

FOR LEASE

22,890 SF AVAILABLE
3400 AMBROSE AVENUE
NASHVILLE, TENNESSEE



DOWNTOWN NASHVILLE



SUITE 3400
22,890-SF



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3400 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers

SPACE FOR LEASE | INFORMATION

- AVAILABLE FEBRUARY 2025
- 22,890 SF SUITE AVAILABLE
- ± 2,837-SF OFFICE SPACE*
- 22' CLEAR HEIGHT
- FIVE (5) DOCK HIGH DOORS
- ONE (1) DRIVE IN DOOR
- FRONT-LOADER
- NEW TPO ROOF (2023 INSTALL)
- SEALCOAT & STRIPED TRUCK COURT
- AMPLE EMPLOYEE PARKING
- 3.5 MILES FROM DOWNTOWN NASHVILLE
- 2.5 MILES FROM I-24 & I-65
- EAST NASHVILLE SUBMARKET

MANAGED BY:



LEASING CONTACTS:

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ZAC CYPRESS, CCIM

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RYLEY CATON

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MARKETED BY:

Colliers

**ABLE TO DECREASE OFFICE SF UPON TENANT REQUEST*

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT THE ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.

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DOWNTOWN NASHVILLE

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NEW TPO ROOF

 **Stonelake**
CAPITAL PARTNERS

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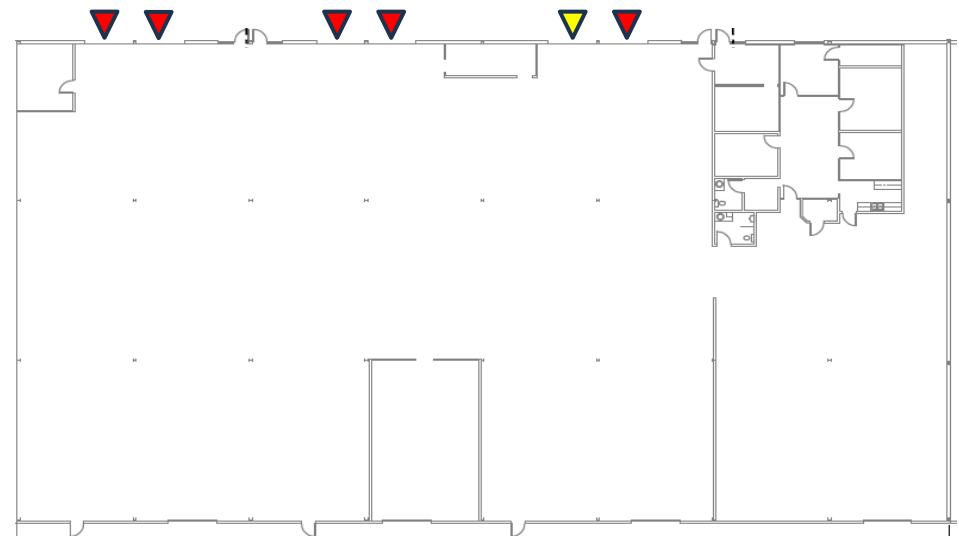
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PLANNED CAPITAL IMPROVEMENTS:

- LED LIGHTING (OFFICE)
- LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- PAINT COLUMNS HAZARD YELLOW
- NEW CARPET THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW BATHROOM FIXTURES & FLOORING
- NEW LANDSCAPING UPGRADES

