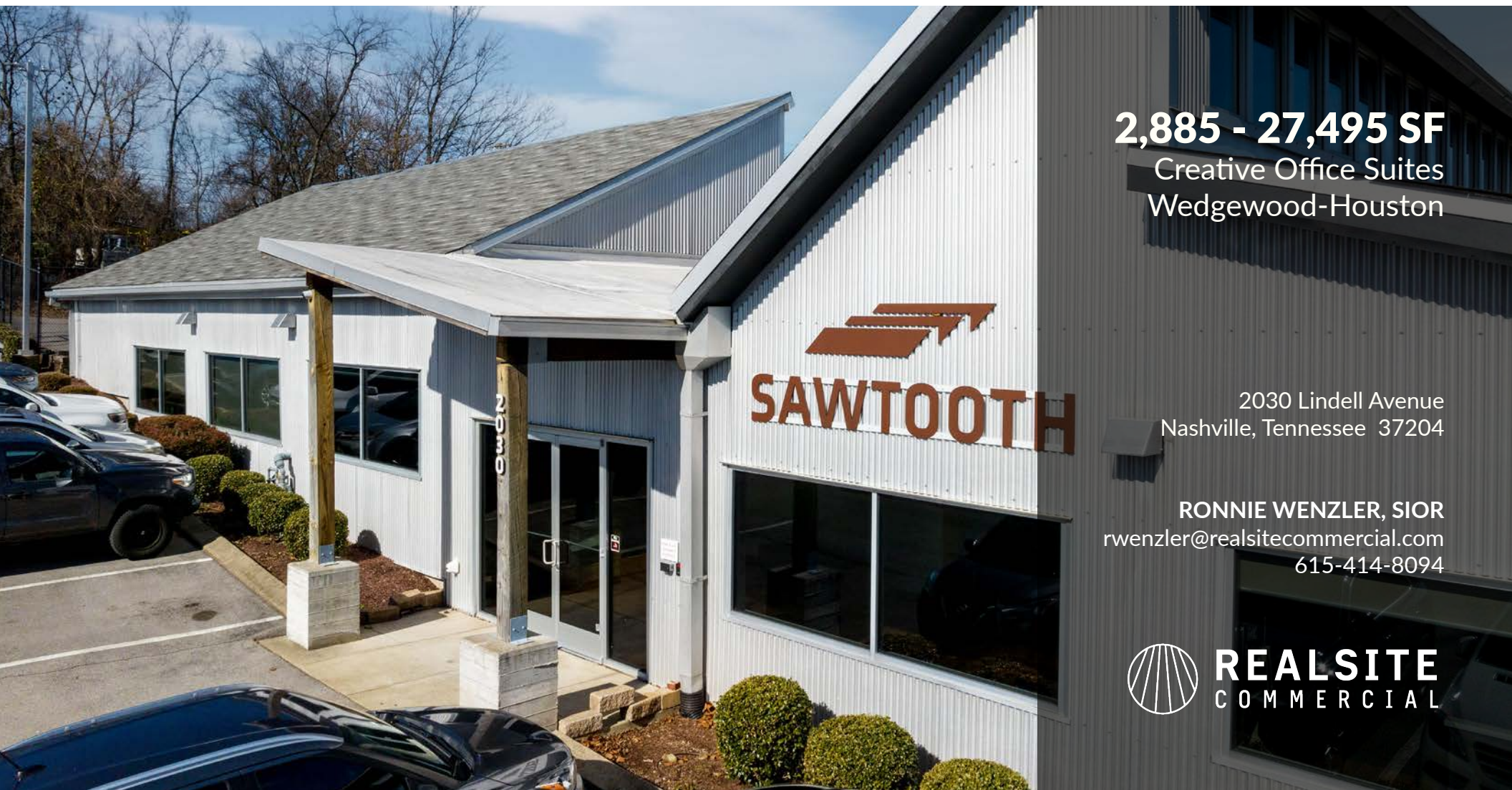


AVAILABLE FOR LEASE

SAWTOOTH



2,885 - 27,495 SF

Creative Office Suites
Wedgewood-Houston

2030 Lindell Avenue
Nashville, Tennessee 37204

RONNIE WENZLER, SIOR
rwenzler@realsitecommercial.com
615-414-8094



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The image shows a modern office interior with a rustic, industrial aesthetic. The space features exposed wooden beams on the ceiling and floor. Large, curved metal ducts are visible on the left side. In the center, there are wooden tables and benches. A large, circular pendant light hangs from the ceiling. The walls are white, and there are windows and glass partitions. The overall atmosphere is bright and airy.

AN AWARD WINNING OFFICE IN AN
EXCEPTIONAL LOCATION JUST MINUTES
FROM DOWNTOWN NASHVILLE



PROPERTY OVERVIEW &

HIGHLIGHTS

AVAILABLE FOR LEASE

- 40,000 SF Total on 1.69 Acres
- 2,885 - 27,495 SF Creative Office Space Available (Divisible)
- 182 Parking spaces (4.5 per 1,000 SF)
- Originally built in 1900's & completely redeveloped in 2010
- Fully fenced and gated
- Clerestory windows provide natural light throughout space
- Energy saving construction, environmentally sensitive and dramatic articulated design
- Interstate 65 access adjacent to property
- Near Vanderbilt, Belmont, 100 Oaks, West End, Music Row and Downtown Nashville



