2100 Church Street

Nashville, TN | 37203

MEDICAL OFFICE SPACE FOR LEASE

HBRE
A Healthcare Real Estate Firm

Building owned and managed by
HEALTHCARE REALTY

LEASING INFORMATION
Allen Bolden, CCIM, SIOR
615.693.9034
allen@hbre.com

A COMMUNITY-INSPIRED HEALTHCARE EXPERIENCE

2100 Church St | Nashville, TN | 37203

Located on the Ascension Saint Thomas Midtown Hospital campus, 2100 Church Street is a brand new 4-story, +/- 106,000 SF medical office building, finalized in the fall of 2023 and owned and managed by Healthcare Realty (NYSE: HR). Ascension is part of the world's largest Catholic health system, which includes 9 hospitals and physician practices across Tennessee. Designed to elevate the patient experience, 2100 Church Street is where innovation meets specialty care. We offer enhanced patient access and modern finishes throughout the building.

Key Tenants

Ascension Saint Thomas

TOA
TENNESSEE ORTHOPAEDIC ALLIANCE

THE COLORECTAL CENTER
AdvancedHEALTH

Exterior of main plaza offering enhanced patient access and free valet service.

Ample visitor and guest parking, including free valet and convenient two-level underground parking garage.

Property Highlights

+/- 106,000 TOTAL BUILDING SF

- 90% leased with 12,782 SF available
- 2 suites available on second floor (can be demised)
- LEED certified building

CONVENIENT SPECIALTY CARE

- Ample patient parking, including two-level underground parking garage, free valet, and free parking onsite at the Mid-State Garage
- Several EV charging stations available for electric vehicles
- Professionally managed with 24/7 security
- Adjacent to Women's Hospital entrance with convenient access to hospital
- Quick access to ORs in hospital, USPI, and BASC

ACCESS TO AREA AMENITIES

- Well-located in the heart of Nashville's Medical District with convenient access to I-40
- Within 6 minutes of Downtown Nashville, entertainment, and retail
- More than 50 restaurants in a 1 mile radius

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EXPERIENCE PREMIUM DESIGN & MODERN FINISHES

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NASHVILLE'S PROMINENT MEDICAL DESTINATION

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NEARBY MEDICAL & AMENITIES

Dining & Retail
2 minutes - 0.3 miles

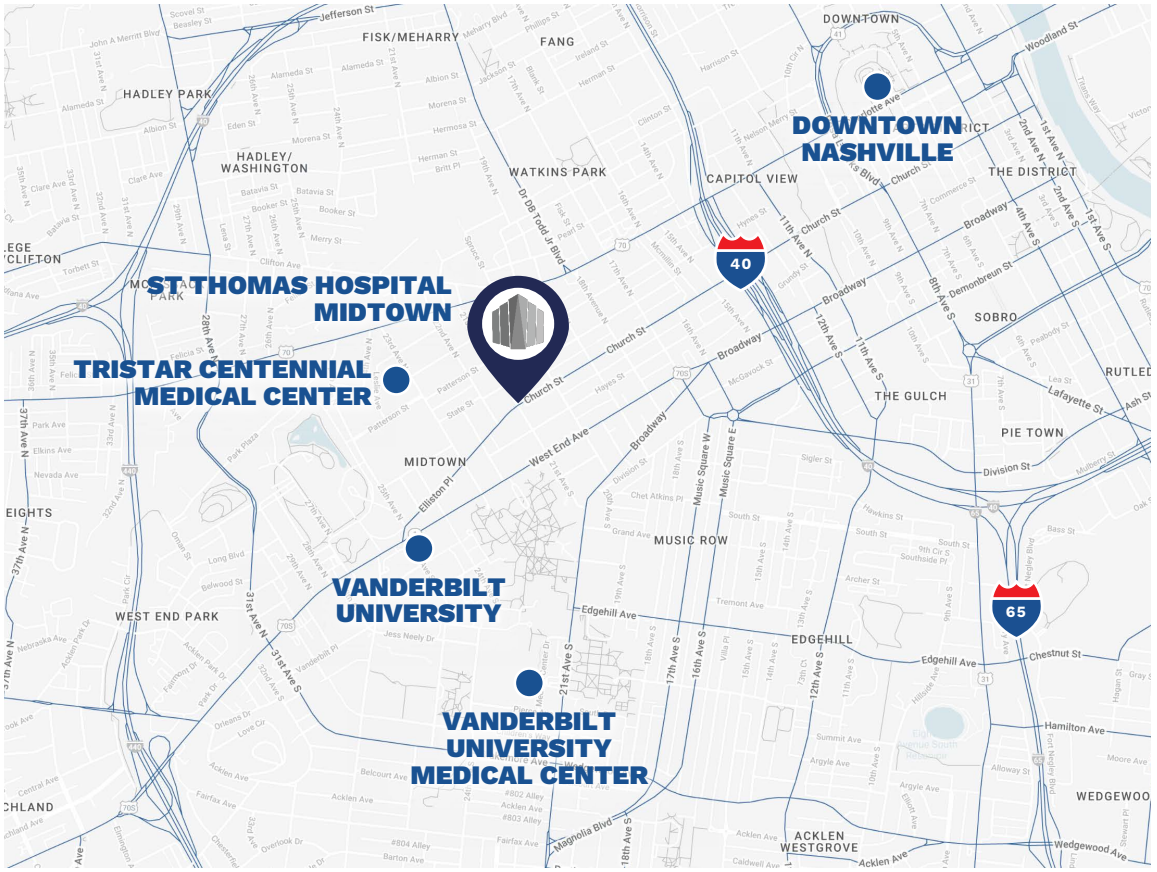
St Thomas Hospital Midtown
2 minutes - 0.3 miles

