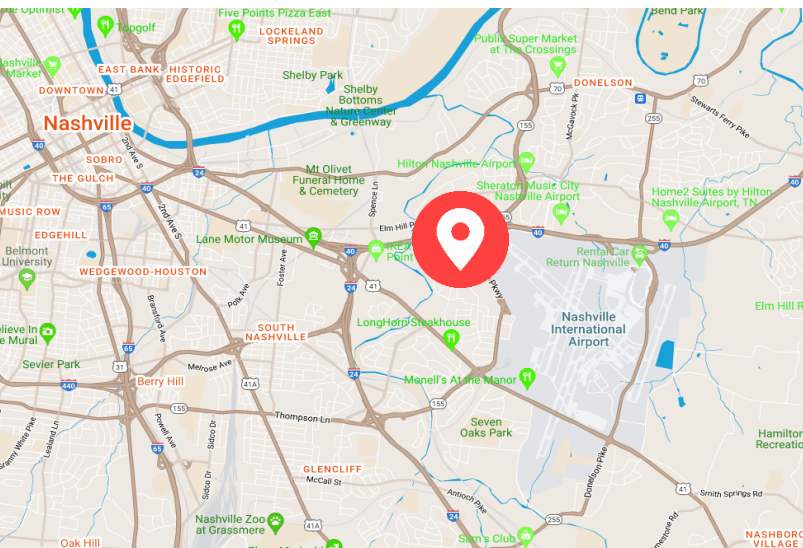


ROYAL ELM OFFICE PARK

FOR LEASE
MOVE-IN READY OFFICE SUITES



Royal Elm Office Park

2601 - 2605 Elm Hill Pike, Nashville, TN

Royal Elm Office Park provides tenants with a great opportunity to lease office space in an exceptionally maintained office park in a high growth area adjacent to the Nashville International Airport (BNA).

Suites in this office complex range in size from 1,000 -3,000 SF.

This location is perfect for all your professional business needs with quick access to Nashville's main travel infrastructure: 1 mile to Briley Pkwy and less than 3 Miles to I-40, and desirable frontage on Elm Hill Pike.

LEASE RATE: \$16 - \$18/ SF NNN

Current Availabilities are listed on the following page



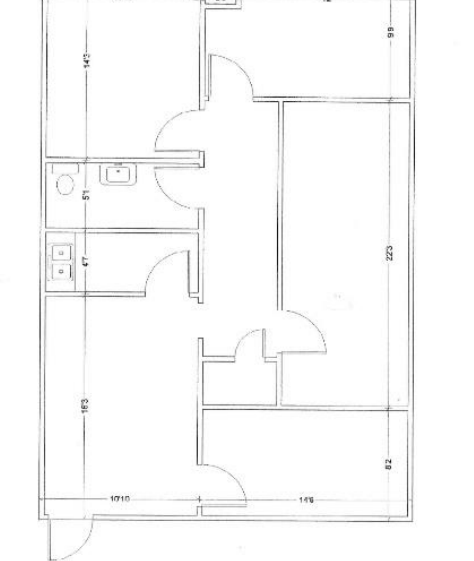
FOR LEASE

MOVE-IN READY OFFICE SUITES

CURRENT AVAILABLE SUITES – FLOOR PLANS

2601 Elm Hill, Suite P – 1,000 SF

Lease Rate: \$19/SF NNN



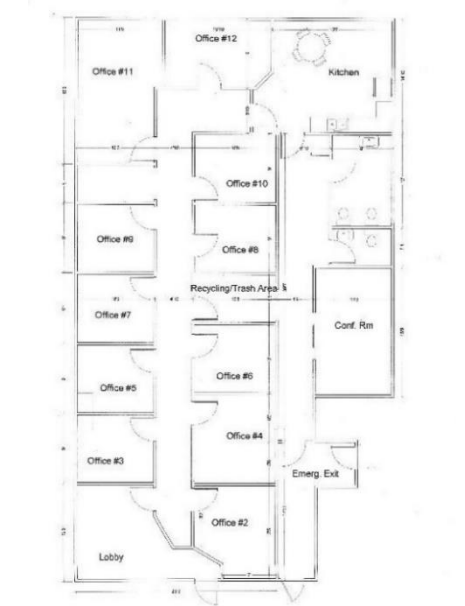
2601 Elm Hill, Suite R— 1,000 SF

Lease Rate: \$19/SF NNN | Available: May 2026



2531 Elm Hill, Ste 406 – 2,874 SF

Lease Rate: \$16/SF NNN



OPERATING EXPENSES

2601-2605 Elm Hill:	2531 Elm Hill:
CAM: \$3.03	CAM: \$3.54
Taxes: \$1.68	Taxes: \$3.36
Insurance: \$0.18	Insurance: \$0.21

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ROYAL ELM OFFICE PARK

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SUITE R – PHOTOS