Wedgewood Ave

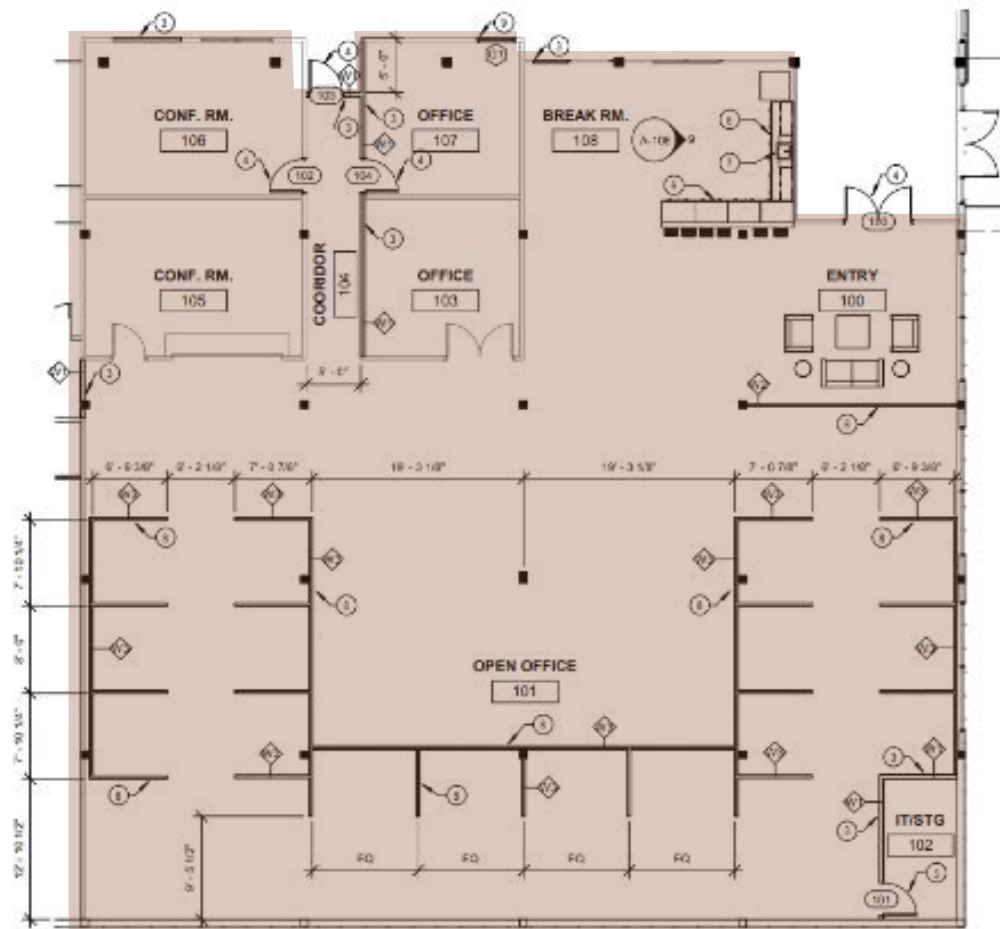
Lindell Ave

THE SAWTOOTH BUILDING

