

AVAILABLE FOR LEASE

SAWTOOTH



3,600 - 27,885 SF
Creative Office Suites
Wedgewood-Houston

2030 Lindell Avenue
Nashville, Tennessee 37204

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



REALSITE
COMMERCIAL

The image shows a bright, open-plan office space. The floor is made of dark wood planks. In the foreground, there are several wooden tables and benches made of light-colored, weathered wood. The ceiling features exposed wooden beams and large, silver, curved ductwork. A large, circular pendant light hangs from the ceiling. In the background, there are glass doors and windows, and a white wall with a small rectangular window. The overall atmosphere is modern and industrial.

*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
- 3,600 - 27,885 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



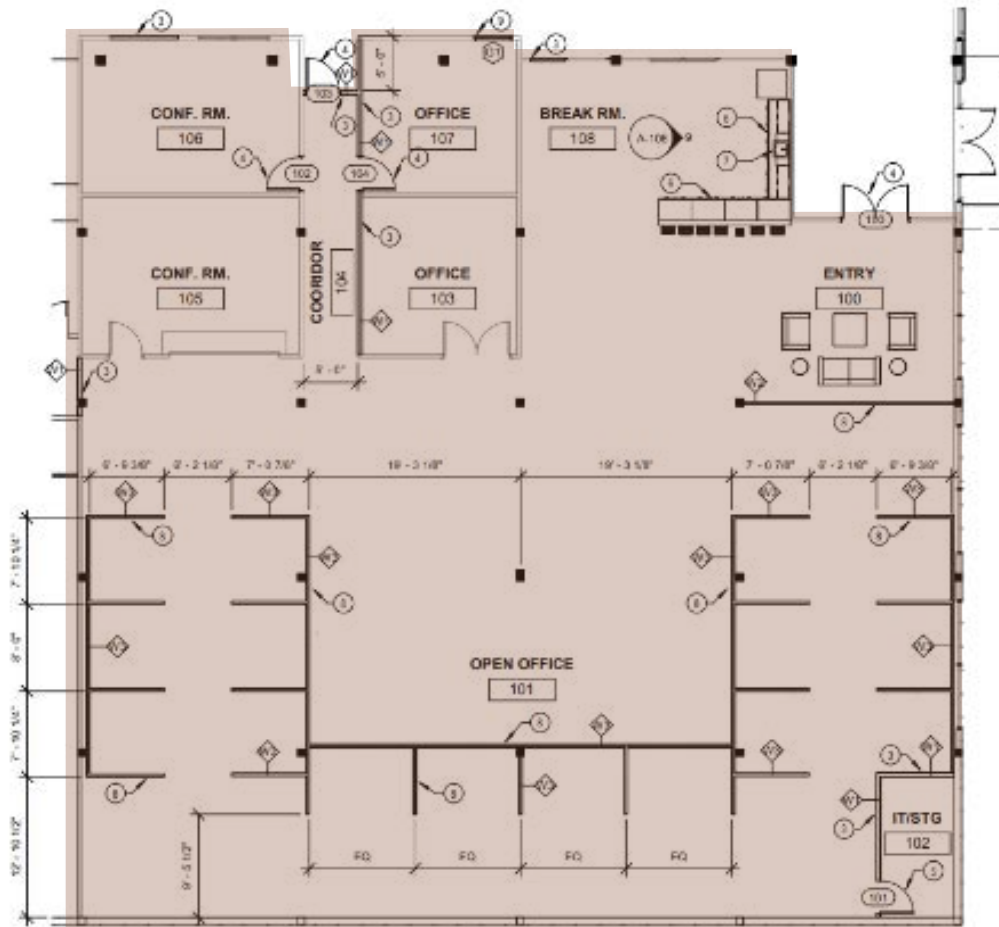
Wedgewood Ave

Lindell Ave

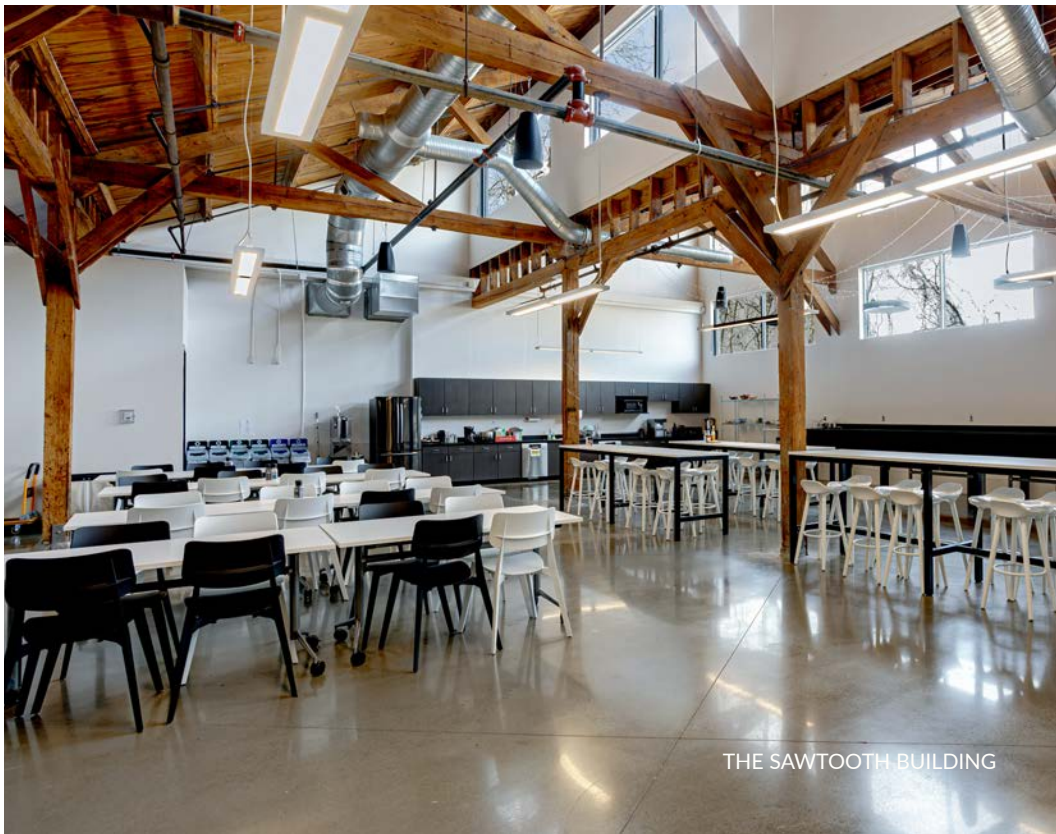
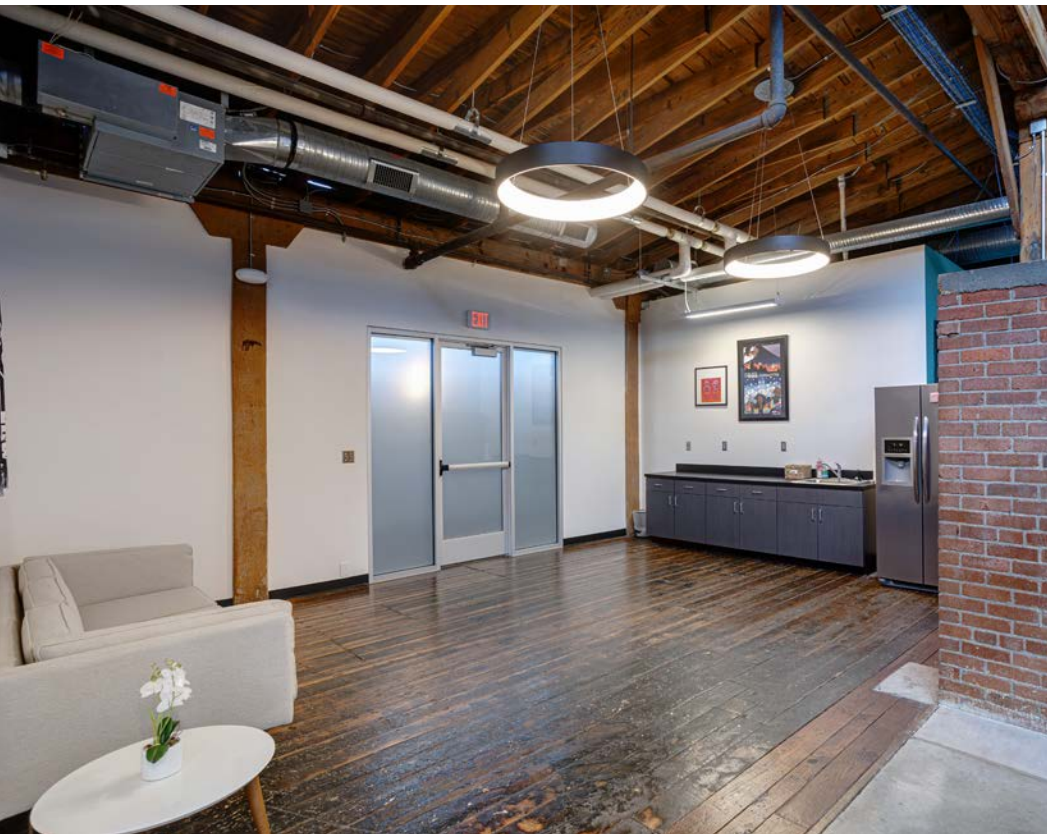
AVAILABLE FOR LEASE

