



For Lease

±11,971 SF Flex Space in
WEDGEWOOD-HOUSTON

525 Hagan Street | Nashville, TN 37203

Mike Driscoll

Vice President
+1 615 850 3220
mike.driscoll@colliers.com

Chris Grear, CCIM, SIOR

Principal & Executive V.P.
+1 615 850 2702
chris.grear@colliers.com

Charlotte Ford, CCIM

Principal & Executive V.P.
+1 615 850 2751
charlotte.ford@colliers.com





Property Features

- ±11,971 SF of flex space available on a .73 AC lot
- Offers office and warehouse use for lease
- Located in the thriving Wedgewood-Houston neighborhood
- Easy access to major thoroughfares I-65, I-40, and I-440
- Minutes from downtown Nashville with walkability to various amenities, including restaurants, coffee shops, retail, and parks
- Ample surface parking is available
- Warehouse space includes a 14' clear height ceiling with 3 dock doors and 1 ramped drive-in door

Availability

Suite 1: Available now through 12/31/25

Office ±3,082 SF

Warehouse ±2,907 SF

Total ±5,989 SF

Rate: \$30.00 plus utilities and janitorial

Suite 2: Available 10/1/24 through 12/31/25

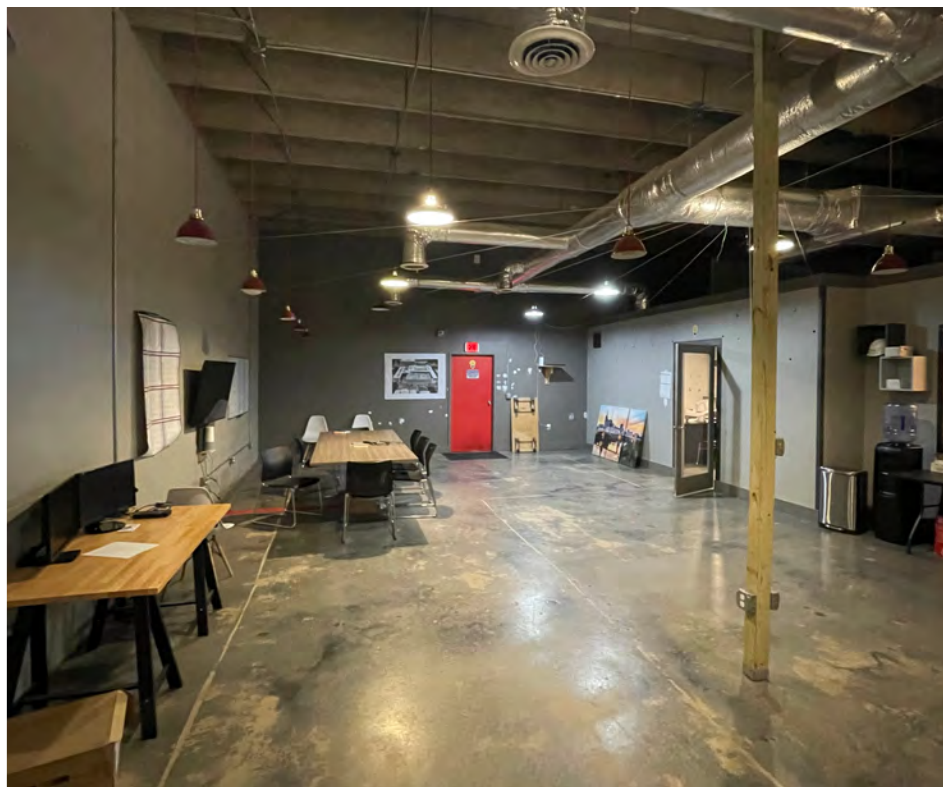
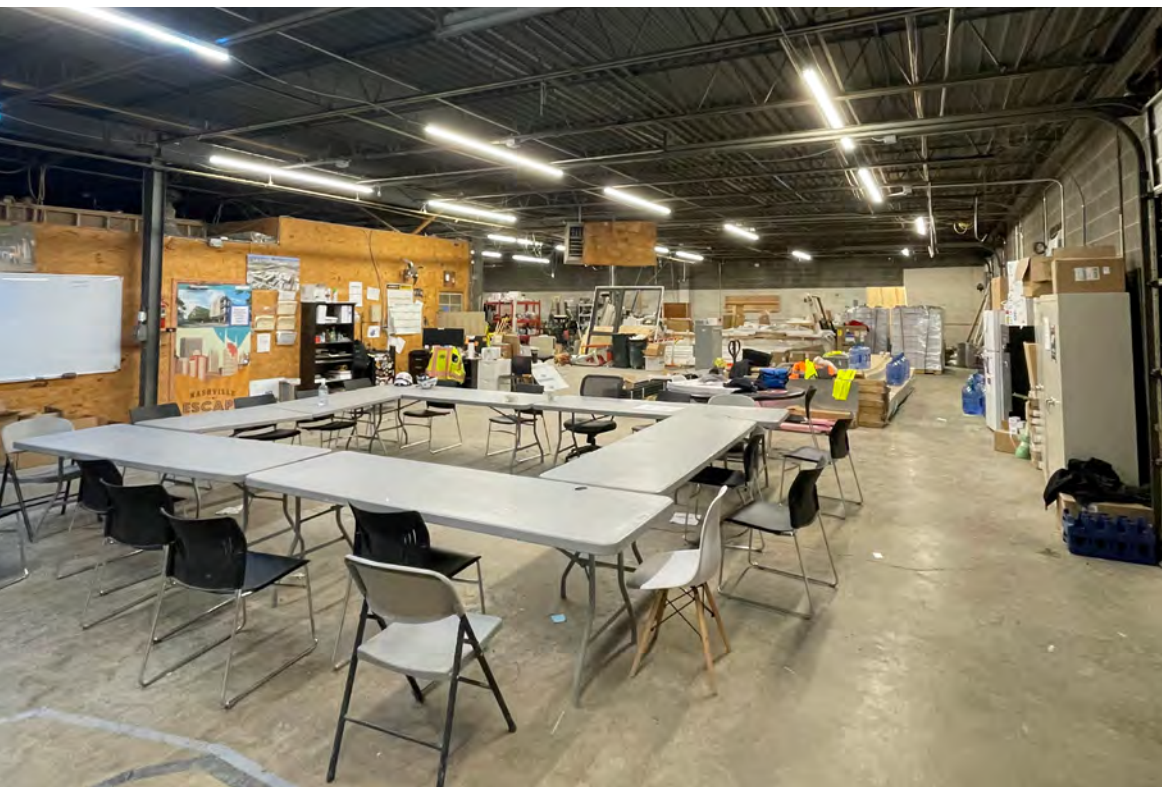
Office ±1,532 SF