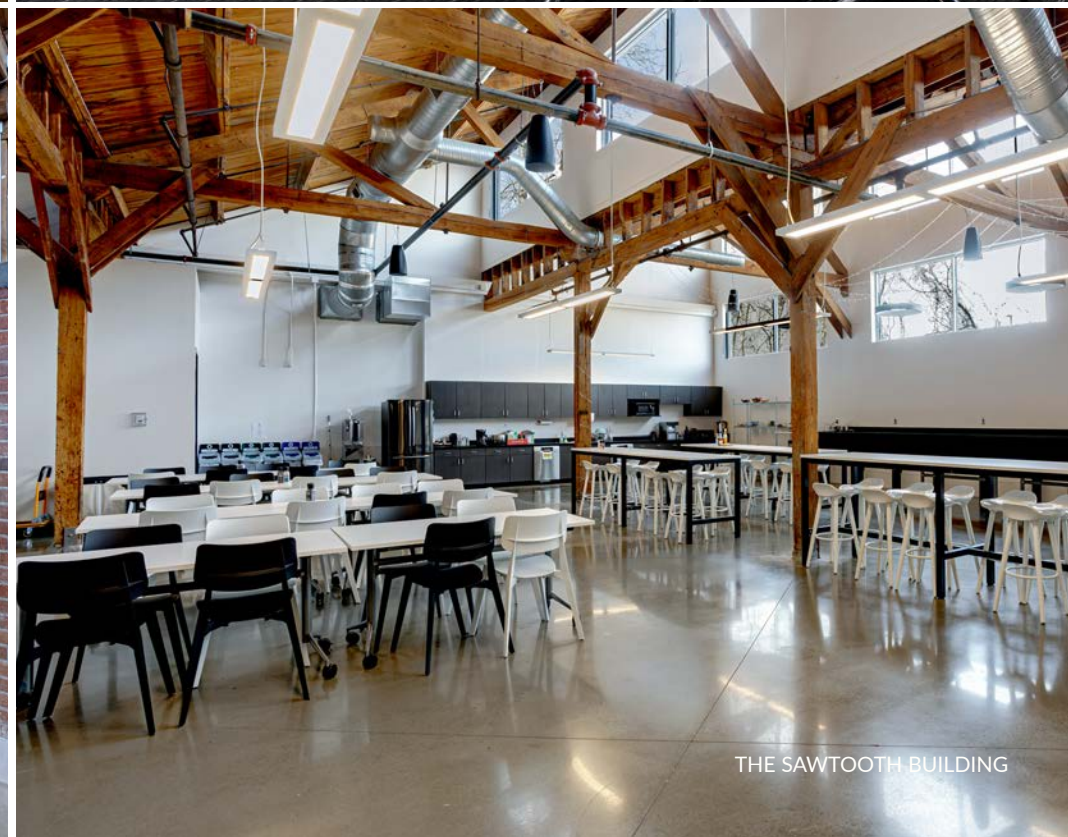
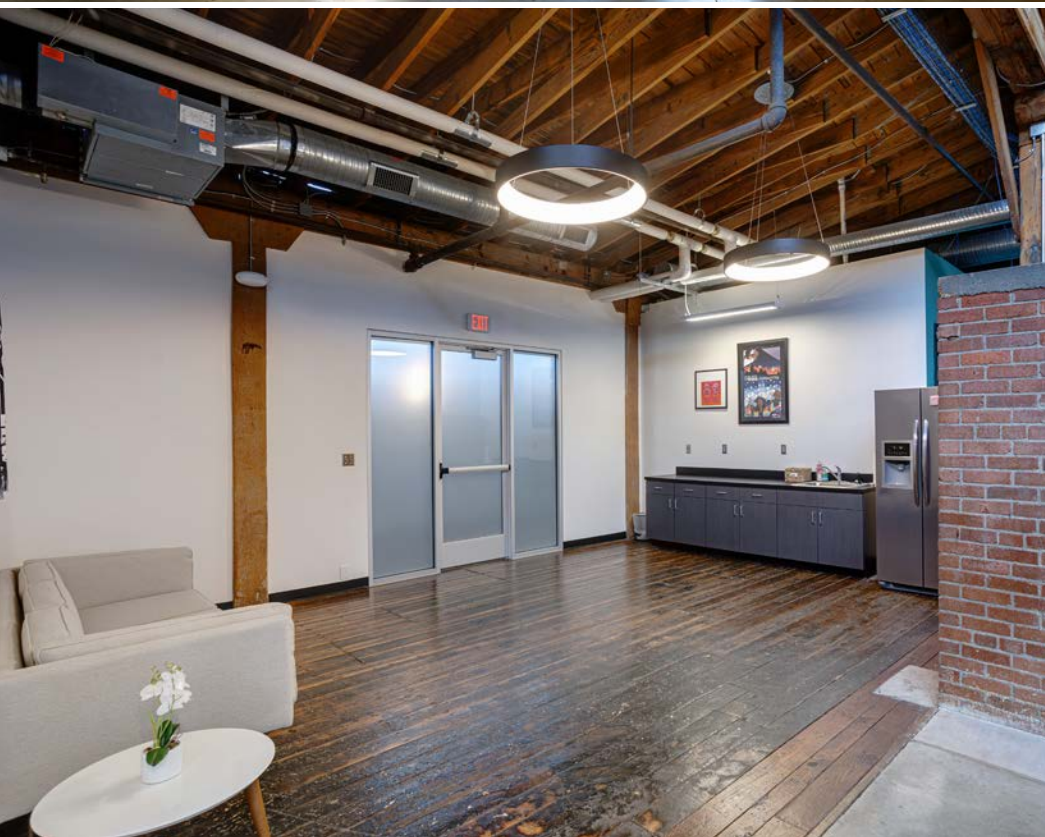
AVAILABLE FOR LEASE

