

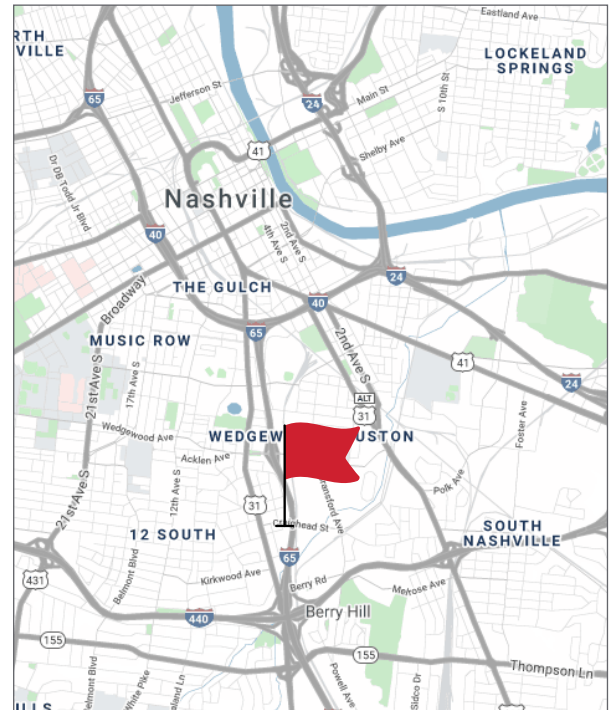
# FOR SUBLEASE / Turn-Key, Move-In Ready Office Space in Berry Hill Area



## OVERVIEW

ADDRESS	509 Craighead Street, Nashville, TN 37024
SPACE AVAILABLE	Suite 110
SIZE	4,000 SF
RATE	\$33.50 NNN
DATE AVAILABLE	November 1, 2024
AVAILABLE THROUGH	March 31, 2027

- Free dedicated parking
- Rear loading dock access
- Private offices around the perimeter of the space
- Upscale buildout with an open floor plan, conference room, breakroom, and reception
- Located on 8th Avenue, walking distance to multiple retailers and restaurants



Austin Robbins  
252.452.6271  
arobbins@southeastventure.com

Jon Petty  
615.743.9387  
jpetty@southeastventure.com

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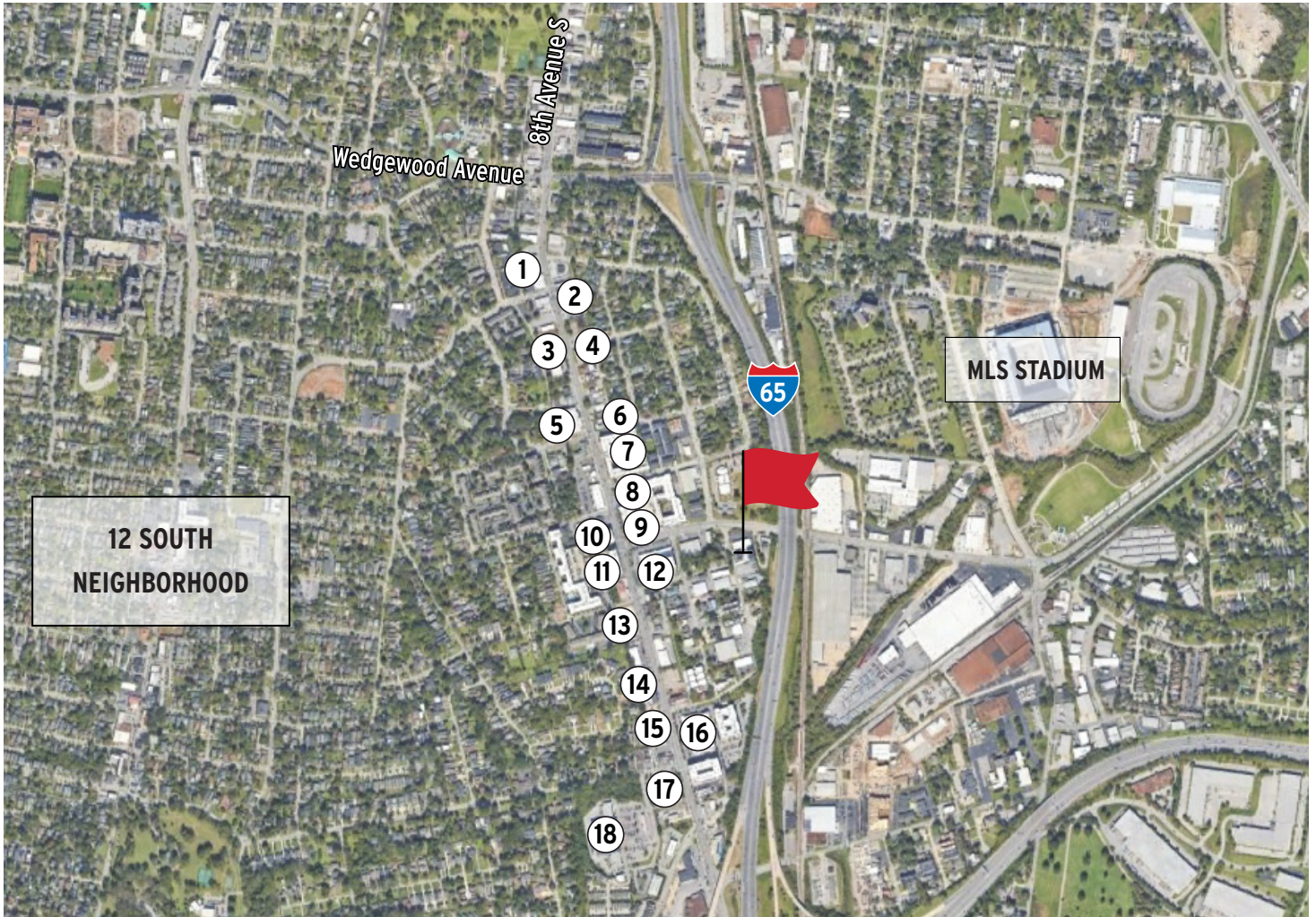
# FLOOR PLAN



