

6100 ROBERTSON AVE, SUITE 202 | NASHVILLE, TN 37209

▷ 2,839 SF | Second-Gen Creative Office | Move-In Ready

STRIDE
COMMERCIAL

Breeze Block

OFFICE SUBLEASE // ROBERTSON CORRIDOR // NASHVILLE, TN 37209

Building Snapshot

BREEZE BLOCK — SUITE 202

Address	: 6100 Robertson Ave, Suite 202, Nashville, TN 37209
Available SF	: 2,839 SF — second floor
Lease Rate	: Contact Broker
Estimated NNNs / OpEx	: ~\$9.00 PSF/YR
Lease Type	: NNN
Sublease Term	: Immediate through July 2028
Delivery Condition	: Second-generation office — move-in ready / like-new condition
Availability	: Immediately available
Parking	: Non-exclusive shared rear parking lot — 3:1,000 ratio
Signage	: Suite entrance / door signage for office tenant



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Executive Summary

OPPORTUNITY

Suite 202 at Breeze Block is a 2,839 SF second-generation office suite available immediately as a sublease through July 2028. The suite is in like-new, move-in ready condition with no build-out required. Breeze Block is one of Nashville's most distinctive creative office buildings on the Robertson Corridor — a vibrant stretch connecting Sylvan Park, Charlotte Avenue, and broader West Nashville.



HIGHLIGHTS

- **Immediate Sublease Availability:** Flexible commitment running through July 2028
- **Zero Construction Delay:** Like-new 2,839 SF footprint ready for immediate workflow
- **Distinctive Branding Potential:** Located at the prominent Breeze Block building along Robertson Corridor
- **Convenient Accessibility:** Generous 3:1,000 shared parking capacity in the rear

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About the Space

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AVAILABLE SPACE

- Breeze Block — Suite 202, Second Floor
- 2,839 SF — second-generation office
- Move-in ready / like-new condition
- Former music publishing office
- **Available:** Immediately

2

SPACE FEATURES

- Second-floor office suite with elevator access
- Non-exclusive shared rear parking — 3:1,000 ratio
- Suite entrance signage
- 6 private offices, conference room, break area, and additional open lounge area to be used for additional seating.

