



# ROYAL PARKWAY I & II

NASHVILLE, TN 37214

## FLEX / WAREHOUSE & OFFICE AVAILABLE

For Lease in Nashville's  
Airport / I-40 Corridor

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2501 PERIMETER PLACE DRIVE  
500-520 ROYAL PARKWAY

**CBRE**





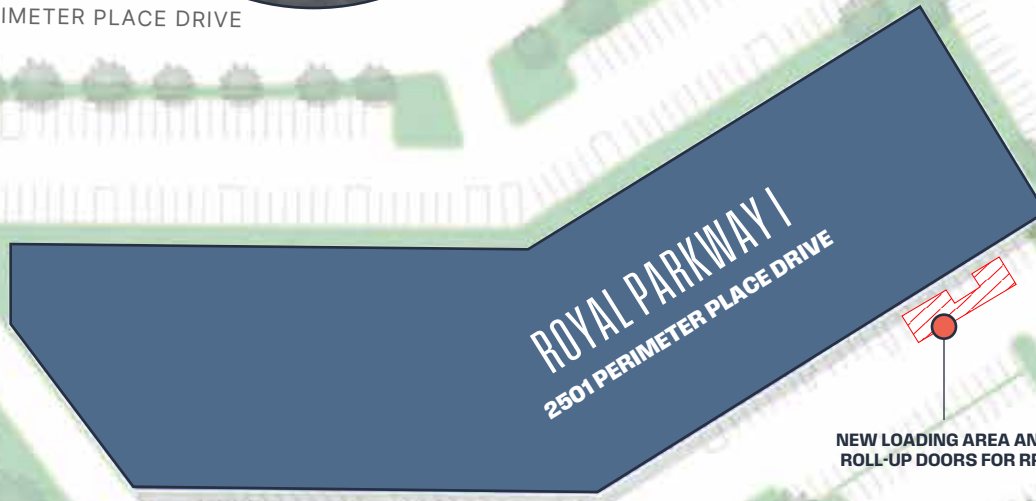
## New Warehouse Space Loading Areas & Circulation



PERIMETER PLACE DRIVE



ROYAL PARKWAY



NEW LOADING AREA AND  
ROLL-UP DOORS FOR RPI



NEW PAVED ROADING FOR  
LOADING AND ACCESS  
BEING INSTALLED FOR RPII





**FOR LEASE**



## Royal Parkway I

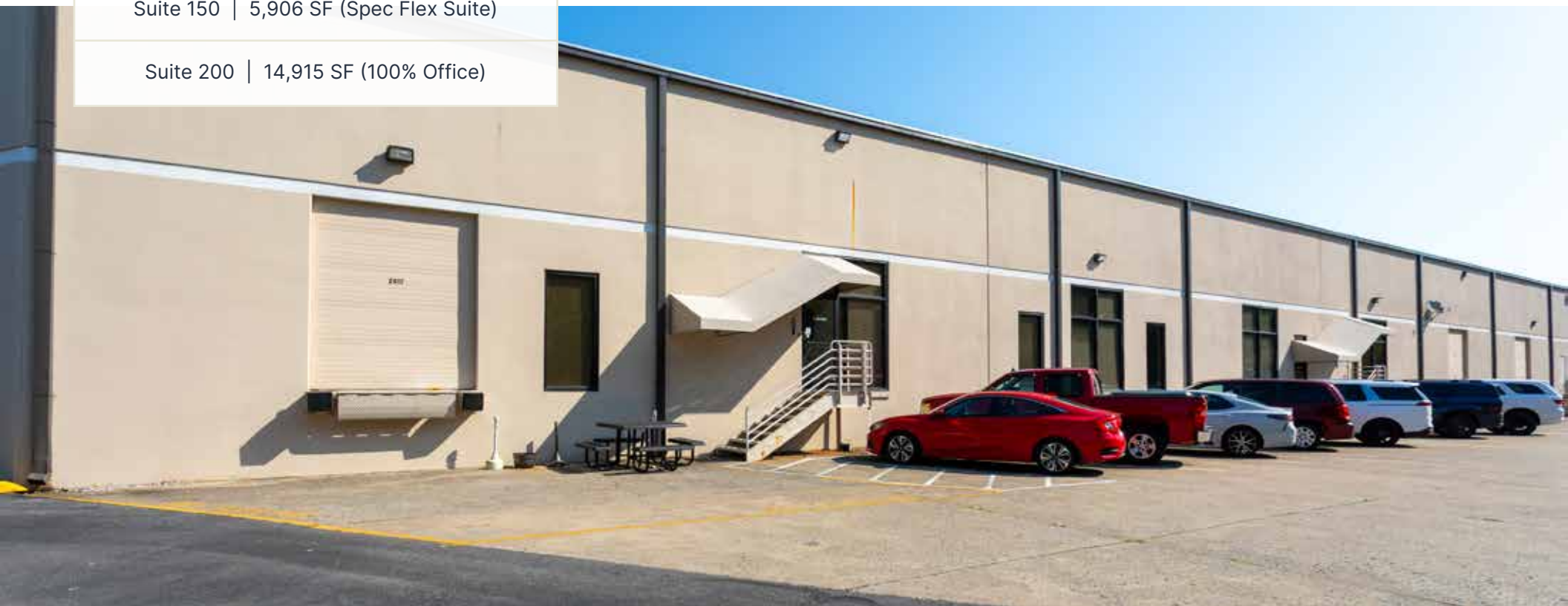
2501 Perimeter Place Drive  
Nashville, TN 37214

