

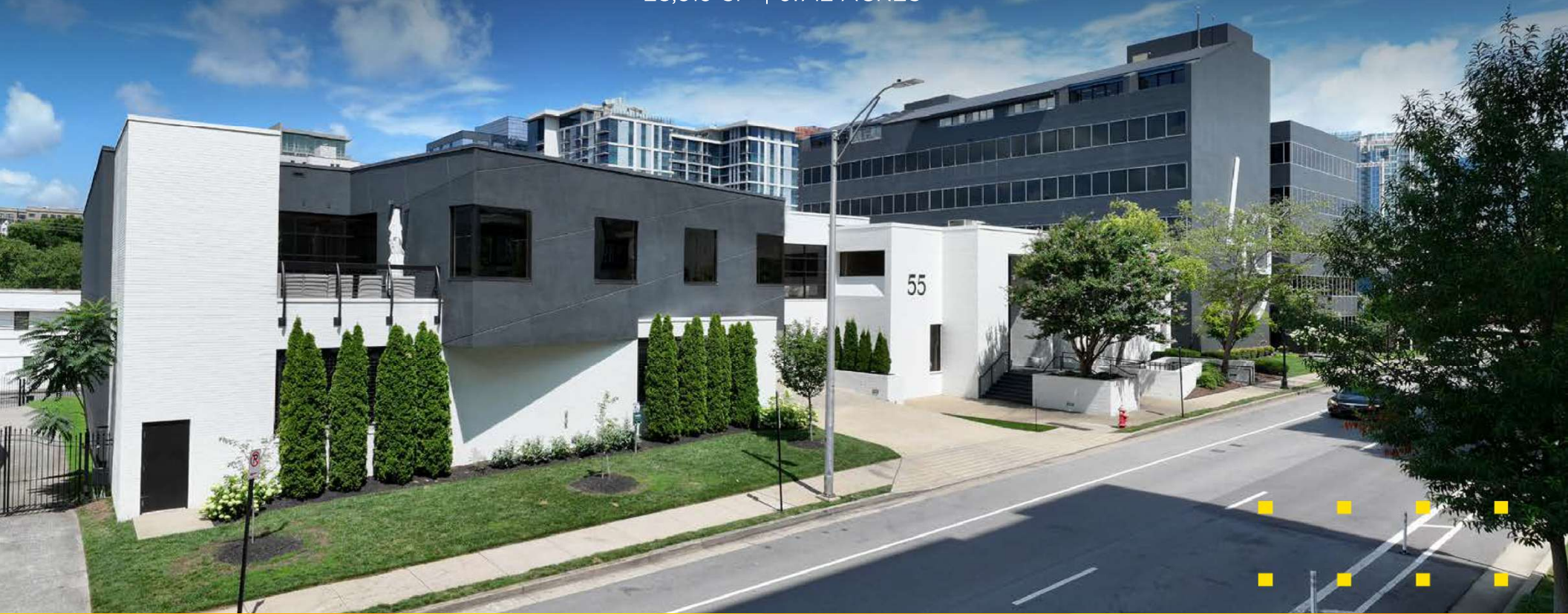
For **sale**

savills

OFFERING MEMORANDUM

Premiere Investment Opportunity

28,519 SF | 0.712 ACRES



Music Row, *Nashville*

55 Music Square West, Nashville TN 37203



Contents

01	Executive summary	3
02	Location summary	4
03	Amenities & area highlights	6
04	Why Nashville	7
05	Property summary	8
06	Property description	9
07	Floorplans	10
08	Photos	13
09	Market statistics	20

Executive summary



Offering at a glance

Total rentable SF:

Office: 26,689 SF |
Garage: 35,476 SF

Total acreage:

0.71 acres

Year built / renovated:

1971 / renovated 2022

Zoning:

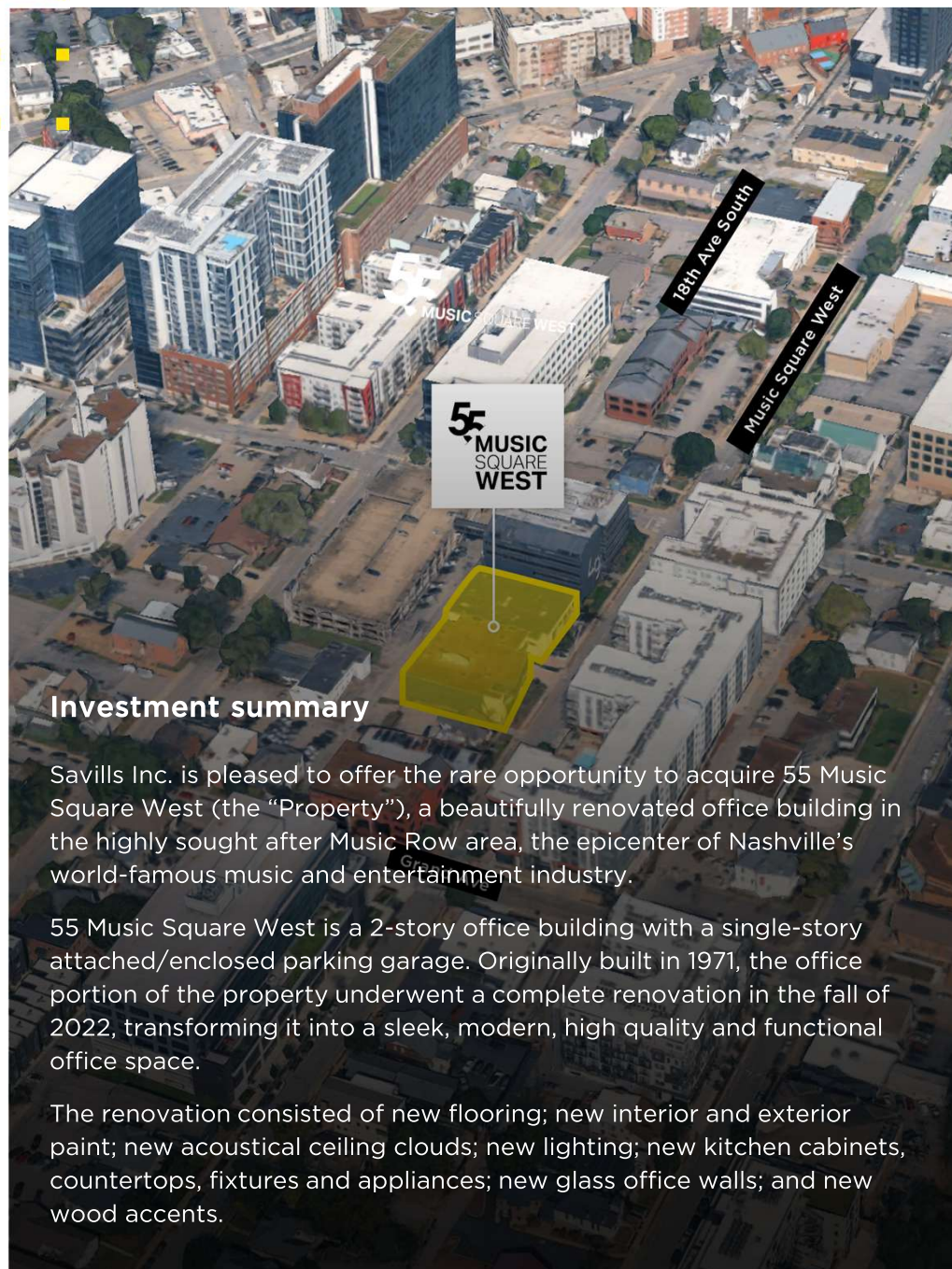
ORI - Office/Residential
Intensive

Occupancy:

100%

Parking ratio:

3.26 / 1,000 SF

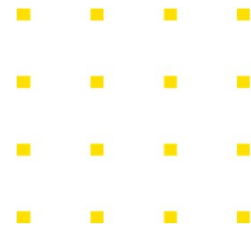
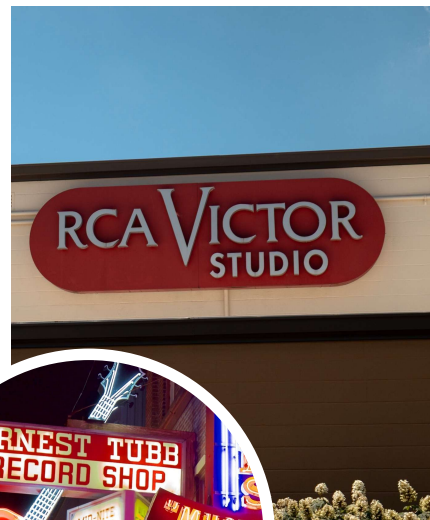


Investment summary

Savills Inc. is pleased to offer the rare opportunity to acquire 55 Music Square West (the "Property"), a beautifully renovated office building in the highly sought after Music Row area, the epicenter of Nashville's world-famous music and entertainment industry.

55 Music Square West is a 2-story office building with a single-story attached/enclosed parking garage. Originally built in 1971, the office portion of the property underwent a complete renovation in the fall of 2022, transforming it into a sleek, modern, high quality and functional office space.

The renovation consisted of new flooring; new interior and exterior paint; new acoustical ceiling clouds; new lighting; new kitchen cabinets, countertops, fixtures and appliances; new glass office walls; and new wood accents.



