

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr
Nashville, TN 37214

Offices For Lease

179,440 SF - 284,757 SF



Leasing Information:
615.259.1414

Lane Baker
TN #377809
615.428.2350
lbaker@lpc.com

Lincoln

Lincoln Property Company
424 Church Street Suite 2100
Nashville, TN 37219

www.lpc.com

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

Office For Lease

464,197 SF

535 & 545 Marriott Dr | Nashville, TN 37214



Property Highlights

- Conveniently located 5 minutes from the Nashville International Airport, and 10 minutes from downtown
- Newly remodeled lobby, fitness center with showers and locker rooms, café, and common areas
- Panoramic views of Downtown Nashville
- Floor to ceiling vision glass in office suites
- On-site management and engineering by Lincoln Property Company
- Six story covered parking garage 4/1,000 parking
- New Highland Ridge III tenants now have access to the High Ridge Tower Fitness Center

Property Overview

Premier office space that offers modern and high-quality office facilities. The campus like environment is strategically positioned near key transportation hubs such as the Nashville International Airport and offers easy to access to major highways like I-40 and Briley Parkway. The property provides flexible office layouts with high-end finishes and a range of amenities.

Location Overview

Airport North submarket, offers convenient access to Nashville International Airport as well downtown Nashville via the Briley Parkway and Interstate 40. The office towers are situated on a campus-like property surrounded by acres of trees and green space creating an enjoyable and unique working experience.

Availabilities	SF	Lease Rate	Date Available
Highland Ridge Tower - Suite 225	2,832 SF	\$32.00 FSG	Available Now
Highland Ridge Tower - Suite 230	6,709 SF	\$32.00 FSG	Available Now
Highland Ridge Tower - Suite 330	7,637 SF	\$32.00 FSG	Available Now
Highland Ridge Tower - Suite 350	7,478 SF	\$32.00 FSG	Available Now
Highland Ridge Tower - Suite 650	4,892 SF	\$32.00 FSG	Available Now
Highland Ridge III - Suite 600	22,500 SF	\$29.00 FSG	Available Now