### AVAILABILITIES:

Suite 100 | 7,009 SF (Spec Flex Suite)

Suite 150 | 5,906 SF (Spec Flex Suite)

Suite 200 | 14,915 SF (100% Office)





# ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

## SUITE 100

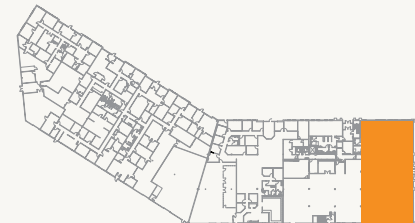
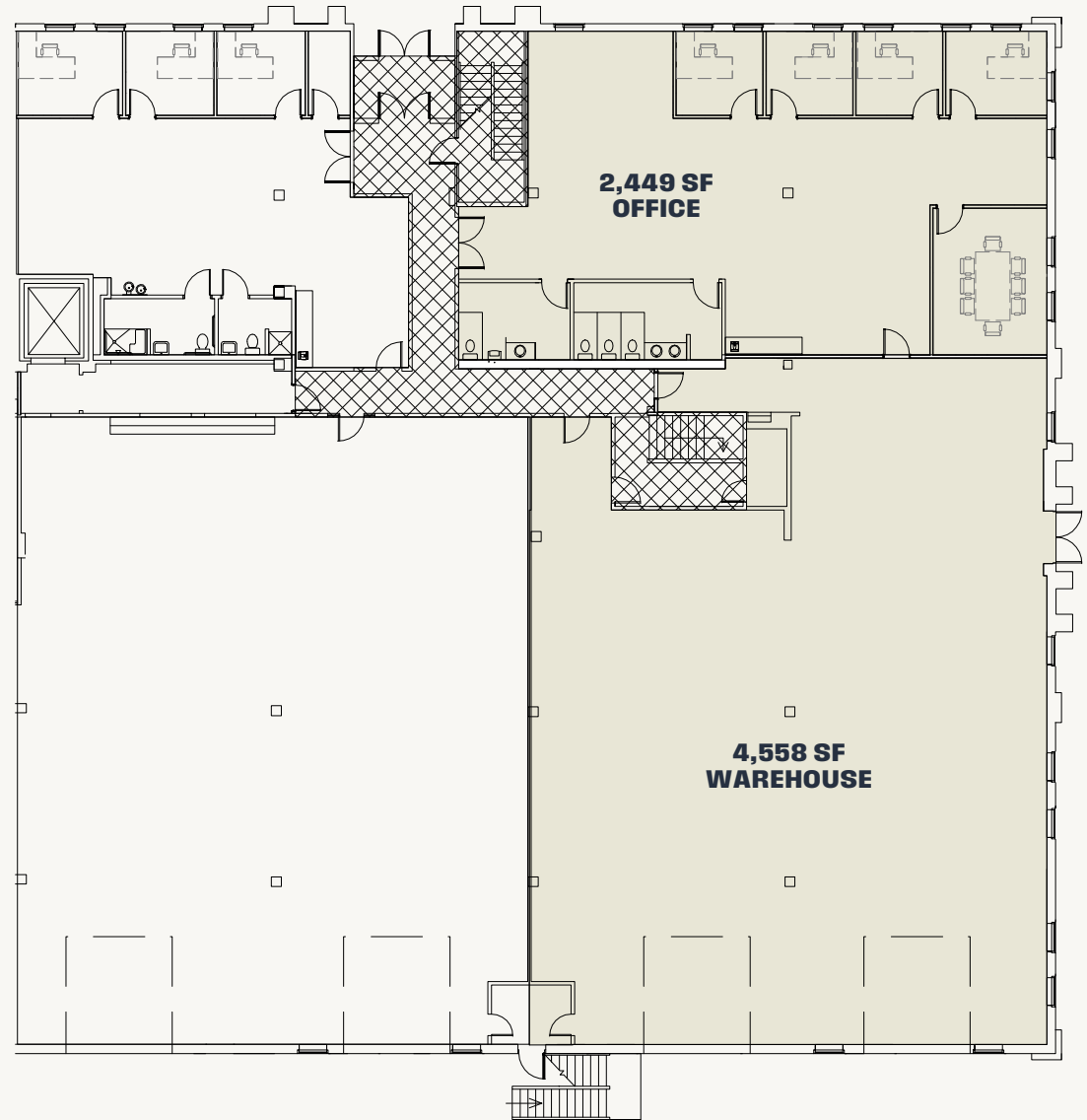
Floor 1

