

# FOR LEASE

## *Adaptive Reuse Opportunity*

Unique adaptive reuse opportunity in the fast-growing Melrose/Berry Hill neighborhoods, situated under the I-65 overpass, across from Wedgewood-Houston.

- **10,000 SF Adaptive Reuse Opportunity**
- **Flexible improvement allowances available**



**Tee Patterson, SIOR**  
Senior Vice President  
615-345-7229  
tpatterson@chco.com

**Exclusively Listed By:**  
Chas. Hawkins Co., Inc.  
760 Melrose Avenue, Nashville, TN

Established 1962

**Chas.  
Hawkins  
Company  
Inc.**

COMMERCIAL REAL ESTATE  
**CORFAC**  
International

# FOR LEASE

## ±10,000 SF Adaptive Reuse Opportunity

2331 White Avenue | Nashville, Davidson County, TN 37204

### PRIME LOCATION

Prime location situated in the fast-changing Melrose/8<sup>th</sup> Ave Corridor south of downtown

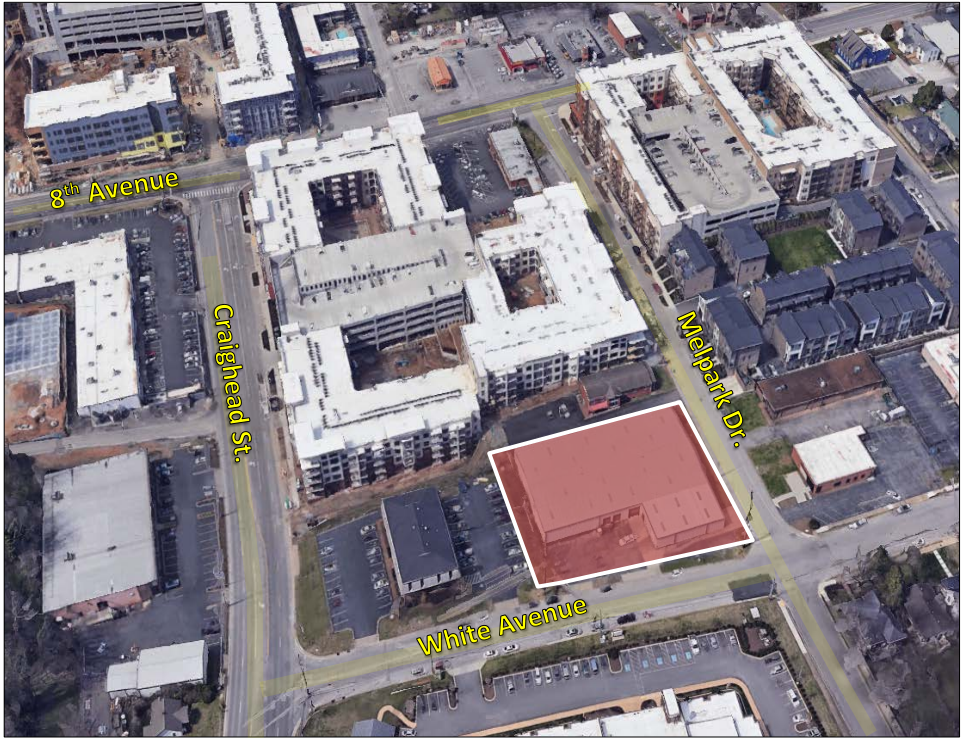
Clients will enjoy countless new entertainment options to explore thanks to a wave of notable developments lining the streets

Attractive area to **LIVE. WORK. PLAY**

#### Home to several notable restaurants:

*Urban Juicer, Love Peace & Pho, Eighth and Roast, Hattie B's M.L. Rose, Sinema, Fenwick's 300, The Sutler Saloon, Smiling Elephant, Cilantro, Holler and Dash, etc.*

Easy interstate access to I-440 at Nolensville Pike and I-65 at Wedgwood Avenue.



**Tee Patterson, SIOR**  
Senior Vice President  
Office: 615.345.7229  
[tpatterson@chco.com](mailto:tpatterson@chco.com)