TriStar Centennial Medical Center
3 minutes - 0.5 miles

Vanderbilt University
5 minutes - 0.9 miles

Vanderbilt University Medical Center
5 minutes - 1.1 miles

Nashville (Downtown)
6 minutes - 1.7 miles



TRAFFIC COUNTS	CARS PER DAY
Church St	22,821
20th Ave N	5,794
21st Ave N	5,702

2025 MIDTOWN DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Population	23,850	136,953	245,877
2030 Population Projection	29,370	161,906	278,428
Total Households	11,764	65,073	110,950
Average HH Income	$106,772	$135,377	$138,998

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TAKE A TOUR

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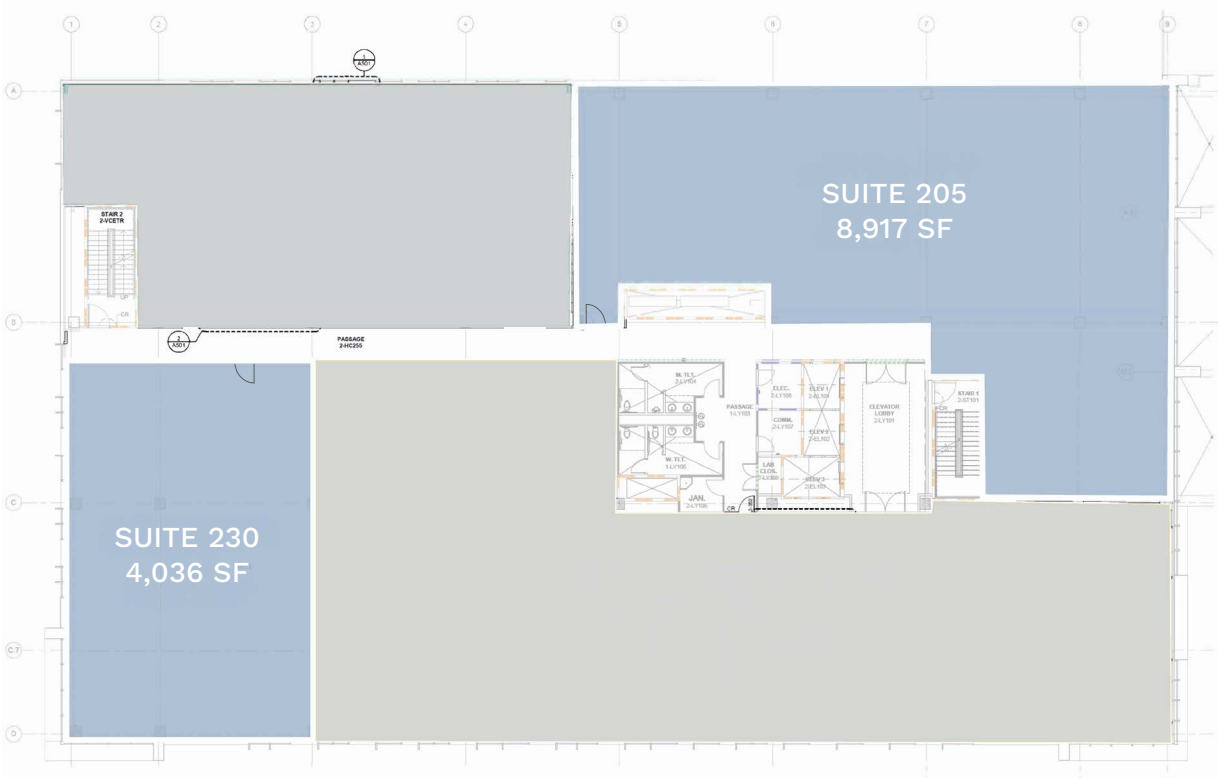
Available Suites (2nd Floor - 12,782 SF)



Scan for virtual tours and availabilities.