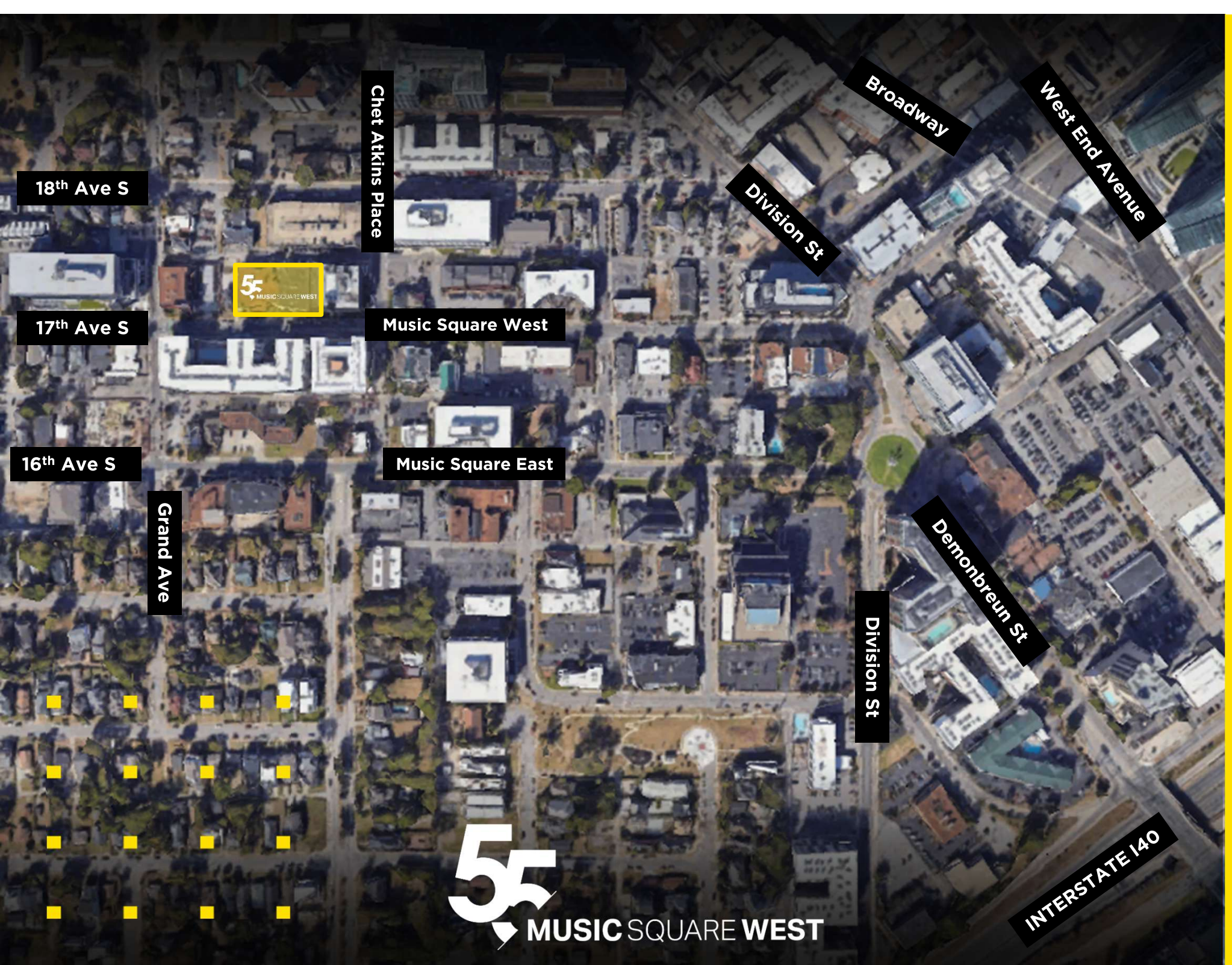
Location summary

Music Row is a famous district in Nashville, Tennessee, known as the heart of the country music industry. It's located just southwest of downtown Nashville and is a hub for music business activities.

Music Row is home to numerous record labels, recording studios, management companies, and publishing houses. It's where many country music stars and songwriters work and collaborate.

The area has a rich history dating back to the 1950s when it began to develop into a major center for country music. It has since expanded to encompass other genres as well.

Music Row features a mix of historic buildings and modern offices. The vibe is quite different from the bustling downtown area, offering a more relaxed atmosphere focused on the music industry.



Chet Atkins Place

18th Ave S

5f
MUSIC SQUARE WEST

17th Ave S

Music Square West

16th Ave S

Grand Ave

Music Square East

Division St

Broadway

West End Avenue

Division St

Demonbreun St

INTERSTATE 140

5f
MUSIC SQUARE WEST

Area highlights

A short walk from Music Row's best grocery, dining, hotel and fitness options.

GROCERY

1. Whole Foods Market
2. The Turnip Truck

HOTELS

3. Thompson Nashville
4. W Nashville
5. Virgin Hotels Nashville
6. The Westin Nashville
7. JW Marriott Nashville
8. Grand Hyatt Nashville
9. Conrad Nashville

COMMUNITY

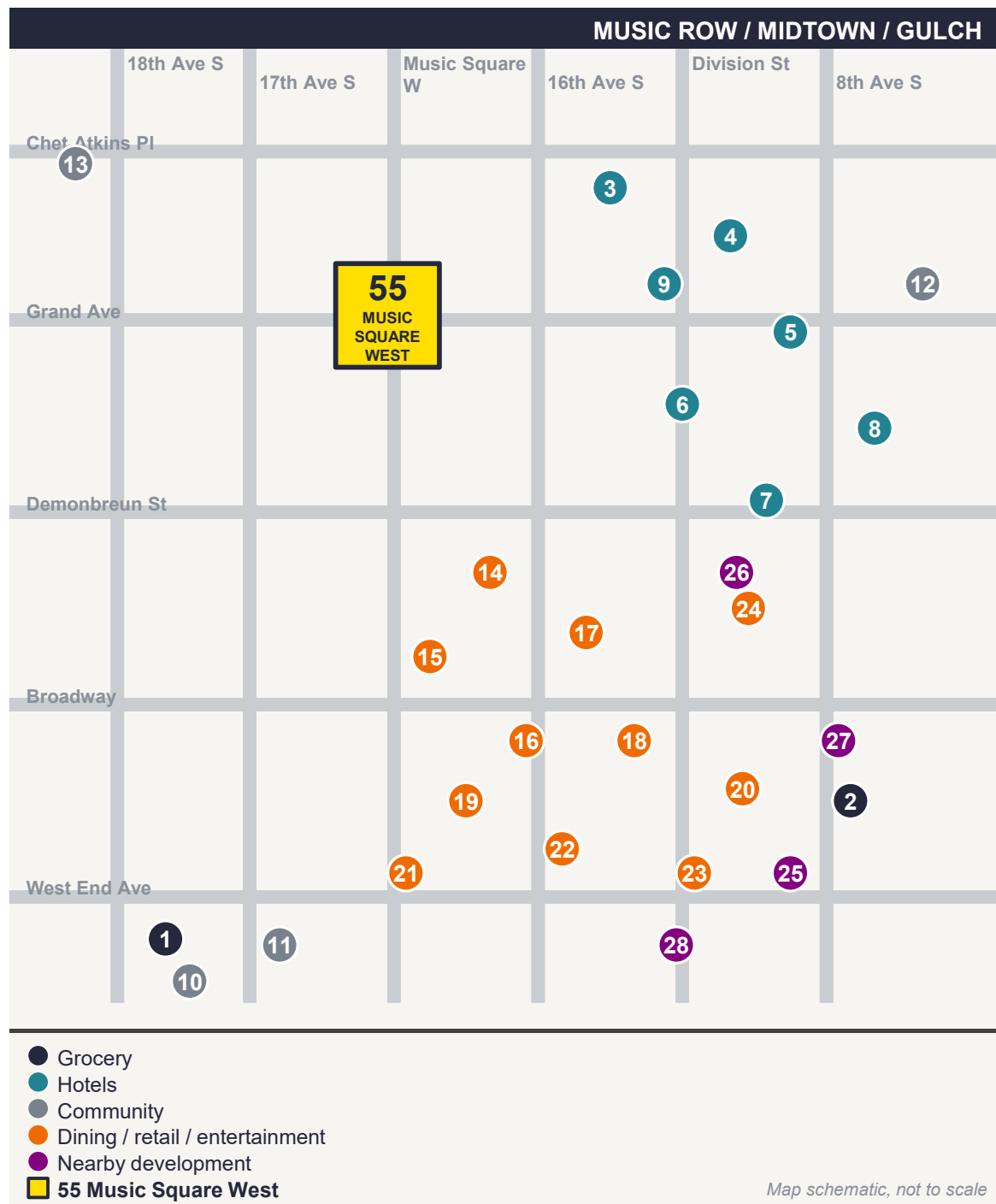
10. Vanderbilt University
11. Ascension Saint Thomas
12. Downtown YMCA
13. Centennial Park

