

**EXCLUSIVE OFFERING  
MEMORANDUM**



**FOR LEASE**

**FLEXIBLE CREATIVE/OFFICE/RETAIL SPACE | CHESTNUT HILL**

**1042 3RD AVE S, NASHVILLE, TN 37210**

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**LEASING PRICE: CONTACT BROKER | AVAILABLE SPACE: ±2,850 SF**

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**CONTACT INFO:**

**TYLER BROCK**  
**(615) 804-6590**

**Tyler@EdgefieldCommercial.com**

**ANTHONY RUBINO**  
**(203) 253-5966**

**Anthony@EdgefieldCommercial.com**

**(615) 219-9902**

# EXECUTIVE OVERVIEW

1042 3RD AVE S, NASHVILLE, TN 37210



## EXECUTIVE SUMMARY

1042 3rd Ave S offers  $\pm 2,850$  SF of highly flexible commercial space in the heart of Wedgewood-Houston, one of Nashville's most active creative and entertainment districts. With open floor plates, 10' clear ceiling heights, and multiple private rooms, the property is well-suited for **creative office, retail, studio, or showroom users**. Its adjacency and direct connectivity to **1046 3rd Ave S (Lulo Sound Room)** offers unique dual-building opportunities for larger users.

## LEASING POSITIONING

- **Creative Flexibility:** Perfect for office, showroom, retail, or studio use
- **Dual-Building Opportunity:** Direct access to 1046 3rd Ave S for larger operators (space is also available for lease and sizing)
- **High-Profile Location:** Branding and visibility in a neighborhood known for growth and cultural draw

# BUILDING DETAILS

1042 3RD AVE S, NASHVILLE, TN 37210



## PROPERTY HIGHLIGHTS

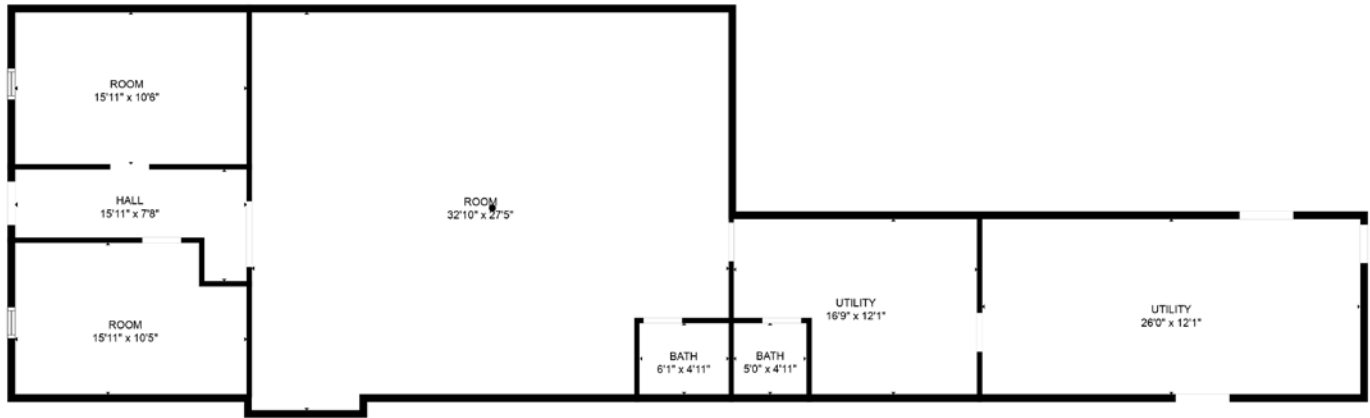
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|-------------------------|-----------------------------------------------------------|
| <b>Available Space:</b> | ±2,850 SF flexible commercial space                       |
| <b>Zoning:</b>          | CS (Commercial Space)                                     |
| <b>Rooms:</b>           | Four private rooms + large central open area              |
| <b>Suites:</b>          | 2 Private Front Suites                                    |
| <b>Bathrooms:</b>       | 2                                                         |
| <b>Entrances:</b>       | 2 (Front and Rear)                                        |
| <b>Construction:</b>    | No interior structural walls, minimal columns             |
| <b>Frontage:</b>        | Strong street frontage for branding and visibility        |
| <b>Access:</b>          | Adjacency and access to 1046 3rd Ave S (Lulo Sound Room)  |
| <b>Parking:</b>         | On-site parking along building + available street parking |

## LAYOUT DETAILS

- **Ceiling Height:**  
10' clear throughout
- **Central Open Area:**  
32' x 28'
- **Rear Storage Rooms:**  
24' x 14' and 17' x 14' (10'6" clear height)
- **Private Rear Storage Room:**  
Functional space for back-of-house needs

# FLOOR PLAN / PROPERTY PHOTOS

1042 3RD AVE S, NASHVILLE, TN 37210



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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# MARKET OVERVIEW

