

# 2100 Church Street

Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE



Building owned and managed by  
**HEALTHCARE REALTY**



## LEASING INFORMATION

Branden Cadavid  
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branden@hbre.us

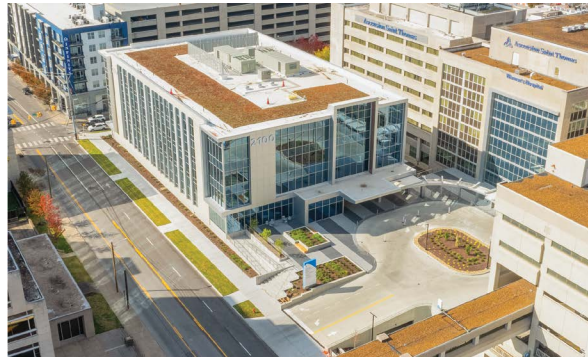
Allen Bolden, SIOR, CCIM  
615.693.9034  
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# A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

2100 Church St | Nashville, TN | 37203

Located on the Ascension Saint Thomas Midtown Hospital campus, 2100 Church Street is a 4-story, +/- 106,000 SF new medical office building owned and managed by Healthcare Realty (NYSE: HR). Ascension is part of the world's largest Catholic health system which includes 9 hospitals and physician practices across Tennessee. Designed to elevate the patient experience, 2100 Church Street is where innovation meets specialty care. We offer enhanced patient access and modern finishes throughout the building.

## Key Tenants



Exterior of main plaza offering enhanced patient access and free valet service.



Ample visitor and guest parking, including free valet and convenient two-level underground parking garage.

## Property Highlights



**+/- 106,000 TOTAL BUILDING SF**

- 90% leased with 12,782 SF available
- 2 suites available on second floor (can be demised)
- LEED certified building



**CONVENIENT SPECIALTY CARE**

- Ample patient parking, including two-level underground parking garage, free valet, and free parking onsite at the Mid-State Garage
- Several EV charging stations available for electric vehicles
- Professionally managed with 24/7 security
- Adjacent to Women's Hospital entrance with convenient access to hospital
- Quick access to ORs in hospital, USPI, and BASC



**ACCESS TO AREA AMENITIES**

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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# EXPERIENCE PREMIUM DESIGN & MODERN FINISHES

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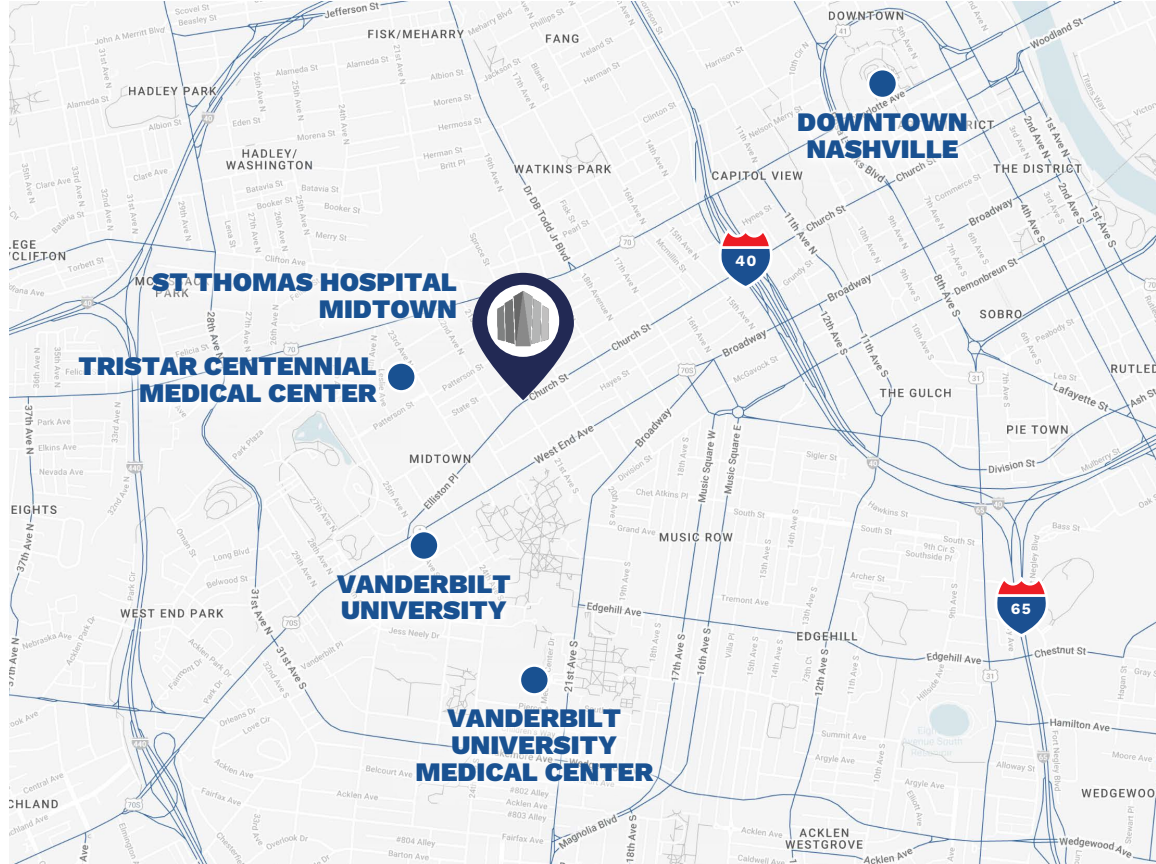
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# NASHVILLE'S PROMINENT MEDICAL DESTINATION