DINING, RETAIL & ENTERTAINMENT

14. Kayne Prime
15. Patterson House
16. STK Steakhouse
17. Sunda Nashville
18. The 404 Kitchen
19. Adele's
20. Whiskey Kitchen
21. Biscuit Love
22. TailGate Brewery
23. Milk & Honey
24. Saint Anejo

NEARBY DEVELOPMENT

25. NOVEL Edgehill
26. 17th & Grand
27. 1601 Broadway
28. 805 Division St



Why

Nashville



A pro-growth, low-tax market with one of the fastest-growing economies in the country. Here is why companies keep choosing to relocate and expand here.

\$0

State income tax on wages. Tennessee has the 2nd-lowest state and local tax burden per capita in the U.S.

#2

U.S. metro for job growth and income among the 100 largest metro areas.

3.3%

Nashville unemployment rate (Feb. 2026), vs. 4.7% nationally.

650 mi

Half the U.S. population lives within 650 miles of Nashville.

99+

Nonstop destinations served from Nashville International Airport (BNA).

20+

Colleges and universities feeding a 110,000+ student talent pipeline.

RECENT CORPORATE RELOCATIONS & EXPANSIONS

STARBUCKS™

Starbucks
2,000 jobs
(corporate operations, 2026)

CREATE

Create Energy
1,003 jobs (2026)

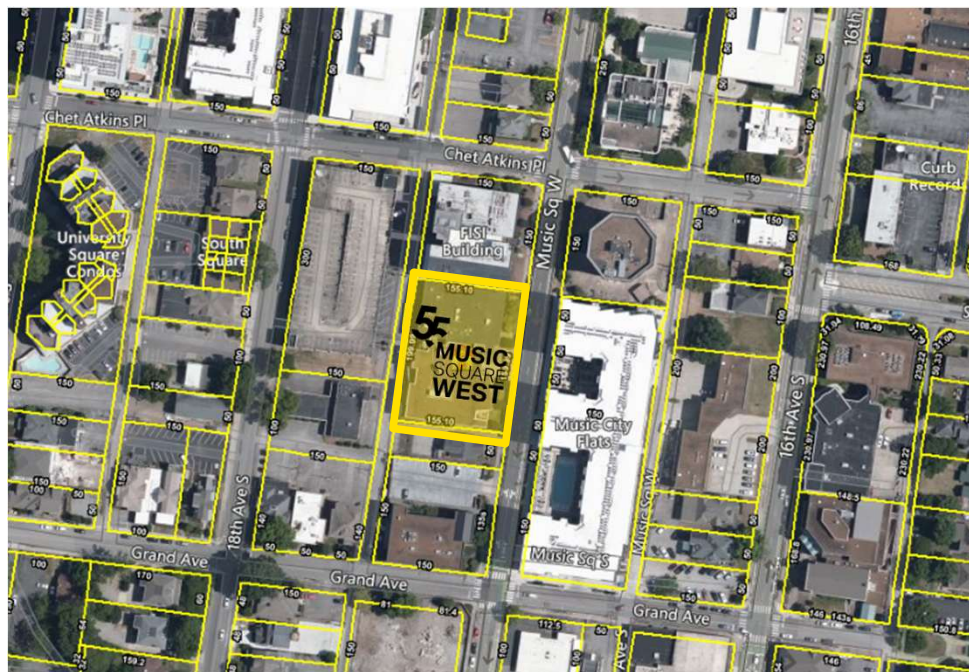
T.RAD

T.RAD
930 jobs (2025)



KOREA ZINC

Korea Zinc
420 jobs (relocation, 2025)



Property summary

55 Music Square West,
Nashville TN 37203

Total Parcels:	1
Parcel/Tax ID:	092-16-0-370.00
Total Acres:	0.71 acres
Office:	26,689 RSF
Parking Garage:	35,476 RSF
Zoning:	Ori: Office/Residential Intensive Ov-Uzo: Urban Zoning Overlay

