

Modern First-Floor Office on Prestigious West End Avenue

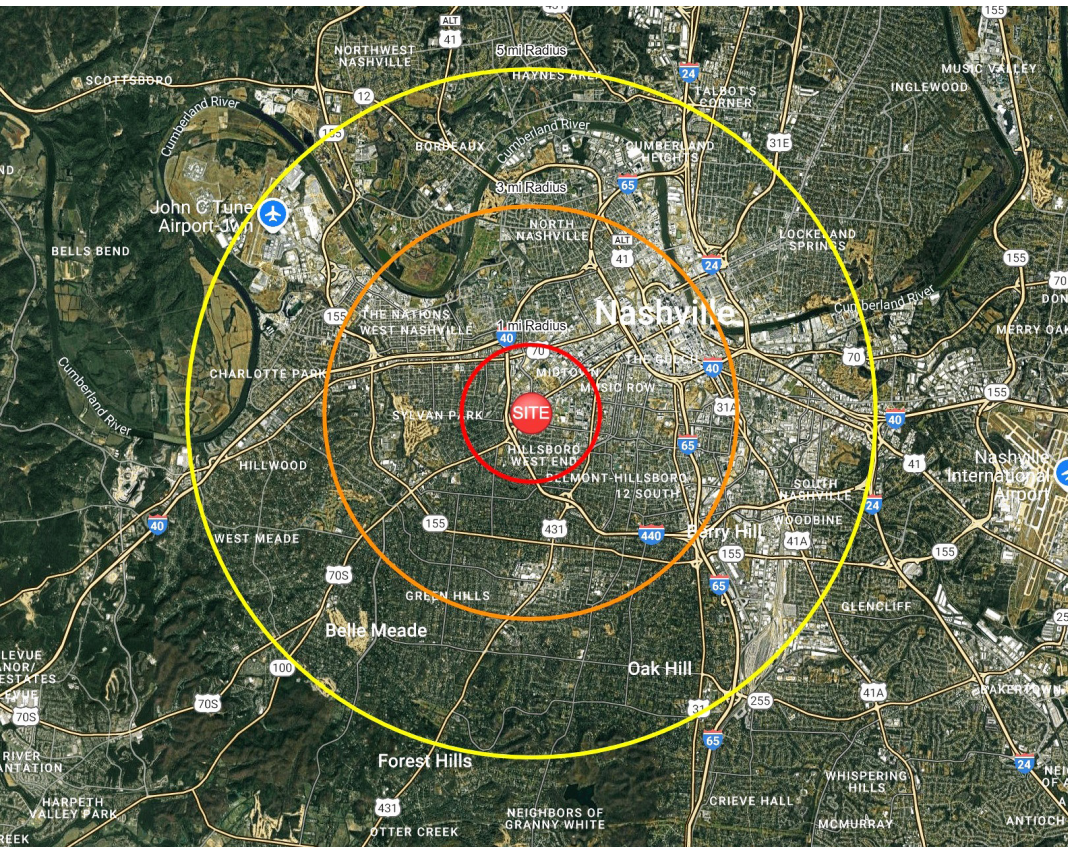


Available: 2,500 SF
Lease Rate: \$ 29.00 psf MG

- *Close proximity to Vanderbilt University*
- *Walking distance to restaurants, shops, and amenities*
- *Just 0.3 miles to I-440*
- *2,500 SF - First floor of a two-story office building*
- *Modern open office concept with three private offices, breakroom, and restroom*
- *Furniture available for immediate use*
- *Eight dedicated parking spaces with exterior signage available*
- *Excellent visibility with 39,000 vehicles per day traffic count*
- *Tenant pays utilities & janitorial*

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Position your business at one of Nashville's most prestigious addresses. This 2,500 SF first-floor office space at **3207 West End Avenue** offers a modern open-concept layout with three private offices, breakroom, and restroom - plus furniture available for immediate use. With excellent visibility on West End Avenue, exterior signage, and a daily traffic count of **39,000** vehicles, your business will stand out. Enjoy **eight dedicated parking spaces**, walking-distance access to top restaurants, and proximity to Vanderbilt University and I-440, making this location as convenient as it is impressive.

	1 Mile	3 Mile	5 Mile
Population	19,728	142,973	239,086
Households	9,142	71,081	112,602
Avg HH Income	\$ 131,939	\$ 143,261	\$ 146,016

Source: SitesUSA 2025

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