Lane Baker

615.428.2350
lbaker@lpc.com

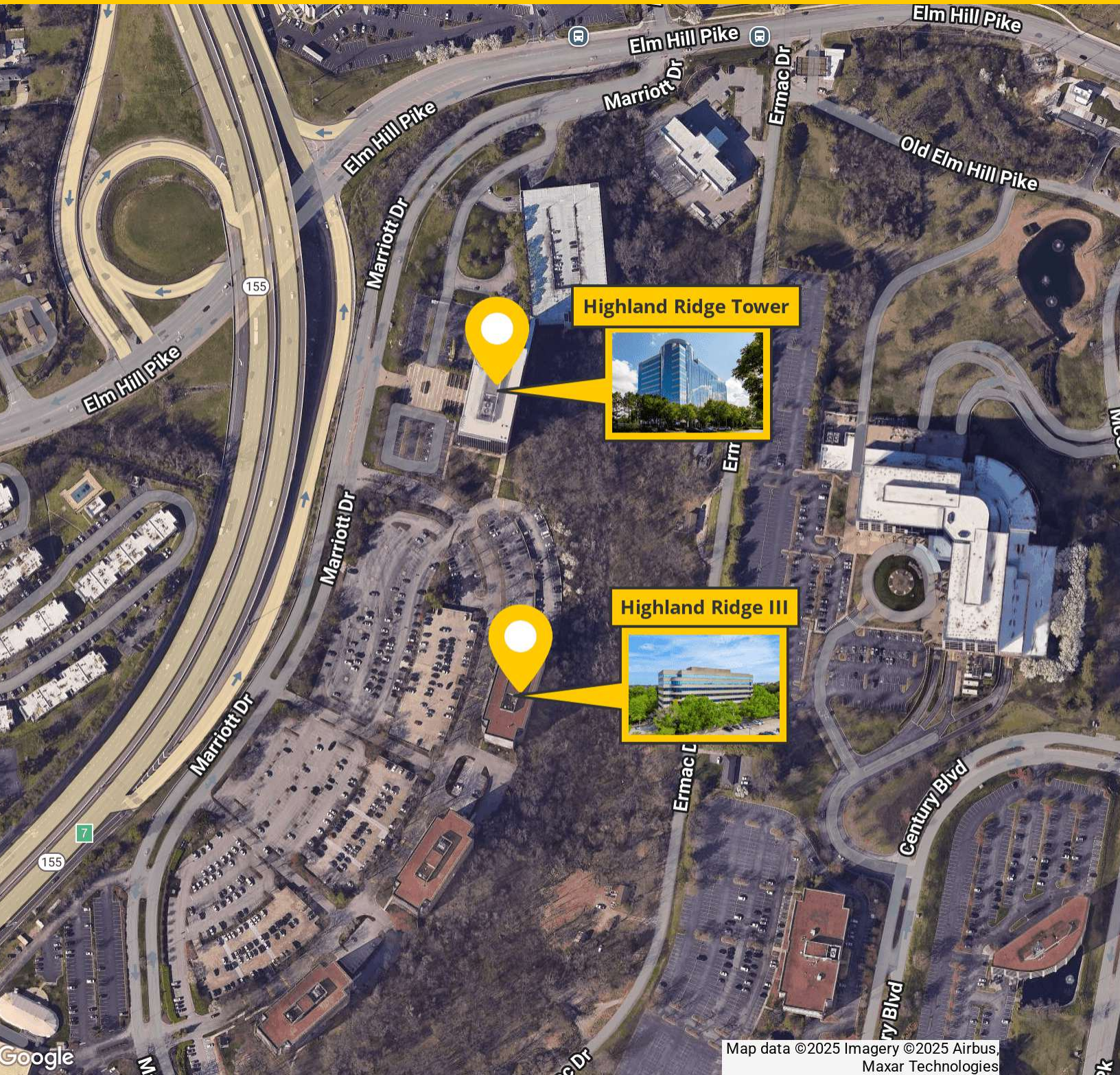
Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Location Map

464,197 SF



Lane Baker
615.428.2350
lbaker@lpc.com

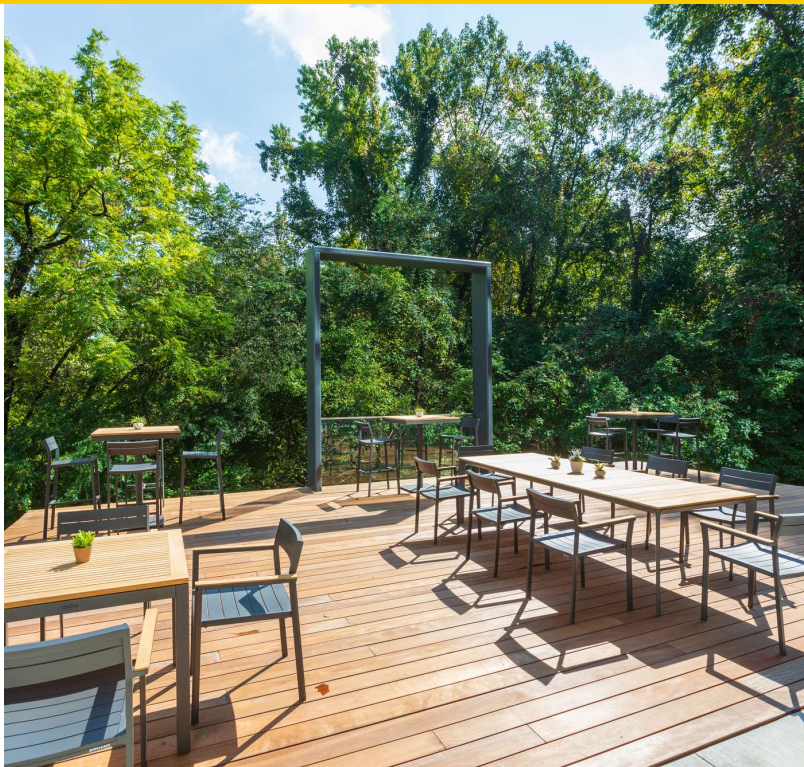
Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Property Photos