Easy access to
**Interstates 65, 40
and 440**

Property description



BUILDING SPECIFICATIONS

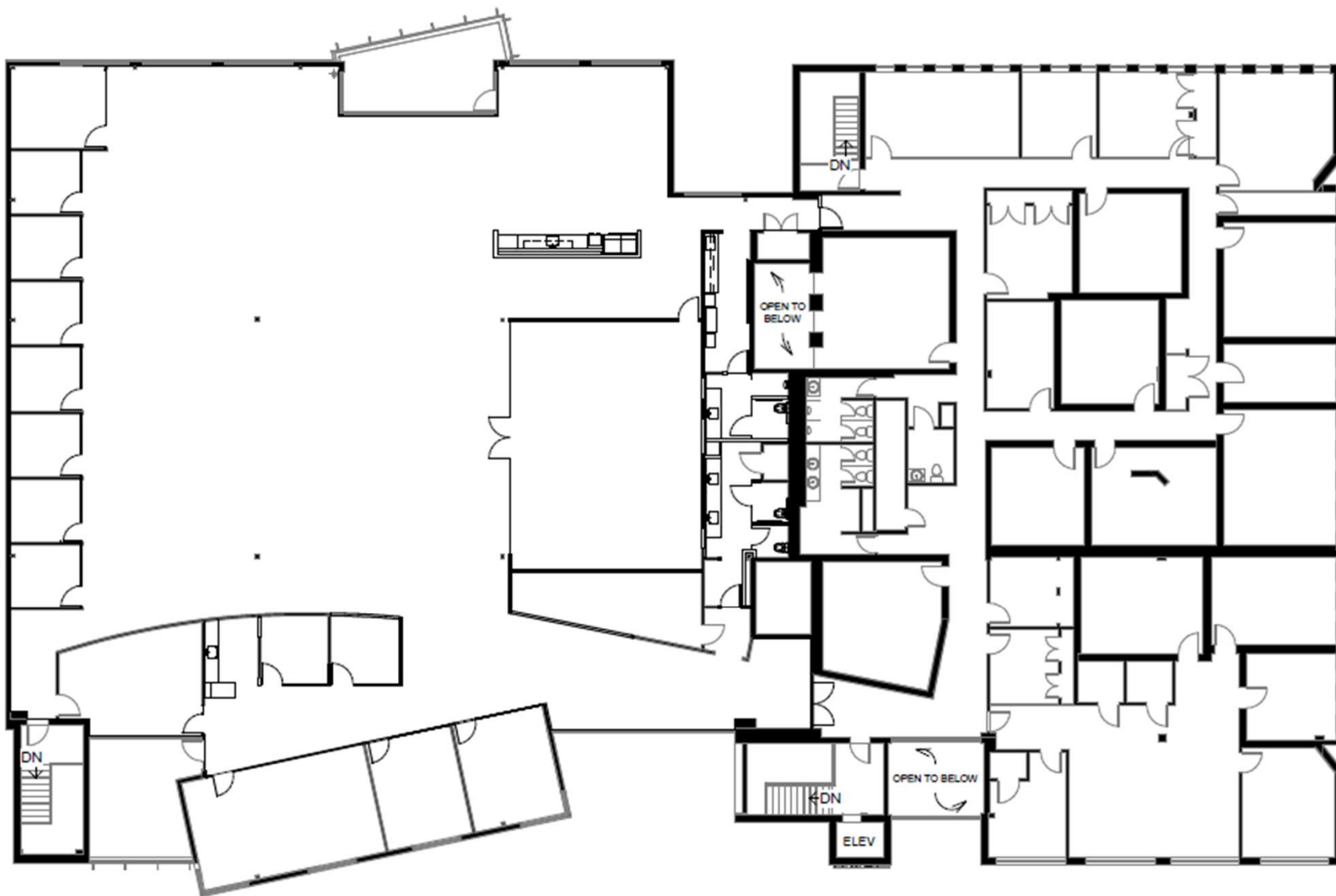
Address:	55 Music Square West, Nashville, TN 37203
Tax parcel ID:	092-16-0-370.00
Site acreage:	0.71 acres
Zoning:	ORI - Office/Residential Intensive District
Office size:	26,689 SF
Parking garage size:	35,476 SF
Year built:	1971 (renovated 2022)
Stories:	2
Typical floor size:	14,260 SF
Space count:	94
Parking ratio:	3.26 / 1,000 SF
Roof:	Rubber membrane
Structure:	Poured concrete, concrete block
Exterior:	Brick veneer, stucco
Interior:	Drywall, with decorative wood details
Ceiling height:	12' to subroof on the 1 st and 2 nd floors
Architect:	ASD SKY
Contractor:	PBG Builders

Note: specifications provided by ownership and must be confirmed by buyer.