Warehouse ±4,450 SF

Total ±5,982 SF

Rate: \$20.00 plus utilities and janitorial



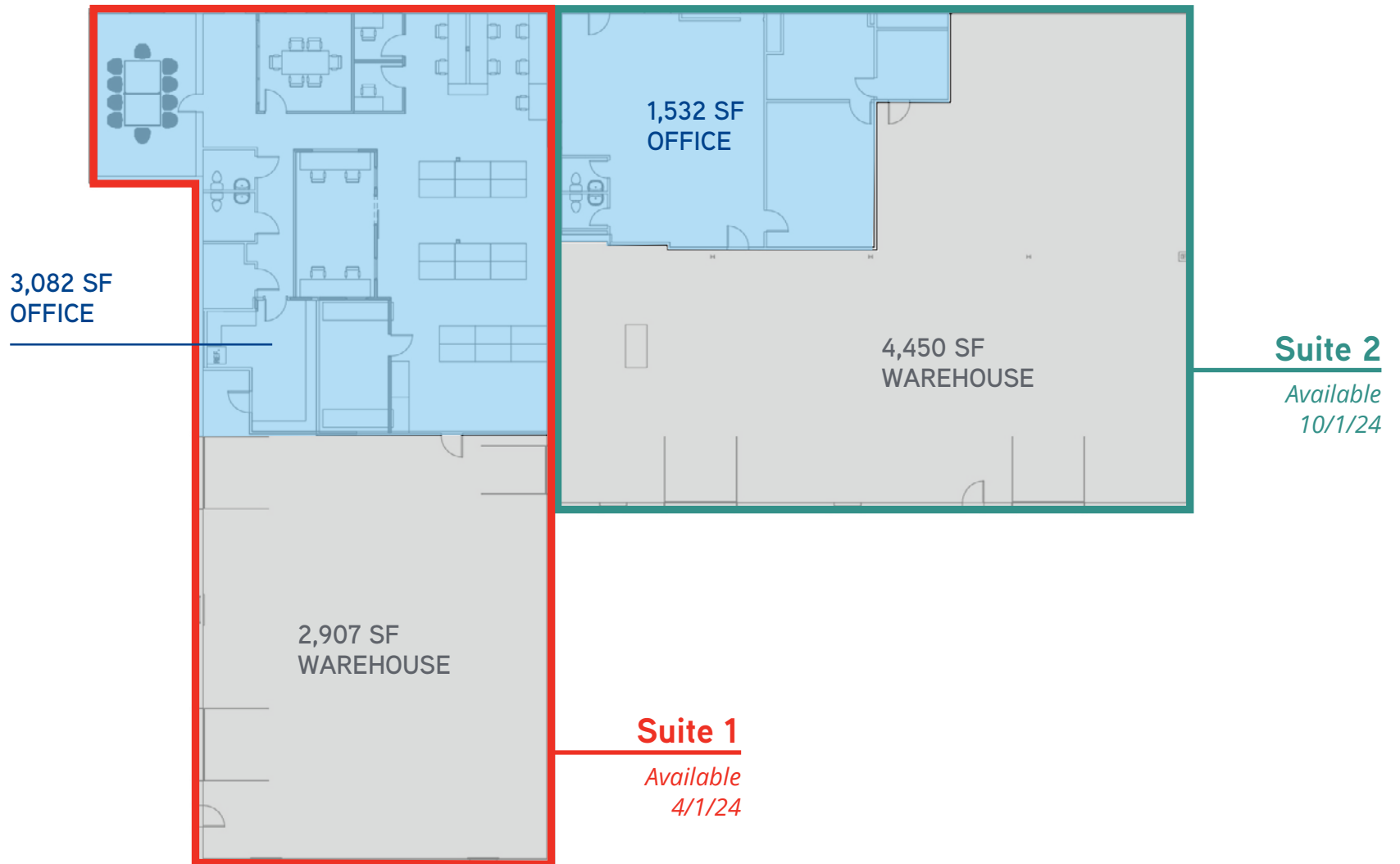


THE FLOOR PLAN

11,971 SF | Flex Space

HAGAN ST.

MERRITT AVE.



THE NEIGHBORHOOD

Historic. Creative. Thriving.



