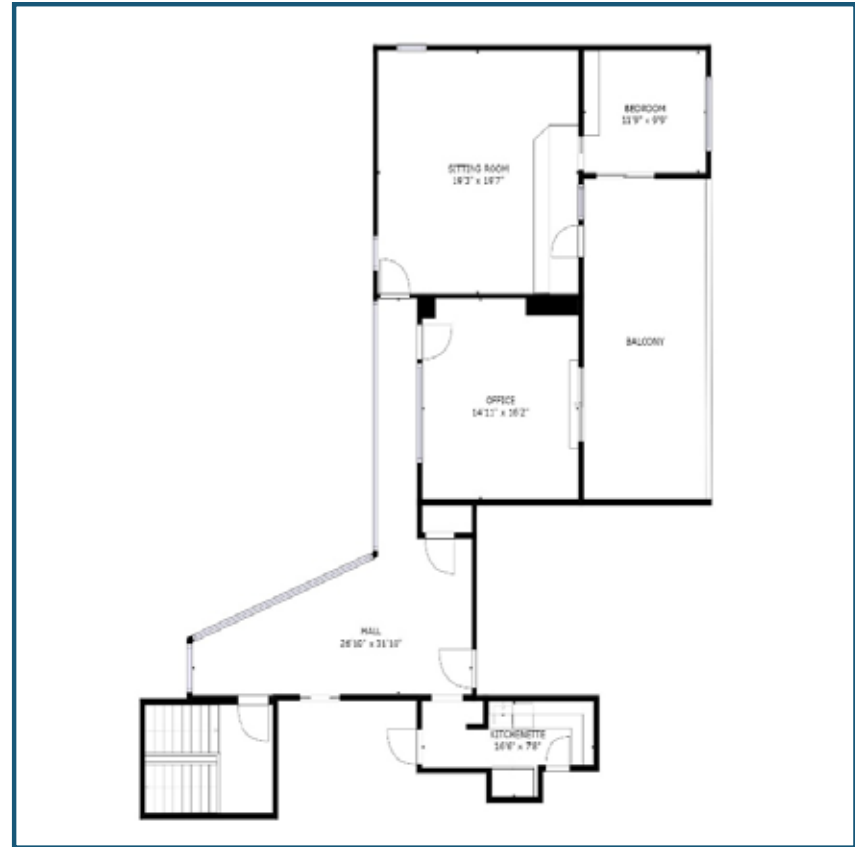
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# FLOOR PLANS