3

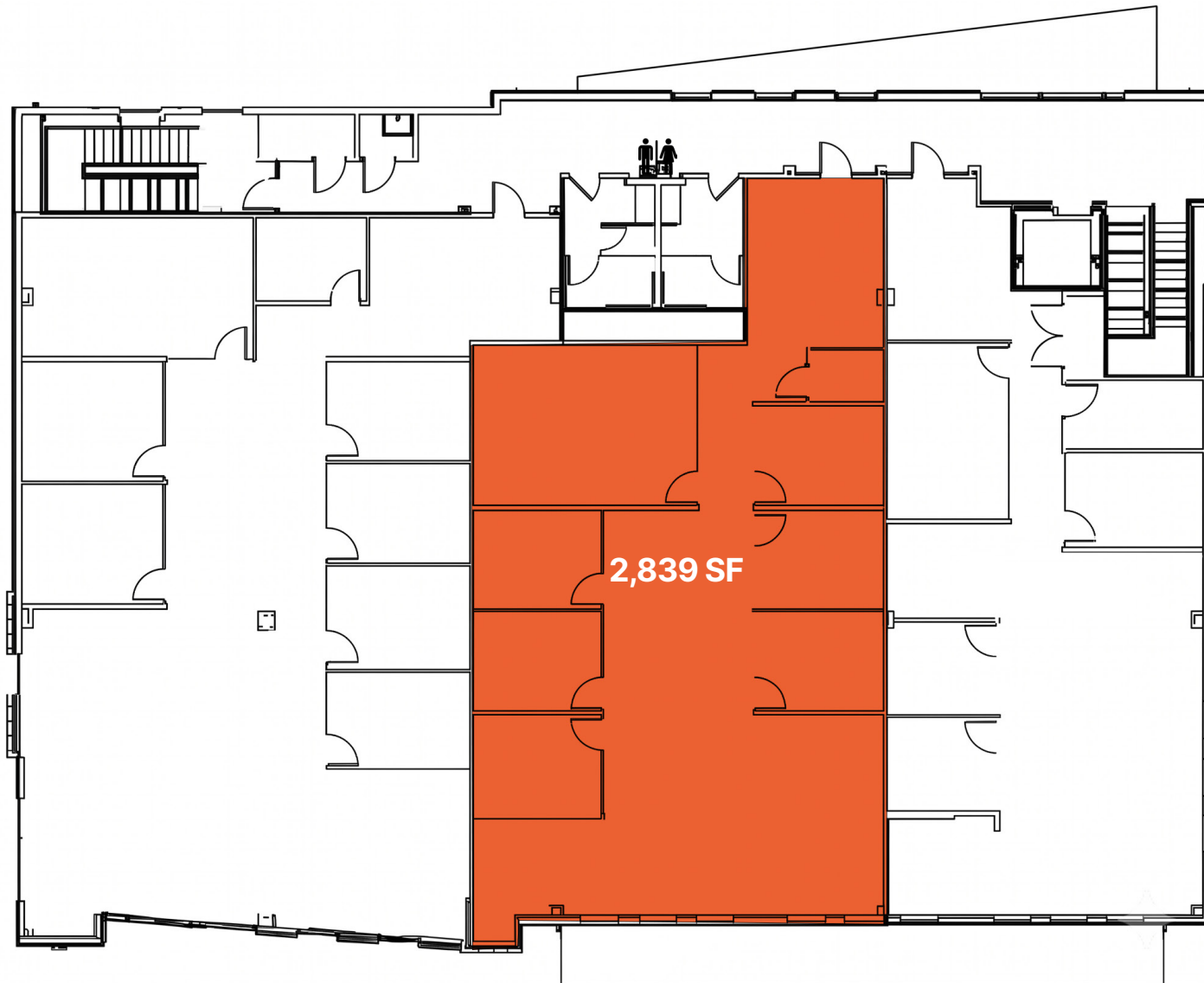
SUBLEASE TERMS

- SUBLEASE — through July 2028
- **Rate:** contact broker
- **Estimated OpEx:** ~\$9.00 PSF/YR
- **Lease Type:** NNN
- **Delivery:** Move-in ready, second-gen condition