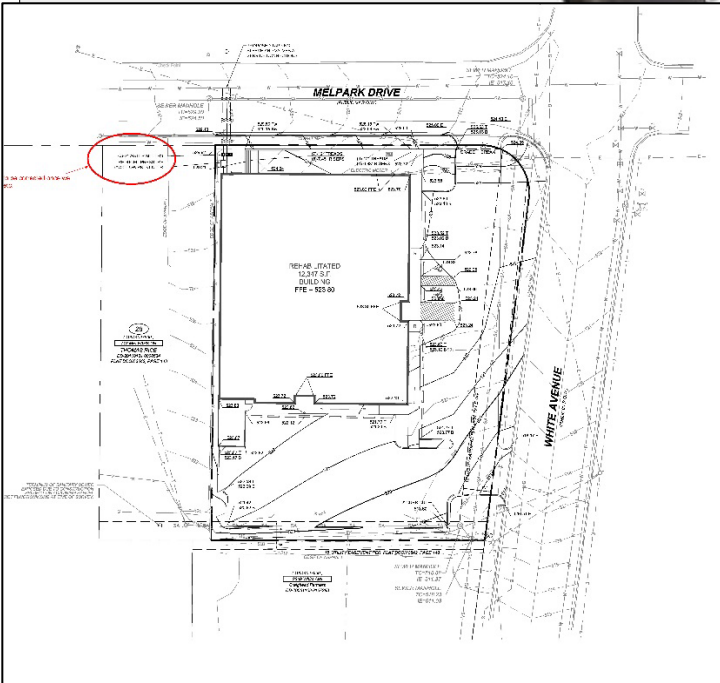
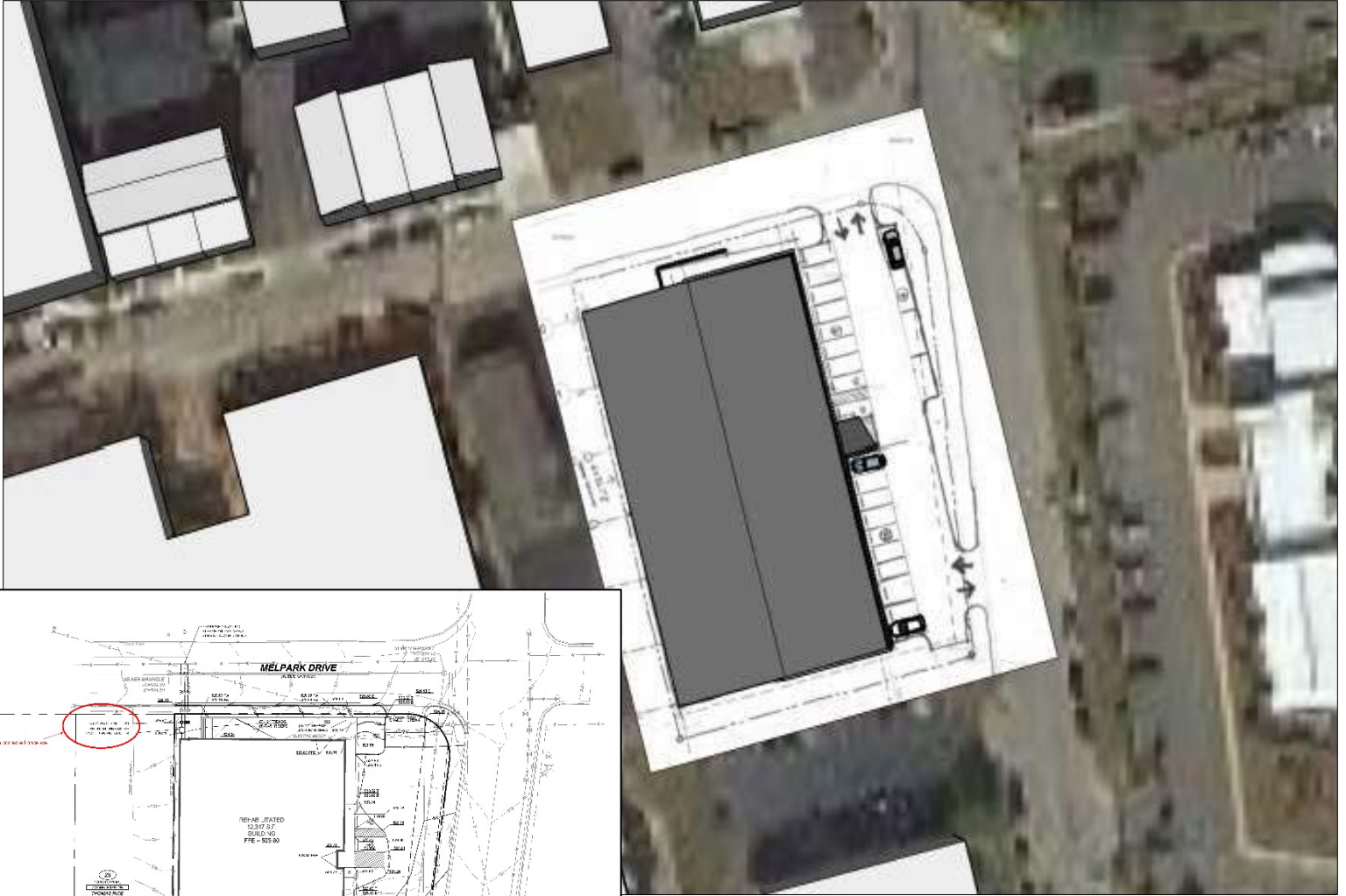
Exclusively Listed by:  
**Chas. Hawkins Co., Inc. / CORFAC International**  
760 Melrose Avenue, Nashville, TN  
Telephone: 615.256.3189 Facsimile: 615.254.4026  
[www.chashawkins.com](http://www.chashawkins.com) [www.corfac.com](http://www.corfac.com)