**OFFICE + WAREHOUSE**

**7,009 SF**  
Premises

**December 2025**  
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





# ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

## SUITE 150

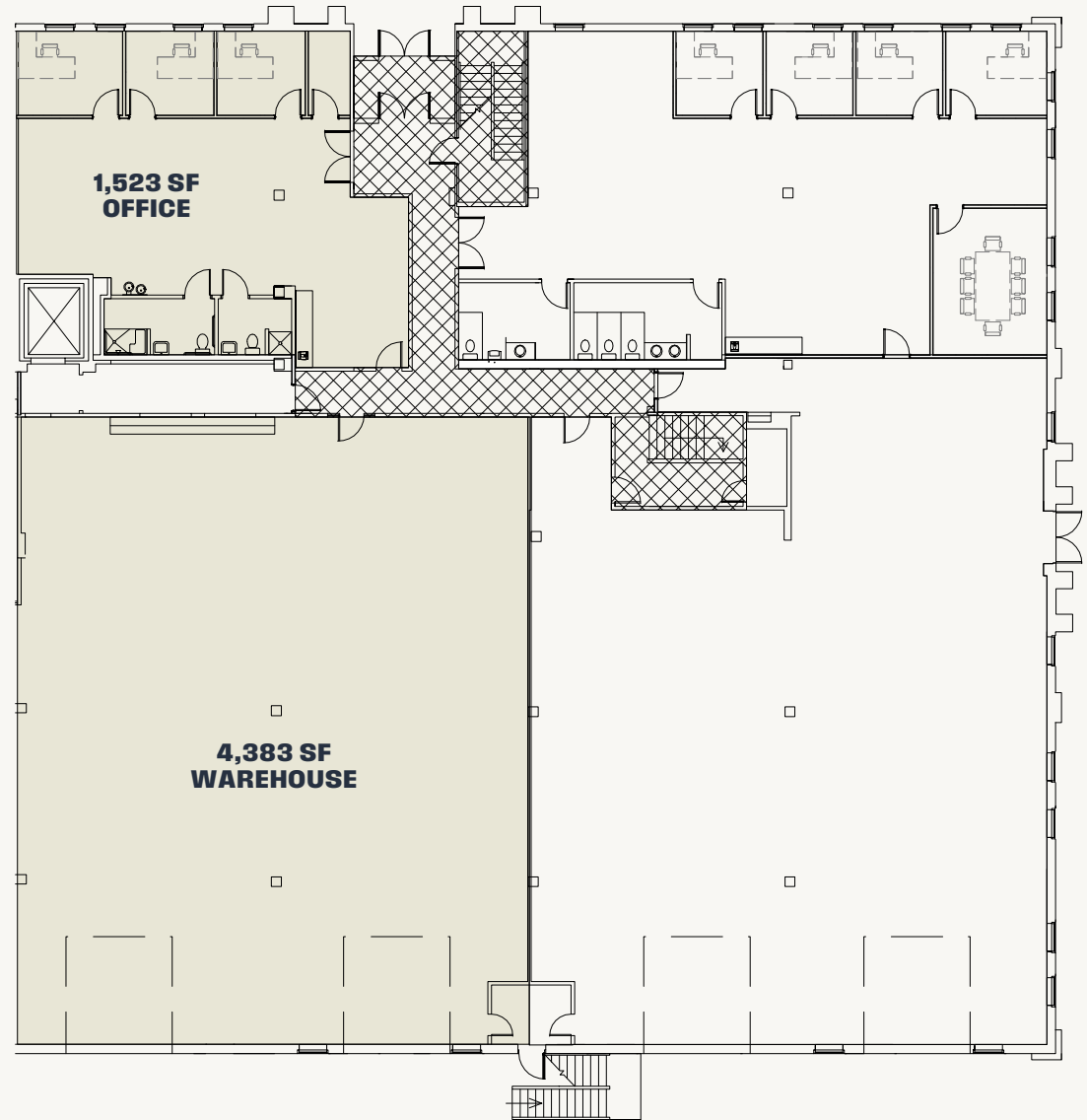
Floor 1

