



ROYAL PARKWAY I & II

NASHVILLE, TN 37214

FLEX / WAREHOUSE & OFFICE AVAILABLE

For Lease in Nashville's
Airport / I-40 Corridor

2501 PERIMETER PLACE DRIVE
500-520 ROYAL PARKWAY

CBRE



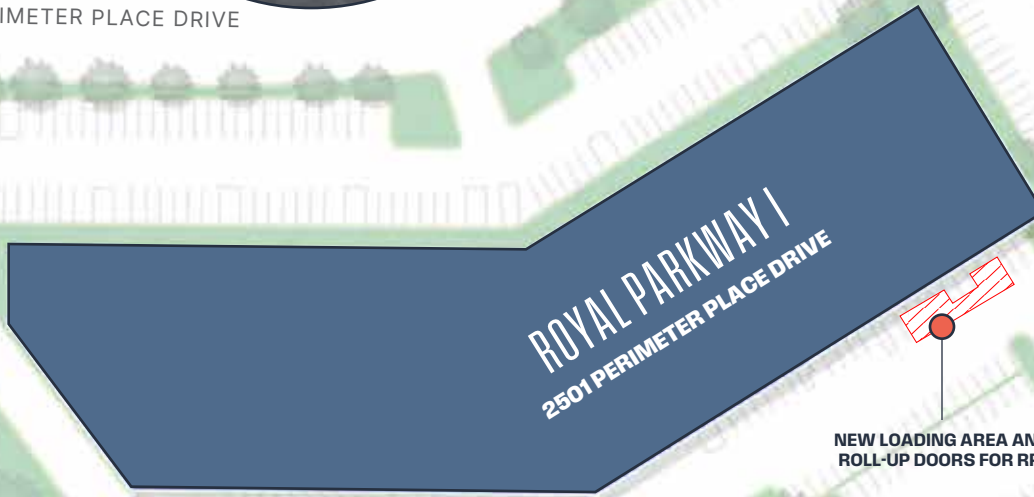


New Warehouse Space Loading Areas & Circulation



PERIMETER PLACE DRIVE

ROYAL PARKWAY



NEW LOADING AREA AND
ROLL-UP DOORS FOR RPI



NEW PAVED ROADING FOR
LOADING AND ACCESS
BEING INSTALLED FOR RPII



FOR LEASE



Royal Parkway I

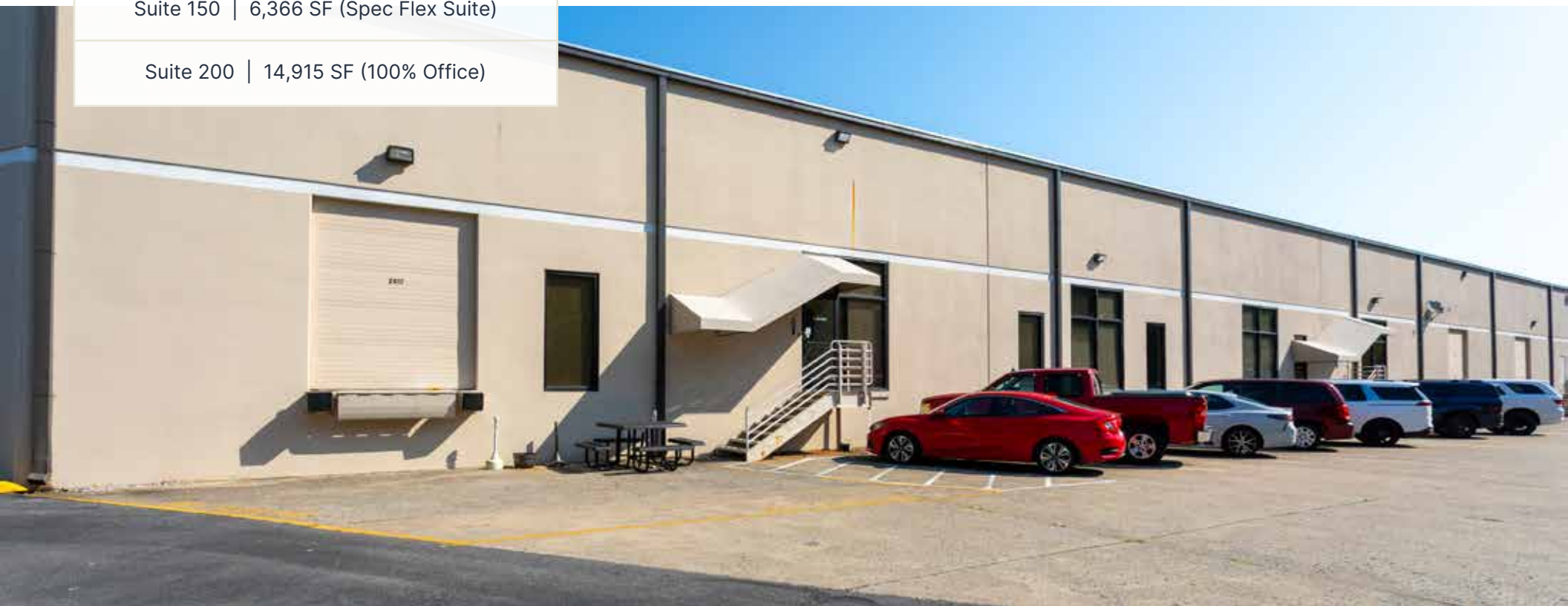
2501 Perimeter Place Drive
Nashville, TN 37214