3rd FLOOR | +/- 4,225 sqft



4th FLOOR | +/- 1,489 sqft

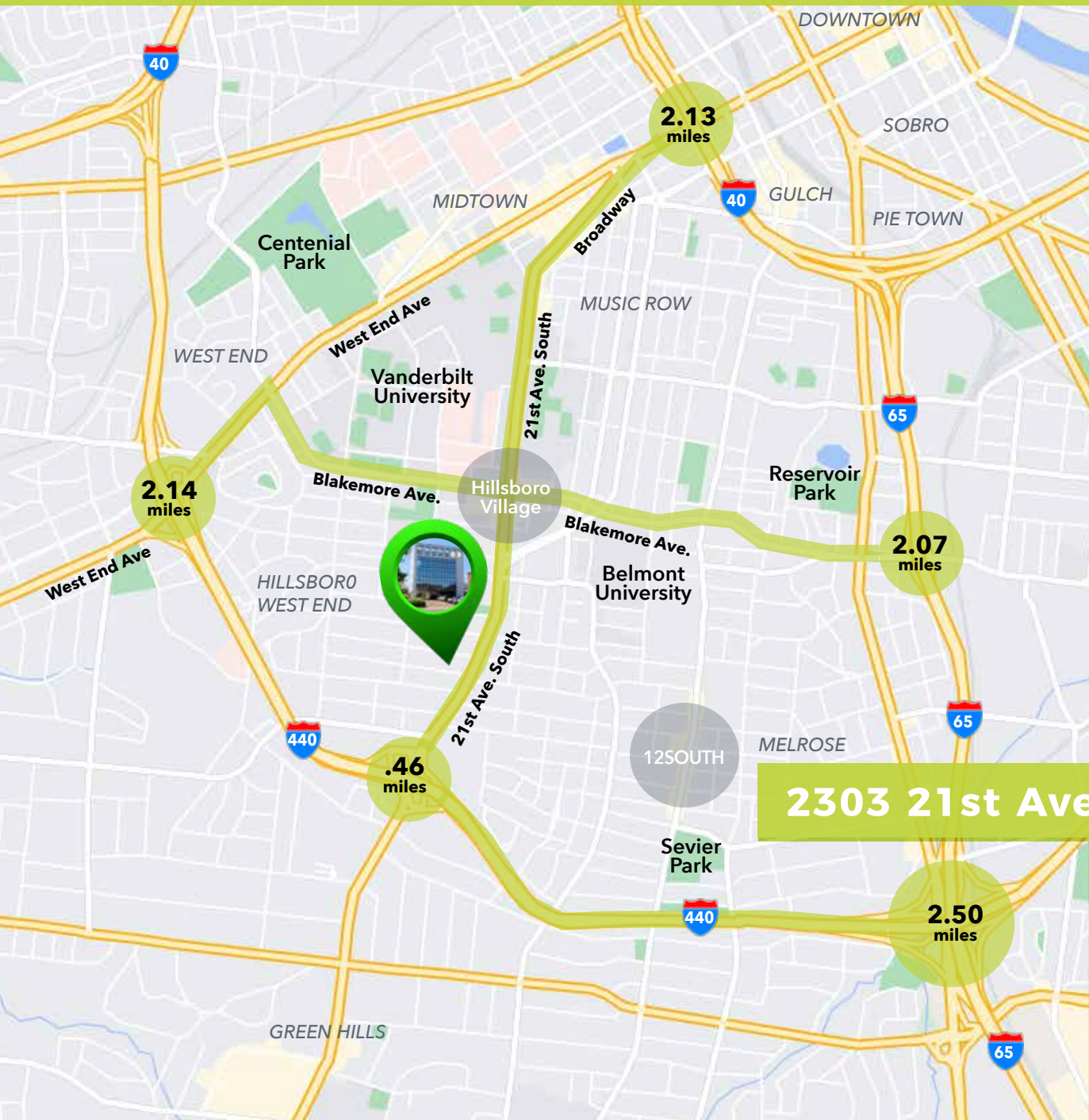


Disclaimer: The internal individual office square footage measurement were provided by the owner and have not been confirmed.

