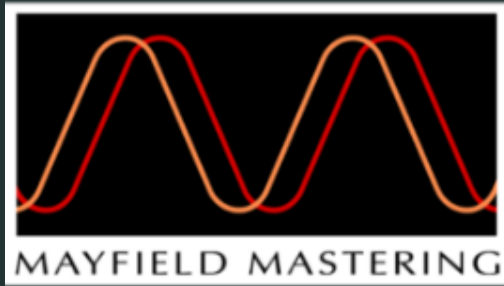


CHARLES
HAWKINS CO.

2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
P: 615.256.3189
www.charleshawkinsco.com



FOR SALE OR LEASE

2825 Erica Place, Nashville, TN

A Rare, Purpose-Built Mastering & Production Facility in **Nashville's Creative Core**



TURNKEY MUSIC PRODUCTION STUDIO IN BERRY HILL



Exclusively offered by

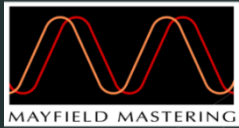
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tpatterson@charleshawkinsco.com

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TURNKEY MUSIC PRODUCTION STUDIO

Mayfield Mastering | 2825 Erica Place, Berry Hill, Nashville

Sale Price: \$2,325,500 Lease Rate: \$35.50/SF NNN

A Rare, Purpose-Built Mastering & Production Facility in Nashville's Creative Core

For more than 25 years, Mayfield Mastering has been a trusted name in Music City. This fully custom, plug-and-play studio is now available — an exceptional opportunity for mastering engineers, producers, independent labels, post-production professionals, or creative teams seeking an immediate, industry-leading facility.

Size	±2,181 SF
Acreage	±0.21 Acres
Zoning	Located in District 6 (Bransford District) of the Berry Hill zoning ordinance

Link to Approved Uses: <https://www.berryhilltn.org/DocumentCenter/View/125/Poster?bidId=>

Studio A – Flagship Mastering Room

- 22' x 30' x 13.5' high
- Constructed with 10" x 24" x 40" jumbo AAC (**autoclaved aerated concrete**) block — an ultra-premium material chosen for its exceptional thermal performance, fire resistance, and industry-leading STC sound isolation.
- True **room-inside-a-room** design featuring patented **WhisperWall** interior construction for maximum acoustic separation from the outside world.
- Independent, ultra-quiet HVAC system engineered for high-volume, low-velocity airflow — extremely efficient and sonically unobtrusive.
- 4" isolated concrete slab separated from the foundation by a 1" rubber gasket; reinforced with polypropylene fiber (no rebar) to eliminate vibration transfer and RF interference.
- Hospital-grade electrical throughout with equal-length leads and multiple dedicated home-run circuits.
- Adjacent 7' x 14' isolated server/equipment room with its own dedicated HVAC system.

Studio B – Secondary Control / Production Room

- 15' x 14' x ≈10' high
- Designed to **Glenn Meadows'** exacting specifications (**legendary founder of Masterfonics and The Tracking Room**) with acoustic trim by renowned studio designer **Michael Cronin**.
- Independent, efficient, and sonically unobtrusive HVAC system engineered specifically for critical listening environments.



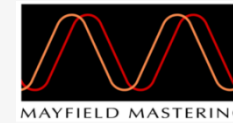
BERRY HILL LOCATION ADVANTAGE

Berry Hill has firmly established itself as **Nashville's real Music Row** — the authentic, modern heart of the city's music production industry. While traditional Music Row has become increasingly corporate and office-oriented, Berry Hill remains a dense, walkable ecosystem of world-class recording studios, mastering facilities, independent labels, producers, engineers, and creative professionals.

