

FOR LEASE

HUNTERS

Station

OFFICE SPACE FOR LEASE
Iconic East Nashville Location

975 MAIN STREET, NASHVILLE, TN 37206

LEASING BROCHURE



FOUNDRY
COMMERCIAL



OFFICE SPACE FOR LEASE

SPACE AVAILABLE	4,465 RSF
DATE AVAILABLE	2/1/2027
RATE	\$30.00/SF NNN
PARKING	8 nonreserved spaces
PARKING COST	\$25/space/month



FIVE POINTS | EAST NASHVILLE

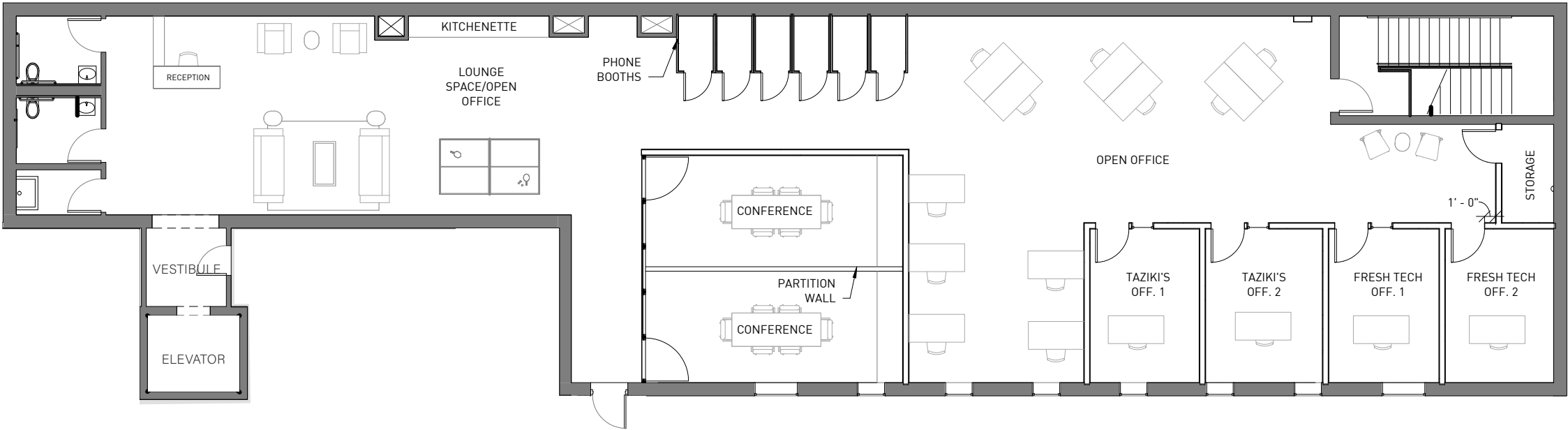
HUNTERS

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OFFICE SPACE FLOORPLAN

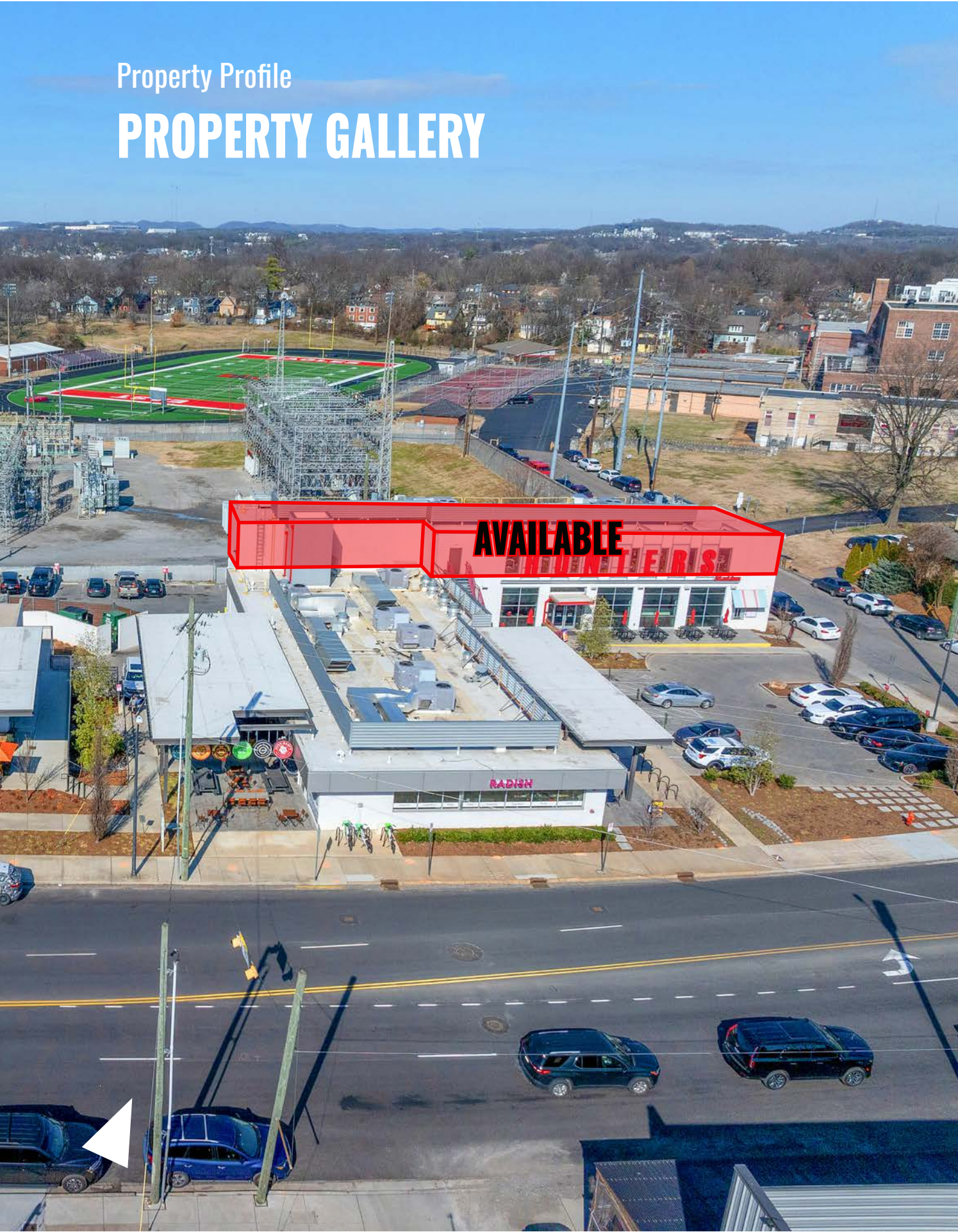
SPACE
AVAILABLE

4,465 RSF



Property Profile

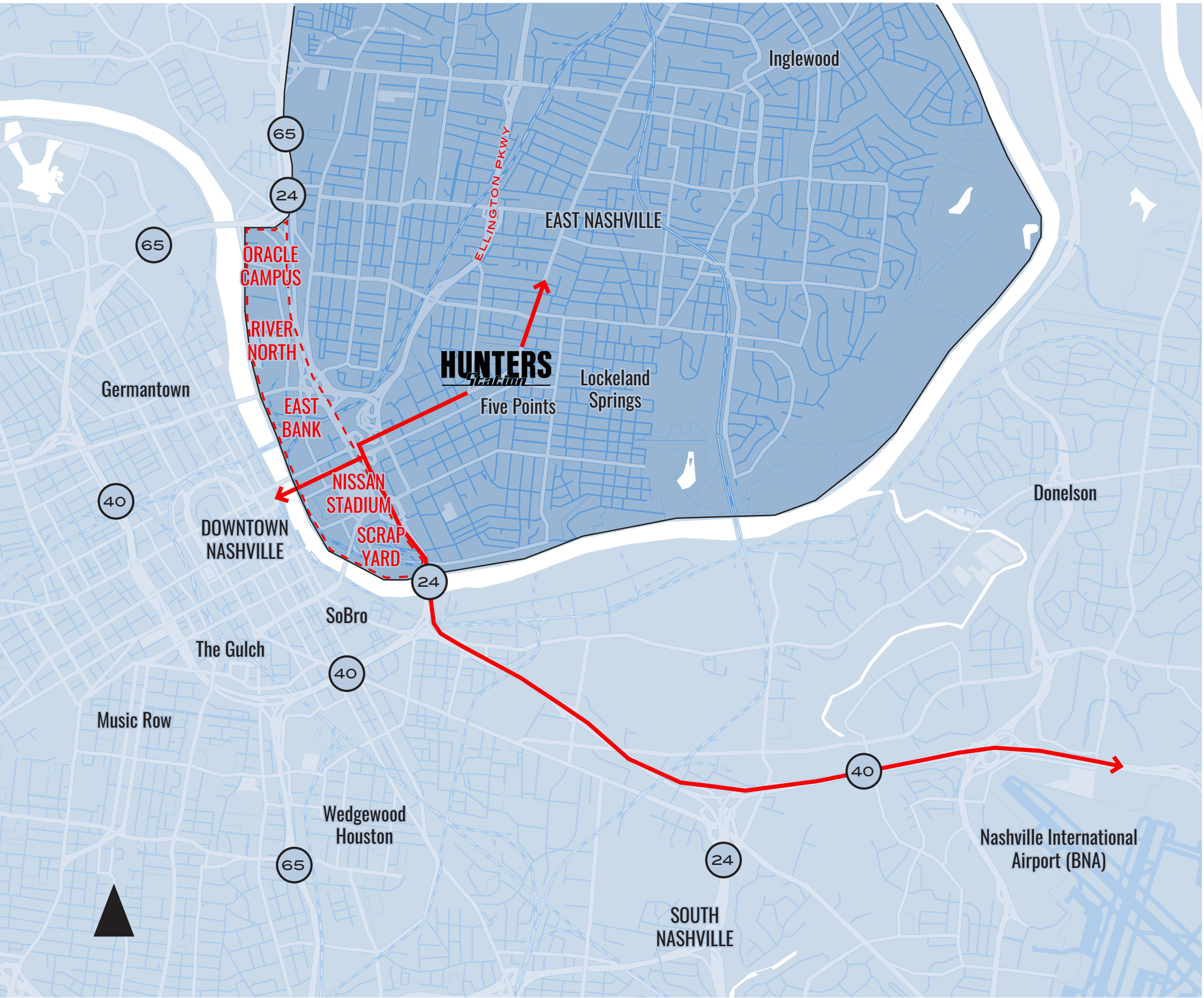
PROPERTY GALLERY



Property Profile

PROPERTY GALLERY





Location Overview

EAST NASHVILLE

Hunters Station is conveniently located at a signalized intersection, with three points of ingress and egress to the onsite parking lots off of two different streets. In addition to