

# FOR SALE

## Historic Geddes Firehouse

623-627 2nd Avenue South  
Nashville, TN 37210

### *Unique Rutledge Hill Building*

- Total Building Size: 4,375 SF
- Two-story, former fire hall structure with original architectural features
- Includes two adjacent surface lots (10,800 SF)
- Excellent visibility on gateway corridor to downtown and the entertainment district
- Located across the street from Richard H. Fulton Office Complex, and award-winning Husk restaurant
- Opportunity for office and/or various commercial uses

## Contact Agents for Details

VICKIE SAITO  
Sr. Vice President  
615 850 2711

[vickie.saito@colliers.com](mailto:vickie.saito@colliers.com)

TOM DAVIS, SIOR  
Executive Vice President  
615 850 2730

[tom.davis@colliers.com](mailto:tom.davis@colliers.com)



COLLIERS INTERNATIONAL  
6153rd Avenue South, Suite 500  
Nashville, TN 37210  
615 850 2700  
[www.colliers.com](http://www.colliers.com)

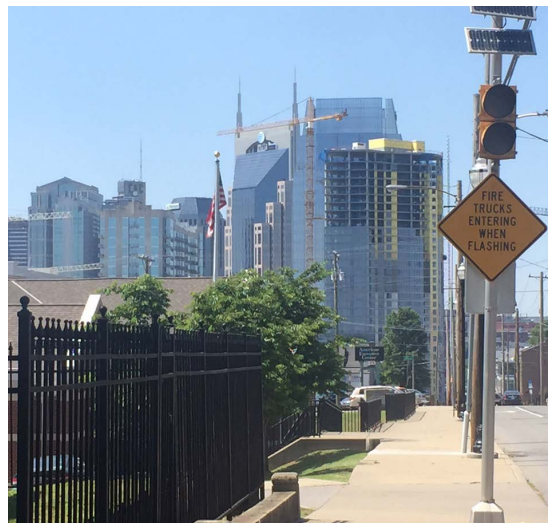


## PROPERTY OVERVIEW



Colliers International is pleased to announce the offering of this historically significant building in the dynamic downtown neighborhood known as the Rutledge Hill/Rolling Mill District. The property includes the beautiful Victorian 19th century fire hall known as the James Geddes Engine Company No. 6 and the adjacent parking lot fronting Second Avenue South.

Within 3 blocks of Korean Veterans Boulevard and I-40/65 access, this well-located facility is in the center of flourishing hospitality, residential, and mixed use developments now thriving in Nashville's expanding core! Situated immediately across from the Richard H. Fulton Office Complex and Rolling Mill Hill, this site is within easy walking distance to nationally acclaimed restaurants and entertainment venues and offers opportunity for office and/or various commercial uses.



## Investment Highlights

- Opportunity to own relevant historical landmark
- 4,376 SF, two-story, former fire hall structure; contains original architectural features
- Site includes two adjacent surface lots (10,800 SF)
- Visibility on primary corridor to downtown
- **Sales Price: \$3,000,000**

The James Geddes Engine Company No. 6 building is a former firehouse of the Victorian style constructed in an era when the fire department used horse drawn vehicles, distinctly noted by the narrow wooden garage doors. The circular tower on the north side housed the fireman pole, which is still intact. The building was named for James Geddes, a surveyor of the railroad line between Louisville and Nashville in the 1850s.