**OFFICE + WAREHOUSE**

**5,906 SF**  
Premises

**December 1, 2025**  
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





# ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

## SUITE 200

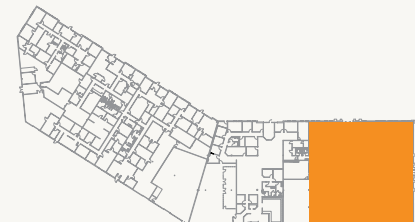
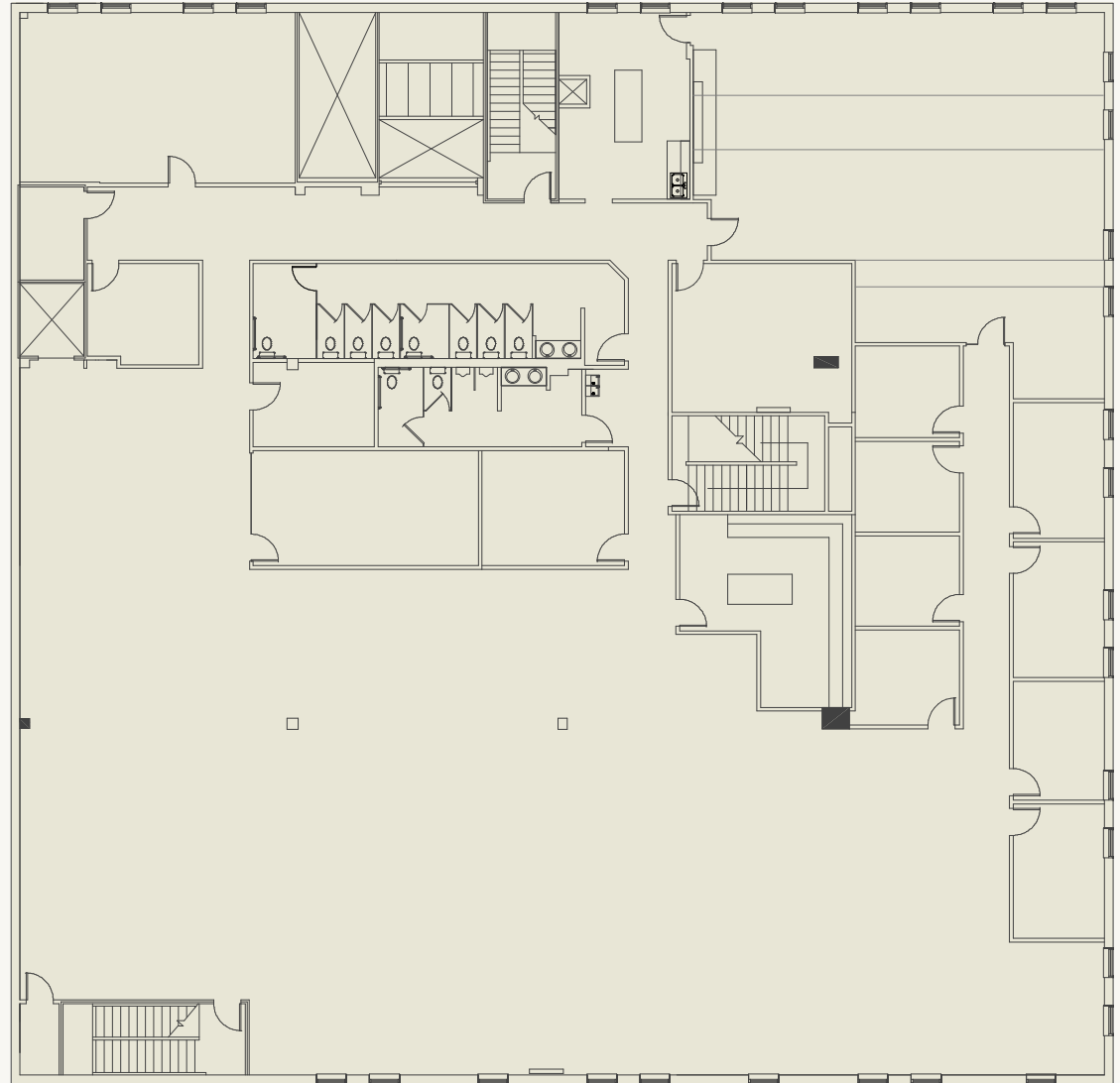
Floor 2

