

FOR SALE

86,380 SF OFFICE BUILDING ON 5.33 ACRES

201 SUMMIT VIEW DRIVE, BRENTWOOD, TN



201 Summit View Drive

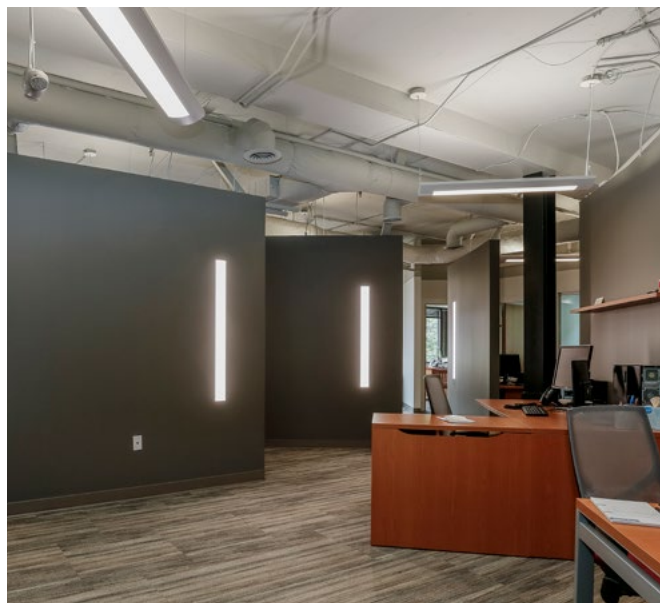
BRENTWOOD, TN

Located in Nashville's lowest vacancy submarket, 201 Summit View presents the opportunity to buy a 75.9% leased office building with substantial upside. The building boasts a 3.34-year WALT and current under-market rents, which presents the opportunity to reposition the property in the near term.

Owners will sell the property outright or consider a joint venture partner.

PROPERTY HIGHLIGHTS

- In Place Loan at 3.27% Interest Rate Maturing in 2030
- 86,380 SF
- 75.9% Leased
- 2.5/1,000 Parking Ratio
- Unobstructed Hilltop Views
- Located within Davidson County



Brentwood Snapshot

EDUCATED

45.3% 

OF RESIDENTS HAVE A BACHELOR'S, GRADUATE, OR PROFESSIONAL DEGREE

HOUSEHOLD INCOME

41.3% 

OF THE POPULATION HAS AN AVERAGE HOUSEHOLD INCOME GREATER THAN

\$200K 

NASHVILLE OFFICE SUBMARKET OVERVIEW

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	% DIRECT VACANT
Airport North	4,156,349	541,046	13.0%
Airport South	4,651,437	1,149,668	24.7%
Brentwood	6,597,814	512,229	7.76%
Cool Springs	7,247,399	1,243,578	17.2%
Downtown	10,614,380	1,717,938	16.19%
Green Hills/West Nashville	2,517,815	321,315	12.8%
MetroCenter	1,882,067	394,520	21.0%
Midtown	8,490,330	1,226,935	14.5%



Brentwood Snapshot

BRENTWOOD'S LARGEST EMPLOYERS



EASILY ACCESSIBLE

10 MIN FROM DOWNTOWN NASHVILLE

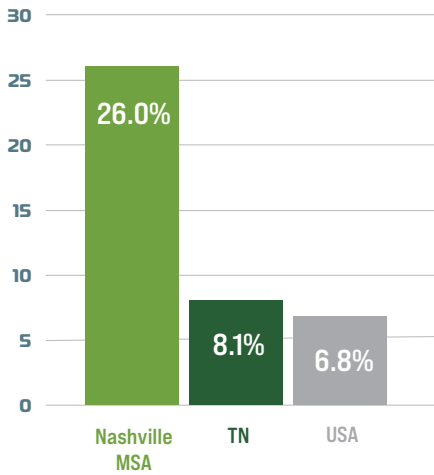
15 MIN FROM DOWNTOWN FRANKLIN

20 MIN FROM NASHVILLE INTERNATIONAL AIRPORT

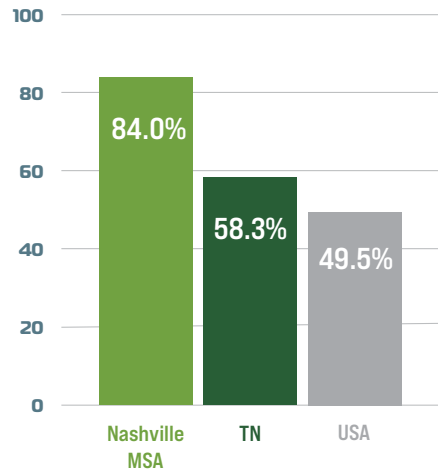


Nashville's Unprecedented Growth

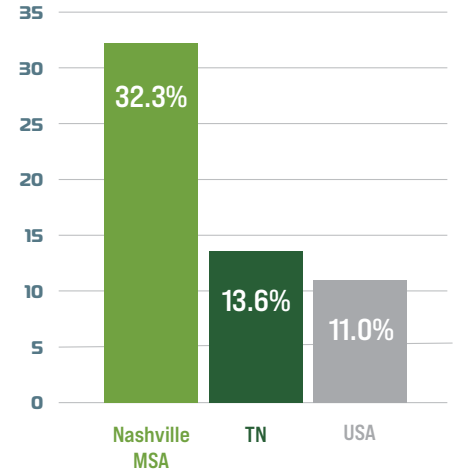
2012-2022
POPULATION GROWTH



GDP GROWTH*



2012-2022 JOB GROWTH



Source: U.S. Bureau of Labor Statistics, U.S. Bureau of Economic Analysis, *2011-2021 Data