464,197 SF



Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Property Photos

464,197 SF



Lane Baker
615.428.2350
lbaker@lpc.com

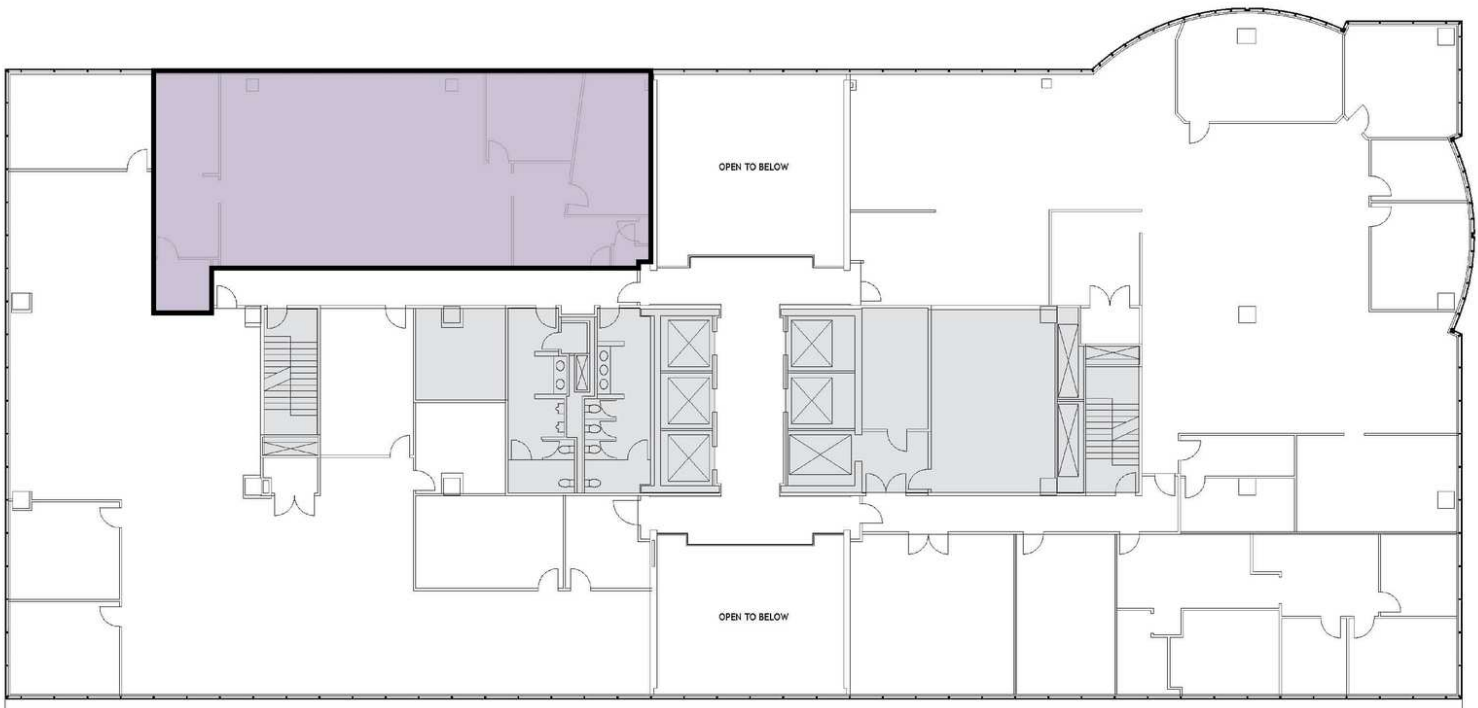
Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Highland Ridge Tower - Suite 225