AVAILABILITIES:

Suite 100 | 7,553 SF (Spec Flex Suite)

Suite 150 | 6,366 SF (Spec Flex Suite)

Suite 200 | 14,915 SF (100% Office)





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 100

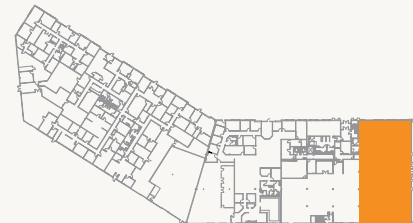
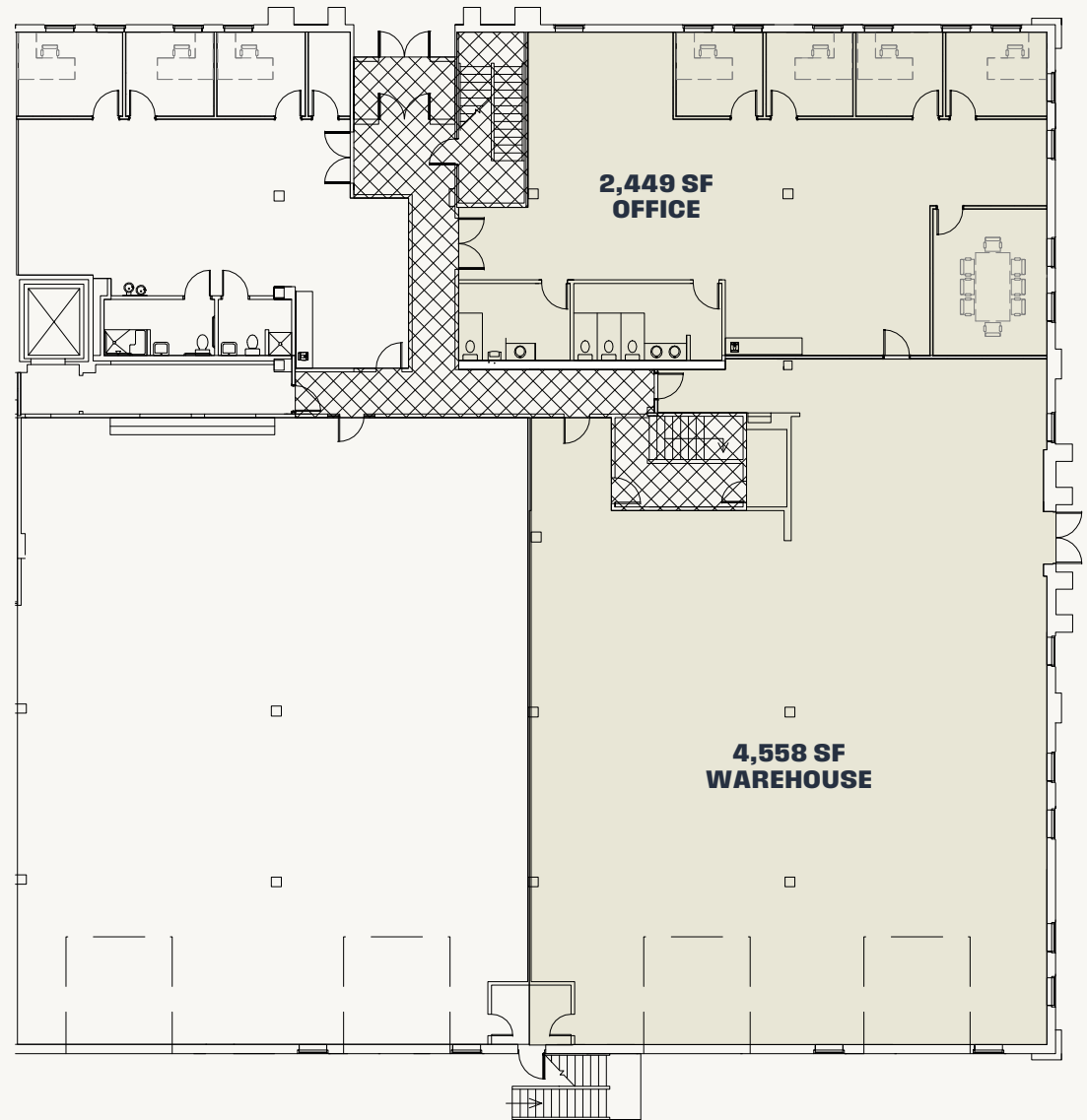
Floor 1

