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 branden@hbre.us

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.





- 90% leased with 12.782 SF available
- 2 suites available on second floor (can be demised)

+/- 106,000 TOTAL • LEED certified building **BUILDING SF**

> 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



SPECIALTY CARE

vehicles CONVENIENT

- 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



• Well-located in the heart of Nashville's Medical District with convenient access to I-40

ACCESS TO AREA AMENITIES

- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius



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

2100 CHURCH PARKING

Building owned and managed by HEALTHCARE REALTY

EXPERIENCE PREMIUM DESIGN & MODERN FINISHES

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NASHVILLE'S PROMINENT MEDICAL DESTINATION

2100 Church St | Nashville, TN | 37203

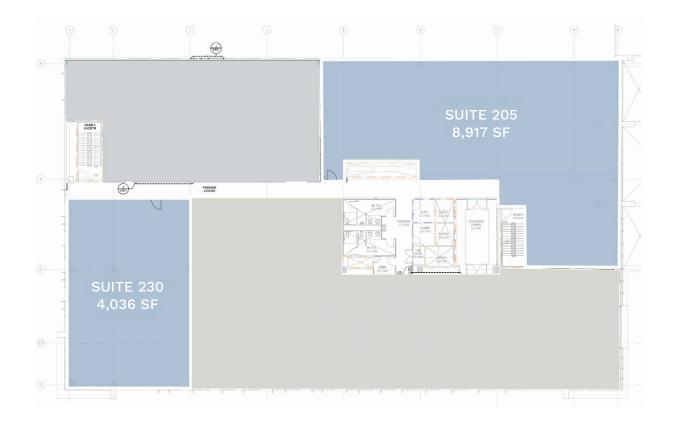
DOWNTOWN FISK/MEHARR FANG **NEARBY MEDICAL & AMENITIES** HADLEY PARK DOWNTOWN Dining & Retail NASHVILLE HADLEY/ WASHINGTON NATKINS PARK HE DISTRI 2 minutes - 0.3 miles CAPITOL VIEW EGE 40 St Thomas Hospital Midtown **ST THOMAS HOSPITAL** 2 minutes - 0.3 miles **MIDTOWN** SOBRO **TRISTAR CENTENNIAL** RUTLE MEDICAL CENTER TriStar Centennial Medical Center THE GULCH 3 minutes - 0.5 miles PIE TOWN MIDTOWN Vanderbilt University EIGHTS MUSIC ROV 5 minutes - 0.9 miles VANDERBILT 65 UNIVERSITY WEST END PARK Vanderbilt University Medical Center EDGEHILI 5 minutes - 1.1 miles VANDERBILT UNIVERSITY Nashville (Downtown) **MEDICAL CENTER** 6 minut<u>es - 1.7 miles</u> WEDGEWOO CHLAND ACKLEN

TRAFFIC COUNTS	CARS PER DAY	2024 MIDTOWN DEMOGRAPHICS	1 MILES	3 MILES	5 MILES	
Church St	22,821	Population	22,292	134,461	244,862	
20th Ave N	5,794	2029 Population Projection	28,771	161,123	277,301	
21st Ave N	5,702	Total Households	10,788	63,654	110,587	
	0,102	Average HH Income	\$98,744	\$127,247	\$130,231	



LEASING INFORMATION

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





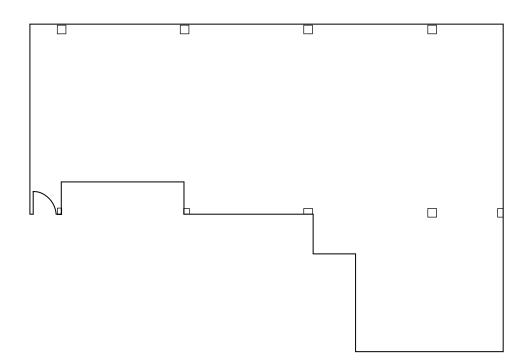
Scan for virtual tours and availabilities.

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TAKE A TOUR 2100 Church St | Nashville, TN | 37203



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



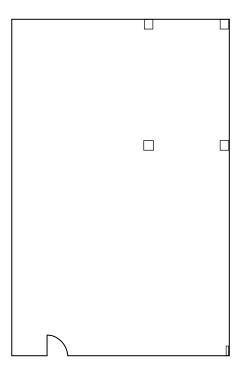
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SUITE 230 | 4,036 SF

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



Scan for virtual tours and availabilities.

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