

1919 Charlotte Medical Building

1919 Charlotte Ave | Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by
HEALTHCARE REALTY



LEASING INFORMATION

Branden Cadavid
954.296.9103
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Allen Bolden, SIOR, CCIM
615.693.9034
allen@hbre.us

A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

1919 Charlotte Ave | Nashville, TN | 37203

Experience specialty care at 1919 Charlotte Medical Building, a premier 38,736 SF medical office building owned and managed by Healthcare Realty (NYSE: HR). With an ideal location minutes from Ascension Saint Thomas Hospital West and nearby dining, retail, and entertainment, this property offers convenient options for patients and healthcare providers.

Key Tenants

VA | U.S. Department
of Veterans Affairs



Nashville General Hospital



Property Highlights



**38,736 TOTAL
BUILDING SF**

- Medical office space available
- 3 story mixed-use office building
- Impressive curb appeal to welcome patients, tenants, and guests



**CONVENIENT
SPECIALTY CARE**

- Accessible Parking Garage with elevator access
- High visibility from Charlotte Ave
- Less than a mile from I-65



**ACCESS TO
AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Under 10 minutes' drive from the heart of downtown Nashville entertainment and retail
- More than 50 restaurants in a 1 mile radius

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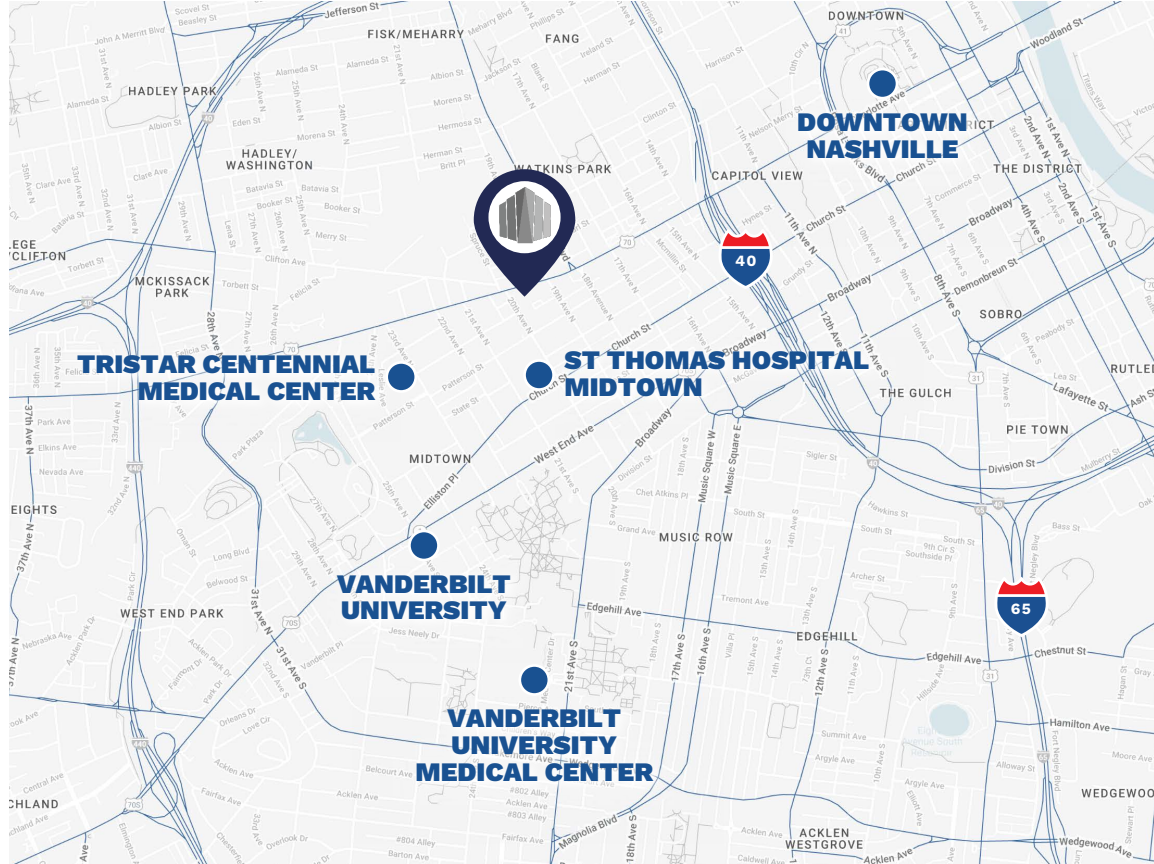
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NASHVILLE'S PROMINENT MEDICAL DESTINATION

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NEARBY MEDICAL & AMENITIES

- Dining & Retail
2 minutes - 0.3 miles
- St Thomas Hospital Midtown
2 minutes - 0.3 miles
- TriStar Centennial Medical Center
4 minutes - 0.9 miles
- Vanderbilt University
4 minutes - 1.0 miles
- Vanderbilt University Medical Center
7 minutes - 1.3 miles
- Nashville (Downtown)
6 minutes - 1.6 miles



| TRAFFIC COUNTS | CARS PER DAY | 2024 DEMOGRAPHICS | 1 MILES | 3 MILES | 5 MILES |
|----------------|--------------|----------------------------|----------|-----------|-----------|
| Charlotte Ave | 34,007 | Population | 20,299 | 133,575 | 243,351 |
| 20th Ave N | 5,794 | 2029 Population Projection | 27,483 | 160,807 | 276,010 |
| 21st Ave N | 5,702 | Total Households | 10,670 | 63,082 | 110,138 |
| | | Average HH Income | \$93,351 | \$125,312 | \$129,205 |

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