Austin Robbins  
252.452.6271  
arobbins@southeastventure.com

Jon Petty  
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jpetty@southeastventure.com

## POINTS OF INTEREST



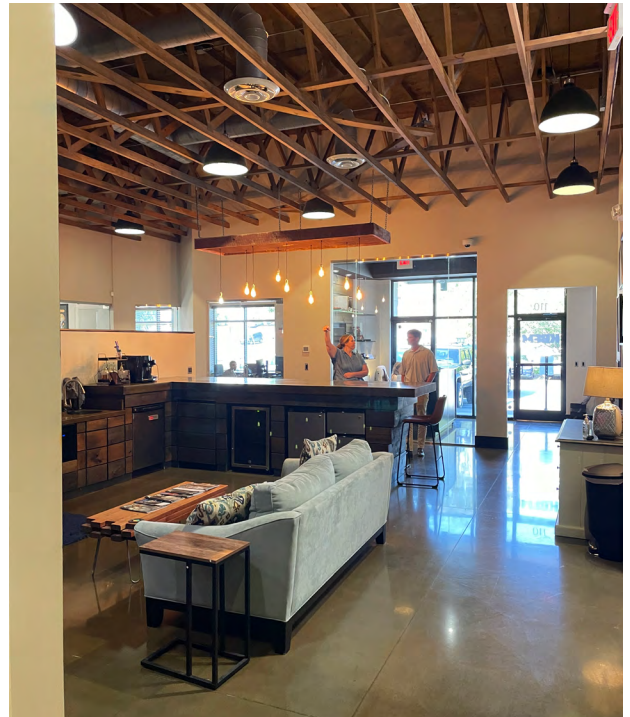
- |   |                           |    |  |    |                                   |
|---|---------------------------|----|--|----|-----------------------------------|
| 1 | Zanie's Comedy Night Club | 7  | 23Hundred at Berry Hill                                  | 13 | Sonic Drive-In, Firestone, Truist |
| 2 | 8th & Roast               | 8  | Cilantro Mexican Grill                                   | 14 | M.L. Rose, Aiyara Thai            |
| 3 | Smiling Elephant          | 9  | Octave Apartments  | 15 | Orange Theory                     |
| 4 | The Urban Juicer          | 10 | First Watch  | 16 | Pancho & Lefty's                  |
| 5 | Publix                    | 11 | IMT 8 South, Maple Street Biscuit Co.                    | 17 | Walgreens, Chick Fil A, McDonalds |
| 6 | Hattie B's Hot Chicken    | 12 | Xfinity, Little Gourmand, MADabolic, Mangia, LifeStorage | 18 | Kroger                            |

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## INTERIOR PHOTOS



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