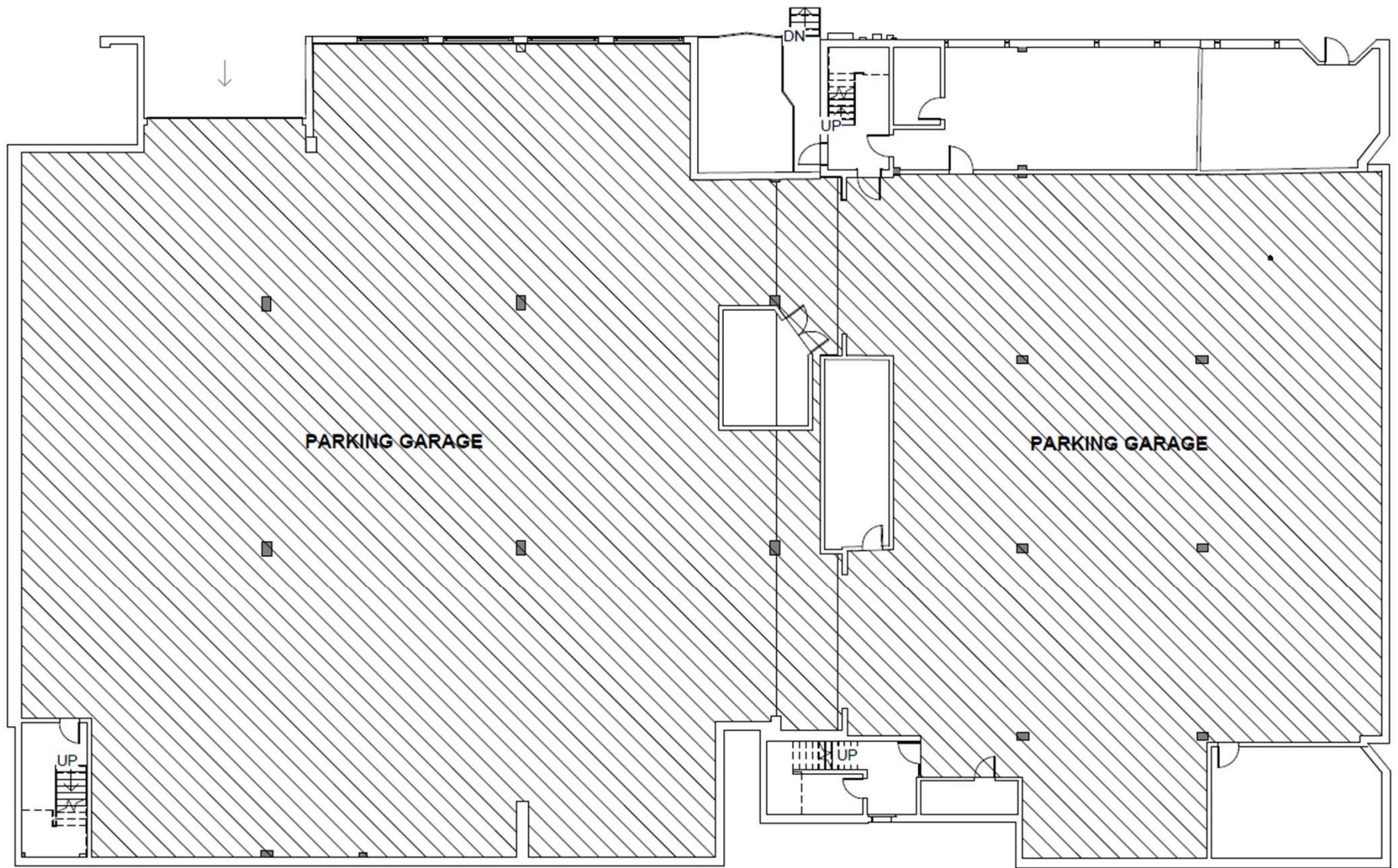
Office	9,454 sf
--------	----------

Parking Garage	8,073 sf
----------------	----------



Level 2 – 2nd Floor

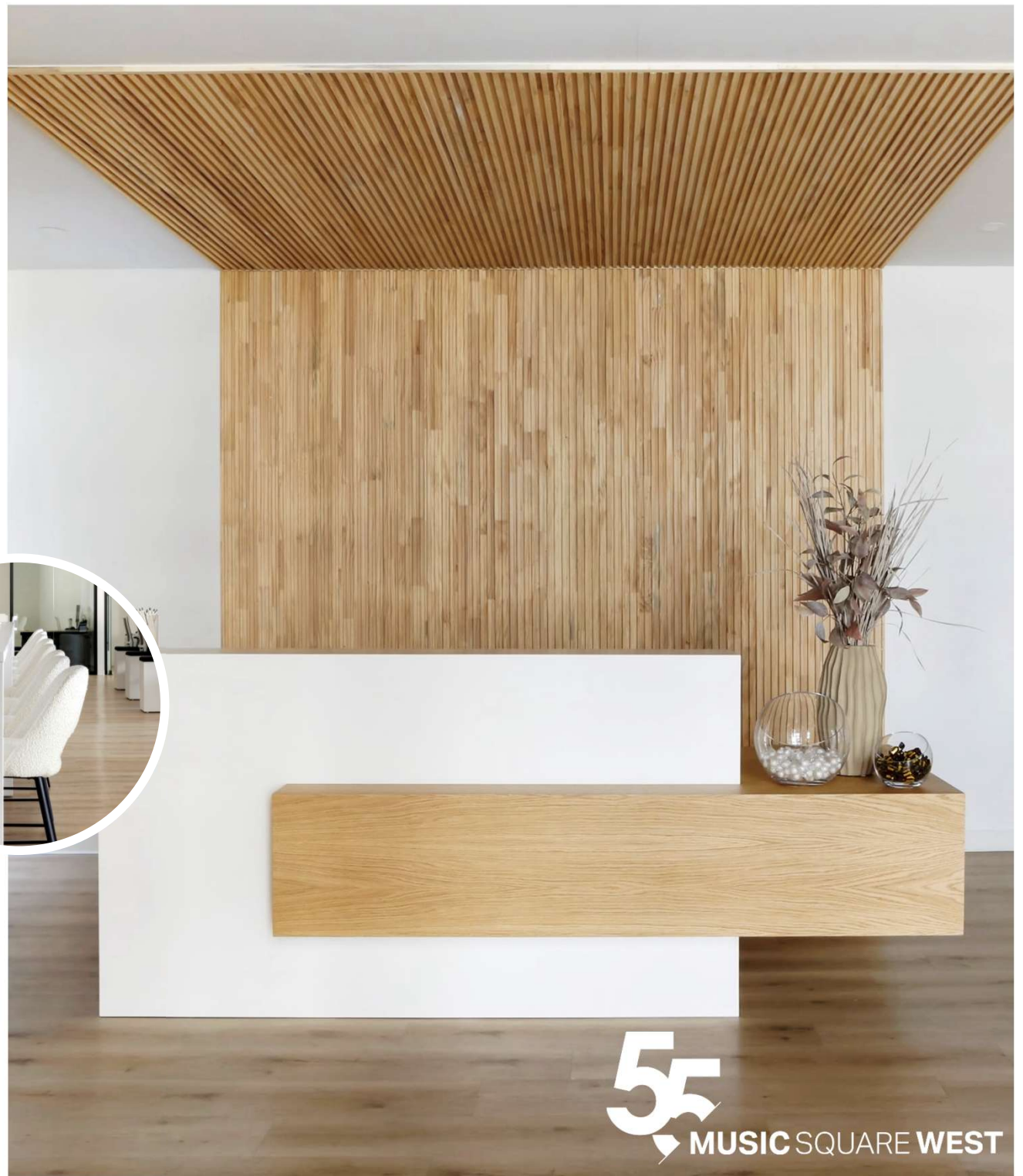
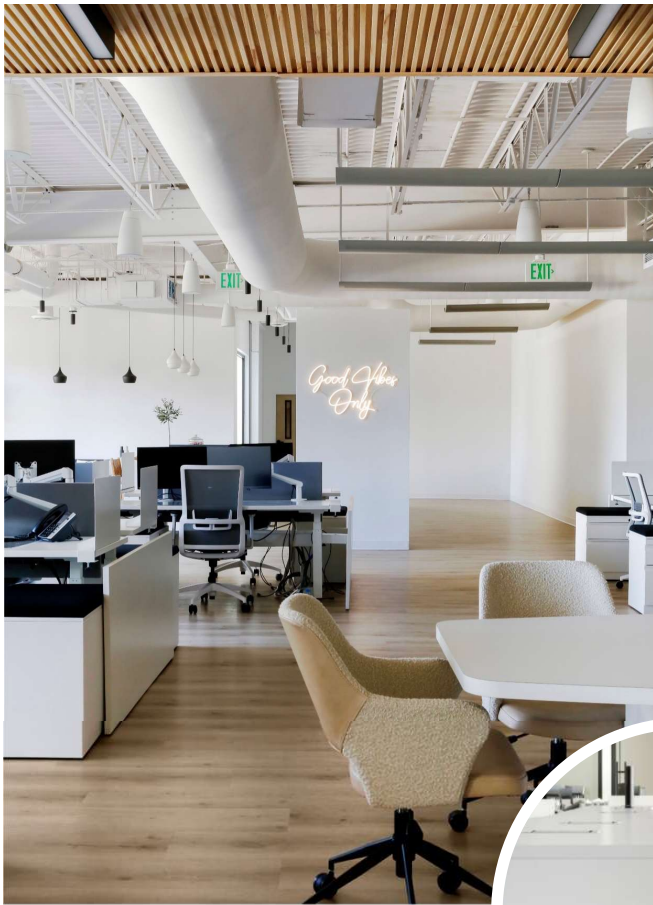
Office	19,065 sf
Balconies	470 sf

