

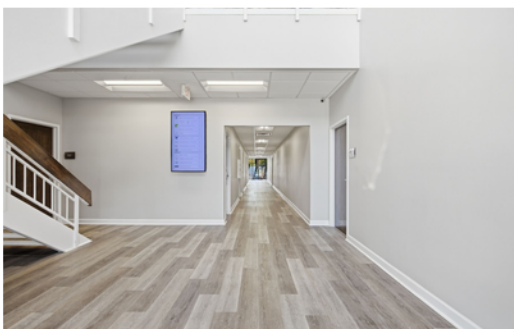
176 THOMPSON LN

NASHVILLE, TN 37211

OFFICE INVESTMENT

Income-Producing | Investor | Owner-User

Income-producing Nashville office asset professionally measured at 24,980 SF. Generated approx. \$281,000 NOI in 2025 and offered at \$4,350,000.



24,980 SQ FT

Approx. \$281,000 NOI in 2025

PROPERTY HIGHLIGHTS



Strong in-place cash flow with room for growth



Ample on-site parking approx. 100 spaces



Convenient access to I-65, I-24, and I-440



Multi-tenant asset with established tenancy



Investor or owner-user opportunity



Renovated common areas and updated suites