# FOR LEASE

±10,000 SF Adaptive Reuse Opportunity

2331 White Avenue | Nashville, Davidson County, TN 37204

## Site Plan



**Tee Patterson, SIOR**  
Senior Vice President  
Office: 615.345.7229  
[tpatterson@chco.com](mailto:tpatterson@chco.com)

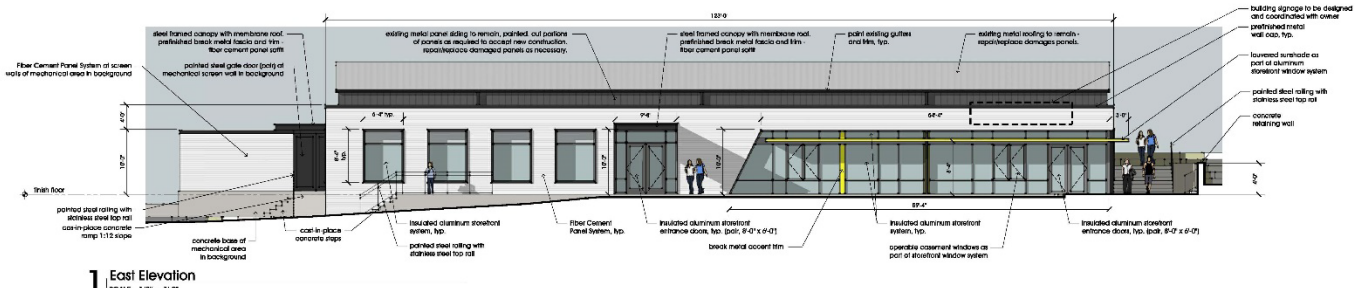
Exclusively Listed by:  
**Chas. Hawkins Co., Inc. / CORFAC International**  
760 Melrose Avenue, Nashville, TN  
Telephone: 615.256.3189 Facsimile: 615.254.4026  
[www.chashawkins.com](http://www.chashawkins.com) [www.corfac.com](http://www.corfac.com)