## Property Description

<b>ADDRESS</b>	627 2nd Ave S. (parking lots include 623 & 625 2nd Ave S.)
<b>SUBMARKET</b>	Rutledge Hill Subdistrict
<b>PROPERTY TYPE</b>	Commercial Use–Facility currently occupied by law offices
<b>TOTAL BUILDING AREA</b>	+4,376 SF, 2 story historic structure, ca. 1886
<b>LAND AREA</b>	The building sits on approximately .15 acres (50'x135'); the two adjacent parking lots total approx. 10,800 SF or +.25 acres (80'x135'). 2nd Avenue frontage; 130 feet Total Land Area: +17,424 SF (.4 acres)
<b>ZONING</b>	Multi-zone Overlay. The Rutledge Hill neighborhood includes a variety of residential and civic historic buildings. This area is largely intact with new buildings of complimentary height, scale, and massing. Some of these properties are governed by a National Register District that regulates development, restoration and demolition. This property was listed on the National Register of Historic Places in 1978.
<b>LOCATION</b>	The landmark facility is located immediately adjacent to the historic Litterer Lab office building and across from the Richard H. Fulton Office Complex, formerly known as Howard School, and the Nashville Children's Theatre. It is well-placed at the intersection of Second Avenue South and Middleton Street and is located on a primary thoroughfare into the CBD, Entertainment District, and Rolling Mill Hill, with excellent access to Interstates 65 and 40. Neighboring development activity includes various multi-family, hospitality, and office projects, either under construction or in planning stages.  This one-of-a-kind property offers excellent opportunities for restaurant/retail, office and/or residential mixed use. Parking area can accommodate future expansion or commercial use flexibility.





## Building History

The James Geddes Engine Company No. 6 fire house was constructed in 1886 and the fire department actively occupied the building from 1887 through 1967. At the time of construction the fire department used horse drawn vehicles which were stored inside behind the large wooden doors. The horses were kept in the rear half of the building and the adjacent parking lot was home to the horse corral. The facility is Nashville's only remaining 19th century fire hall built to house horse-drawn equipment.

The building has retained its original 1880s concrete block floors, brick walls and front doors. The original fireman's pole that fire fighters used to slide down from the 2nd floor is still present in the circular tower on the north facing side of building and likely the only one still in use! The 2nd floor was used for sleeping quarters and dormitory for the firefighters and included a kitchen and fitness area.

The fire station was named for James Geddes, a civil engineer and surveyor of the railroad line between Louisville and Nashville in the 1850s.

The building was listed on the National Register of Historic Places in 1978 and is currently occupied as an office.

