

2100 Church Street

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
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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 brand new 4-story, +/- 106,000 SF medical office building, finalized in the fall of 2023 and 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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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

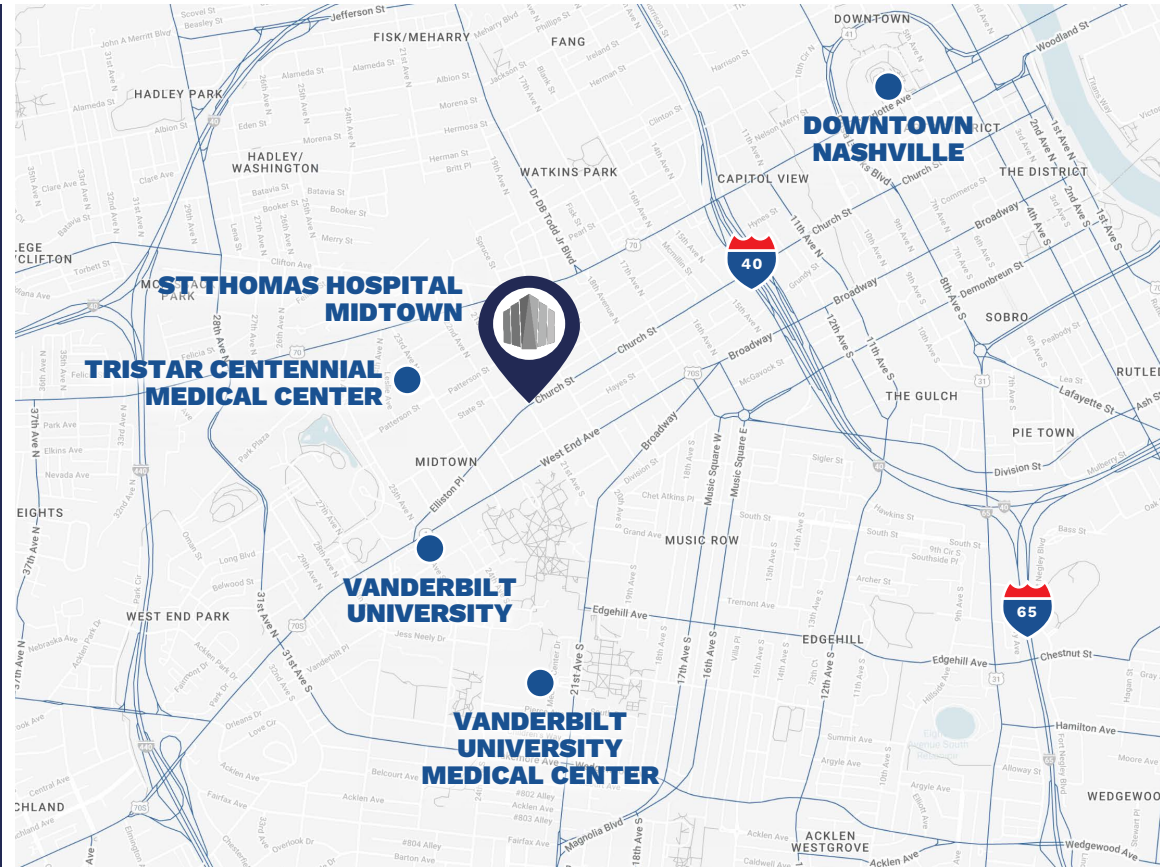
5 minutes - 0.9 miles

Vanderbilt University Medical Center

5 minutes - 1.1 miles

Nashville (Downtown)