# FOR LEASE

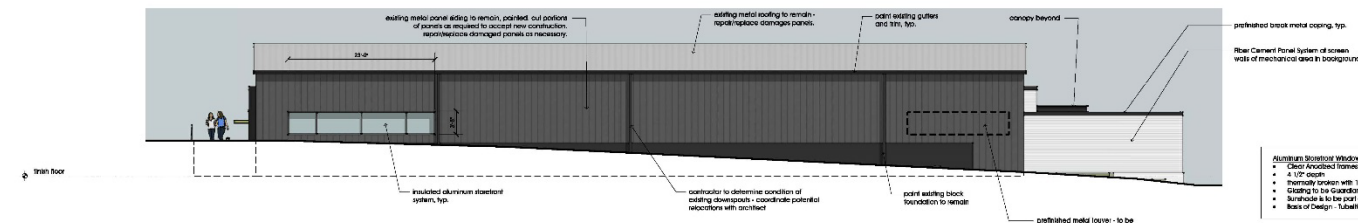
±10,000 SF Adaptive Reuse Opportunity

2331 White Avenue | Nashville, Davidson County, TN 37204

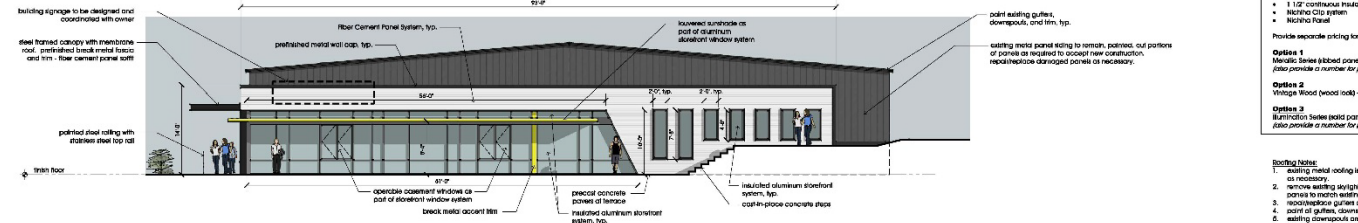
## Option 1



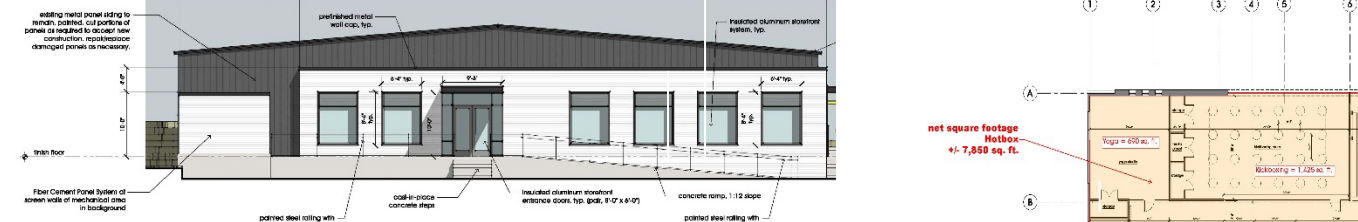
1 East Elevation  
SCALE: 1/8" = 1'-0"



2 West Elevation  
SCALE: 1/8" = 1'-0"



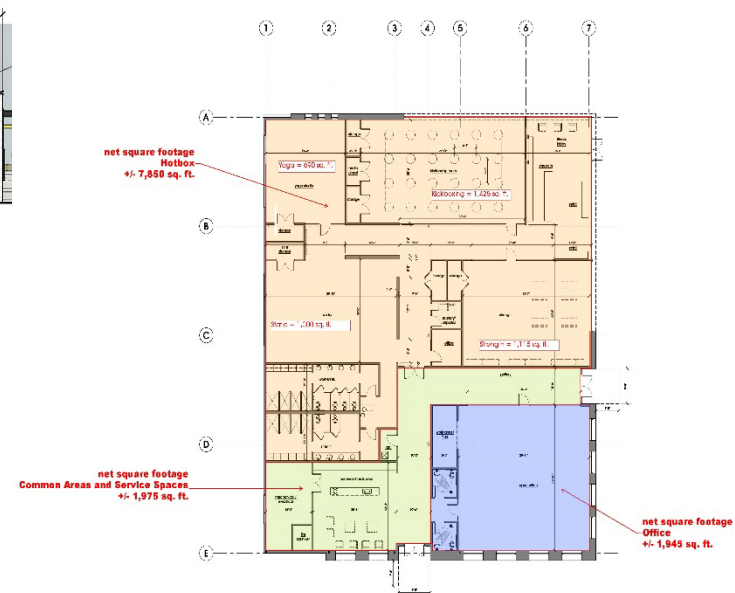
3 North Elevation  
SCALE: 1/8" = 1'-0"



4 South Elevation  
SCALE: 1/8" = 1'-0"

- Aluminum Storefront Window System**
    - 4" metal stud
    - 4 1/2" exterior shading
    - Full exterior weather sealant
    - 1 1/2" continuous insulation on exterior side
    - Aluminum Clad System
    - Nichko Panel
  - Fiber Cement Panel System (Nichko)**
    - 4" metal stud
    - 1/2" exterior shading
    - Full exterior weather sealant
    - 1 1/2" continuous insulation on exterior side
    - Nichko Clad System
    - Nichko Panel
- Provide separate pricing for options
- Option 1** Metal Series (ribbed panel look) also provide a number for painting
  - Option 2** Fiberglass Wood (wood look) - pricing
  - Option 3** Illustration Series (solid panel) also provide a number for painting

- Roofing Notes**
1. Existing metal roofing is to remain as necessary.
  2. Remove existing skylight zones per notes to match siding.
  3. Mechanical equipment on the roof.
  4. Point of gutters, downspouts, etc.
  5. Existing downspouts are to be downspouts are to be into subs.