2100 Church St | Nashville, TN | 37203

### NEARBY MEDICAL & AMENITIES

- Dining & Retail  
2 minutes - 0.3 miles
- St Thomas Hospital Midtown  
2 minutes - 0.3 miles
- TriStar Centennial Medical Center  
3 minutes - 0.5 miles
- Vanderbilt University  
5 minutes - 0.9 miles
- Vanderbilt University Medical Center  
5 minutes - 1.1 miles
- Nashville (Downtown)  
6 minutes - 1.7 miles



TRAFFIC COUNTS		2024 MIDTOWN DEMOGRAPHICS		1 MILES	3 MILES	5 MILES
	<b>CARS PER DAY</b>		<b>Population</b>	22,292	134,461	244,862
<b>Church St</b>	22,821		<b>2029 Population Projection</b>	28,771	161,123	277,301
<b>20th Ave N</b>	5,794		<b>Total Households</b>	10,788	63,654	110,587
<b>21st Ave N</b>	5,702		<b>Average HH Income</b>	\$98,744	\$127,247	\$130,231

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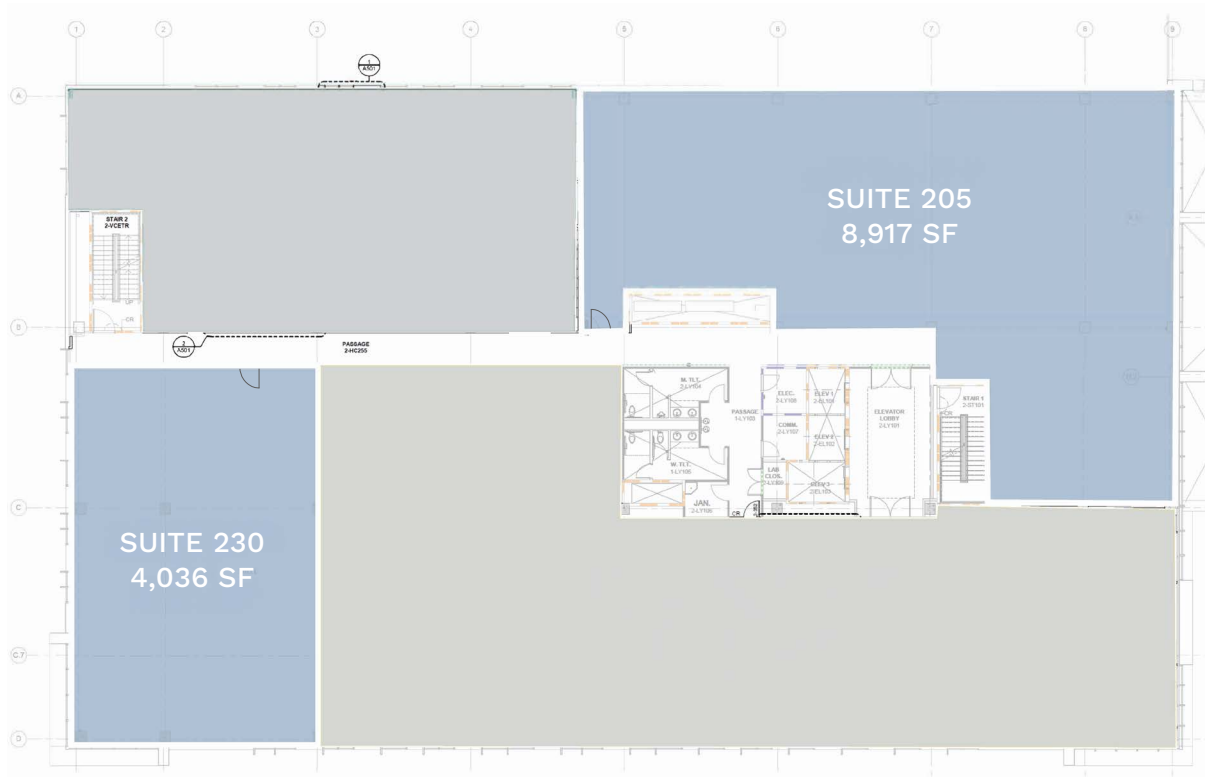
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# TAKE A TOUR