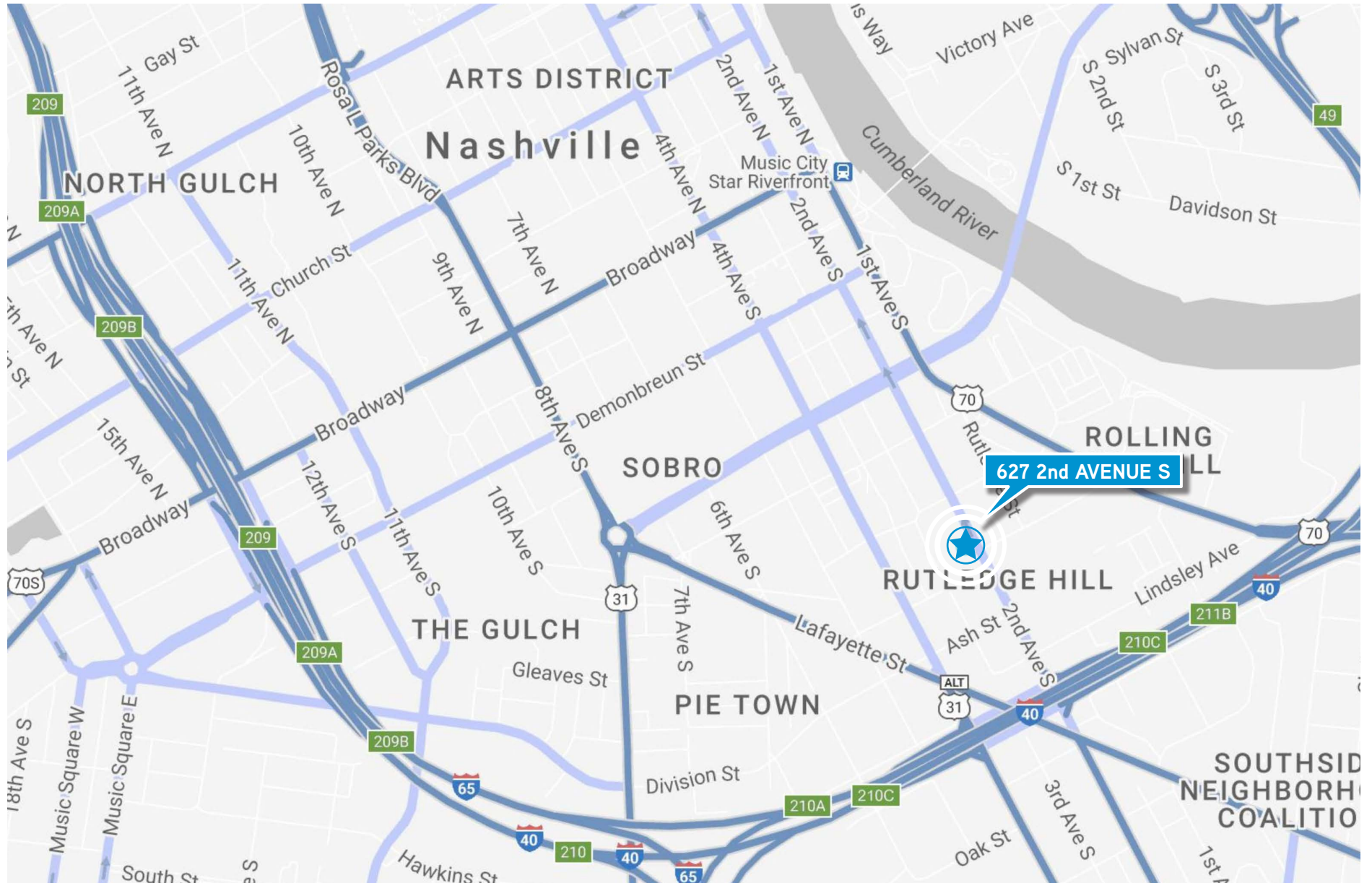
# PROPERTY PHOTOS



# PROPERTY AERIAL

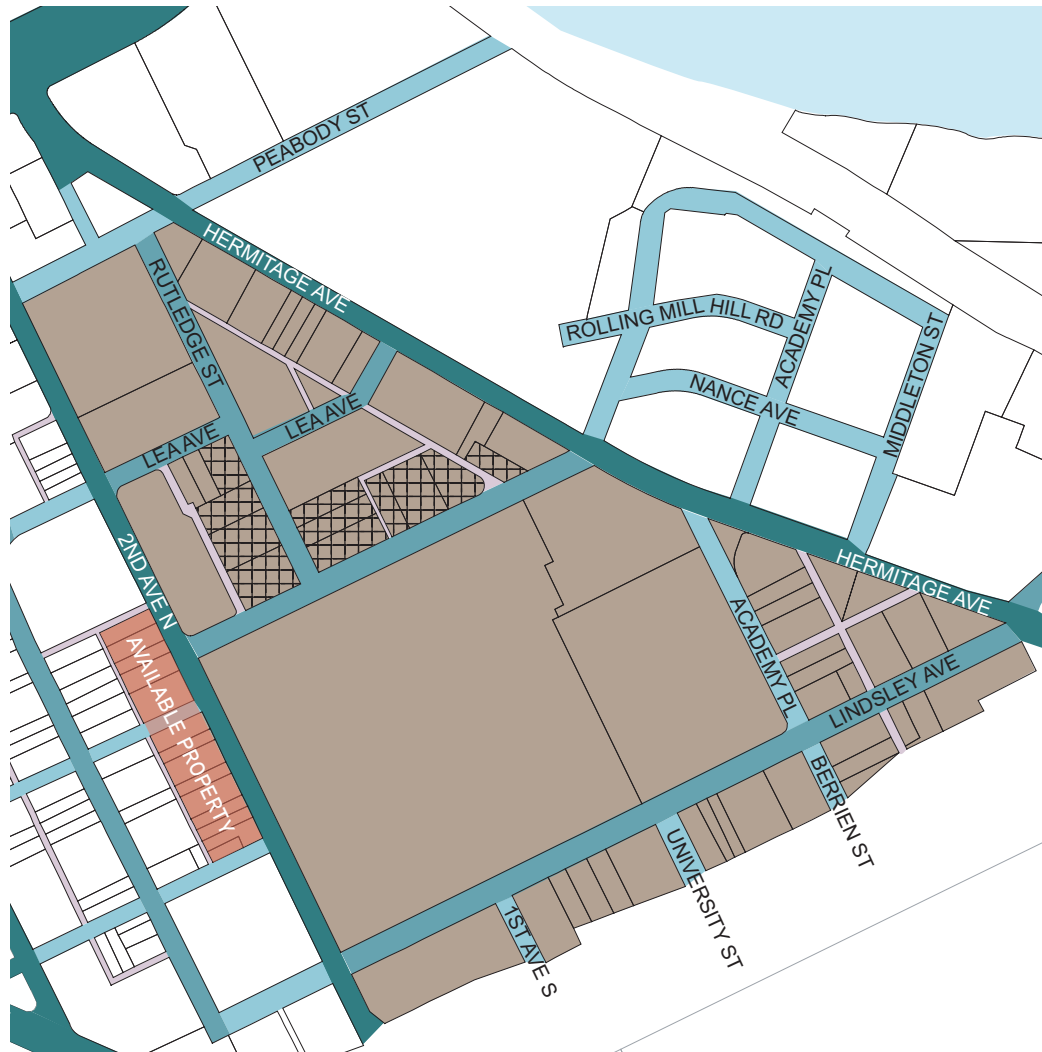


# PROPERTY MAP



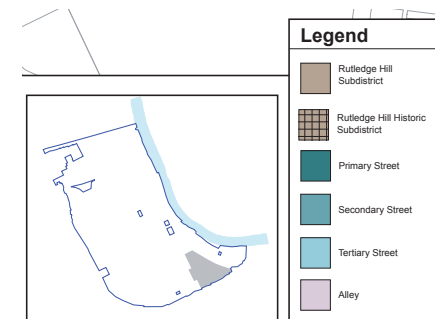
REGULATING PLAN

# Rutlege Hill Subdistrict



The Rutledge Hill neighborhood includes a variety residential and civic historic buildings with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This area is largely intact and new buildings of complimentary height, scale and massing.

Some of these properties are governed by a National Register District that regulates development, restoration and demolition. Property owners must contact the Metro Historic Commission for additional details.



BUILDING REGULATIONS