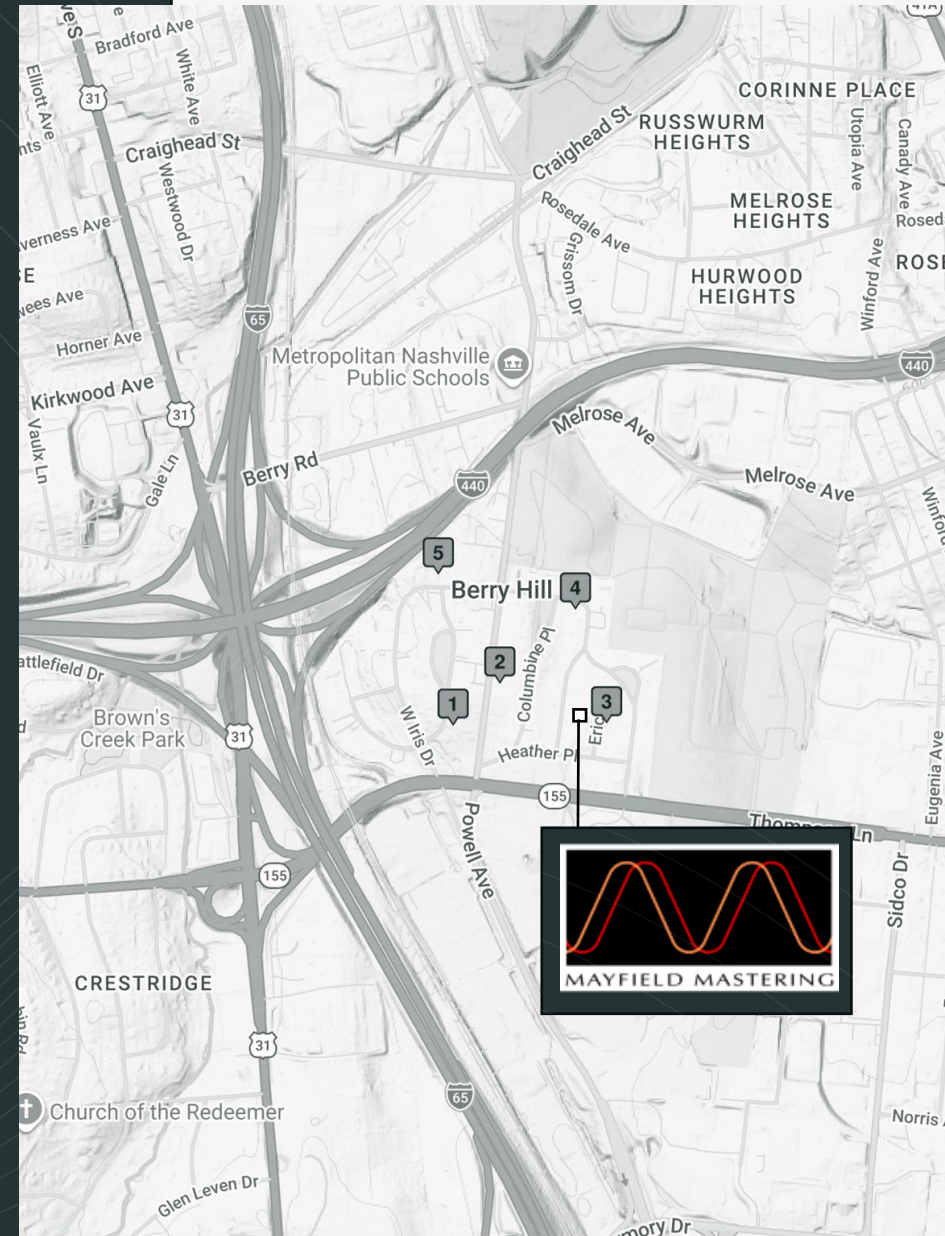
This property sits in the very center of the district, directly benefiting from ongoing investment in creative and production facilities, infrastructure improvements, and sustained demand from music-industry buyers and operators. Year after year, Berry Hill continues to solidify its position as the premier creative production hub and the future of Nashville's music business.

Recent Berry Hill Comps (Charles Hawkins Co. Data)

Address	Sale Date	SF	Sale Price	\$/SF	Notes
1. 2830 Azalea Place	12/23/2024	1,050	\$1,523,000	\$1,450	Nearby premium sale
2. 2818 Bransford Ave	09/01/2025	1,446	\$1,850,000	\$1,279	Adjacent corridor
3. 2824 Erica Place	12/20/2024	1,301	\$1,250,000	\$961	Same street
4. 515 E Iris Drive	06/16/2025	2,280	\$1,985,000	\$871	Music-industry buyer
5. 612 W Iris Drive	01/17/2025	1,632	\$1,350,000	\$827	Recent studio transaction

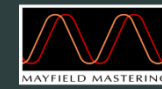


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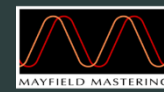
PROPERTY AERIAL