Floor Plan

BREEZE BLOCK — SUITE 202 | 6100 ROBERTSON AVE |
NASHVILLE, TN 37209 | 2,839 SF | OFFICE SUBLEASE

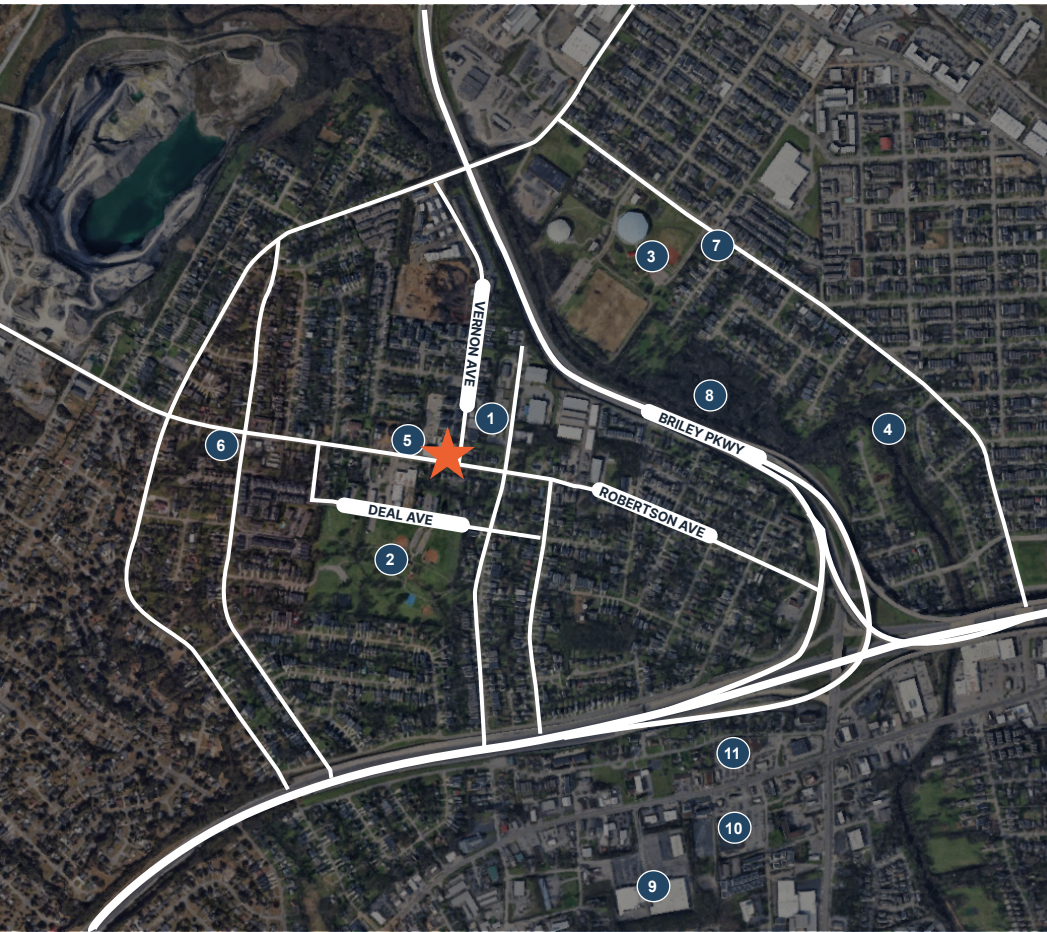


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Location & Access



★ Breeze Block

1. Tee Line Nashville
2. Charlotte Park
3. West Park
4. England Park
5. Benji's Bagel & Coffee House

6. Taqueria Sabor Oaxaca
7. La Juquilita
8. Richland Creek Campsite
9. K & S World Market
10. Kroger
11. Planet Fitness

DRIVE TIMES

Charlotte Ave Corridor	~0.5 miles / ~2 min
Sylvan Park (residential)	Adjacent neighborhood
I-40 Access (White Bridge Rd)	~1 mile / ~3 min
Downtown Nashville	~4 miles / ~10 min via I-40 or Charlotte Ave
Vanderbilt / Midtown	~2.5 miles / ~7 min
The Nations	~1 mile / ~3 min
BNA Nashville Int'l Airport	~12 miles / ~18 min via I-40

ACCESS HIGHLIGHTS

- 3:1,000 shared rear parking — non-exclusive, off Robertson Ave
- ~1 mile to I-40 (White Bridge Rd) — fast access to Downtown and airport
- Robertson Corridor — one of Nashville's most active creative and boutique office corridors
- ~0.5 miles to Charlotte Ave — dining, coffee, and neighborhood amenities

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Amenities & Neighborhood



ABOUT THE ROBERTSON CORRIDOR

Robertson Avenue anchors a creative and boutique office submarket that has grown up around Sylvan Park, The Nations, and the Charlotte Avenue corridor in West Nashville. The area attracts music industry companies, creative agencies, tech startups, and professional services firms that want a neighborhood-rooted address with personality. Breeze Block fits that identity: a distinctive building on Robertson Ave with a creative tenant community.

NEARBY — ROBERTSON CORRIDOR & CHARLOTTE AVE

- Charlotte Avenue corridor — restaurants, bars, coffee, and boutique retail (~0.5 mi)
- McCabe Pub — neighborhood bar and live music venue (~0.4 mi on Charlotte Ave)
- Sip Cafe — neighborhood coffee (~0.5 mi on Robertson Ave area)
- Carne Mare — Italian restaurant and bar (~0.5 mi on Charlotte Ave)
- McCabe Golf Course — public golf and green space (~0.3 mi)
- Sylvan Park / The Nations — established and growing West Nashville neighborhoods
- White Bridge Pike retail corridor — groceries and daily services (~1 mi)
- Downtown Nashville — ~4 miles / ~10 min via Charlotte Ave or I-40

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Traffic & Demographics

TRAFFIC COUNTS

ROAD	AADT 2024 (Vehicles per Day)
Robertson Ave (at property)	6,358 VPD
Charlotte Ave (nearby)	26,675 VPD

Source: TDOT Annual Average Daily Traffic (AADT) 2024.

DEMOGRAPHICS — ZIP 37206 (5 MILES)

165,132 TOTAL POPULATION	34.2 MEDIAN AGE	\$123,256 MEDIAN HH INCOME
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Source: U.S. Census Bureau, ACS 5-Year Estimates, ZIP 37206

ADDITIONAL DEMOGRAPHIC HIGHLIGHTS

- Strong Purchasing Power: Average household income from \$112K to \$123K.
- Rapid Household Growth: Over 5% annual growth from 2020 to 2025.
- Substantial Consumer Spending: Over \$2.4 Billion in total specified consumer spending within 5 miles

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