OFFICE

**14,915 SF**  
Premises

**Immediate**  
Possession

- High-quality, second-generation office space
- Large conference rooms, high-end breakroom with furniture
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces





FOR LEASE



## Royal Parkway II

520 Royal Parkway  
Nashville, TN 37214

### AVAILABILITIES:

Suite 100 | 7,525 SF

Suite 105 | 5,543 SF

Suite 110 | 11,432 SF

Suite 200 | 12,552 SF





# ROYAL PARKWAY II

500-520 ROYAL PARKWAY

## SUITE 100

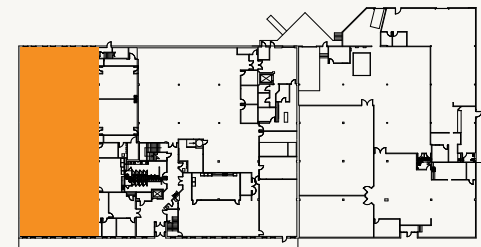
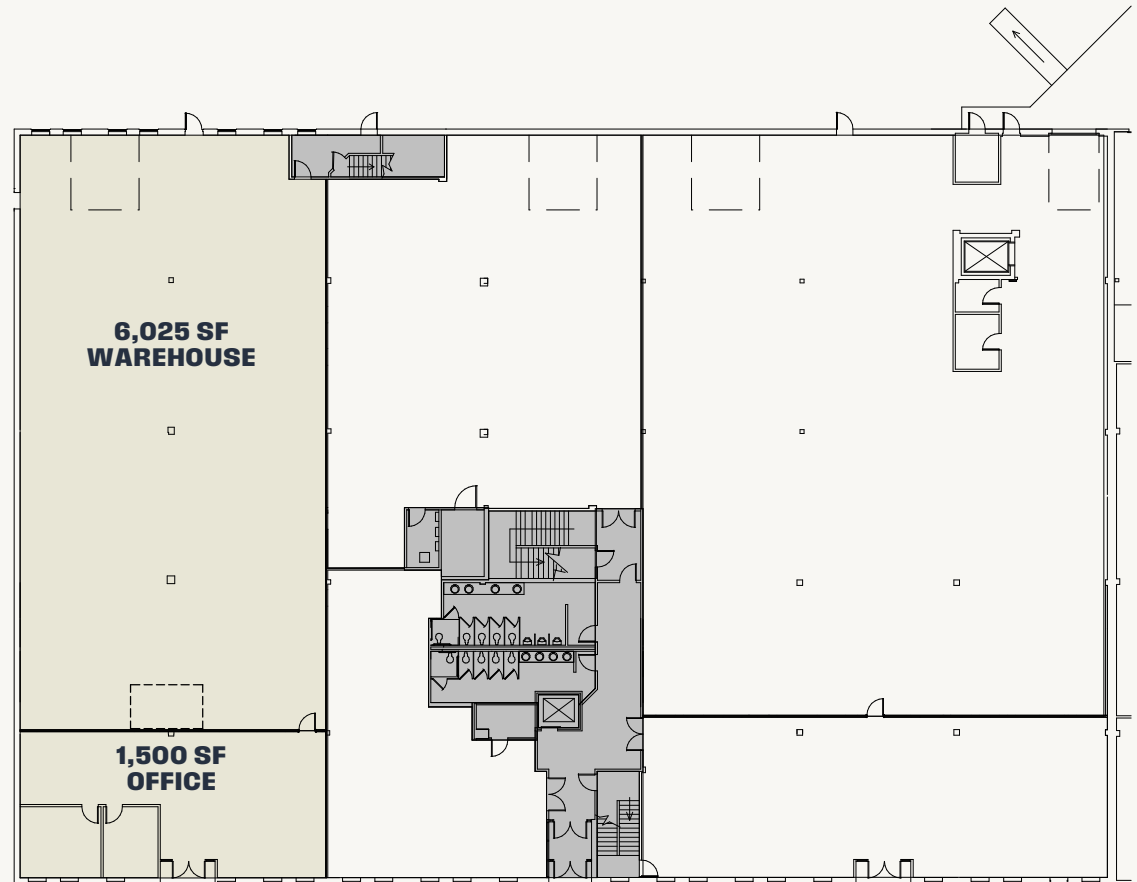
Floor 1