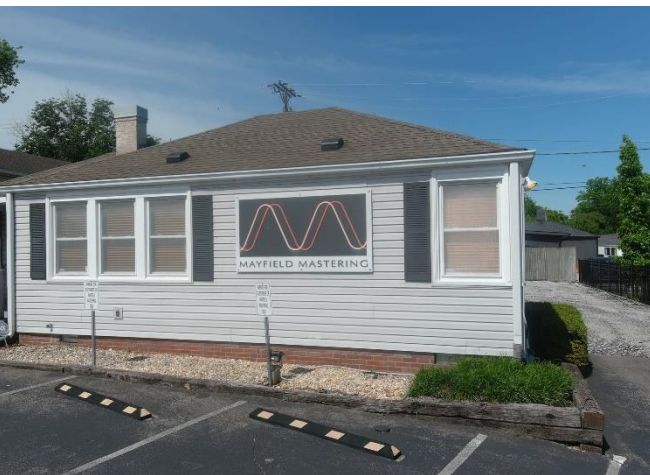
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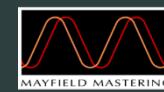
PROPERTY PHOTOS



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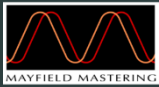
PROPERTY PHOTOS



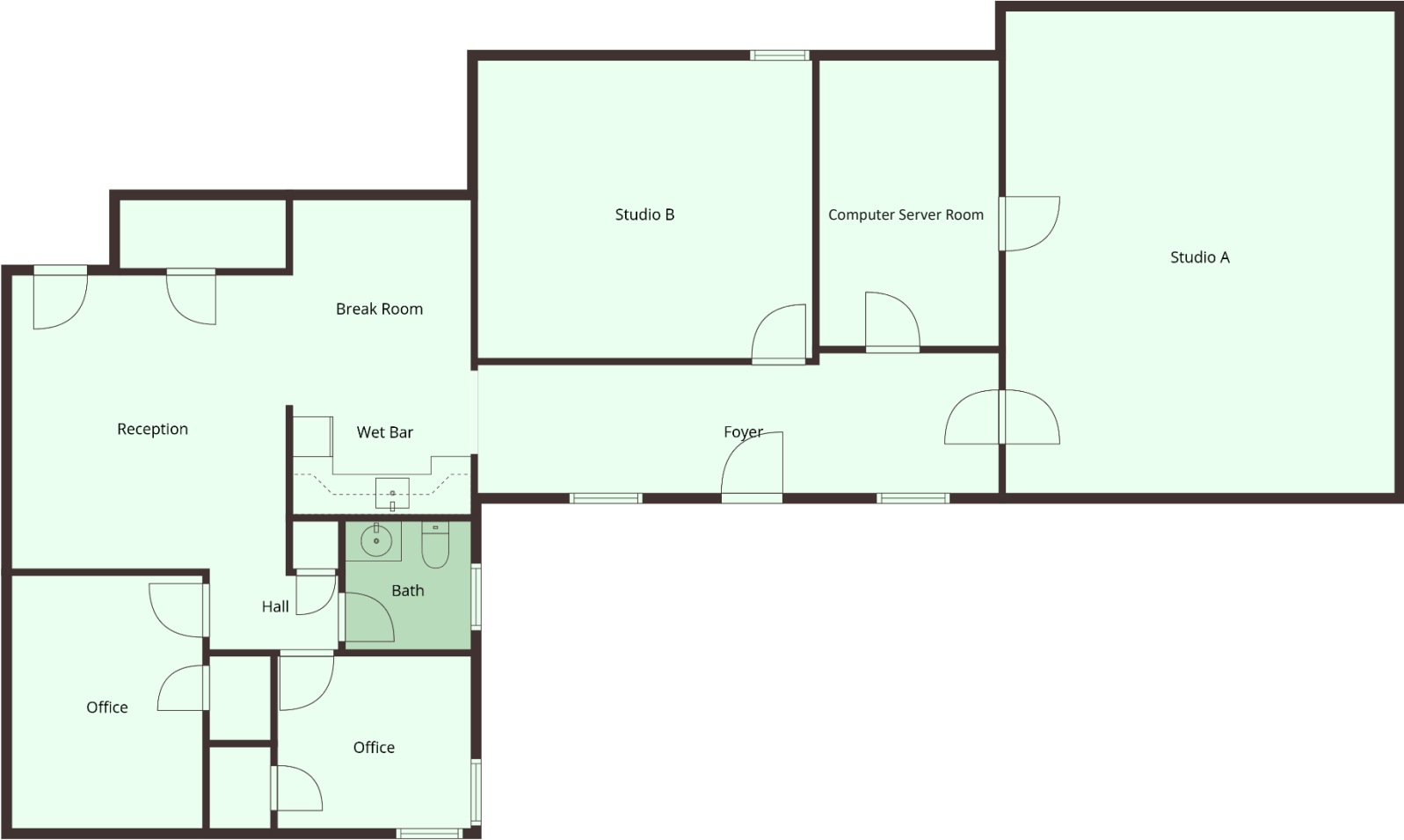
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PROPERTY
FLOOR PLAN