OFFICE + WAREHOUSE

7,553 SF
Premises

May 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 150

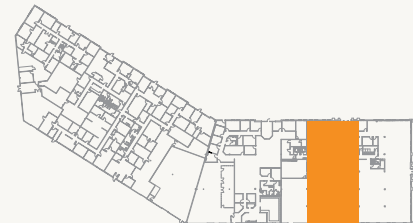
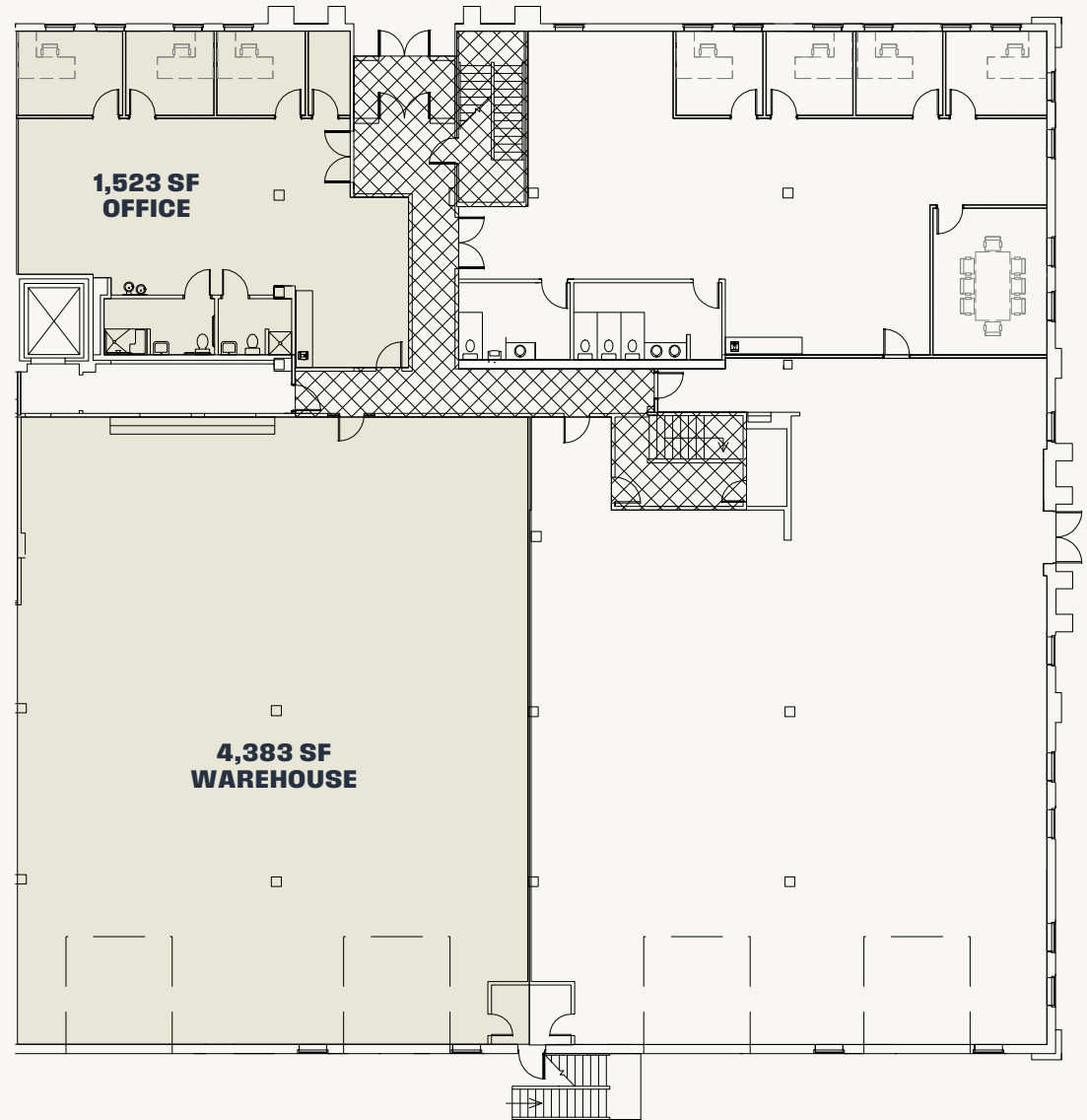
Floor 1