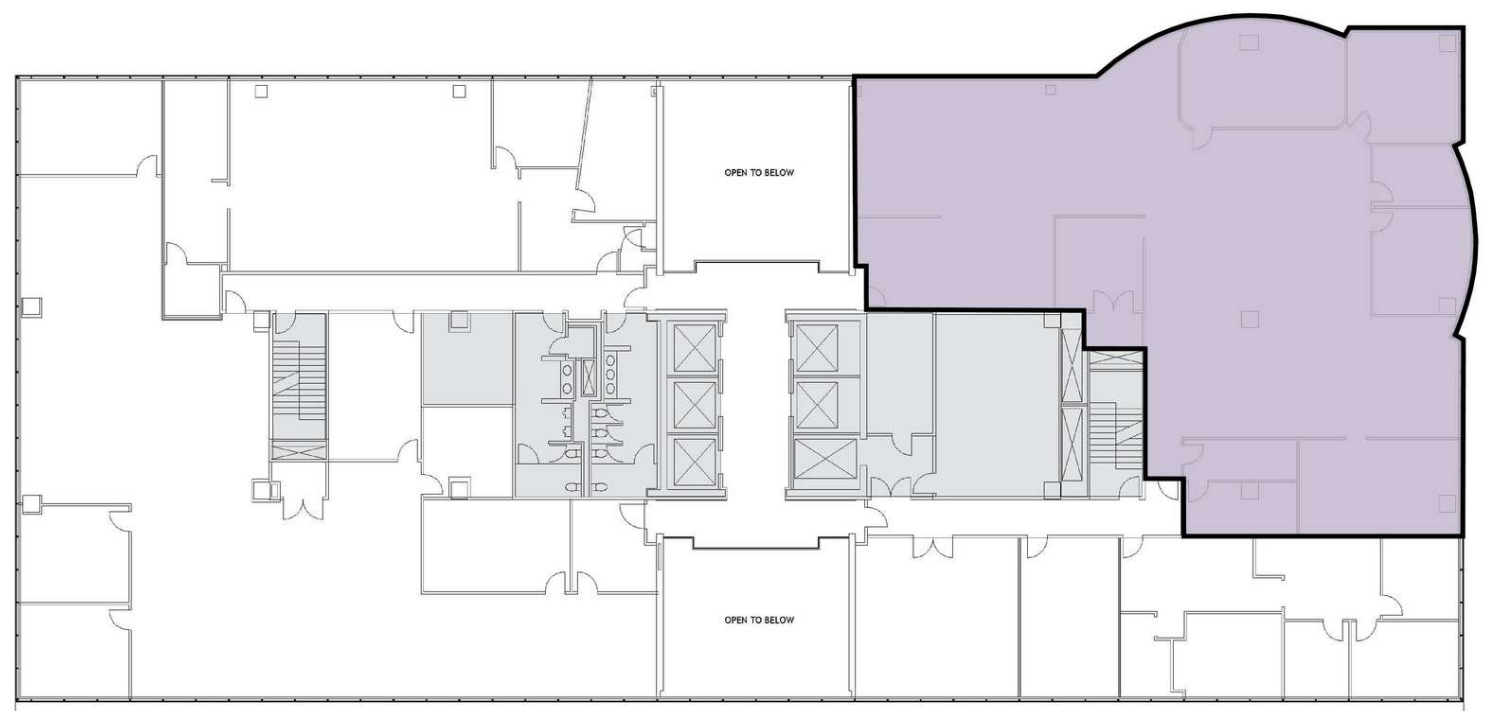
2,832 SF



Suite	Size	Lease Rate	Description
■ Highland Ridge Tower - Suite 225	2,832 SF	\$32.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln



Suite	Size	Lease Rate	Description
■ Highland Ridge Tower - Suite 230	6,709 SF	\$32.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

