

# 907 W. MAIN

LEBANON / TENNESSEE



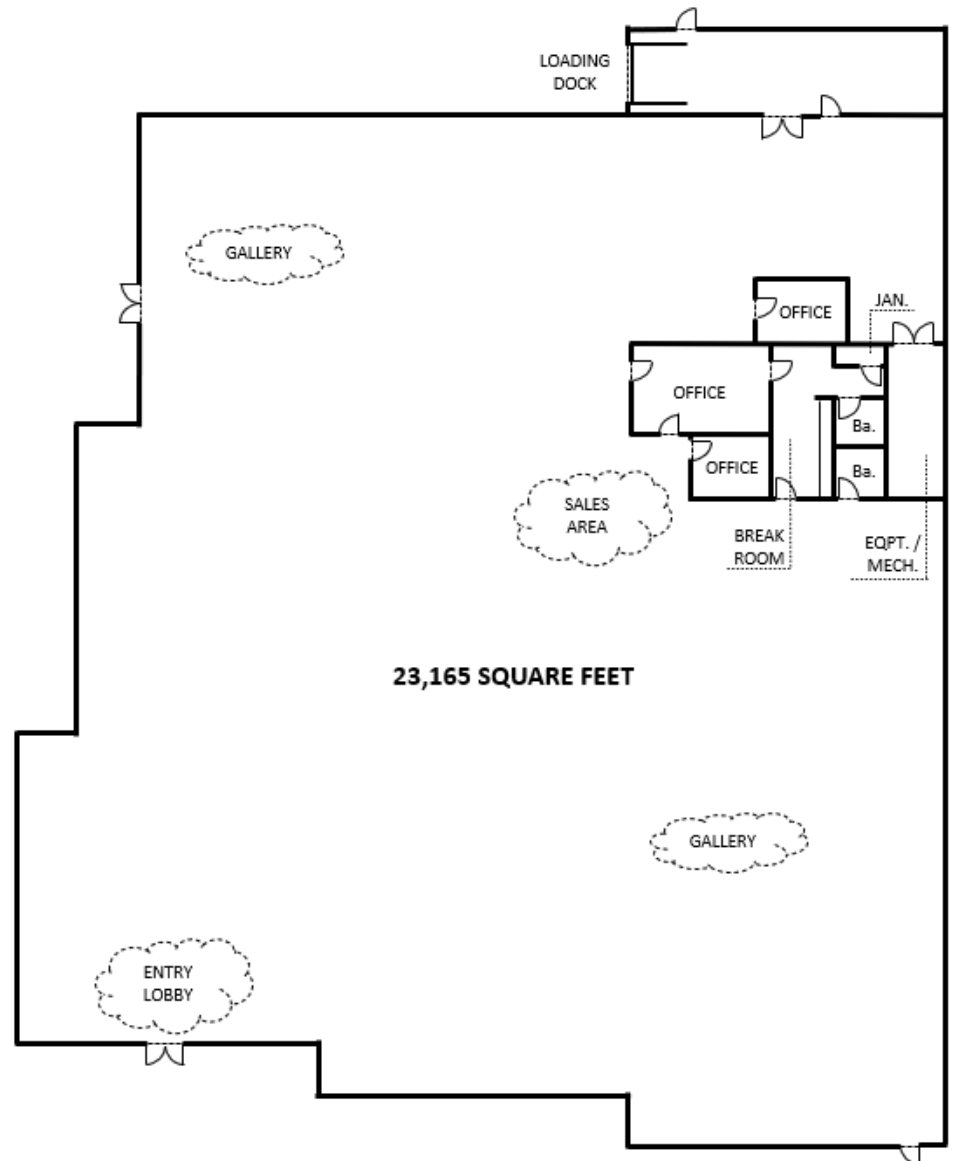
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## OVERVIEW

- 23,165 Square Feet
- 50 parking spaces
- Availability: 3Q 2026
- Year Built: 1999
- \$200,000+ building improvements 2023/2024
- HVAC: Two (2) twenty (20)-ton units and one (1) twelve (12)-ton unit replaced in 2023, one (1) thirty (30)-ton unit replaced in 2018
- Roof: Original Carlisle 45 mil Mechanically Fastened reinforced EPDM Roof in good condition, sky-lights replaced in 2023
- Fully sprinkled building.

## LEASE TERMS

- Absolute Net Lease
- 5 – 10 Year Lease Term + Renewal Options
- Base Rent: \$12-\$14/SF/YR
- Additional Rent: Taxes, Insurance, & Administrative Fee \$1.50/SF/YR estimated, adjusted annually
- 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 base rental rate



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For additional information, please contact:

**CALLIS VENTURES, LLC**

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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.