OFFICE + WAREHOUSE

6,366 SF
Premises

May 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 200

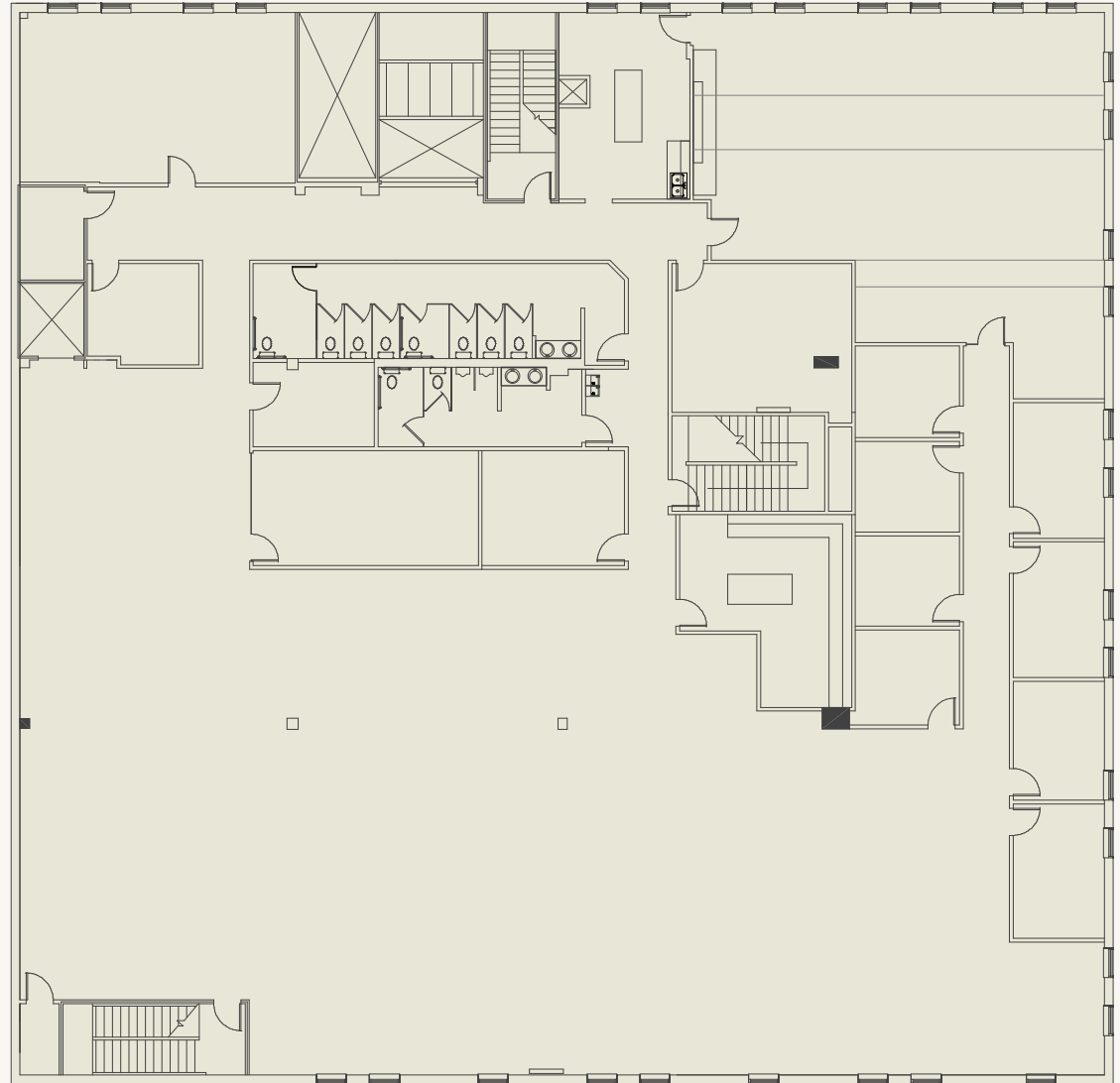
Floor 2

OFFICE

14,915 SF
Premises

Immediate
Possession

- High-quality, second-generation office space
- Large conference rooms, high-end breakroom with furniture
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces



