

# 1231 6TH AVENUE N.

750 SF | OFFICE | FOR LEASE



**SAGEMONT**  
REAL ESTATE

# Property Overview

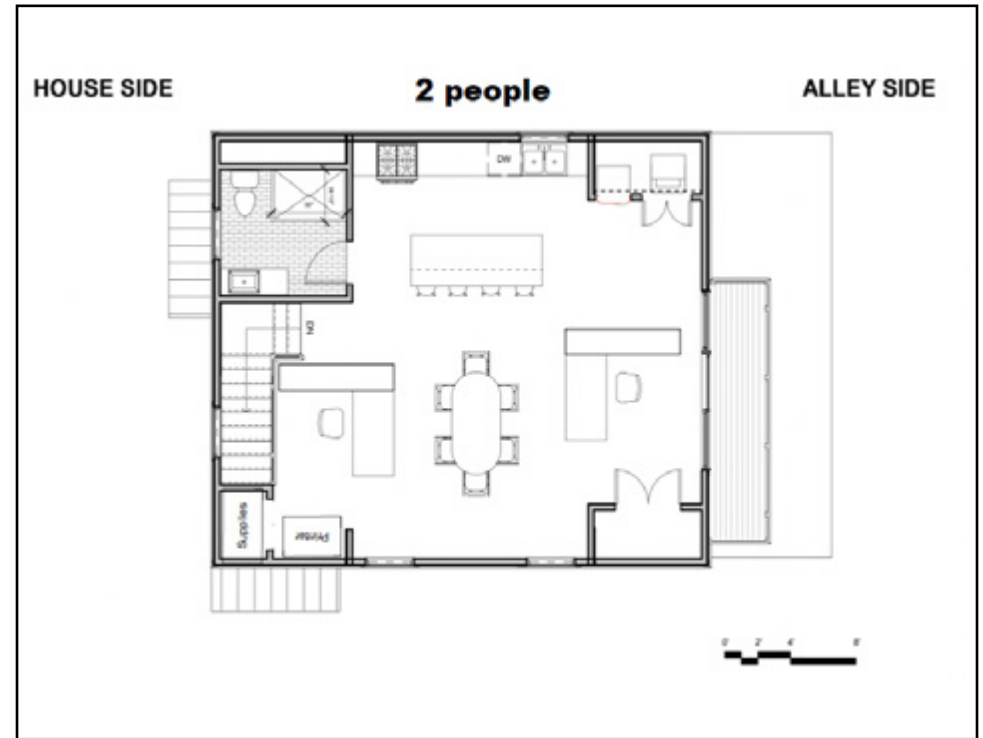
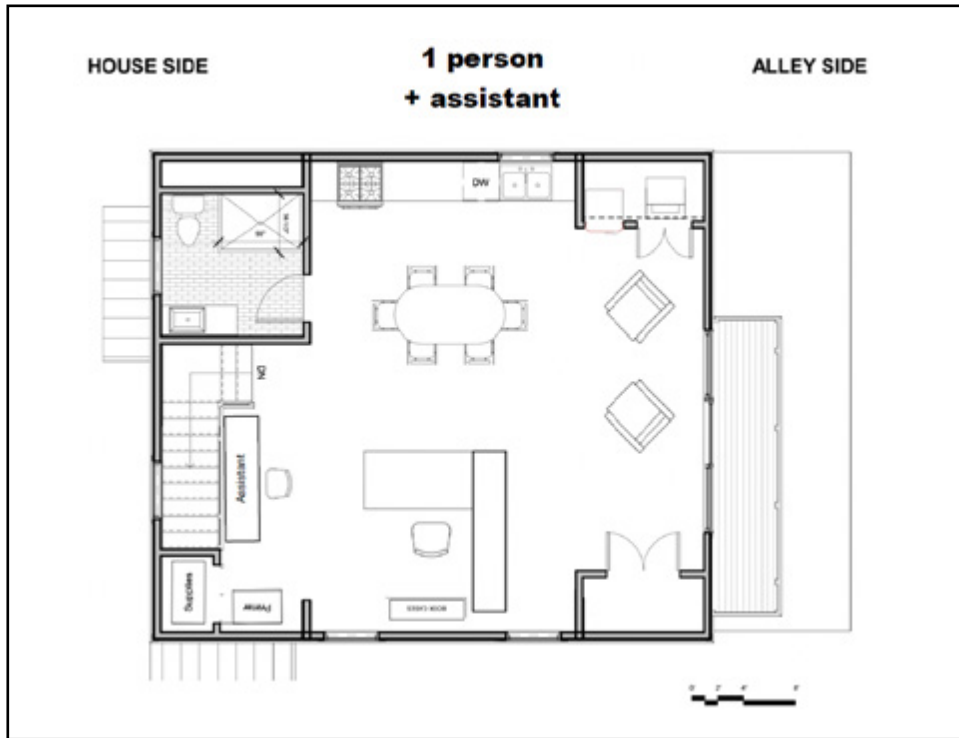
**1231 6th Avenue N.** consists of 750 SF of newly-constructed, move-in ready office space in the Germantown neighborhood of Nashville.

