

Established 1962



COMMERCIAL REAL ESTATE

CORFAC
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CHAS. HAWKINS Co., Inc. / CORFAC INTERNATIONAL

AVAILABLE FOR SALE OR LEASE

101 LEA AVENUE



Exclusively Listed by
Chas. Hawkins Co., Inc. /
CORFAC International
www.chashawkins.com

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Historic Office Building on Rutledge Hill at 101 Lea Avenue

Available For Sale or Lease

Building has ±8,292 square feet of finished office space and is located at the corner of Lea Avenue and Rutledge Street

776 Melrose Avenue ♦ Nashville, TN 37211 ♦ Phone 615-256-3189 ♦ 615-254-4026 Facsimile ♦ www.chashawkins.com

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- LOCATION: 101 LEA AVENUE – BUILDING LOCATED AT THE CORNER OF LEA AVENUE AND RUTLEDGE STREET
- ZONING: DTC (DOWNTOWN CODE)
- SQUARE FOOTAGE: ±8,292 SF OF FINISHED OFFICE SPACE
 - 1ST FLOOR: ±4,140 SF
 - 2ND FLOOR: ±4,152 SF
- ±1,256 SF OF BASEMENT STORAGE SPACE – NOT INCLUDED IN ±8,292 SF OF FINISHED OFFICE SPACE
- **SALES PRICE: \$1,950,000**
- **LEASE RATE: \$20.00 PSF – RATE INCLUDES TAXES, INSURANCE, CAM, AND UTILITIES**
- BUILDING SITS ON 0.22 ACRES OF LAND
- PARKING: 12 SURFACE PARKING SPACES AVAILABLE FOR THE BUILDING – ADDITIONAL STREET PARKING AVAILABLE ON BOTH LEA AVE AND RUTLEDGE STREET
- BUILDING IS LOCATED IN THE RUTLEDGE HILL NATIONAL HISTORIC DISTRICT
- BUILDING IS EQUIPPED WITH AN ELEVATOR WITH ACCESS TO 2ND FLOOR
- A HISTORICAL SKETCH OF THE PROPERTY: THE BUILDING IS LOCATED AT THE TOP OF RUTLEDGE HILL, WHICH WAS NAMED FOR THE CHARLESTON, SOUTH CAROLINA FAMILY THAT BUILT A MANSION IN 1820 CALLED ROSE HALL ON THE SITE OVERLOOKING 20 ACRES AND THE CUMBERLAND RIVER. MRS. SEPTIMA RUTLEDGE DIED IN 1865 AND THE PROPERTY WAS SUBDIVIDED BY THE CHANCERY COURT TO ACCOMMODATE HER ESTATE. IN 1867, THE ORIGINAL MANSION BURNED. IN 1871, CAPTAIN EDMUND BAXTER, A RAILROAD ATTORNEY AND FORMER CONFEDERATE ARTILLERY OFFICER, BUILT THE PRESENT STRUCTURE AROUND THE SURVIVING WALLS. THE HOME TOOK UP TWO CITY LOTS, ALLOWING FOR THE SIDE PARKING WHICH EXISTS TODAY. THE STRUCTURE HAS BEEN USED AS A PRIVATE RESIDENCE, A BOARDING HOUSE, AND COMMERCIAL OFFICES (ITS CURRENT USE).
- 1ST FLOOR:
 - LARGE FOYER ENTRANCE AREA
 - RECEPTION AREA
 - 4 OFFICES
 - 2 CONFERENCE ROOMS
 - BREAK ROOM
 - COPY ROOM
 - RESTROOM
- 2ND FLOOR:
 - OPEN WORK AREA
 - 9 OFFICES
 - RESTROOM



FRONT ENTRANCE FOYER



SECOND FLOOR OPEN WORK AREA



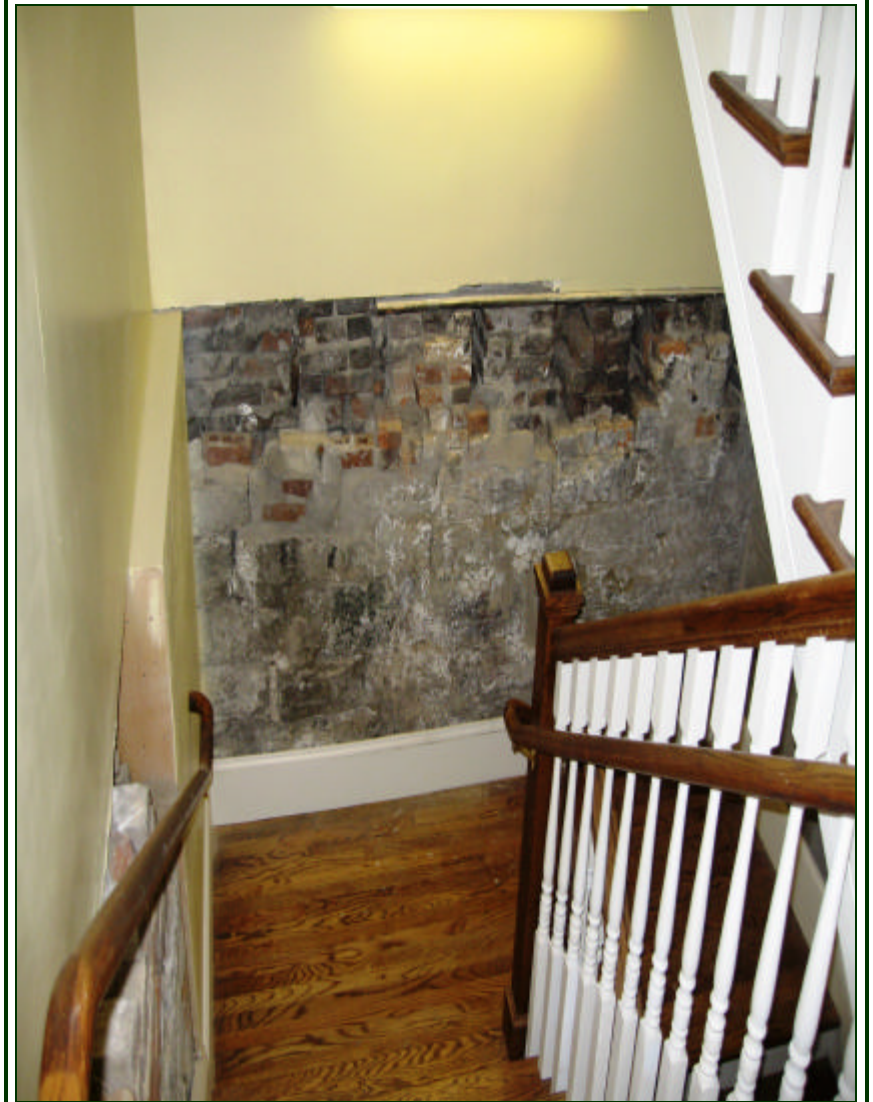
SECOND FLOOR OFFICE OVERLOOKING DOWNTOWN



