



RARE, INFILL, STAND ALONE, OFFICE BUILDING

FOR SALE OR LEASE

2015 GLADSTONE AVENUE

Nashville, TN 37211





OFFERING AT A GLANCE

Property Address	2015 Gladstone Ave
Building Size	3,000 SF on 0.36 acres
Number of Floors	1
Year Built	1996, Renovation: 2022
Zoning	IWD
Parking	18 spaces, 6.00/1,000 sq ft
Roof System	TPO (under warranty until 2042)
HVAC	Replaced in 2022 Trane Units
Private Offices	8
Accessibility to Interstate	0.6 miles
Walkability to Geodis Park	+/- 1,500 feet

THE OPPORTUNITY

Completely renovated in 2022, this offering provides a turn-key solution for an office tenant or user pursuing above market interior finish levels, an efficient floor plan, and ample car parking.

Future occupants will enjoy the walkability to Geodis Park and immediate interstate access at Nolensville Road and I-440E.

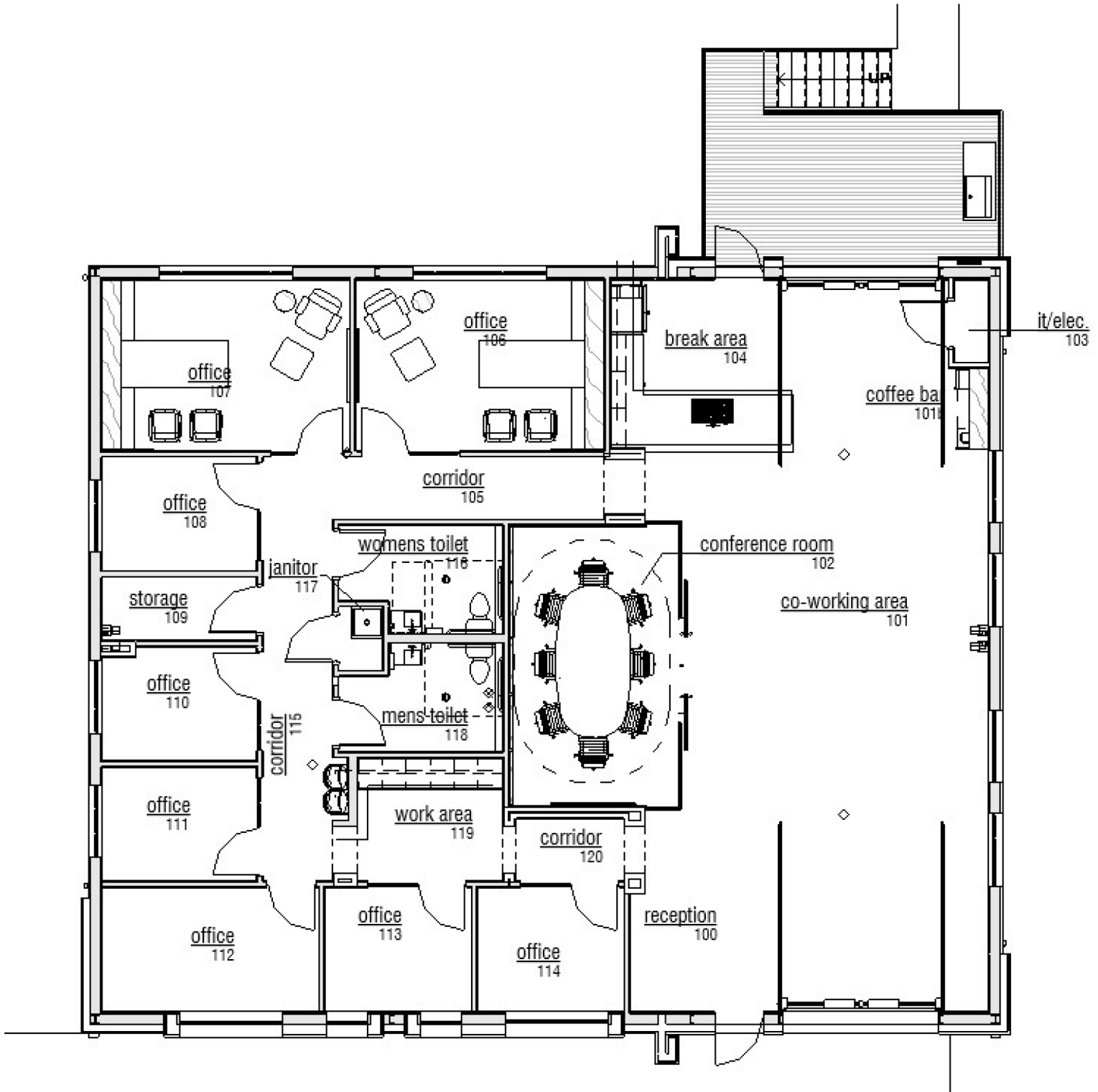
The thoughtfully designed floor plan creates efficiencies of use by incorporating a combination of private offices and co-working spaces.



2015 GLADSTONE



FLOOR PLAN



2015 GLADSTONE



+/- 1,500 FT WALK FROM 2015 GLADSTONE



TODD PREVOST

Owner | Principal

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