

802 N. CUMBERLAND

SUITE C

LEBANON / TENNESSEE



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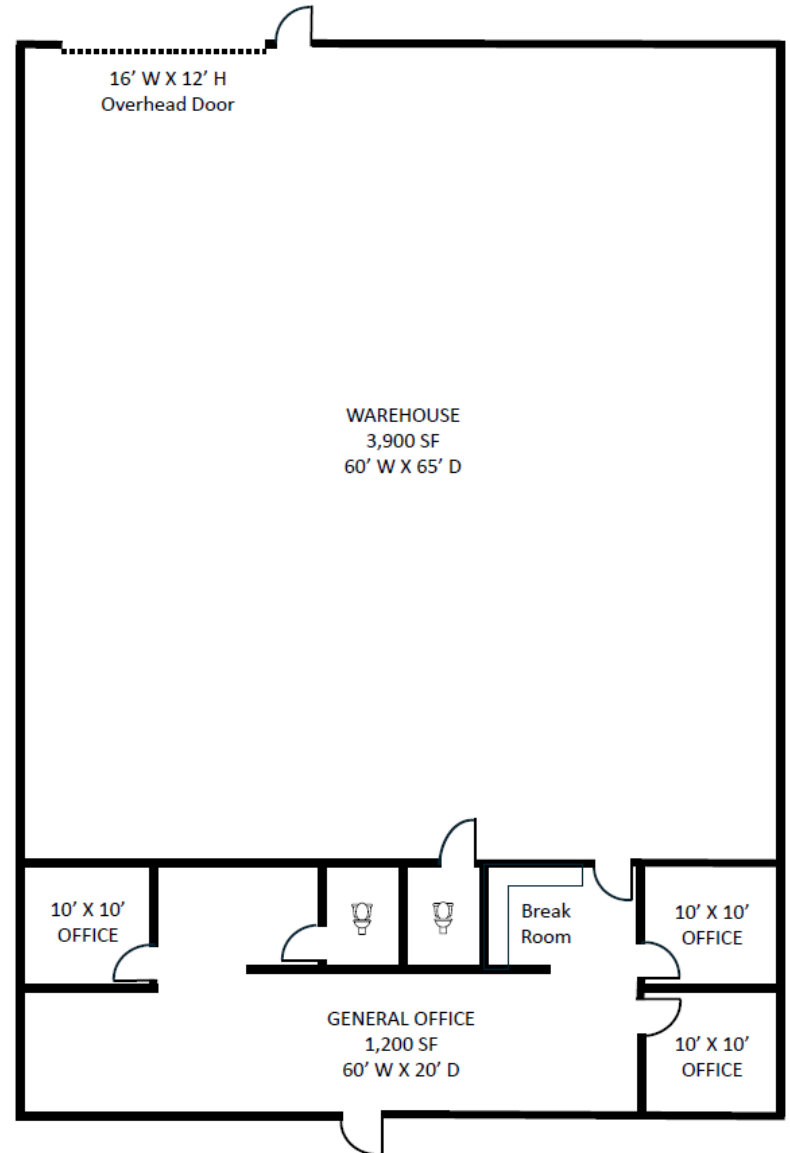
## SUITE C

### BUILDING SUMMARY

- 10,200 SF – 3 Tenants
- 23 shared parking spaces on front of building
- Garage doors on back of building
- Year Built: 2021/2022
- Availability: Upon lease execution
- Non-sprinkled
- Shared dumpster
- Zoned CI – Commercial Interchange

### AVAILABLE SPACE

- Suite C – 5,100 SF
- 1,200 SF Office / 3,900 SF Warehouse
- 200A / 3 Phase Power w/ Ceiling Drops
- 16' W X 12' H garage door on rear of building
- Office fully conditioned / warehouse heated + fan system
- Clear height: Rear Wall 14'-5 3/16" / Front Wall 19'-7 3/16"
- 3 private offices, open workspace / showroom, kitchenette, two restrooms





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## LEASE TERMS

- Triple Net (NNN)
- 1 - 5 Year Initial Term
- Base Rent: \$13/SF/YR
- NNN: \$3.50/SF/YR
- 3% Annual Base Rent Increase
- Landlord responsible for structural, roof, common area (cost passed through in NNN fees)
- Tenant responsible for non-structural, HVAC, building systems and R&M specific to leased premises
- Personal Guarantee(s) dependent on Tenant qualifications and lease terms

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## INFORMATION REQUEST

Submit the information requested below along with proposed lease terms to William Griffith at [wgriffith@callisventures.com](mailto:wgriffith@callisventures.com).

- Business name
- Legal name of leasing entity
- Contact information
- 2023-2025 + 2026 YTD financial statements of leasing entity (and related entities)
- Current financial statements of personal guarantor(s)
- Rental history (include location, duration, landlord contact)
- Proposed building use
- Planned improvements to the building upon taking possession, if applicable
- Desired lease start date
- Proposed lease terms



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For additional information, please contact:

**CALLIS VENTURES, LLC**

111 N. Greenwood Street, Suite A

Lebanon, TN 37087

[www.callisventures.com](http://www.callisventures.com)

(615) 444 - 6031

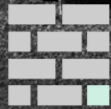
**WILLIAM GRIFFITH\***

President

[wgriffith@callisventures.com](mailto:wgriffith@callisventures.com)

(615) 306 - 3479

\*Owner/Agent. Individual is a licensed real estate agent in the State of Tennessee. Individual is an employee of property owner and is not acting as a Real Estate Broker in this transaction under Tennessee state law.



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