7,210 SF

(DIVISIBLE)



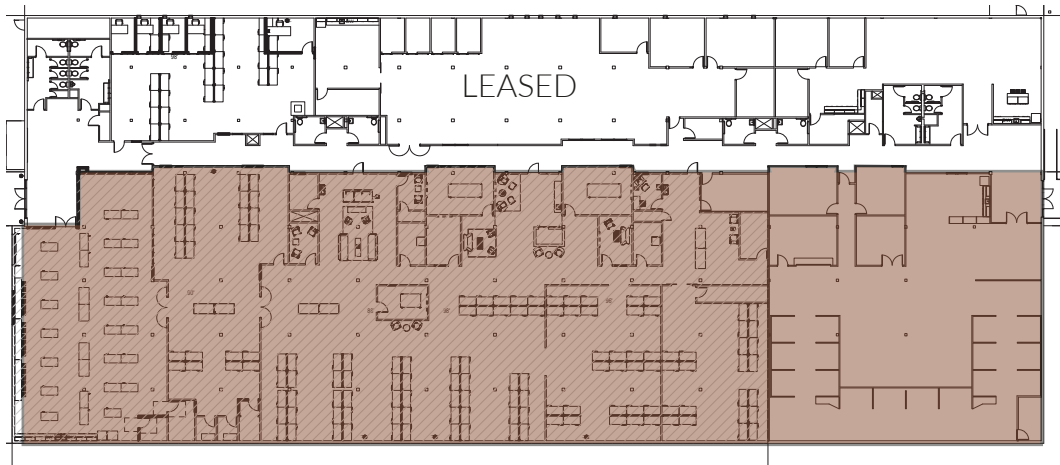
CREATIVE OFFICE SUITES FOR LEASE



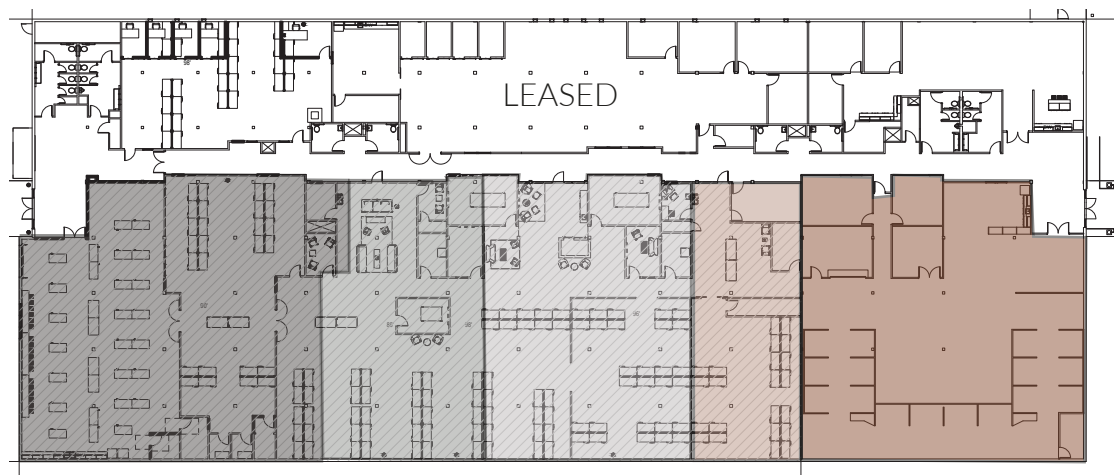
AVAILABLE FOR LEASE

27,885 SF

(DIVISIBLE)