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# ACCESSIBILITY



Parking: Total 37 | Covered 8

Airport: BNA 10.5 miles

Commuter Rail: Music City Star Riverfront 3.3 miles

Lower Broadway: 2.5 miles

*Easy access to CBD, West End and Vanderbilt and all major interstates.*



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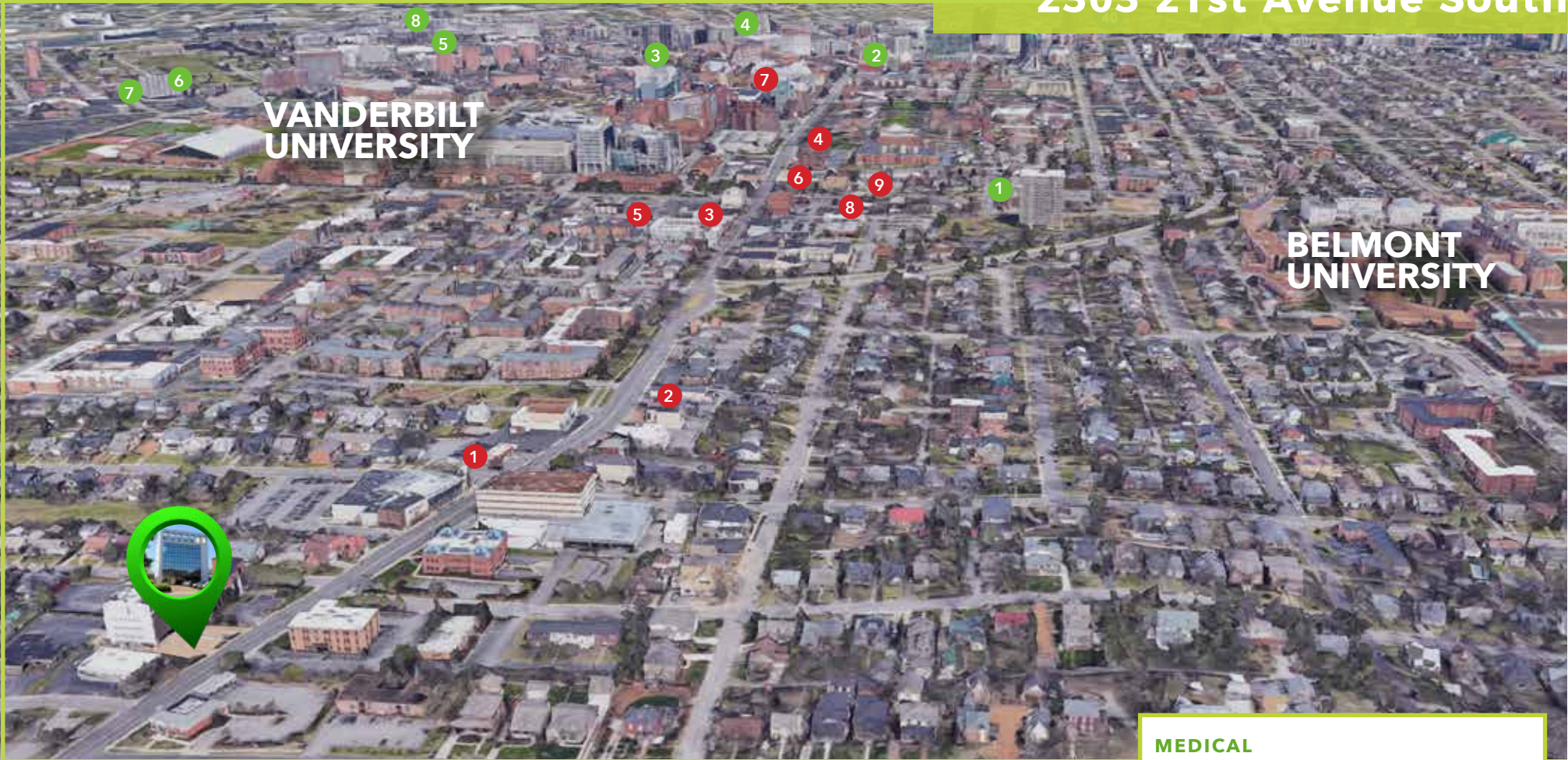


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# AREA AMENITIES

2303 21st Avenue South



VANDERBILT  
UNIVERSITY

BELMONT  
UNIVERSITY



## Food + Drinks

- 1 - Brown's Diner
- 2 - J. Christopher's
- 3 - Double Dog Restaurant
- 4 - Pancake Pantry
- 5 - Nicoletto's Italian Kitchen
- 6 - E3 Chop House
- 7 - Baja Fresh Mexican Grill
- 8 - Bisquit Love
- 9 - Cabana Taps



## Hotels

- 1 - Moxy Nashville
- 2 - Kimpton Aertson
- 3 - Lowes Vanderbilt
- 4 - Graduate
- 5 - Homewood Suites
- 6 - Nashville Marriott
- 7 - Holiday Inn Nashville-Vanderbilt
- 8 - Hampton Inn & Suites



## Universities

- Vanderbilt University
- Belmont University

## MEDICAL

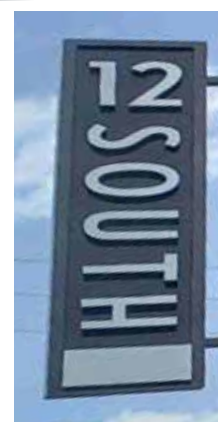
- Monroe Carell Jr. Children's Hospital Vanderbilt  
Distance - .8 miles
- Vanderbilt Medical  
Distance - 1.1 miles
- TriStar Centennial Medical Center  
Distance - 2.3 miles
- The Children's Hospital at TriStar Centennial  
Distance - 2.1 miles
- Ascension Saint Thomas Hospital Midtown  
Distance - 2.2 miles



# AREA NEIGHBORHOODS

## HILLSBORO VILLAGE

.59 MILES AWAY



# 2303 21st Avenue South

## 12SOUTH

.95 MILES AWAY



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## 2303 21st Avenue South

**Stan Snipes, CCIM** // President  
Snipes Properties

○ 615.815.1613 M 615.364.6015  
E [ssnipes@snipes-properties.com](mailto:ssnipes@snipes-properties.com)  
[snipes-properties.com](http://snipes-properties.com)

**David Creed Jr.** // President  
Creed Investment Company

○ 615.246.0222 M 615.712.4067  
E [david.creed@creedinvestment.com](mailto:david.creed@creedinvestment.com)  
[creedinvestment.com](http://creedinvestment.com)



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