**OFFICE + WAREHOUSE**

**7,525 SF**  
Premises

**June 2026**  
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available







# ROYAL PARKWAY II

500-520 ROYAL PARKWAY

## SUITE 105

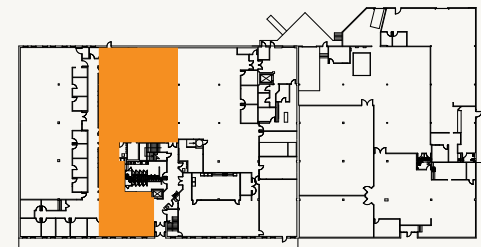
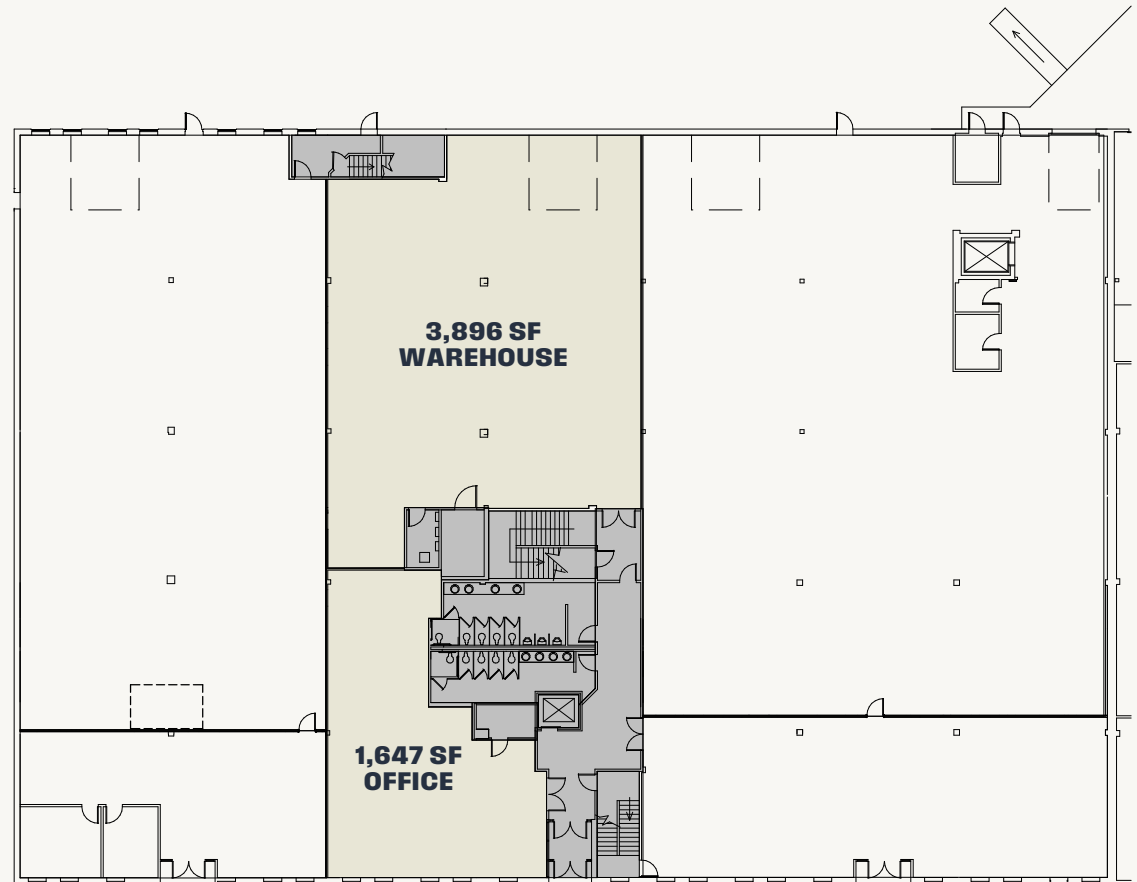
Floor 1