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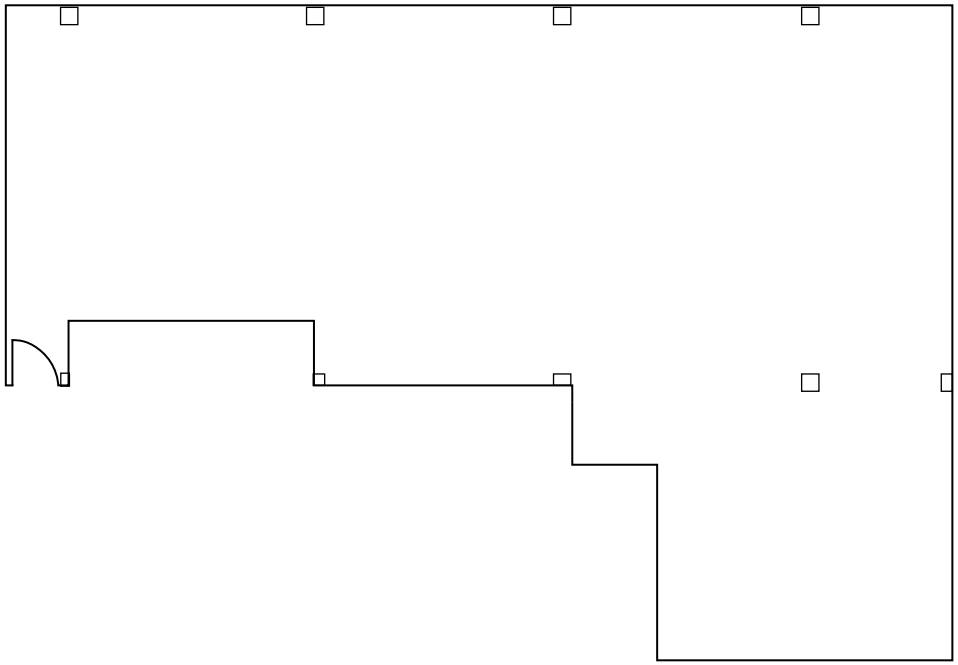

SUITE 205 | 8,917 SF

- Brand new first-generation space, able to be customized as-needed
- Warm Vanilla Shell Space
- Large, Window-lined, naturally-lit corner suite

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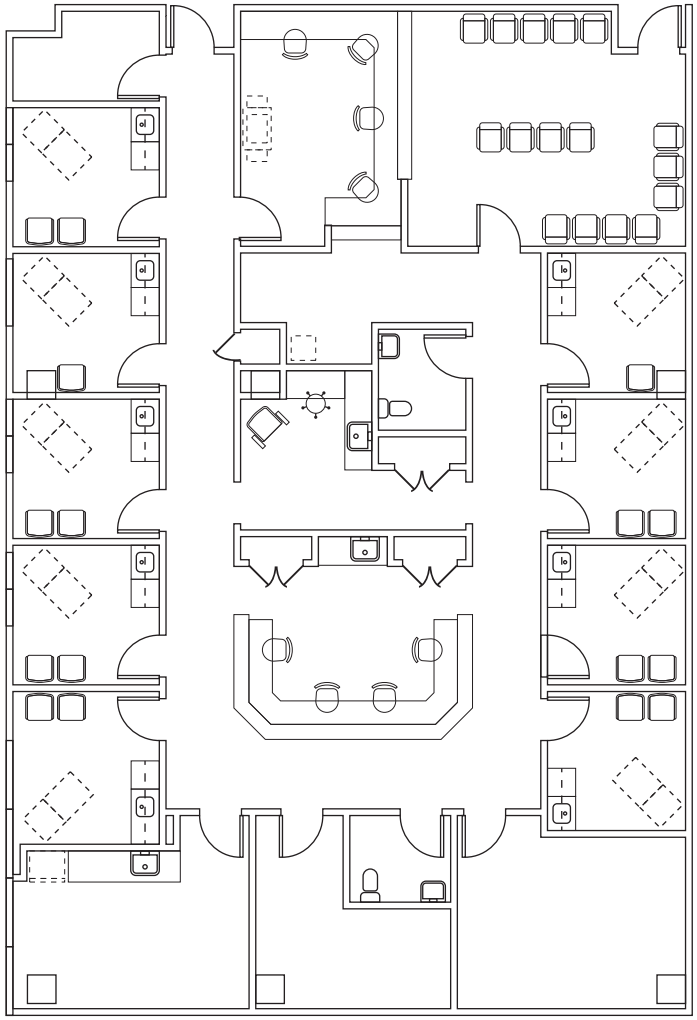

SUITE 230 | 4,036 SF

- Brand new spec suite delivering Q1 2026
- (9) exam rooms and (1) shared doctor's office
- Reception area and breakroom
- Dedicated lab area
- (2) Private restrooms

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