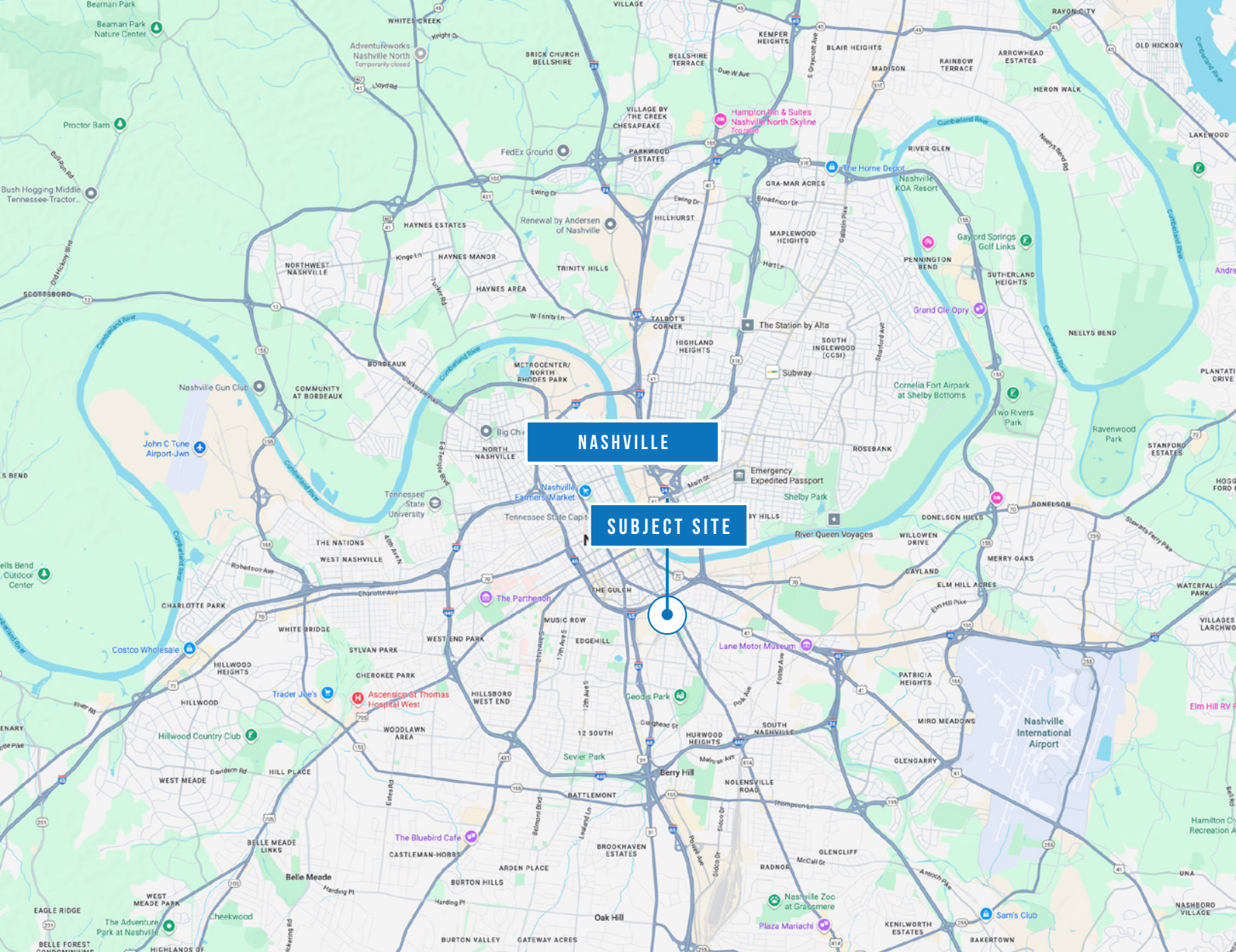
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| Name                                | Category   |
|-------------------------------------|------------|
| 1 Fuoco                             | Eatery     |
| 2 Merge Coffee Bar                  | Cafe       |
| 3 Fort Negley Park                  | Park       |
| 4 Domino's Pizza                    | Eatery     |
| 5 Cafe Babu                         | Eatery     |
| 6 Lead Cameron Middle School        | School     |
| 7 Dicey's Tavern                    | Bar        |
| 8 Fairgrounds Speedway Nashville    | Amenity    |
| 9 Nashville Flea Market             | Grocery    |
| 10 Baked On 8th                     | Amenity    |
| 11 New Heights Brewing Company      | Brewery    |
| 12 Mr. Burger                       | Eatery     |
| 13 Husk Nashville                   | Amenity    |
| 14 Bridgestone Arena                | Amenity    |
| 15 Ascend Amphitheater              | Amenity    |
| 16 Tennessee State Capitol          | Amenity    |
| 17 Nissan Stadium                   | Amenity    |
| 18 Nashville Farmers' Market        | Grocery    |
| 19 Nelson's Green Brier Distillery  | Brewery    |
| 20 Music City Gents                 | Amenity    |
| 21 Diskin Cider                     | Amenity    |
| 22 Gabby's Burgers & Fries          | Amenity    |
| 23 The Iberian Pig                  | Amenity    |
| 24 Husk Nashville                   | Amenity    |
| 25 Pinewood                         | Amenity    |
| 26 The Finch                        | Amenity    |
| 27 Tennessee Central Railway Museum | Attraction |
| 28 Riverfront                       | Amenity    |

## LOCATION & ACCESSIBILITY

- Situated in Wedgewood-Houston, Nashville's creative and entertainment hub
- Minutes to Downtown Nashville, SoBro, and The Gulch
- Surrounded by breweries, restaurants, music venues, and new residential development
- Excellent visibility and connectivity within one of Nashville's fastest-growing submarkets



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