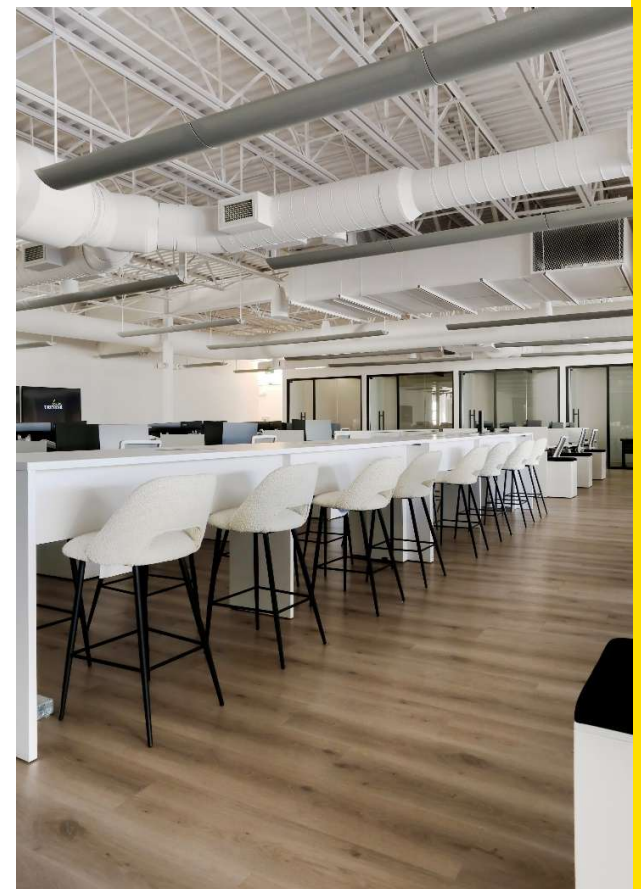
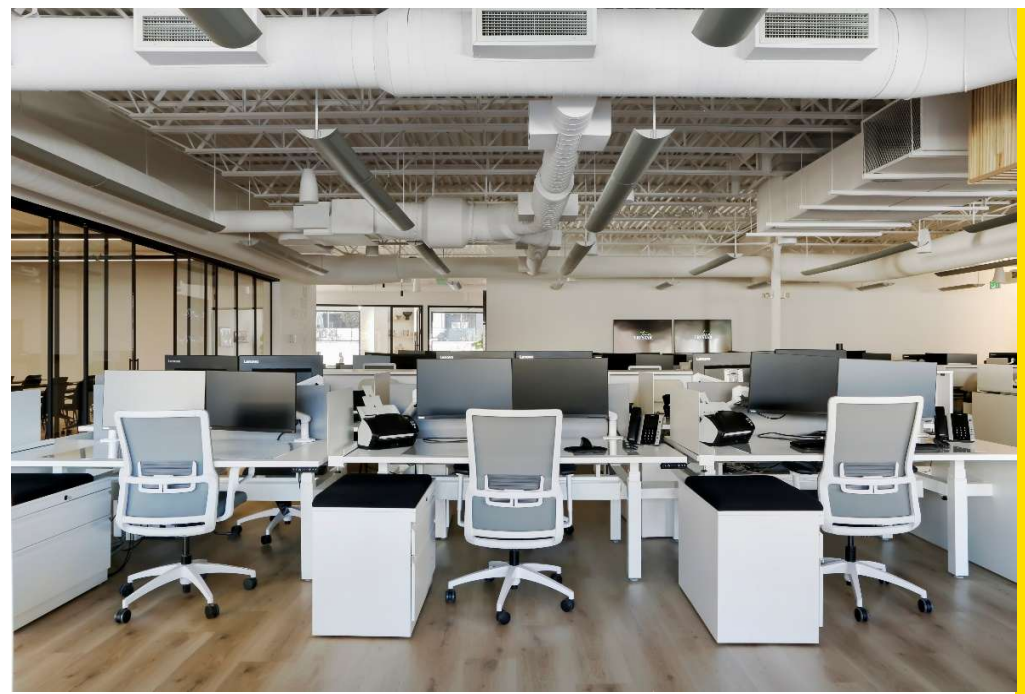