FOR LEASE



Royal Parkway II

520 Royal Parkway
Nashville, TN 37214

AVAILABILITIES:

Suite 100 | 7,525 SF

Suite 105 | 5,543 SF

Suite 110 | 11,432 SF

Suite 200 | 12,552 SF





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 100

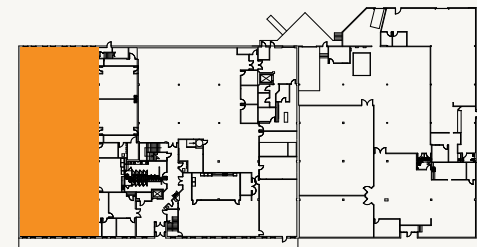
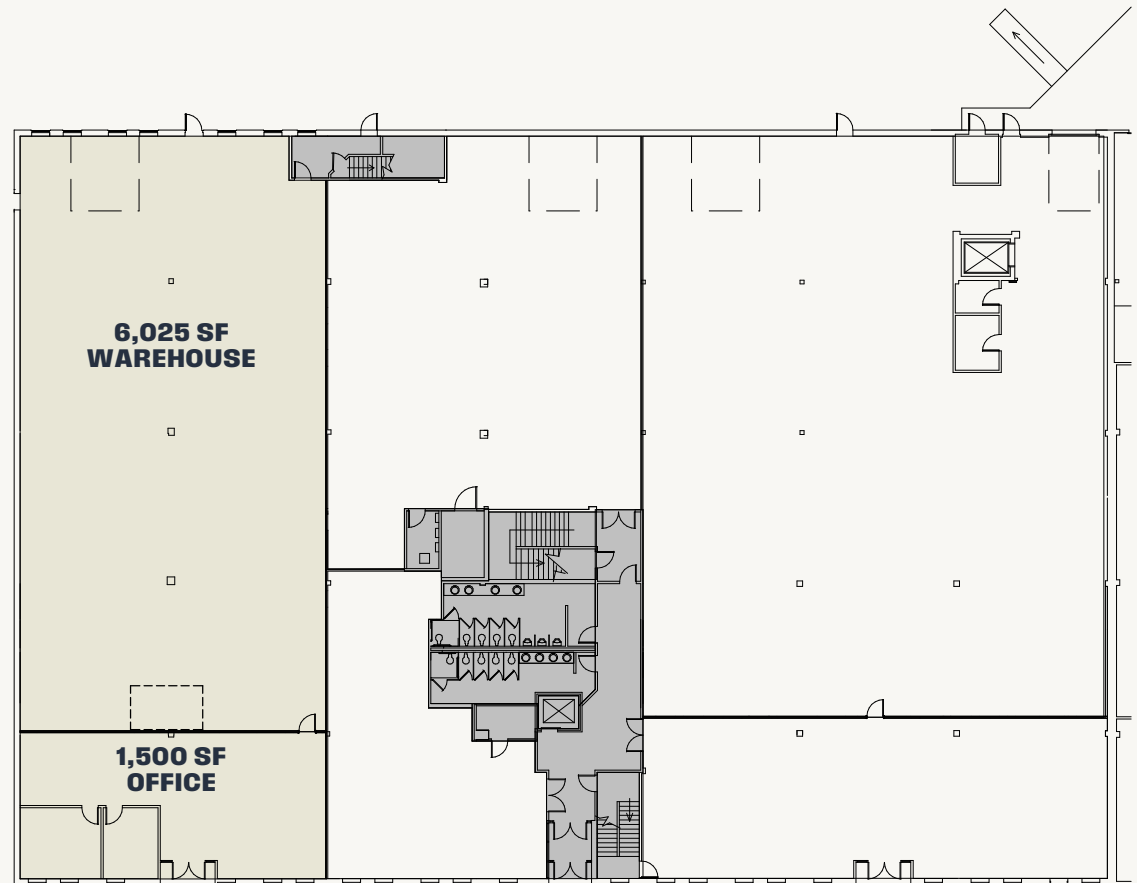
Floor 1

