



**BRIAN FORRESTER, CCIM**  
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**WOODY WIDENHOFER**  
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**Lease Rate:**  
**\$30.00 SF NNN**

**COLLIERS NASHVILLE**  
615 3RD AVENUE SOUTH  
SUITE 500  
NASHVILLE, TN 37210  
+1 615 850 2700 | [COLLIERS.COM](https://www.colliers.com)

## FOR LEASE

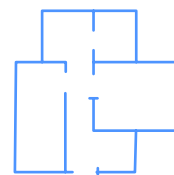
2304 & 2306 WEST END AVENUE NASHVILLE, TN 37203



**5,527 SF**  
**available**



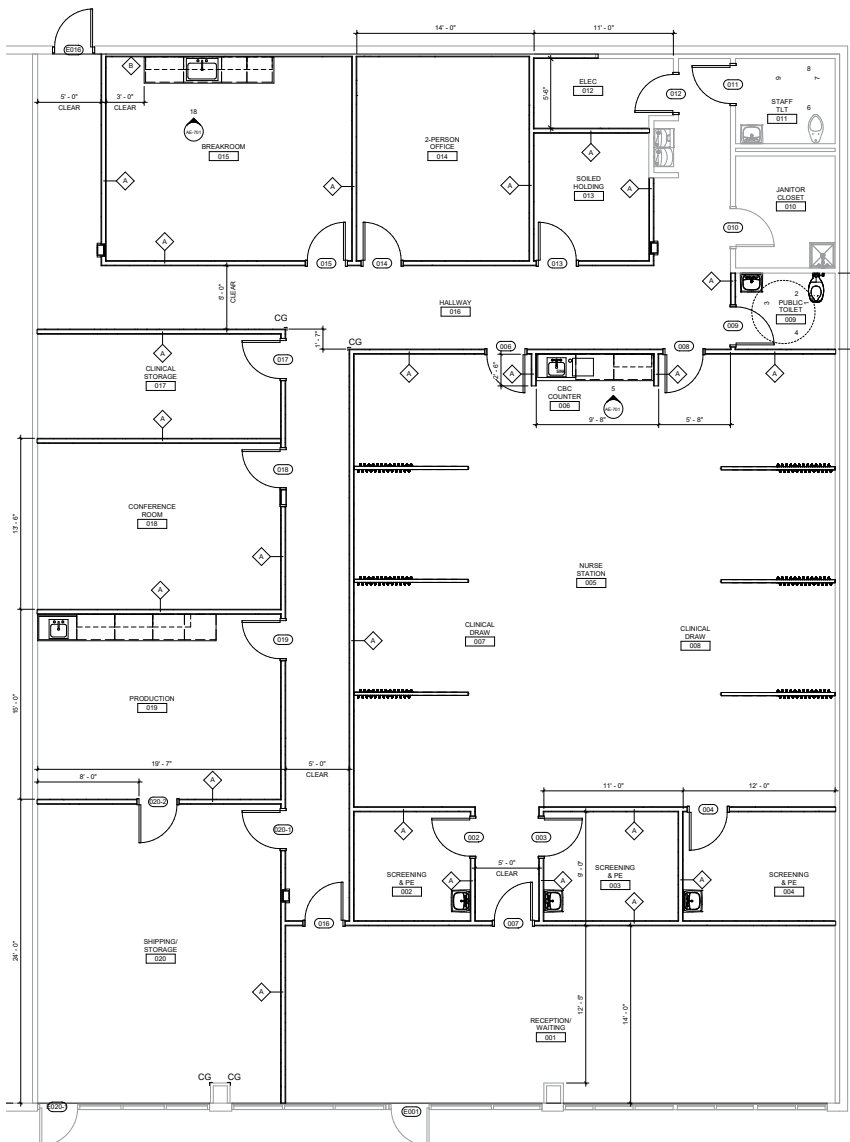
**Signage**  
**opportunity**



**Suited for**  
**office or**  
**retail uses**



## HIGHLIGHTS



- 5,527 square-feet available for retail or medical office use. Ceiling heights: 8'11" to drop ceiling, 15'5" to ceiling deck, 15' to ceiling joist
- Prime location directly across from Vanderbilt University, capturing foot traffic from students, faculty, staff, and visitors
- Anchored by Office Depot and FedEx
- Excellent transit access and a stellar walk score of 89
- Surrounded by dining, entertainment, grocers and other common staples in the greater Vanderbilt/West End corridor, enhancing appeal to tenants and customers

**LEASE RATE: \$30.00/SF NNN**  
(\$14.11/SF OPEX)



**2,737+**  
hotel  
rooms



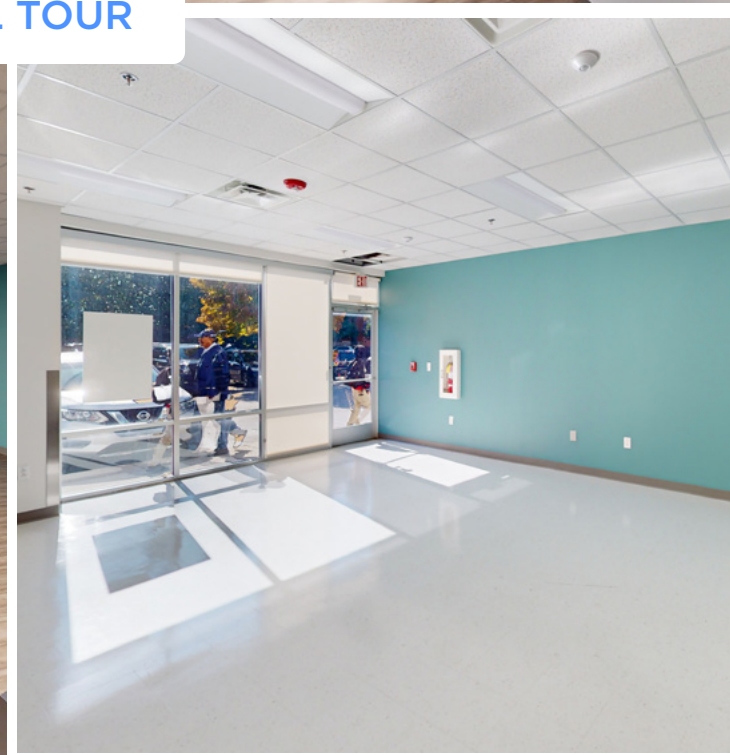
**2,537+**  
multi-family  
units  
*\*within 0.5 miles*



## SUITE PHOTOS



## VIEW VIRTUAL TOUR





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