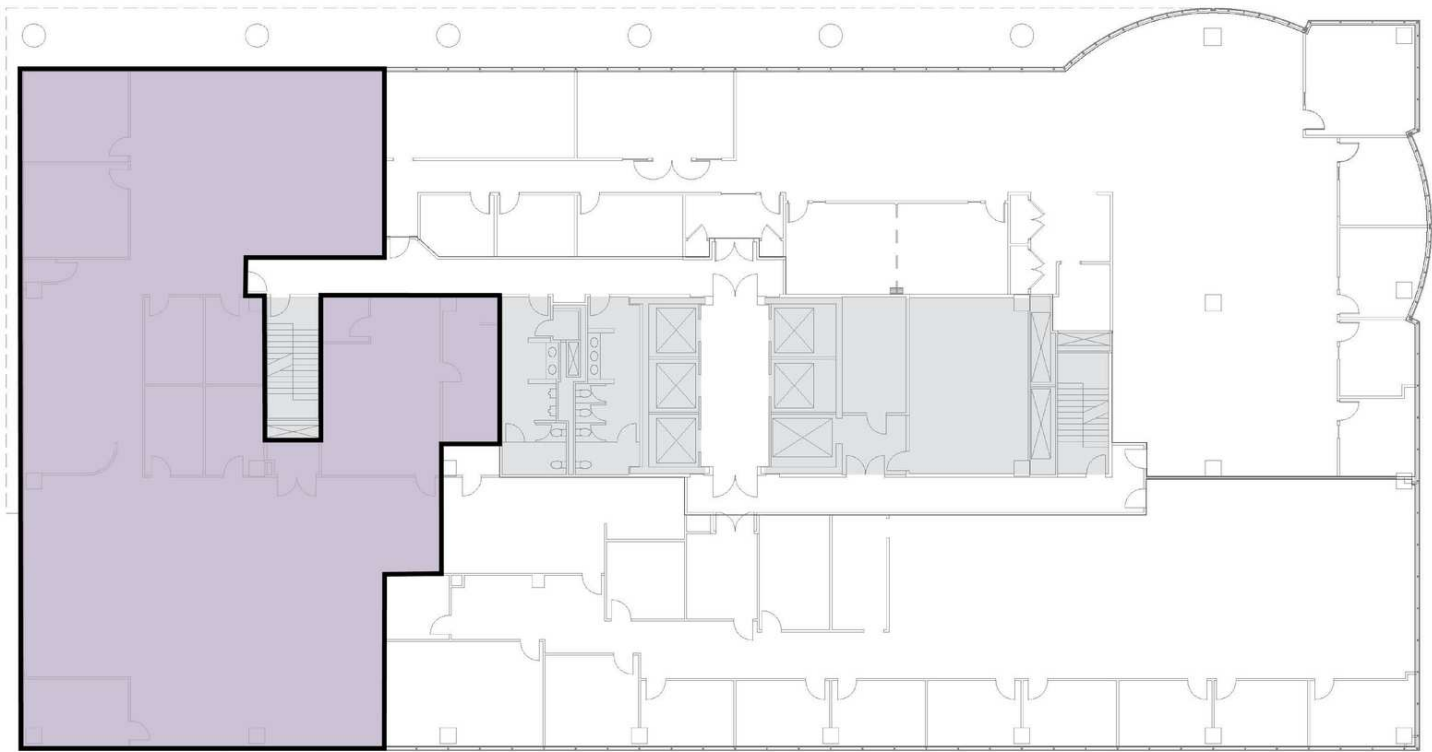
Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Highland Ridge Tower - Suite 330