6 minutes - 1.7 miles



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

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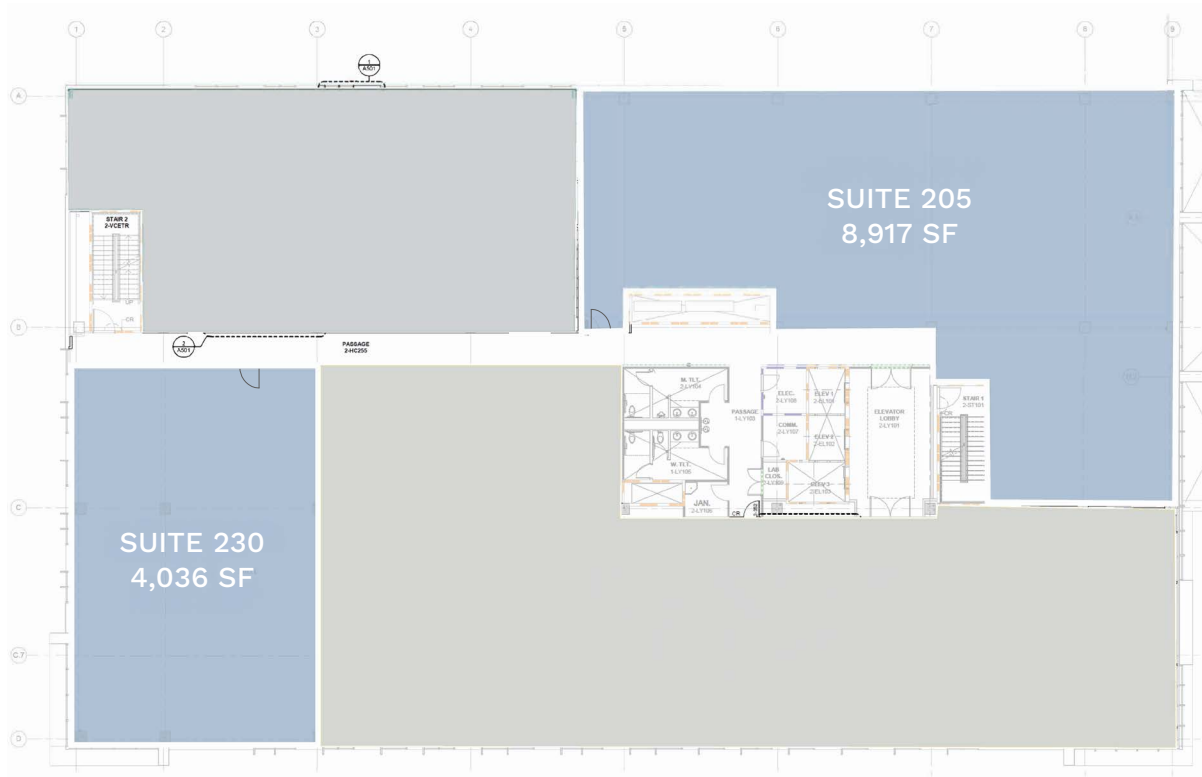
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TAKE A TOUR

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



Scan for virtual tours and availabilities.

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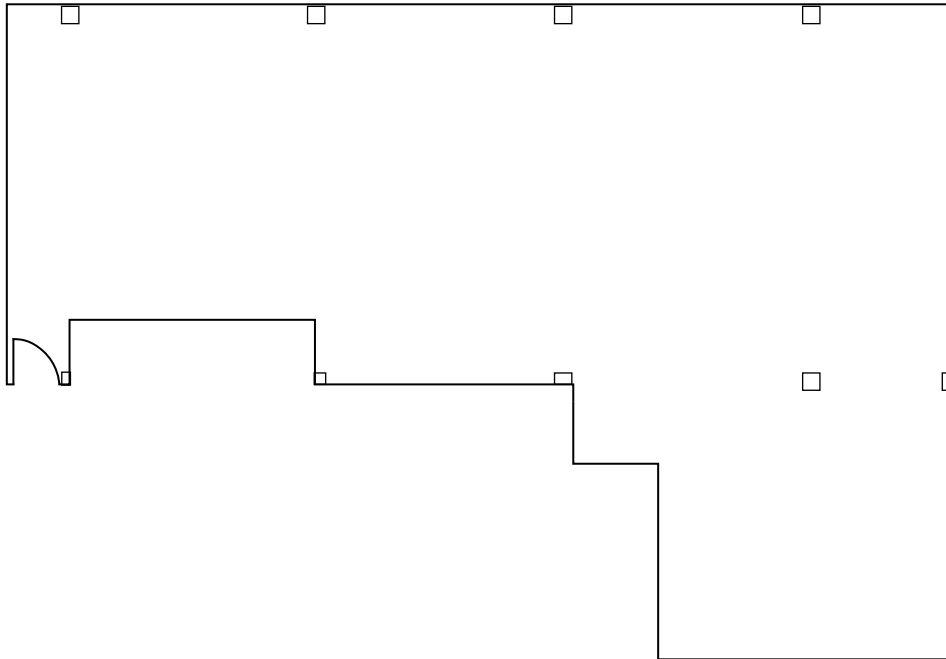
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TAKE A TOUR

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SUITE 205 | 8,917 SF

- 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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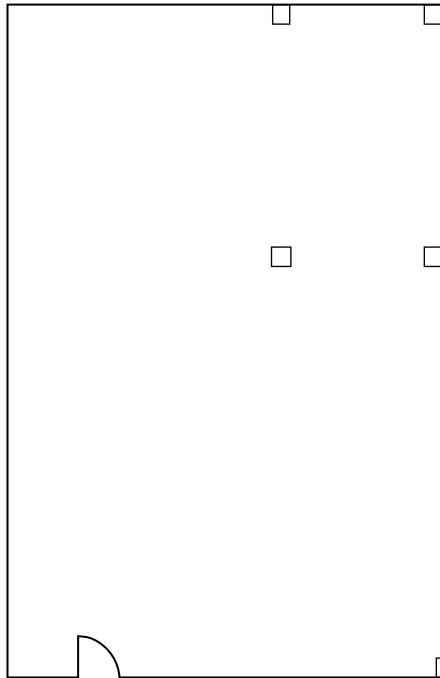
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TAKE A TOUR

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SUITE 230 | 4,036 SF

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



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