

FOR SUBLEASE

UP TO 37,440 SF OF OFFICE/FLEX SPACE AVAILABLE

305 Tech Park Dr. La Vergne, TN 37086

37,440 SF
AVAILABLE





“Plug & Play” Space

Immediate Occupancy

Great Interstate Accessibility

Various Amenities

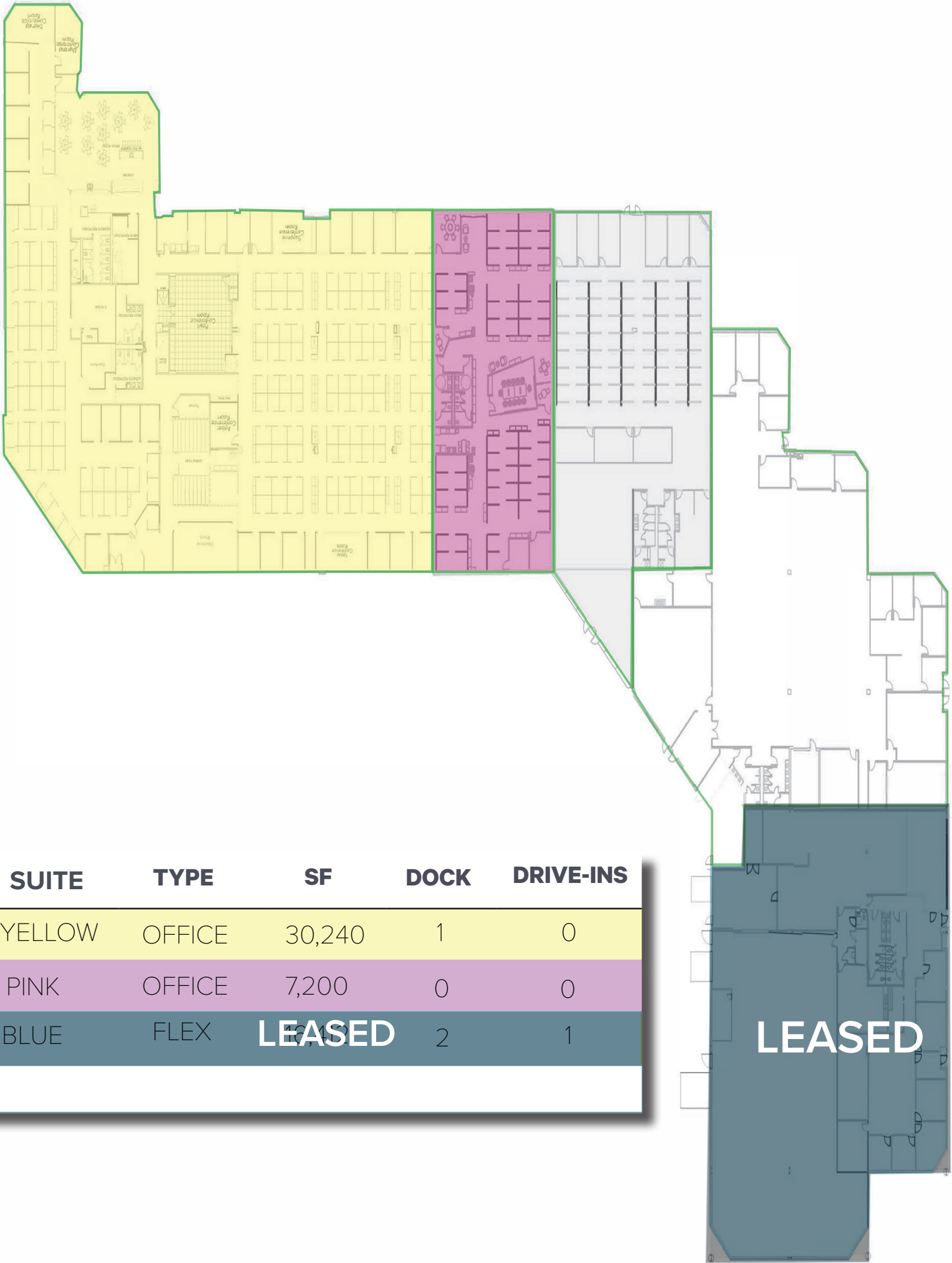
Fully Furnished

Lease Expiration: 12/31/25

Est. 2022 OPEX: \$1.84/SF

305 Tech Park Dr. offers up to 37,440 SF of demisable, fully furnished and 100% climate controlled space. This space features newly installed carpeting, paint and built out conference rooms with flexible configurations.