7,235 SF

(DIVISIBLE)



CREATIVE OFFICE SUITES FOR LEASE

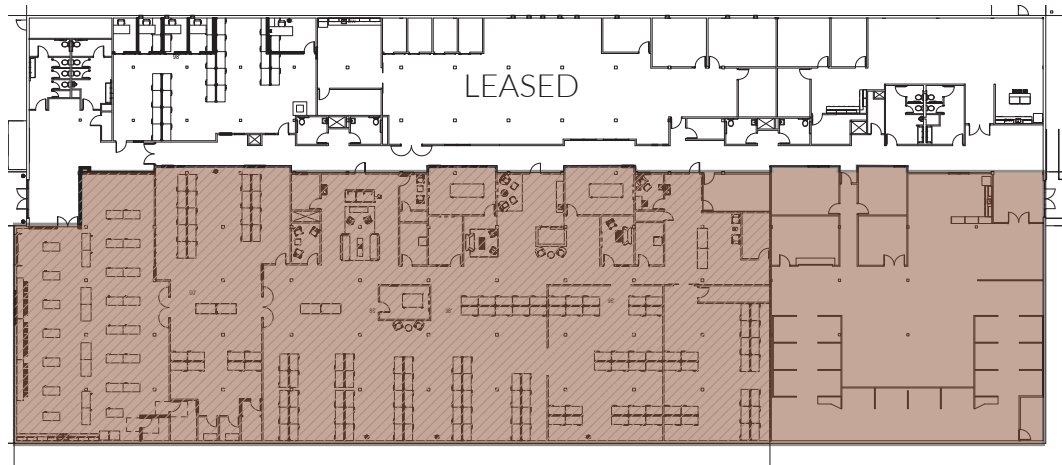


THE SAWTOOTH BUILDING

AVAILABLE FOR LEASE

27,495 SF

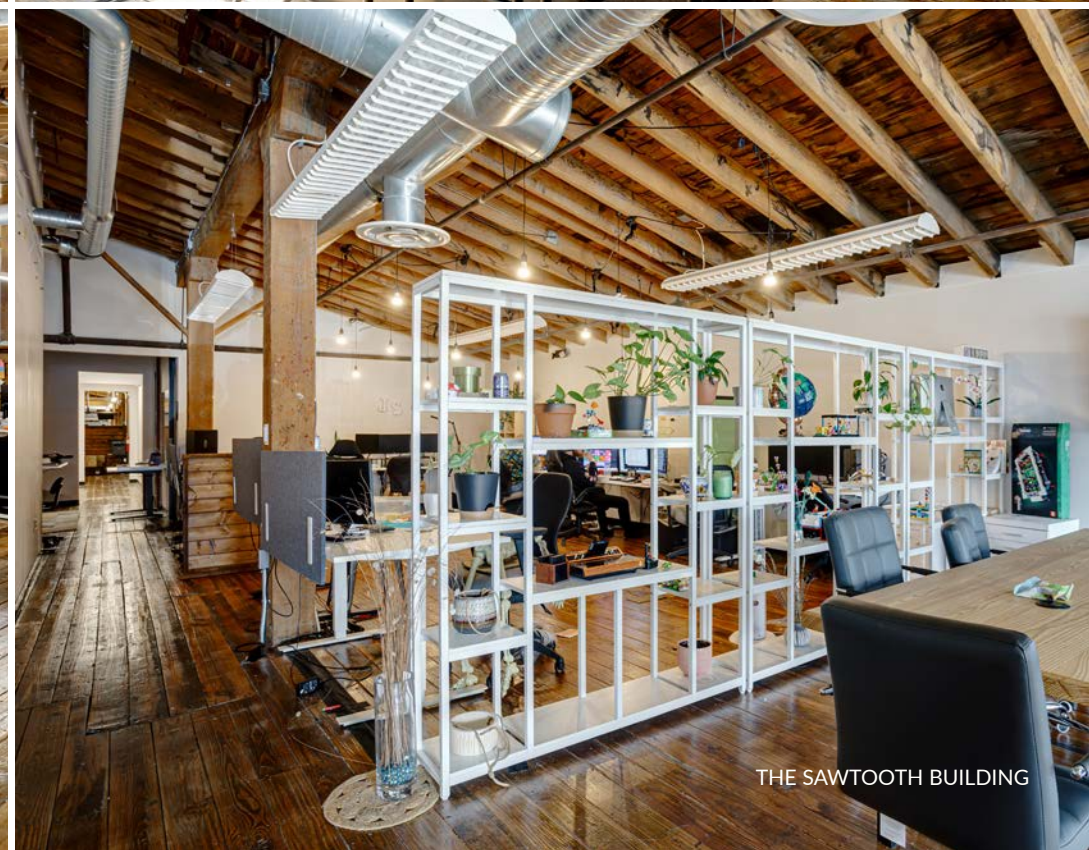
(DIVISIBLE)