Parking Garage - Lower Level





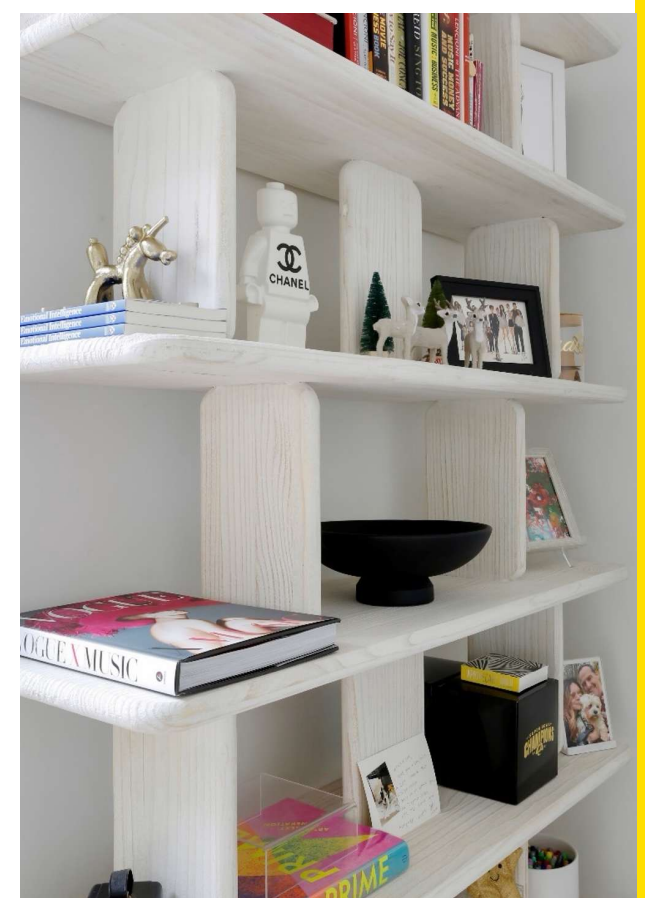






MUSIC SQUARE WEST







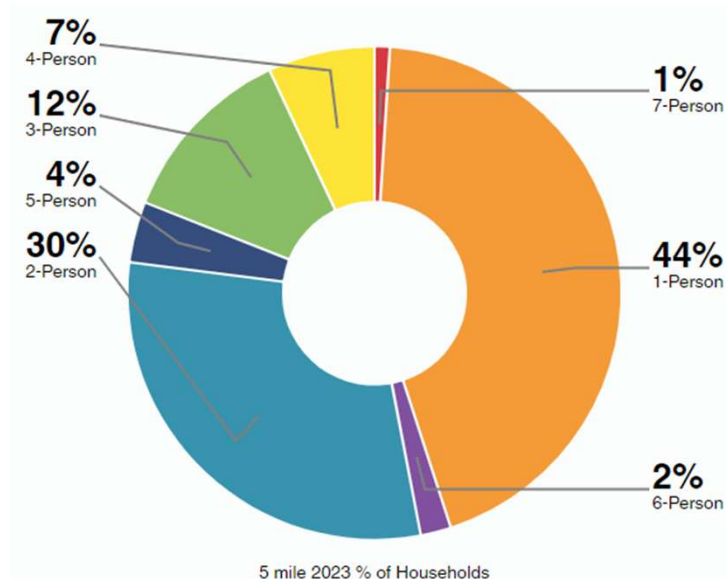
5f
MUSIC
SQUARE
WEST

Demographic **summary**

Income	2 mile	5 mile	10 mile
Avg Household Income	\$98,545	\$98,491	\$95,031
Median Household Income	\$67,701	\$66,971	\$66,716
< \$25,000	9,065	22,638	38,509
\$25,000 - 50,000	7,649	22,476	50,679
\$50,000 - 75,000	6,799	17,424	41,117
\$75,000 - 100,000	5,235	13,336	29,842
\$100,000 - 125,000	3,464	9,530	21,124
\$125,000 - 150,000	2,554	7,197	14,152
\$150,000 - 200,000	3,006	8,222	15,010
\$200,000+	5,532	14,387	25,391

Population	2 mile	5 mile	10 mile
2010 Population	55,163	198,211	486,224
2023 Population	89,540	264,372	559,707
2028 Population Projection	95,071	274,605	570,581
Annual Growth 2010-2023	4.8%	2.6%	1.2%
Annual Growth 2023-2028	1.2%	0.8%	0.4%
Median Age	34.5	35.1	36
Bachelor's Degree or Higher	51%	45%	40%
U.S. Armed Forces	82	197	540

Household Size



Households	2 mile	5 mile	10 mile
2010 Households	22,623	81,598	200,342
2023 Households	43,304	115,210	235,823
2028 Household Projection	46,630	120,401	241,017
Annual Growth 2010-2023	7.4%	3.6%	2.0%
Annual Growth 2023-2028	1.5%	0.9%	0.4%
Owner Occupied Households	17,140	53,657	124,485
Renter Occupied Households	29,490	66,744	116,533
Avg Household Size	1.8	2.1	2.2
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$1.2B	\$3.4B	\$7.1B

Disclaimer

Savills Inc., representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential

Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser’s legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

© 2026 Savills Inc. All Rights Reserved



Contact



TATUM FLYNN

Vice Chairman, Co-Market Leader
+1 615 686 3800
tflynn@savills.us

Savills Nashville
818 18th Avenue South, Suite 910
Nashville, Tn 37203
+1 615 298 1221

[savills.com](https://www.savills.com)