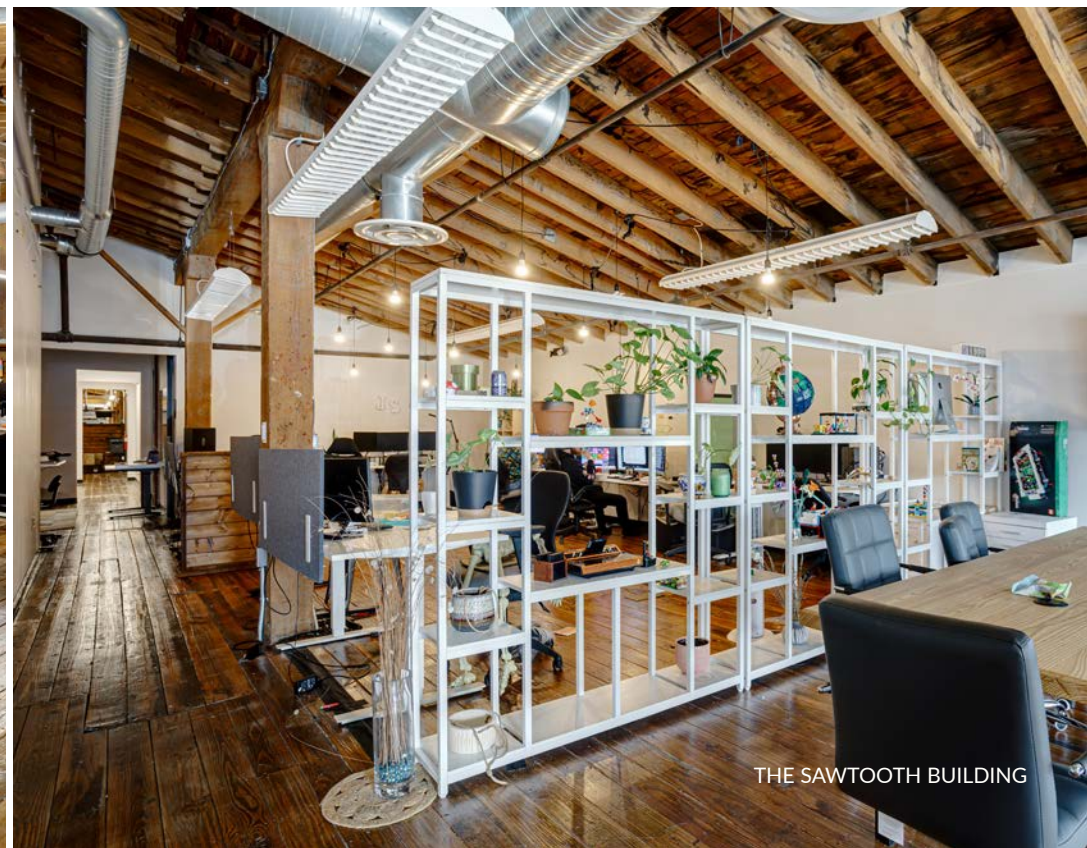


OR



CUSTOM SUITES SIZED FOR YOUR CLIENT

CREATIVE OFFICE SUITES FOR LEASE





SOHO HOUSE NASHVILLE



BASTION



GEODIS PARK



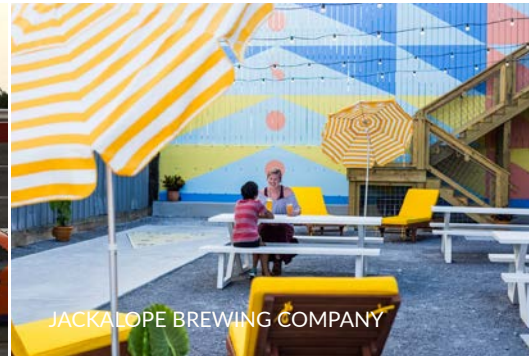
FLAMINGO COCKTAIL BAR



DISKIN CIDER



NASHVILLE FAIRGROUNDS



JACKALOPE BREWING COMPANY



DOZEN BAKERY

WEDGEWOOD-HOUSTON

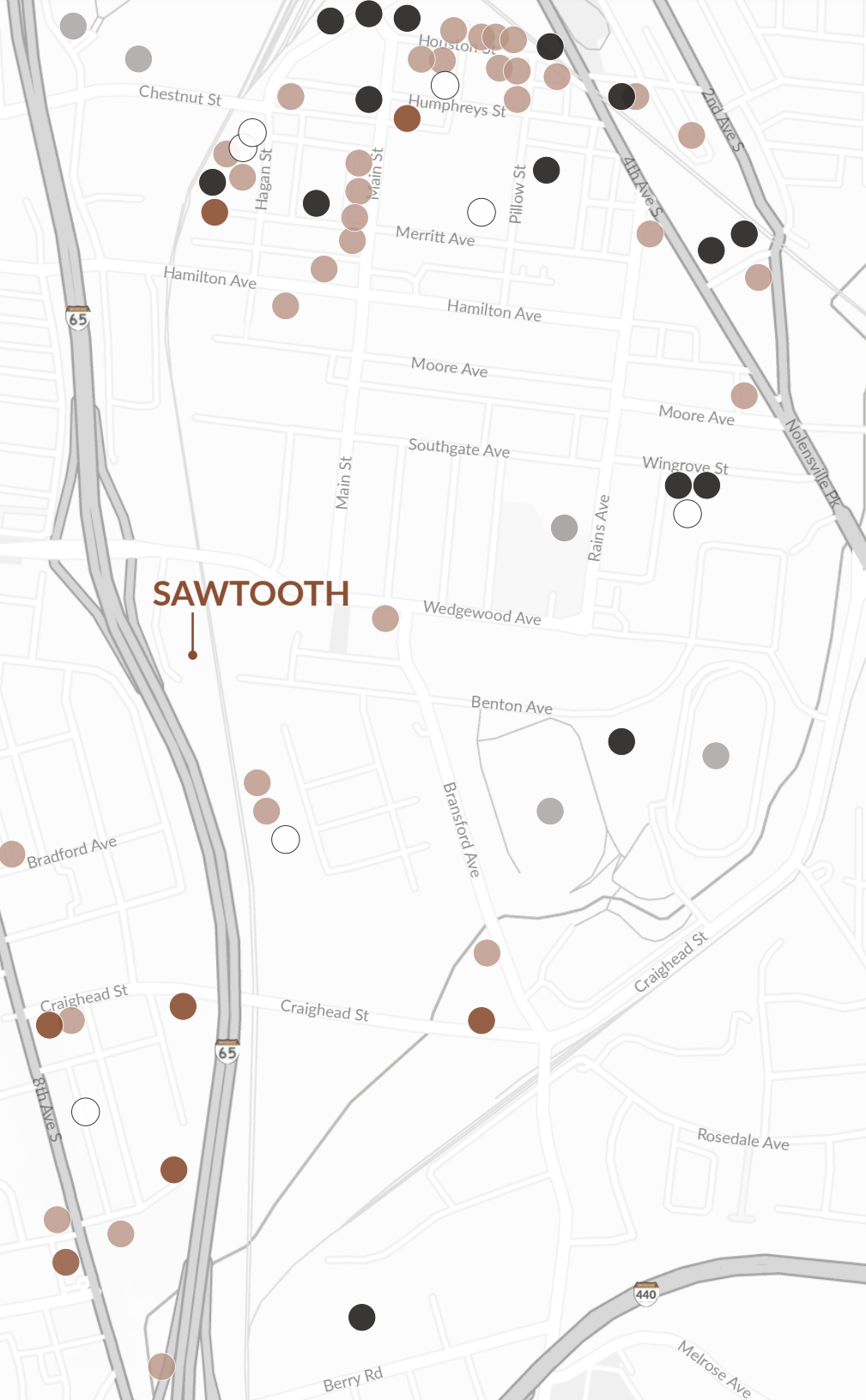
LOCATION

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

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

AVAILABLE FOR LEASE

SAWTOOTH

SAWTOOTH

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



REALSITE
COMMERCIAL

©2024 Realsite. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS, OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

101 WESTPARK DRIVE | STE 340 | BRENTWOOD, TN 37027

realsitecommercial.com