OR



CREATIVE OFFICE SUITES FOR LEASE



THE SAWTOOTH BUILDING



SOHO HOUSE NASHVILLE



BASTION



GEODIS PARK



FLAMINGO COCKTAIL BAR



DISKIN CIDER



NASHVILLE FAIRGROUNDS



JACKALOPE BREWING COMPANY



DOZEN BAKERY

WEDGEWOOD-HOUSTON

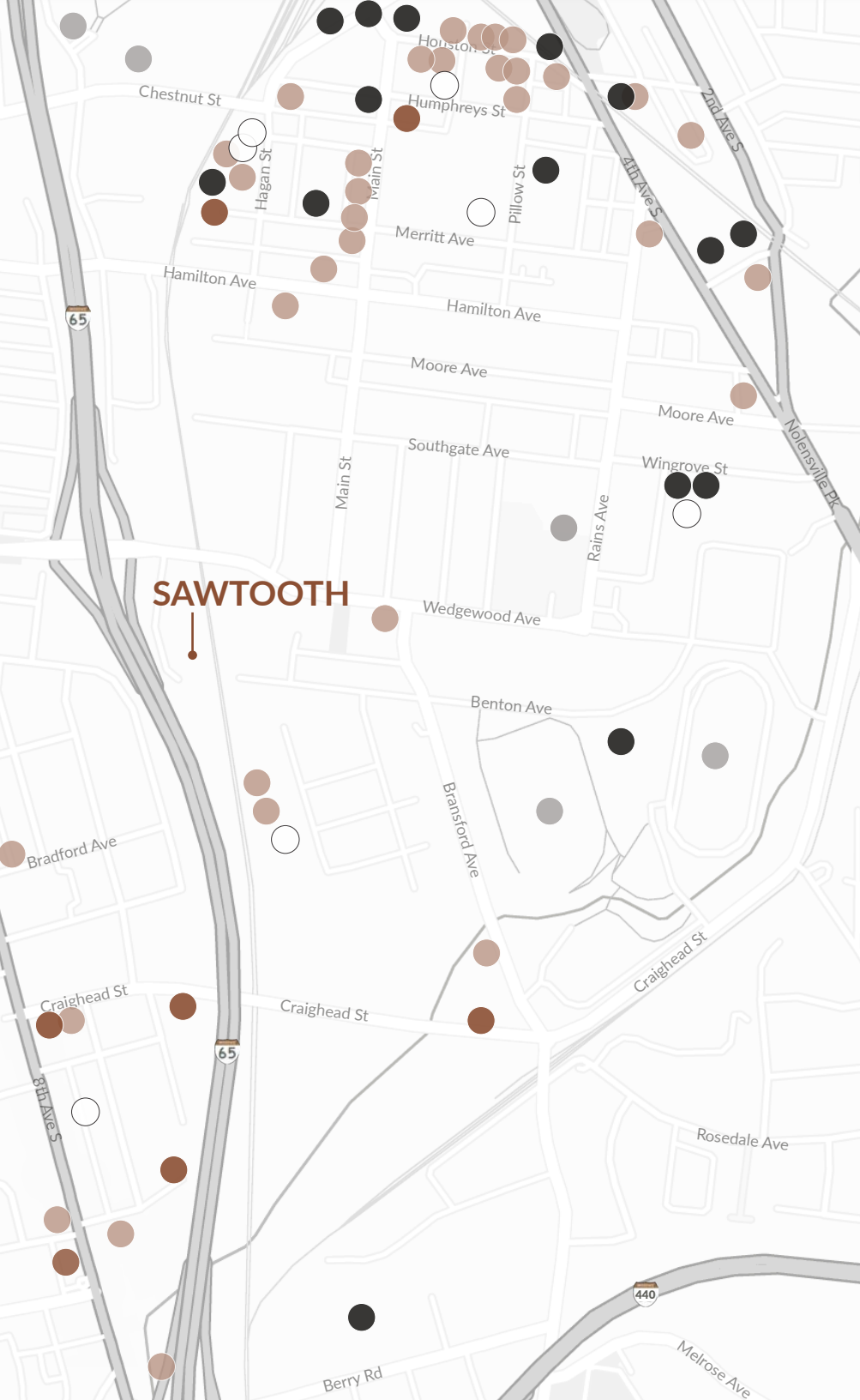
LOCATION

At the heart of Nashville's cultural resurgence, Wedgewood-Houston effortlessly melds creativity, commerce, and community. This thriving hub surrounding the Sawtooth Building magnetizes businesses, entrepreneurs, and innovators, fostering an atmosphere that sparks inspiration and triumph. As a result, development in the area is booming.