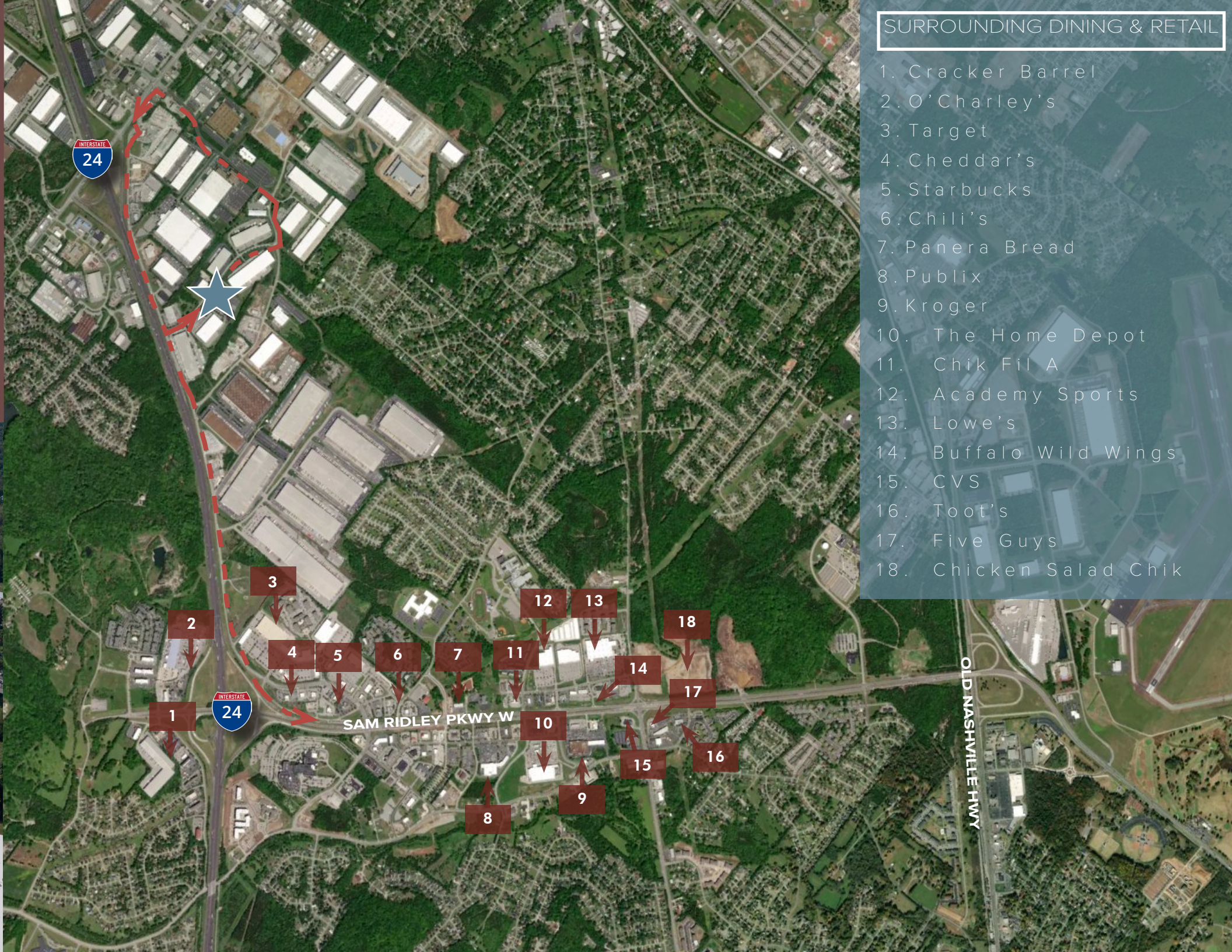


SUITE	TYPE	SF	DOCK	DRIVE-INS
YELLOW	OFFICE	30,240	1	0
PINK	OFFICE	7,200	0	0
BLUE	FLEX	46,400	2	1
LEASED				



SURROUNDING DINING & RETAIL

1. Cracker Barrel
2. O'Charley's
3. Target
4. Cheddar's
5. Starbucks
6. Chili's
7. Panera Bread
8. Publix
9. Kroger
10. The Home Depot
11. Chik Fil A
12. Academy Sports
13. Lowe's
14. Buffalo Wild Wings
15. CVS
16. Toot's
17. Five Guys
18. Chicken Salad Chik





305 TECH
PARK DR

PLEASE CONTACT:

CBRE, Inc.

+1 615 248 3500
www.cbre.us

Steve Preston

Executive Vice President
+1 615 248 1114
steve.preston@cbre.com

Jack Armstrong

Senior Vice President
+1 615 493 9257
jack.armstrong@cbre.com

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.