**OFFICE + WAREHOUSE**

**5,543 SF**  
Premises

**June 2026**  
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





# ROYAL PARKWAY II

500-520 ROYAL PARKWAY

## SUITE 110

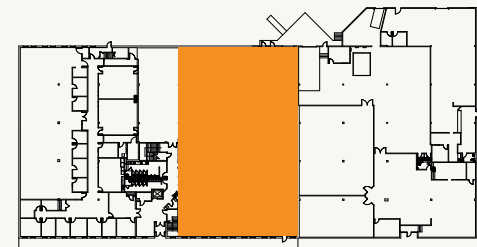
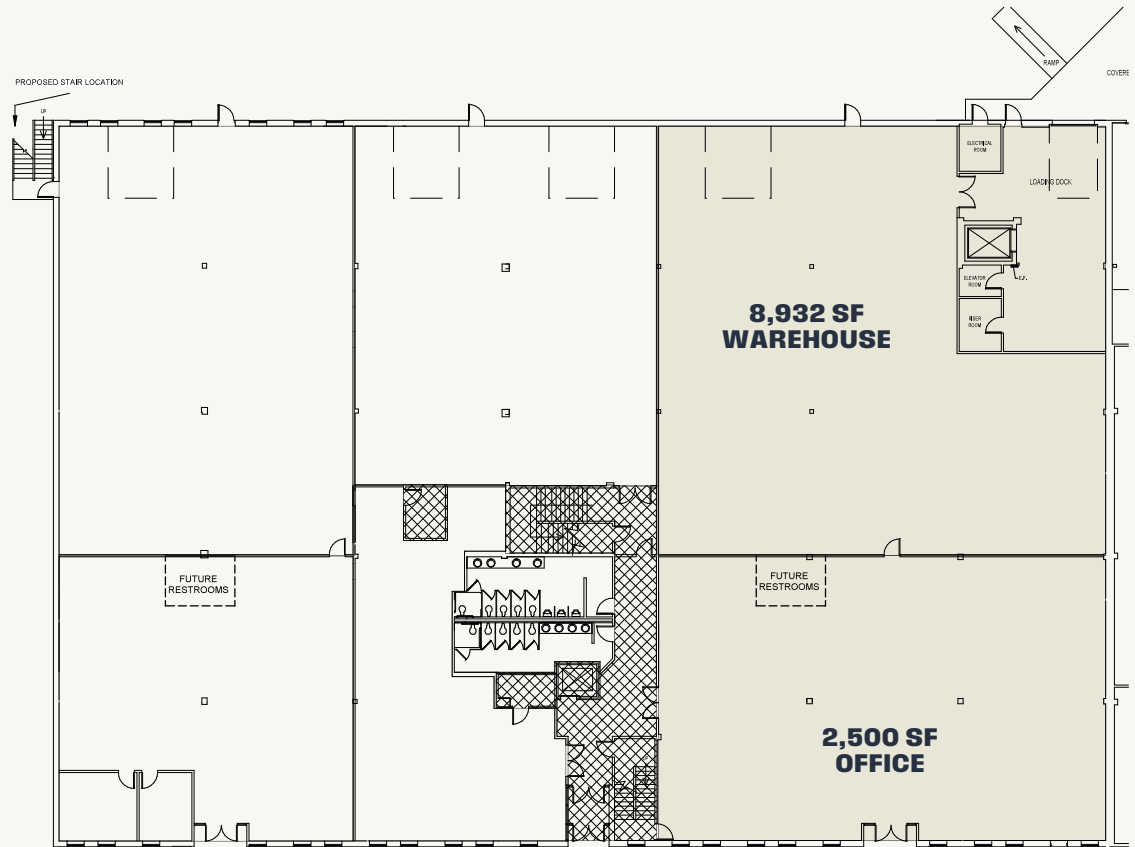
Floor 1