COMPLETED CAPITAL IMPROVEMENTS

- NEW TPO ROOF – 20 YEAR WARRANTY
- EXTERIOR BUILDING PAINTING
- SPRINKLER UPGRADES
- SEALCOAT & OVERLAY TRUCK COURT



▼ Drive-In Door
▼ Dock-High Door



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DOWNTOWN

GALLATIN PK

TRINITY LN

31

SUITE 3400
22,890 SF



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DOWNTOWN

GALLATIN PK

TRINITY LN



SUITE 3400
22,890 SF

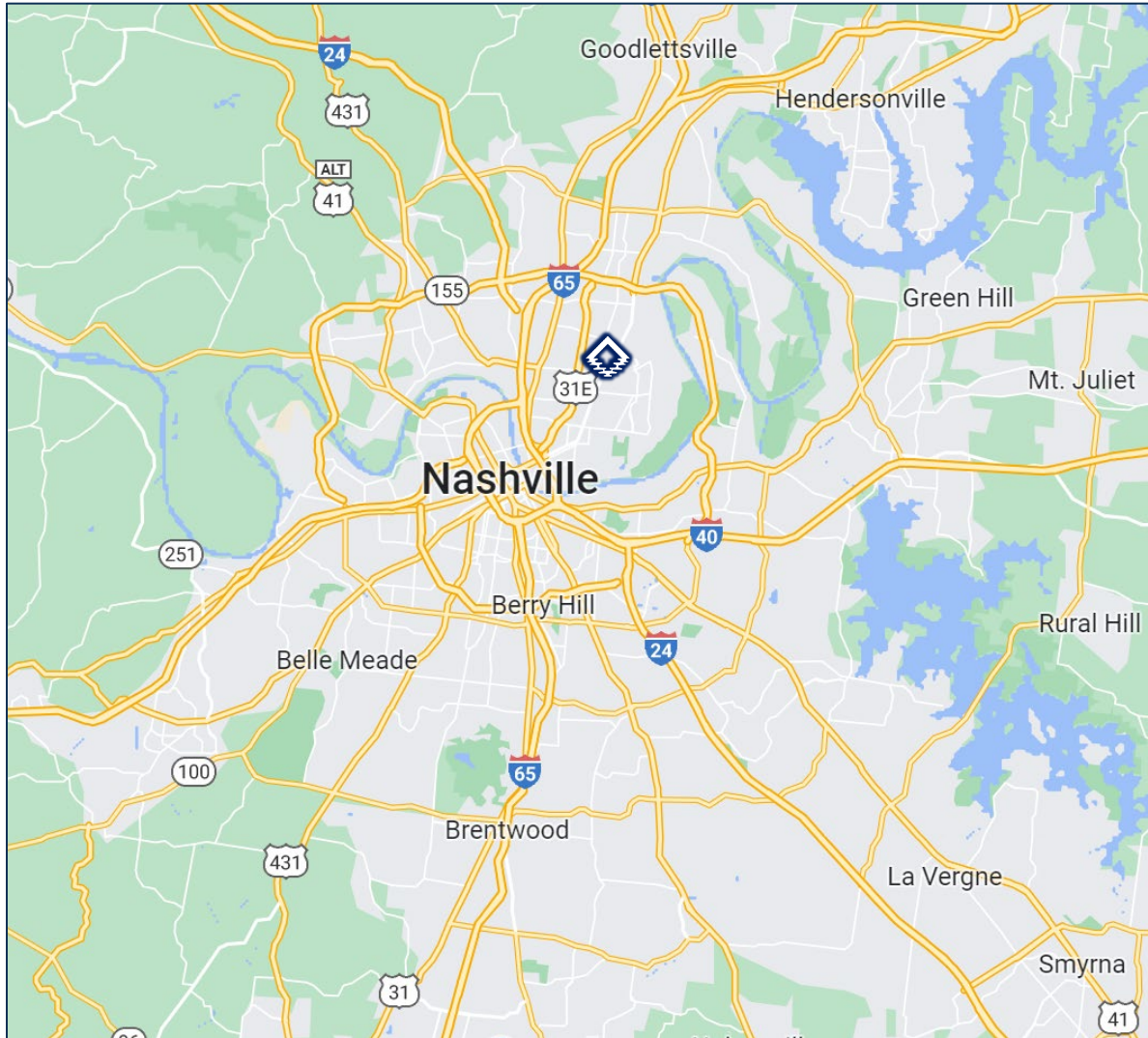
DICKERSON PK



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22,890 SF
AVAILABLE

EAST NASHVILLE
SUBMARKET