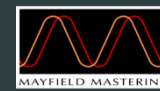


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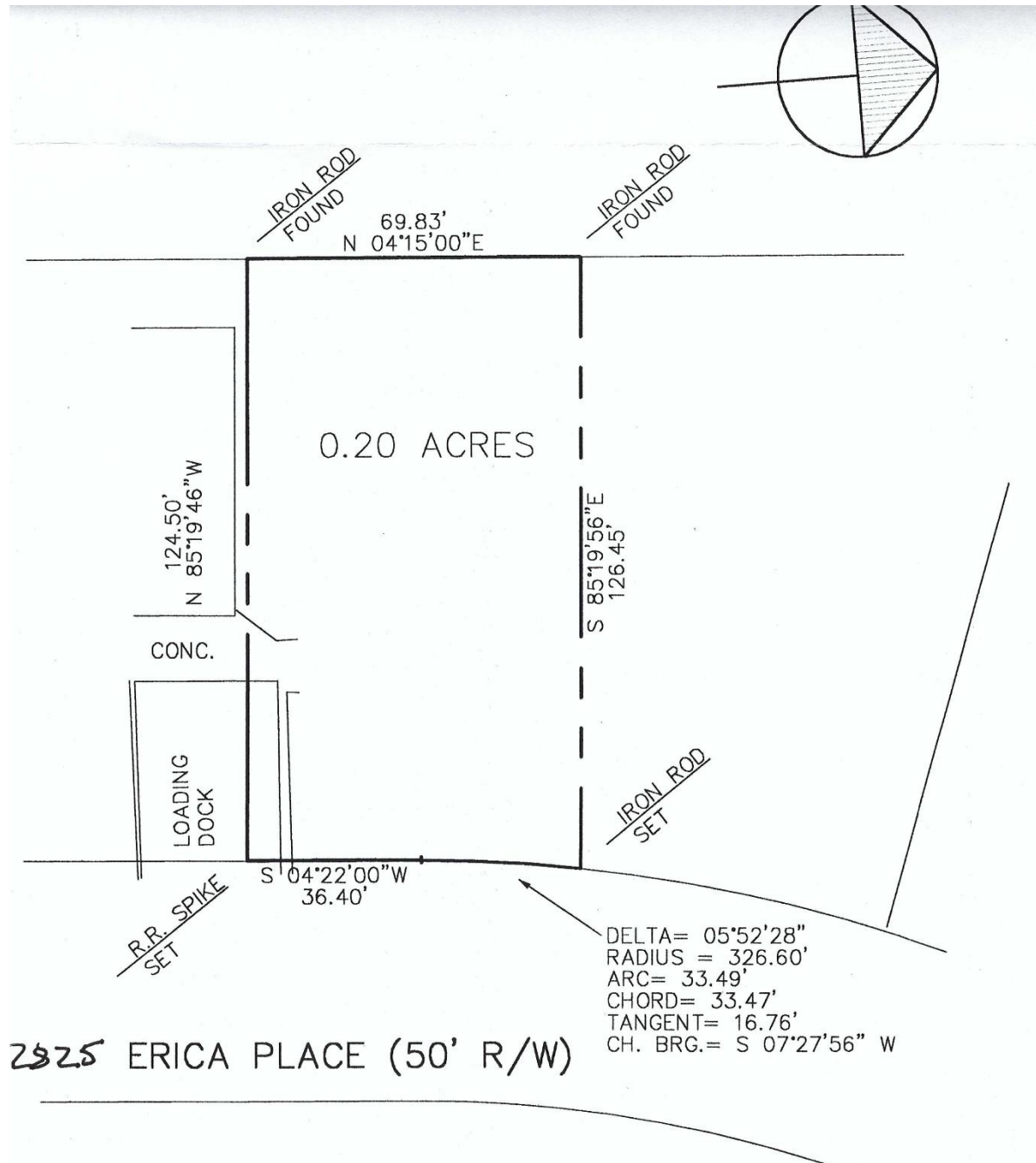


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

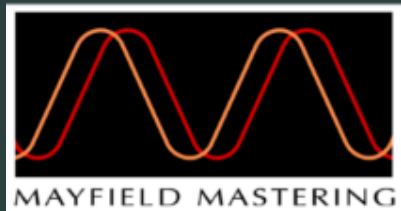
PROPERTY SURVEY



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