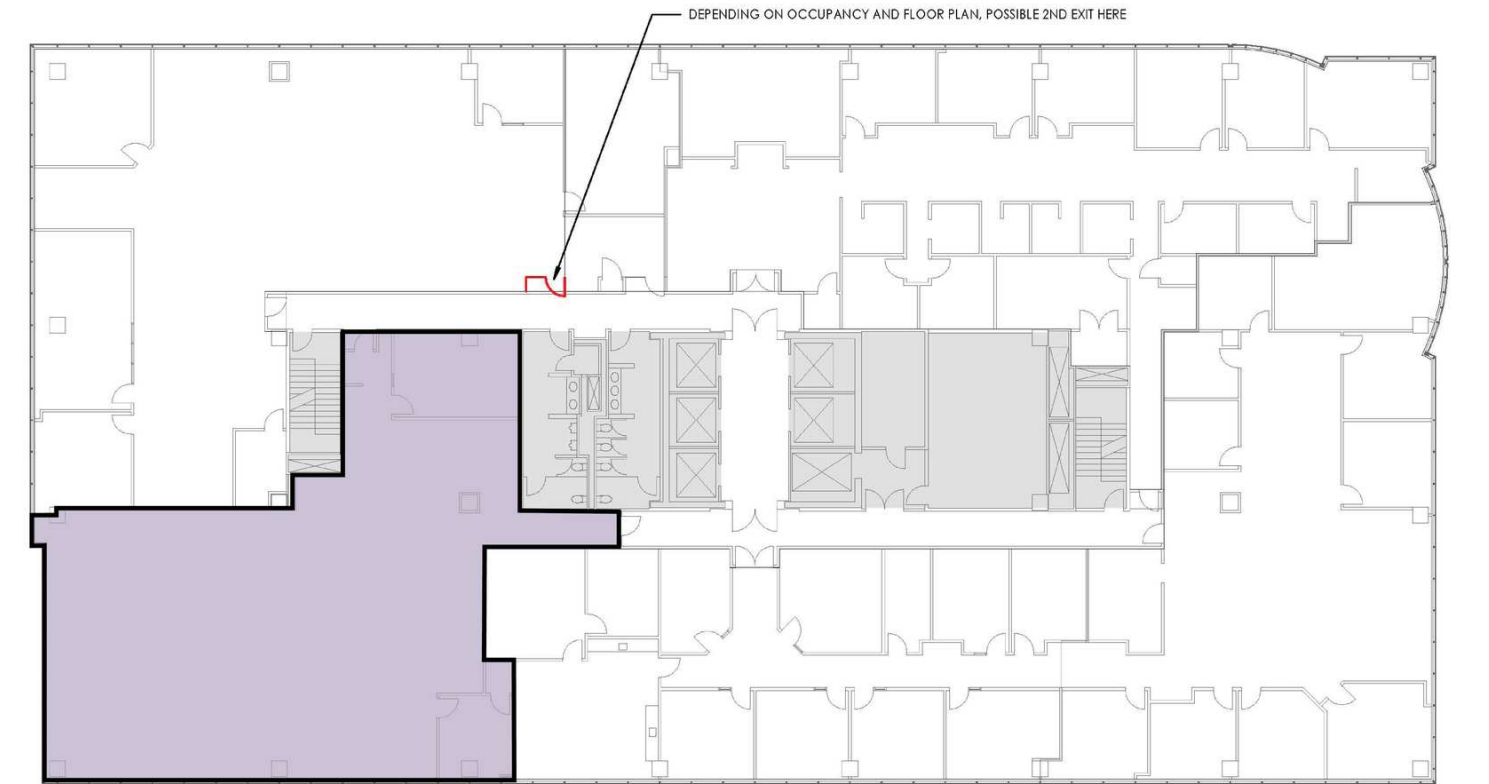
7,637 SF



Suite	Size	Lease Rate	Description
■ Highland Ridge Tower - Suite 330	7,637 SF	\$32.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln



Suite	Size	Lease Rate	Description
■ Highland Ridge Tower - Suite 650	4,892 SF	\$32.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