1 Floor Plan - Dimensions  
SCALE: 1/8" = 1'-0"

**Tee Patterson, SIOR**  
Senior Vice President  
Office: 615.345.7229  
[tpatterson@chco.com](mailto:tpatterson@chco.com)

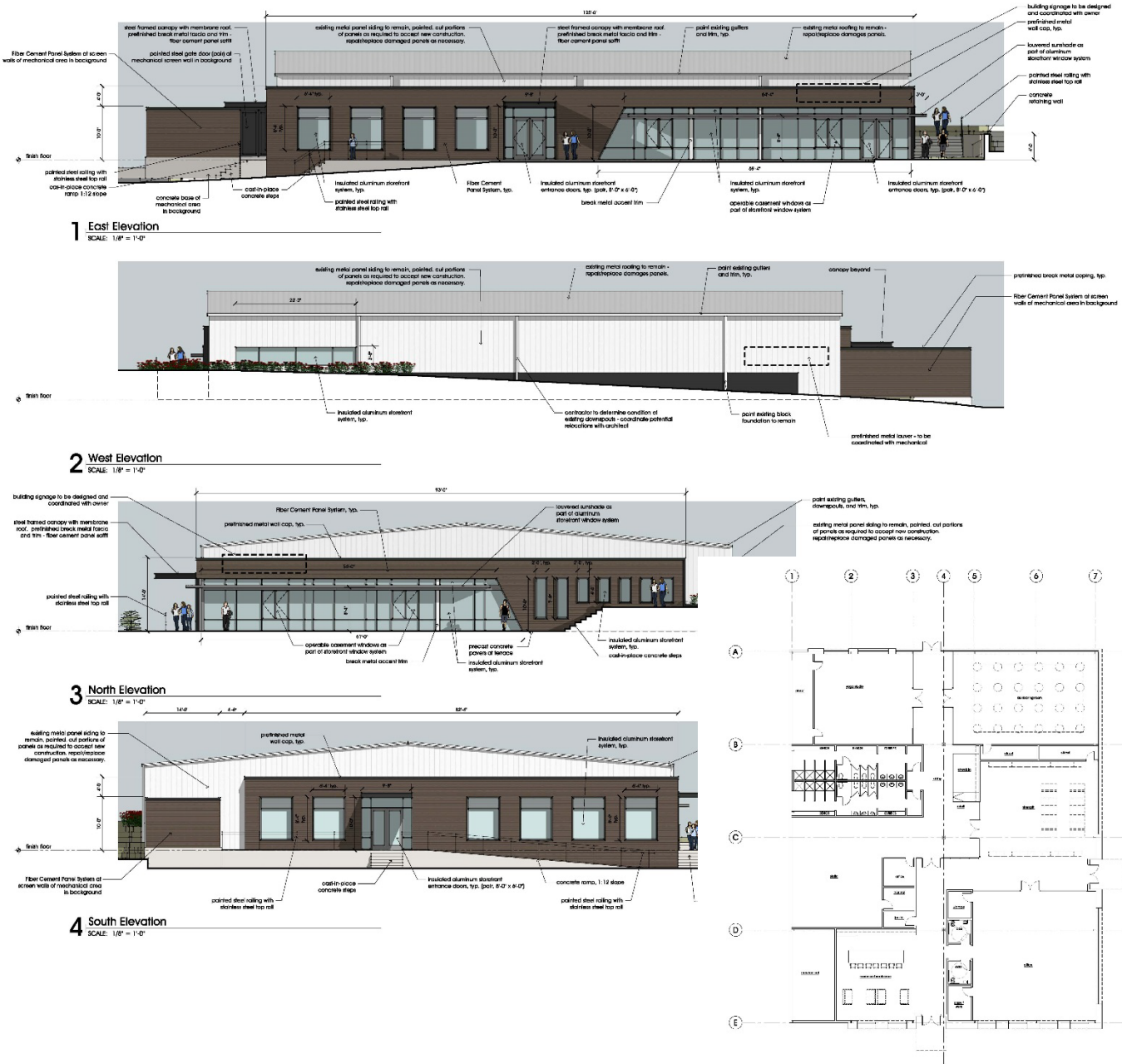
Exclusively Listed by:  
**Chas. Hawkins Co., Inc. / CORFAC International**  
760 Melrose Avenue, Nashville, TN  
Telephone: 615.256.3189 Facsimile: 615.254.4026  
[www.chashawkins.com](http://www.chashawkins.com) [www.corfac.com](http://www.corfac.com)

# FOR LEASE

±10,000 SF Adaptive Reuse Opportunity

2331 White Avenue | Nashville, Davidson County, TN 37204

## Option 2



## Option 2

**Tee Patterson, SIOR**  
Senior Vice President  
Office: 615.345.7229  
[tpatterson@chco.com](mailto:tpatterson@chco.com)

Exclusively Listed by:  
**Chas. Hawkins Co., Inc. / CORFAC International**  
760 Melrose Avenue, Nashville, TN  
Telephone: 615.256.3189 Facsimile: 615.254.4026  
[www.chashawkins.com](http://www.chashawkins.com) [www.corfac.com](http://www.corfac.com)