OFFICE + WAREHOUSE

7,525 SF
Premises

September 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 105

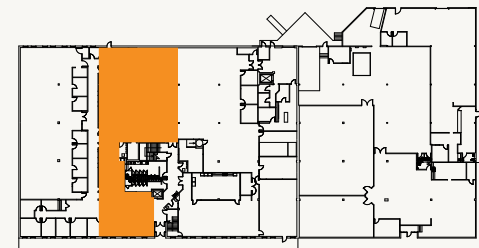
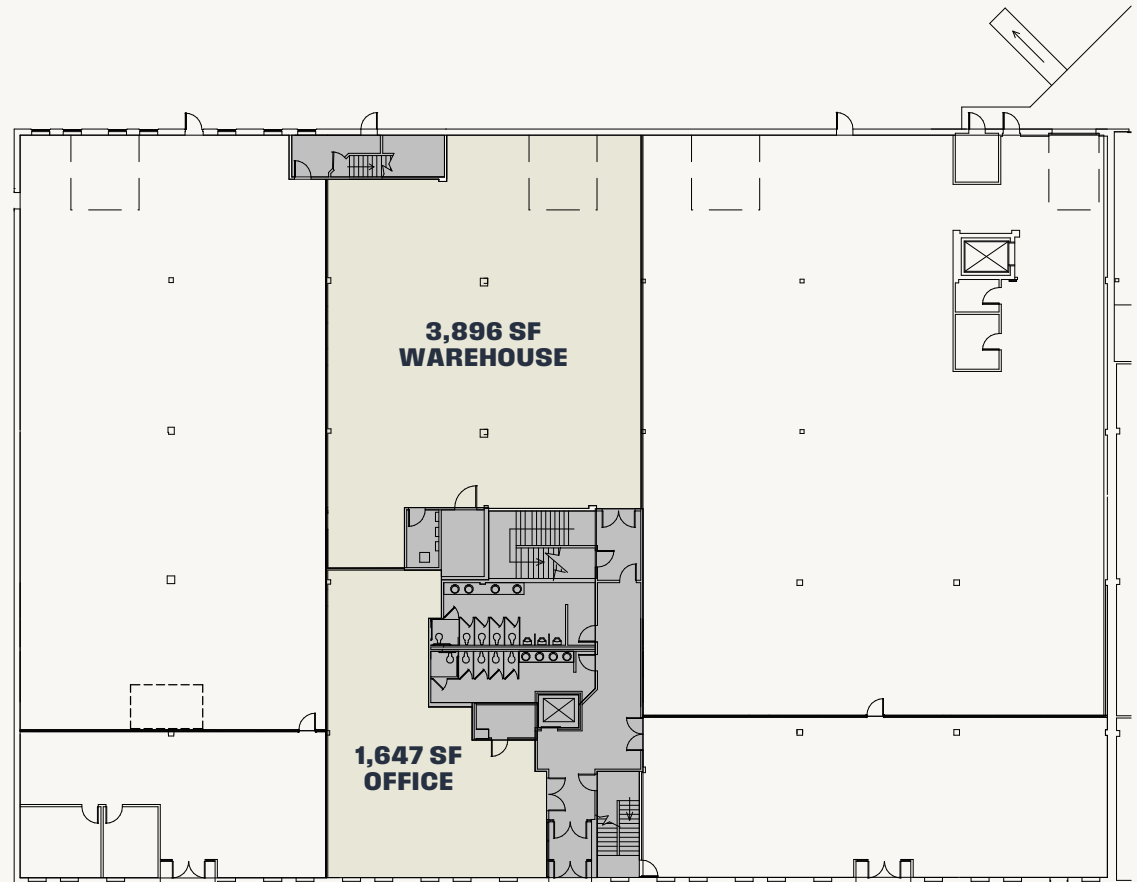
Floor 1

