

# 653 MAINSTREAM

FOR LEASE

6,760 SF FLEX/OFFICE SPACE WITH OPEN FLOOR PLAN

NEWLY REDUCED RATE



## PROPERTY SUMMARY

ADDRESS	653 Mainstream Drive, Nashville, TN 37228
SUBMARKET	MetroCenter
SIZE	6,760 SF on $\pm$ .69 Acres 1st Floor: 3,880 SF (Flex) 2nd Floor: 2,880 SF (Office)
ZONING	Industrial Warehouse Distribution
PARKING	17 Striped + Overflow Parking Area (2.5 : 1,000)

**ASKING RATE** **\$16.75 PSF Modified Gross (\$9,435.83/mo)**

**KEY FEATURES**

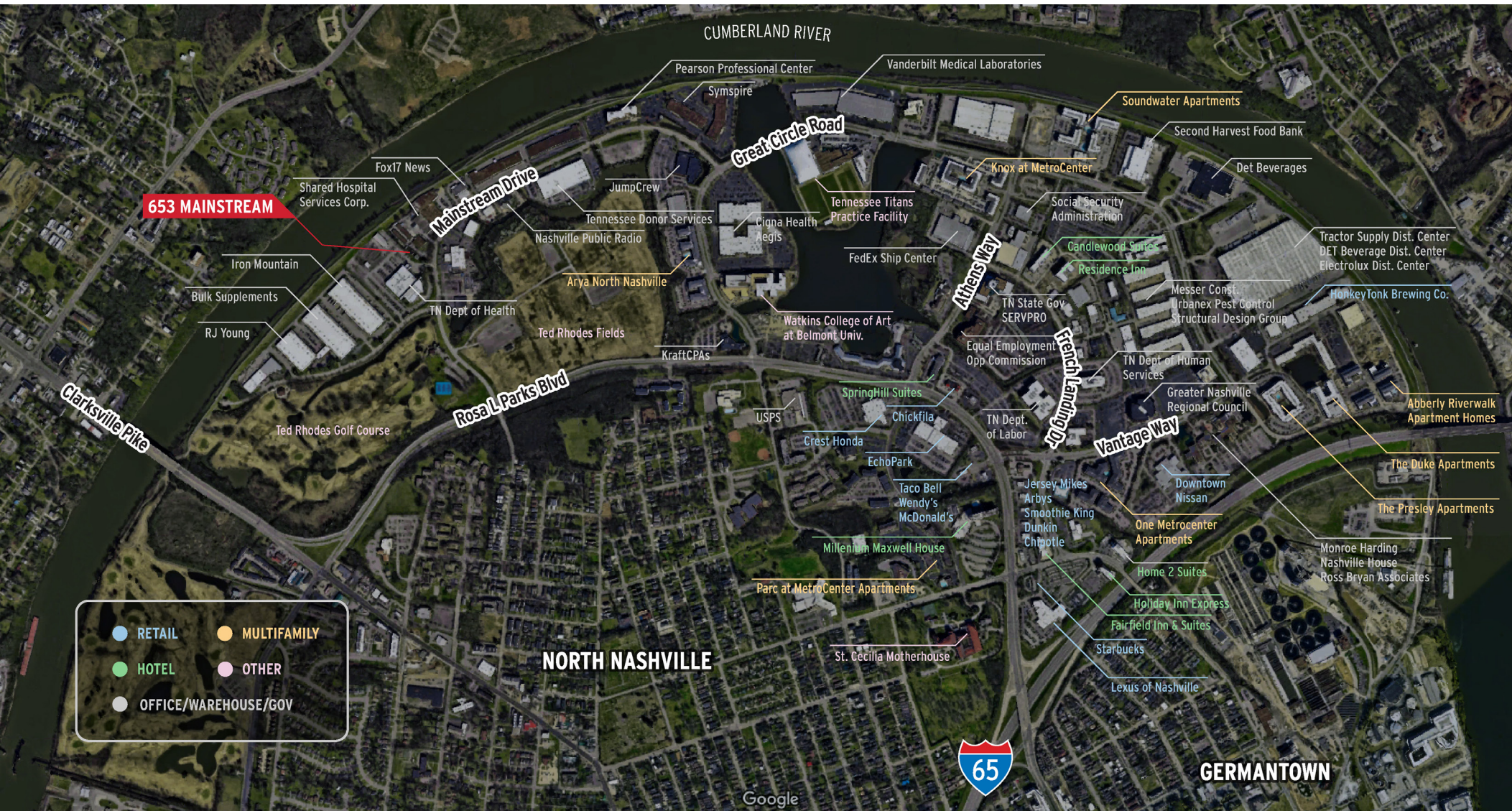
- Gated and Fenced Property
- Open Floor Plan
- Outside Storage
- Roll-Up Door
- 3-Phase, 480-Amp, 277-Volt Power

653 Mainstream is a two-story office/flex building that is fully-fenced and gated with outside storage area. This property provides convenient access to public transit with a WeGo bus stop located directly across the street. This property is located 1.5 miles from Nashville's interstate system and 13 blocks from Nashville's CBD.





## KEY LOCATIONS / METROCENTER







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