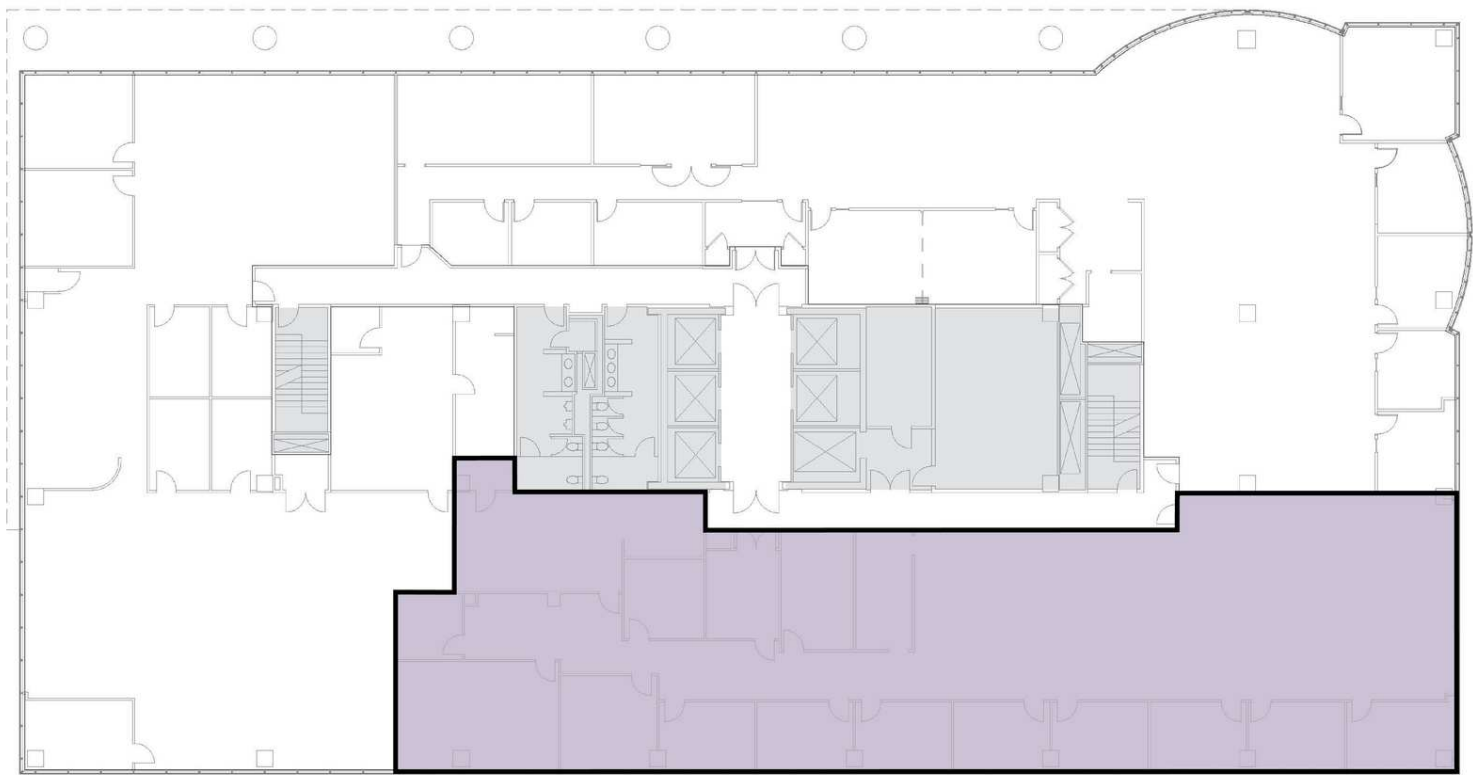
Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Highland Ridge Tower - Suite 350

7,478 SF



Suite	Size	Lease Rate	Description
■ Highland Ridge Tower - Suite 350	7,478 SF	\$32.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln

HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr | Nashville, TN 37214

Highland Ridge III - Suite 600

22,500 SF



Suite	Size	Lease Rate	Description
■ Highland Ridge III - Suite 600	22,500 SF	\$29.00 FSG	Available

Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln



HIGHLAND RIDGE TOWER & HIGHLAND RIDGE III

535 & 545 Marriott Dr
Nashville, TN 37214

Leasing Information:
615.259.1414

Lane Baker
615.428.2350
lbaker@lpc.com

Lincoln

Lincoln Property Company
424 Church Street Suite 2100
Nashville, TN 37219

www.lpc.com