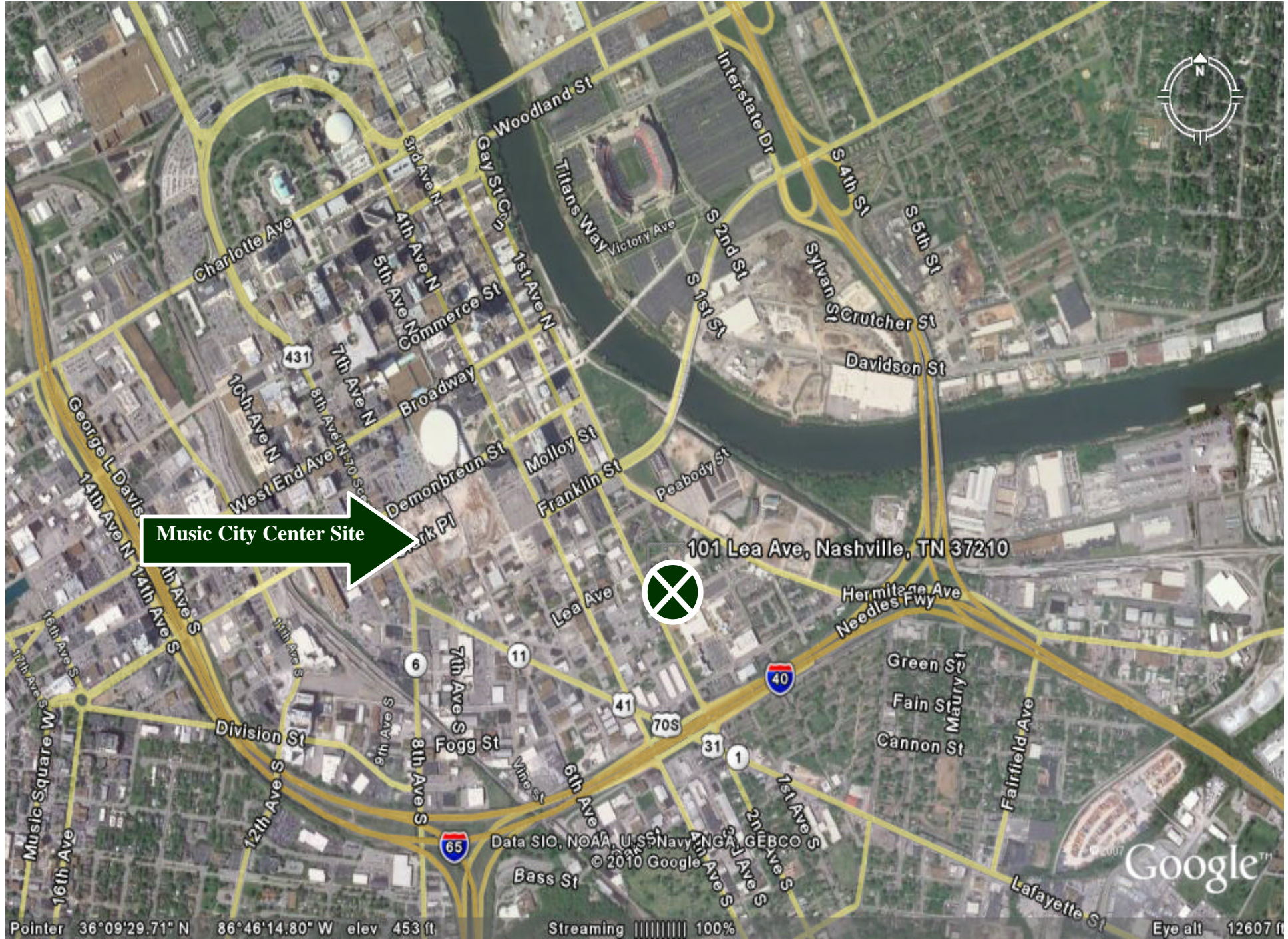
SECOND FLOOR OFFICE



FIRST FLOOR CONFERENCE ROOM



STAIRWELL – SURVIVING WALL FROM 1867 FIRE EXPOSED



Music City Center Site

101 Lea Ave, Nashville, TN 37210

Pointer 36°09'29.71" N 86°46'14.80" W elev 453 ft

Streaming 100%

Eye alt 12607 ft