vehicular access, the property has a walk score of 92 and will be located on the Main Street corridor of the first phase of Nashville’s new “Choose How You Move” transportation/ Bus Rapid Transit network. This project will invest over \$197M in transportation and streetscape infrastructure on Main Street and Gallatin Pike.

Drive Times

– Five Points	< 1 min
– Lockeland Springs	4 mins
– East Bank	5 mins
– Inglewood	7 mins
– Germantown	7 mins
– Downtown Nashville	7 mins
– Nashville Yards	8 mins
– Soho	10 mins
– The Gulch	12 mins
– Nashville International Airport (BNA)	13 mins
– Wedgewood-Houston	15 mins
– Music Row	15 mins
– 12 South	15 mins
– The Nations	15 mins
– Sylvan Park	15 mins



Location Overview

CAPITAL EAST OF THE RIVER

#	Property	Address	Property Type	Details	Site AC	Status	Developer
1	Eastpoint	501 S 1st St	Mixed-Use	\$2B+ Mixed-Use Project; 4M+ SF of Development	30	Proposed	Fallon Company
2	Nissan Stadium Development	201 Shelby Ave	NFL Stadium	\$2.1B NFL Stadium	23	Under Construction	Tennessee Titans
3	Station East	111 N 1st St	Mixed-Use	1,400+ Units, 600 Keys, 225K SF Retail, 1.2M SF Office	65	Proposed	The RMR Group
4	Landings at River North	2200 Bowline Ave	Mixed-Use	Phase I: 651 Units, 78K SF Office, 43K SF Retail	4	Delivered	Creek Lane Capital & MRP Realty
5	Oracle Headquarters	700 Cowan St	Mixed-Use	\$1.2B Oracle HQ	70	In Design	Oracle
6	515 Foster	515 Foster St	Mixed-Use	490 Units, 60 Keys, 72K SF Creative Office, 72K SF Retail	9.5	Proposed	City Development
7	Lincoln Tech Redevelopment	1016 McClurkan Ave	Mixed-Use	950 Units, 175K SF Office, 125K SF Retail	16	Proposed	Southern Land Company
8	Scrap Yard	710 S 1st St	Mixed-Use	Development Details TBD	47	Proposed	TEB LLC

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