# Rutlege Hill Subdistrict

**A Allowed Frontage Types with Required Build-to Zone**

Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'

**B Facade width**

Primary Street	80% of lot frontage min.
Secondary Street	60% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

**C Min. building depth** 15' from building facade

**Height**

**D Max.**

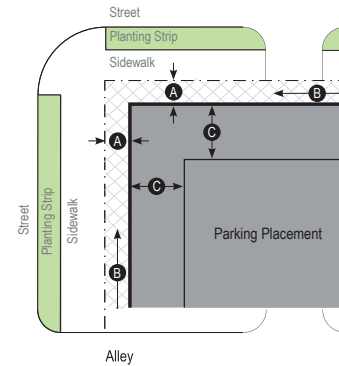
• Primary and Secondary streets	6 stories
• Tertiary streets	4 stories

Additional height available through the Bonus Height Program

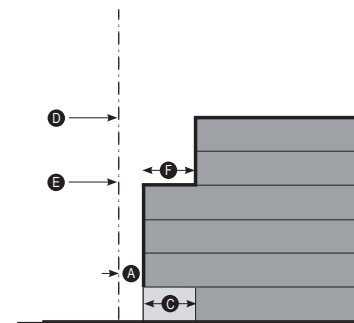
**Step-back**

Step-back required for all buildings fronting public streets

<b>E</b> Step-back after	4 stories
<b>F</b> Min. step-back depth	15'