## Amenities/Highlights:

- Secure keypad access
- Hardwood flooring
- Outdoor patio overlooking downtown
- Full kitchen & bathroom
- Stainless steel appliances
- Minutes from downtown
- Built-out shelving units
- 5 minutes North of downtown
- Within walking distance to many surrounding restaurants & retail spots
- Open floor plan for flexible layouts



# Floor Plans: Various Conceptual Layouts | 750 SF | [Virtual Tour Link](#)





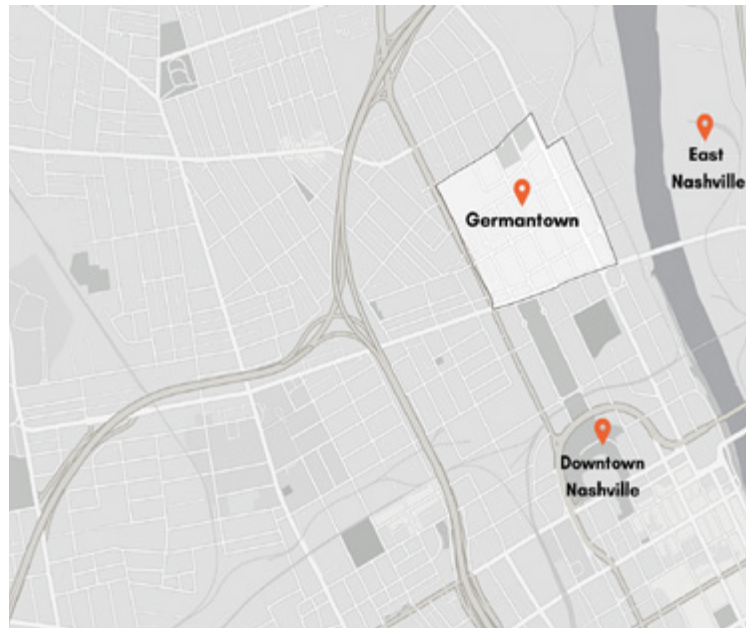
# Area Map



## Nearby Amenities:

- Mother's Ruin - 150 ft
- Monell's - 33 ft
- Nashville Sounds Stadium - .4 mi
- Nashville Farmer's Market - .9 mi
- City House - .2 mi
- 5th & Taylor - .3 mi
- Geist - .3 mi
- Rolf & Daughters - .3 mi
- TN State Museum - .4 mi
- The Germantown Inn - 138 ft

# The Germantown Neighborhood



The Goat



Geist



Rolf & Daughters



Butchertown Hall



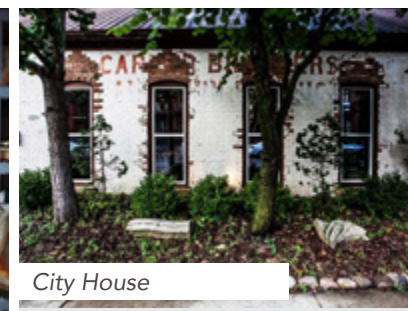
Monell's



The Germantown Inn



Alexis & Bolt



City House



First TN Park



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