Transformative Development

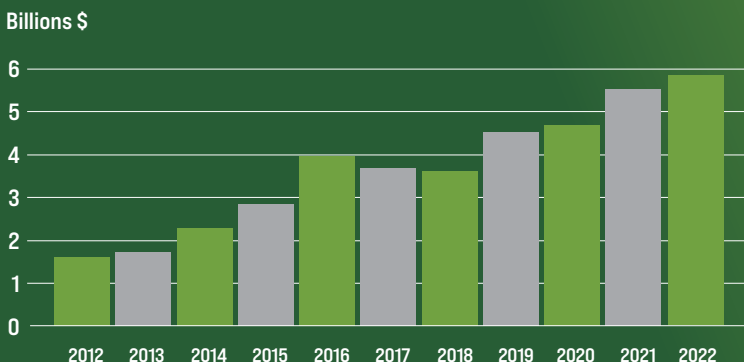
#1 Real Estate Market

ULI/PwC ranked Nashville as #1 real estate market two years in a row

\$10.1B

Public and private investments under construction or planned in next five years

BUILDING PERMITS ISSUED IN NASHVILLE



Hottest Job Markets

ACCORDING TO THE WALL STREET JOURNAL, APRIL 2023

1. **NASHVILLE, TN**
2. Austin, TX
3. Jacksonville, FL
4. Dallas, TX
5. Raleigh, NC
6. Atlanta, GA
7. Orlando, FL
8. Charlotte, NC
9. Salt Lake City, UT
10. Miami, FL

Nashville Corporate Relocations & Expansions



2023



2022



2021



2020



2019



2018



2017



2016



2014



2013



2012

2011



2010

2009



2008

2007

2006



DOWNTOWN

SUBURBAN

Location and Accessibility



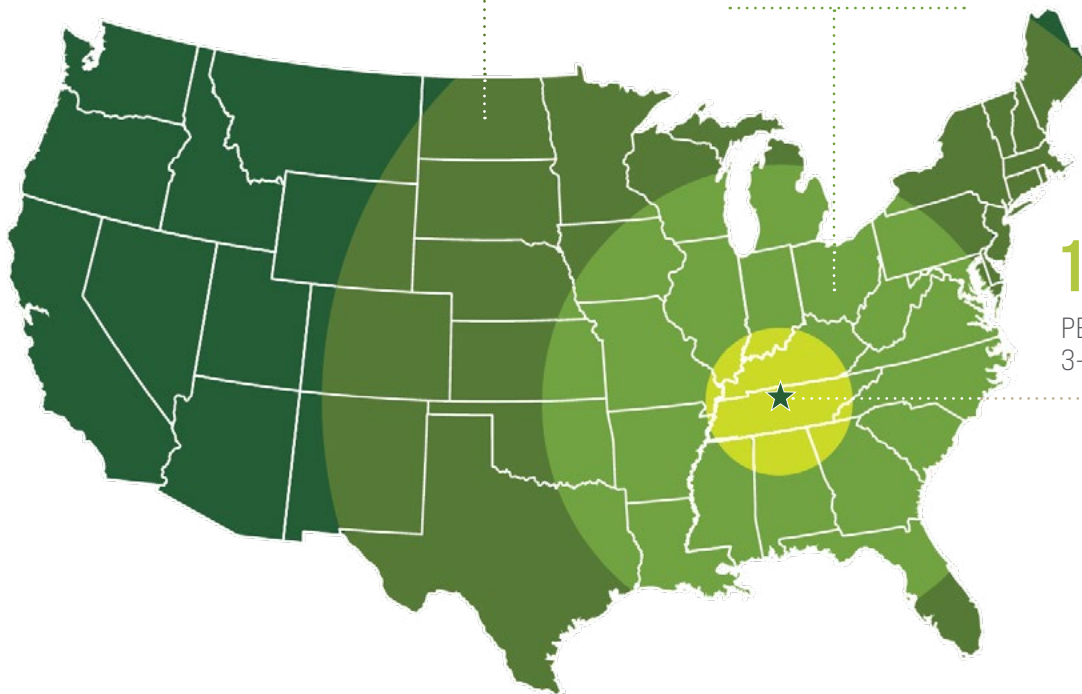
2-Day

TRUCKING DISTANCE



75%

OF THE U.S. MARKET IS WITHIN A 2-HOUR FLIGHT



12 million

PEOPLE LIVE WITHIN A 3-HOUR DRIVE

3 Major Interstates

1 OF 6 U.S. CITIES THAT HAVE A CONVERGENCE OF 3 MAJOR INTERSTATES





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