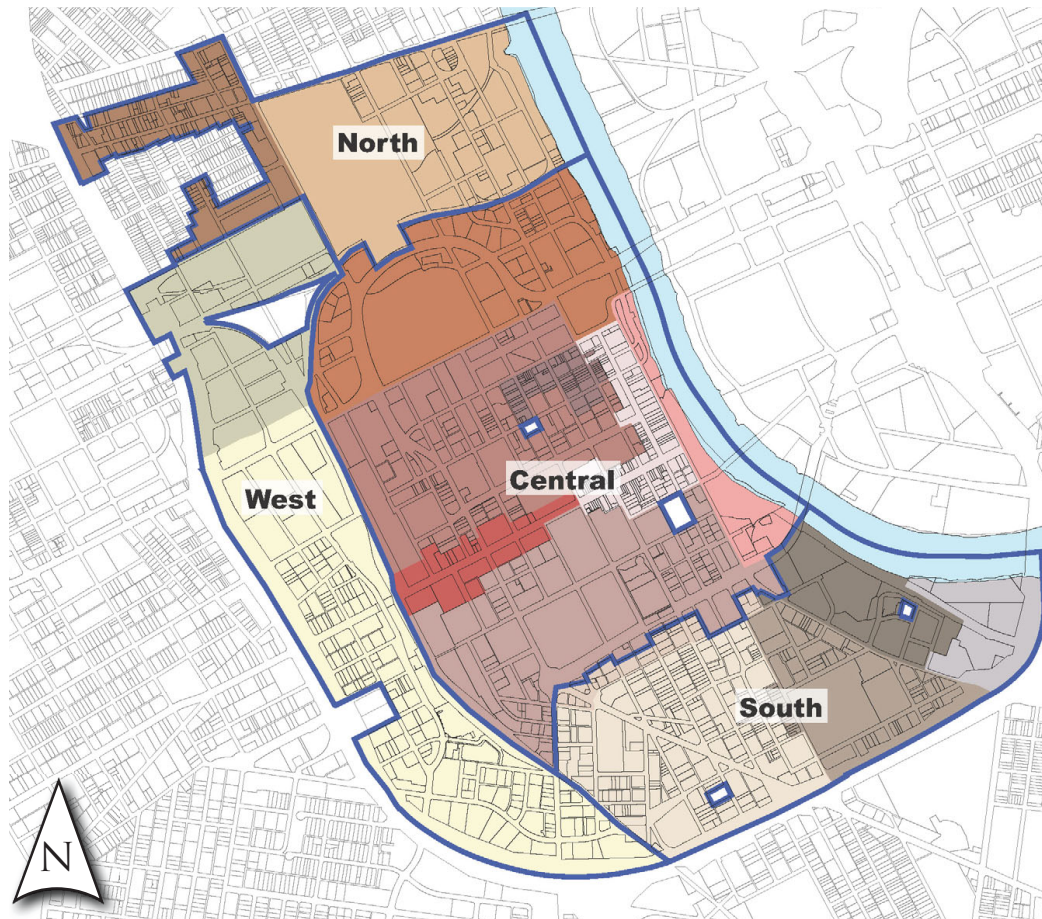
Building Plan



Building Section

## ALLOWED USES

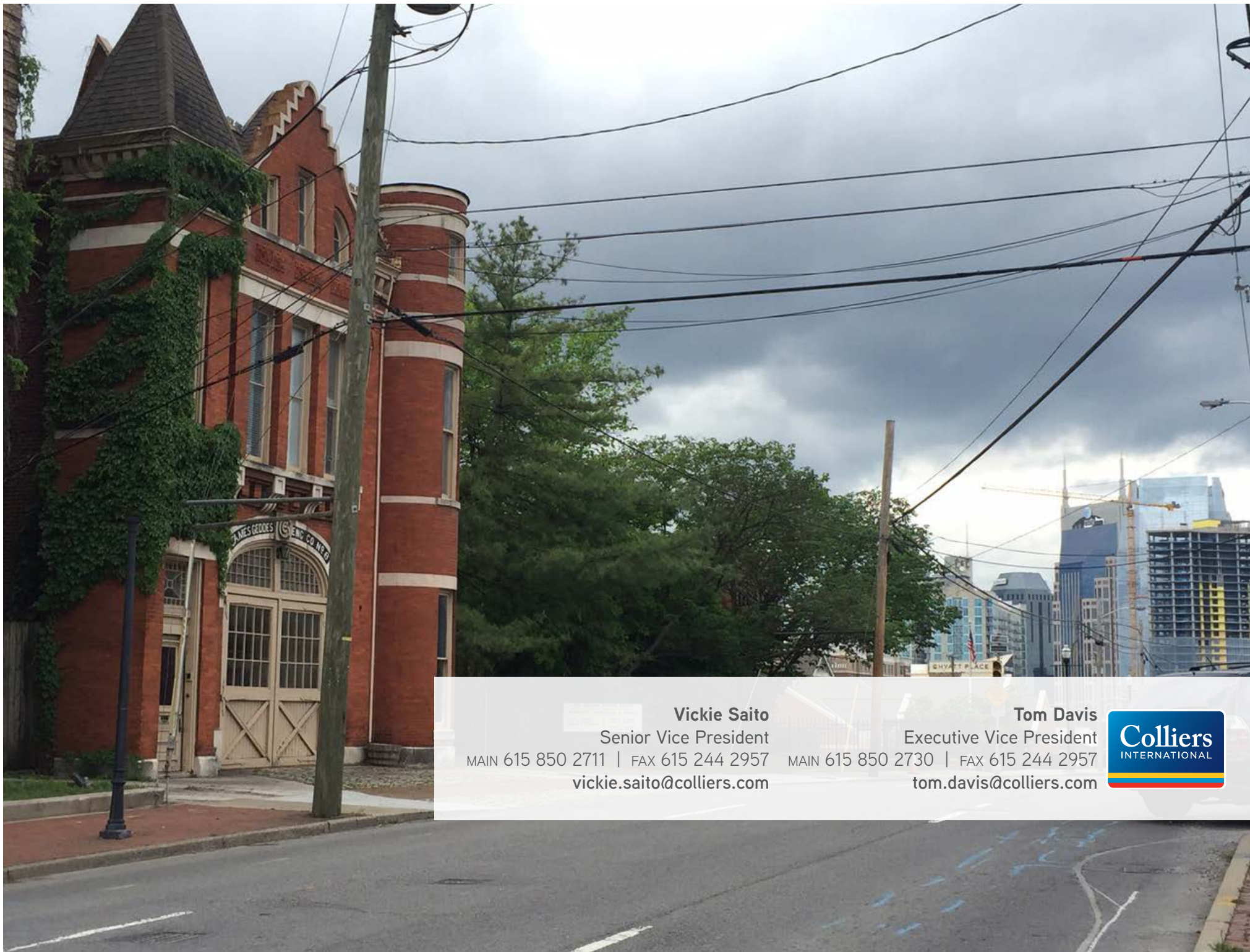
# Rutlege Hill Subdistrict



Land uses within the DTC are determined by Area – Central, South, West, and North. To create a sustainable and mixed-used Downtown, the form-based zoning of each subdistrict regulates the shape, scale, and placement of the buildings, and allows a variety of uses.

Uses Area boundaries are the same as Subdistrict boundaries. To determine the allowed land uses, locate the property on the Area Plan, and refer to the Area column on the Land Use Chart for the allowed uses.

Uses Permitted with Conditions or Permitted by Special Exceptions or Accessory shall follow the standards of Chapter 17.16. If standards within Chapter 17.16 and the DTC conflict, the stricter shall apply.



**Vickie Saito**  
Senior Vice President  
MAIN 615 850 2711 | FAX 615 244 2957  
[vickie.saito@colliers.com](mailto:vickie.saito@colliers.com)

**Tom Davis**  
Executive Vice President  
MAIN 615 850 2730 | FAX 615 244 2957  
[tom.davis@colliers.com](mailto:tom.davis@colliers.com)