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## Available Suites (2nd Floor - 12,782 SF)



Scan for virtual tours and availabilities.

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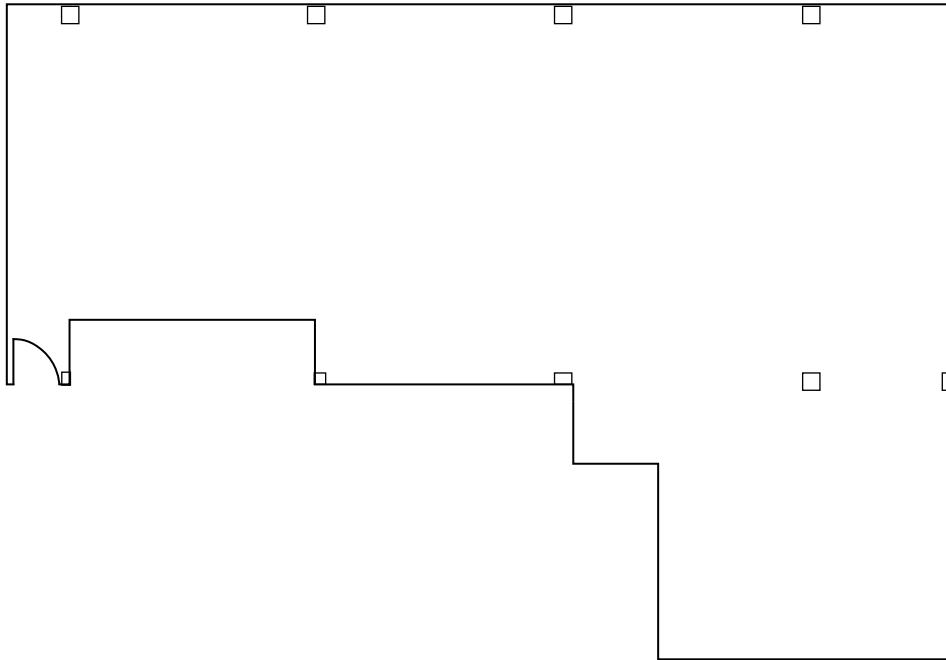
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# TAKE A TOUR

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## SUITE 205 | 8,917 SF

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- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Large, Window-lined, naturally-lit corner suite



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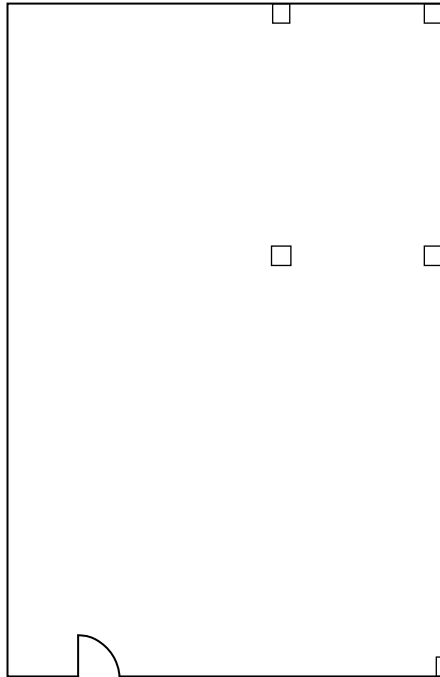
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# TAKE A TOUR

2100 Church St | Nashville, TN | 37203



## SUITE 230 | 4,036 SF

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- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Beautiful naturally-lit corner suite



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