**OFFICE + WAREHOUSE**

**11,432 SF**  
Premises

**June 2026**  
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- One (1) dock-high door
- Exterior building signage available





## ROYAL PARKWAY II

500-520 ROYAL PARKWAY

# SUITE 200

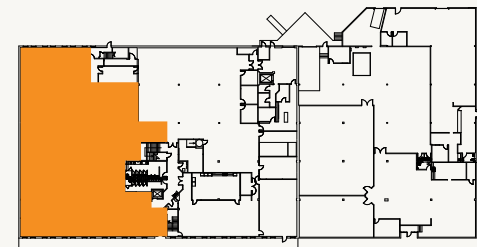
Floor 2

OFFICE

**12,552 SF**  
Premises

**Immediate**  
Possession

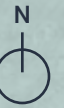
- High-quality, second-generation office space
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces





# Strategic LOCATION

Well-positioned less than a mile from Nashville International Airport (BNA).



BRILEY PARKWAY  
ON-RAMP

BRILEY PARKWAY  
OFF-RAMP

QUICK ACCESS TO  
BRILEY PARKWAY

QUICK ACCESS TO  
INTERSTATE-40

INTERSTATE-40  
OFF-RAMP

INTERSTATE-40  
ON-RAMP

## DRIVE TIMES

<b>BNA</b>	0.9 mile   3 minutes
<b>BRILEY PKWY</b>	1.1 miles   3 minutes
<b>I-40</b>	0.9 mile   3 minutes
<b>I-24</b>	4.1 miles   7-9 minutes
<b>I-440</b>	5.2 miles   10 minutes
<b>NASHVILLE</b>	6.7 miles   18-22 minutes

● RESTAURANT & RETAIL OPTIONS

**BNA**  
Nashville  
International  
Airport



# WELL-POSITIONED Along I-40

**BNA**  
Nashville  
International  
Airport

METROPOLITAN INDUSTRIAL PARK

DOWNTOWN NASHVILLE

6.7 miles | 18-22 minutes

SONESTA  
INTERNATIONAL HOTELS

EMBASSY  
SUITES  
by Hilton

HYATT  
house

Hampton  
by Hilton

SHERATON

LA QUINTA  
BY WYNDHAM

Marriott

Residence  
INN  
BY MARRIOTT

BAYMONT  
BY WYNDHAM

SHEFFIELD HEIGHTS APARTMENTS

Comfort  
SUITES

COURTYARD  
BY MARRIOTT

Fairfield  
BY MARRIOTT

Quality  
INN







Excellent proximity  
and access

# IDEAL CORPORATE LOCATION

## LOCATION HIGHLIGHTS



<1 MILE

**NASHVILLE INT'L  
AIRPORT (BNA)**



7 MILES

**DOWNTOWN  
NASHVILLE**



30+

**RESTAURANTS &  
RETAIL OPTIONS**

Within a 1-mile radius



I-24/I-40/I-440

**INNER-LOOP  
LOCATION**

Accessibility to major  
transportation routes







# ROYAL PARKWAY I & II

NASHVILLE, TN 37214

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**CBRE**

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