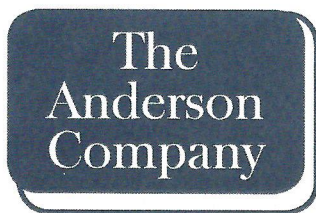


FOR SALE

1809 Dabbs Avenue, Nashville, Tennessee



- Highly visible office building with interstate exposure/141, 220 cars per day on I-40.
- 20,000 SF building, occupied by Aspen University, A Nursing School.
- 10/1000 parking ratio, 194 Parking Spaces with additional spaces for handicap parking.
- 5.093 acres.
- Primary Lease Expires February 28, 2029. The tenant has 2 additional 5 year options to extend the lease.
- The lease is Net Net Net.



SHOW BY APPOINTMENT ONLY

DWAINE ANDERSON
THE ANDERSON COMPANY
REAL ESTATE CONSULTANTS
1908 CHURCH STREET • NASHVILLE • TENNESSEE 37203
615-300-3376

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