Strategically nestled just south of Downtown Nashville, WeHo marries urban convenience with an artistic aura. Its streets pulse with dynamic galleries, studios, and workshops—a vibrant cultural backdrop ideal for businesses seeking creativity. Beyond this, WeHo has evolved into a

culinary destination, boasting unique venues like Jackalope Brewery, Flamingo Cocktail Club, Earnest Bar & Hideaway, Bastion, Diskin Cider, and more, catering to diverse tastes.

WeHo's proximity to Downtown provides access to entertainment and resources, enriching business possibilities. From Nashville Soccer Club matches at Geodis Park to seasonal events at the Fairgrounds and networking at SoHo House Nashville, WeHo offers a wealth of amenities and connections for nearby businesses.



NEARBY AMENITIES

- FOOD/BEVERAGE
 - Americano Lounge
 - Bastion
 - Bodega Taqueria Y Tequila
 - Chick Fil A
 - Corsair Distillery
 - Diskin Cider
 - Dozen Bakery
 - Earnest Bar & Hideaway
 - E+ROSE
 - Falcon Coffee Bar
 - Flamingo Cocktail Bar
 - Gabby's Burger and Fries
 - Good Times Bar
 - Hattie B's Hot Chicken
 - Humphrey's Street Coffee
 - Iggy's
 - Il Forno
 - Jackalope Brewery
 - Lucky's 3
 - Mangia
 - Mercado by Butchertown
 - M.L. Rose
 - Nashville Craft Distillery
 - Never Never
 - pH Craft Cocktails
 - Pink Door Cookies
 - Santa's Pub
 - Sinema
 - Smokin Thighs
 - SoHo House Nashville
 - The Hart
 - The Loading Dock
 - Trax
 - Wedge Pizza & Pub

- POINTS OF INTEREST
 - Adventure Science Center
 - Fort Negley Park
 - Geodis Park
 - Nashville Fairgrounds
 - Nashville Repertory Theatre

- RETAIL
 - Alclair
 - David Lusk Gallery
 - Julia Martin Gallery
 - Nashville Design Collective
 - Nashville Flea Market
 - Only One Tailoring
 - Zeitgeist Art Gallery

- WELLNESS
 - Forza Pilates
 - Get Fit Anytime
 - MADabolic Nashville
 - OrangeTheory Fitness
 - Sensation Day Spa
 - TNB Fitness
 - Yogasoul

- RESIDENTIAL / OFFICE
 - 8th & Berry (314 Residential Units)
 - 83 Freight (83 Residential Units)
 - BentoLiving (89 Short Term Rentals)
 - Core Apartments
 - *Emblem Park (346 Residential Units)
 - Martin Flats (150 Residential Units)
 - May Hosiery Mills (120K SF Office)
 - *Nashville Warehouse Co. (190K SF Office)
 - Park Commons
 - Pillow Street Cottages
 - *Merritt Mansion (800K SF Office + Residential)
 - Standard Assembly
 - *The Finery (700K SF Office + Residential)
 - *WeHo Crossing (72.5K SF Office)
 - Woodstock at Chestnut

*Under Construction / Proposed

AWARDS & RECOGNITION

ACCOLADES



ULI's **PRESTIGIOUS EXCELLENCE**
in Development Award "Visionary
Example of Sensitive Adaptive Reuse"

NAIOP's **REDEVELOPMENT OF THE
YEAR** Award

Nashville Historic Society's
COMMERCIAL PRESERVATION
Award

THE SAWTOOTH BUILDING

AVAILABLE FOR LEASE

SAWTOOTH


SAWTOOTH

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