Nearby Amenities

● Art & Community

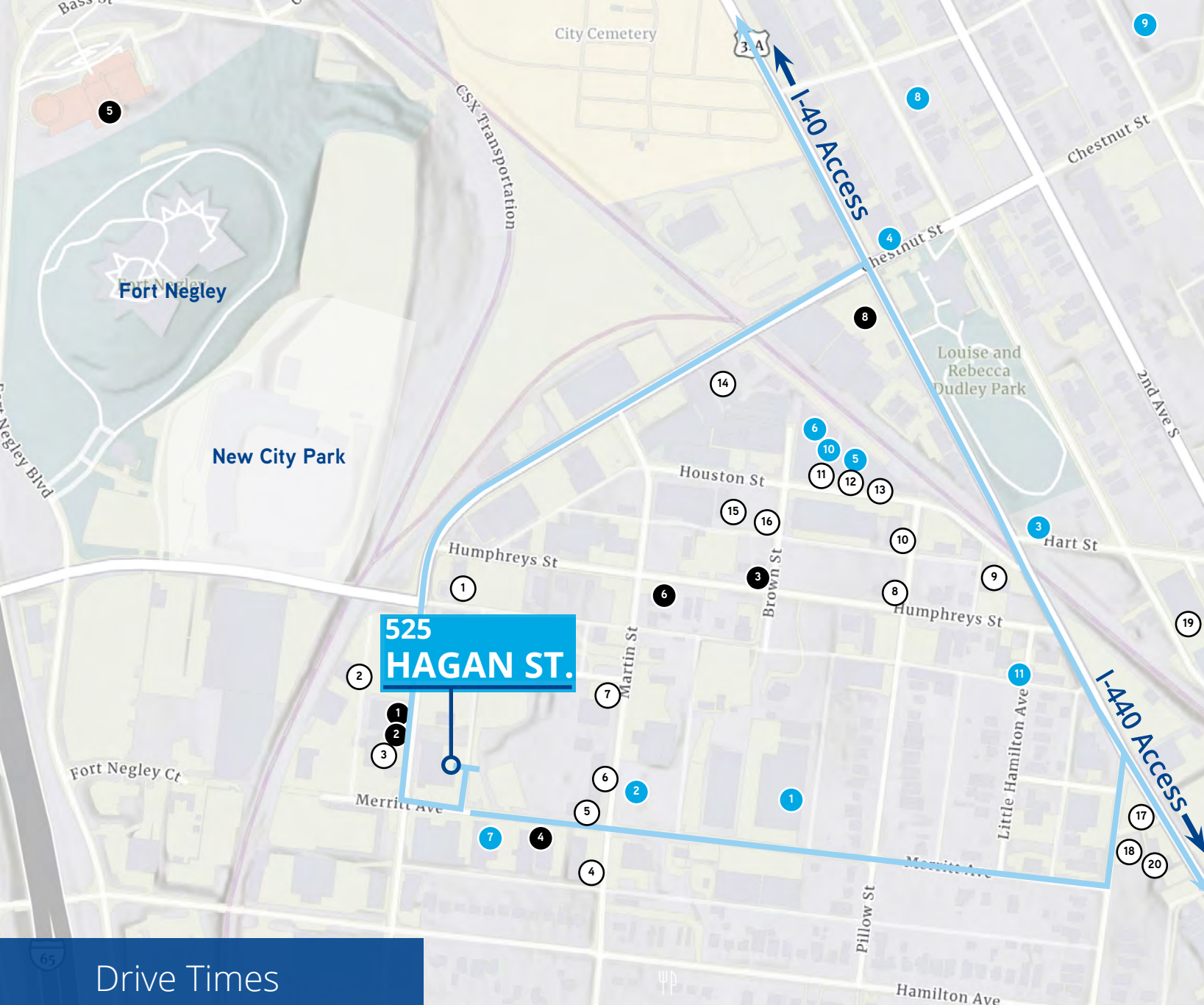
1. Zeitgeist
2. David Lusk Gallery
3. Julia Martin Gallery
4. iggy's
5. Adventure Science Center
6. SNAP
7. The Packing Plant
8. Track One

● Food & Beverage

1. Gabby's Burgers & Fries
2. Nashville Craft Distillery
3. Dozen Bakery
4. Corsair Distillery
5. E+ROSE Wellness Cafe
6. pH Craft Cocktails
7. Diskin Cider
8. Humphreys Street Coffee
9. Never Never
10. Jackalope Brewery
11. Earnest Bar & Hideaway
- 12.Americano Lounge
13. Bastion
14. Parson's Chicken & Fish
15. Falcon Coffee Bar
16. Flamingo Cocktail Club
17. Lucky's 3 Star
18. The City Tacos
19. Fait La Force
20. Rains Avenue Market

● Shopping

1. Nashville Design Collective
2. Richards Bespoke
3. Forts
4. Fork's Drum Closet
5. COCOCO Home
6. Darlin
7. Schumaker Showroom
8. Chestnut Hill Yoga
9. L.J.'s Fashion
10. Heart of Wisdom Yoga



Drive Times

- 3 minute drive to I-65
- 3 minute drive to I-40

- 6 minute drive to I-440
- 6-7 minute drive to Downtown Nashville

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Colliers

615 THIRD Ave. S., Suite 500
Nashville, TN 37210
+1 615 850 2700
colliers.com/nashville



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