OFFICE + WAREHOUSE

5,543 SF
Premises

September 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 110

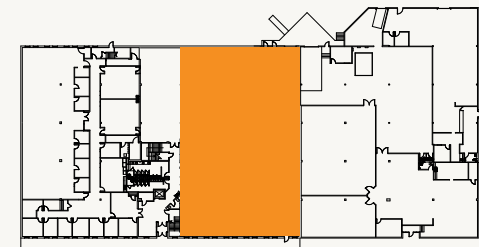
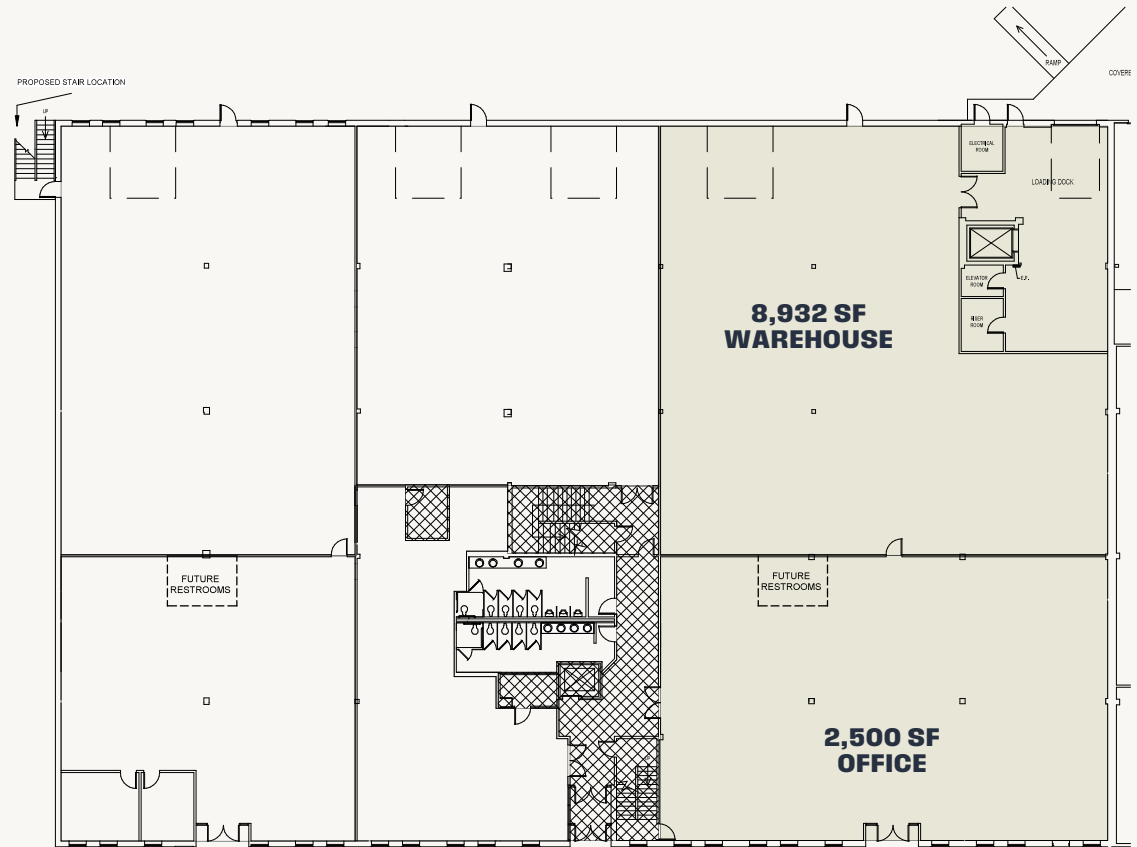
Floor 1

OFFICE + WAREHOUSE

11,432 SF
Premises

September 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- One (1) dock-high door
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 200

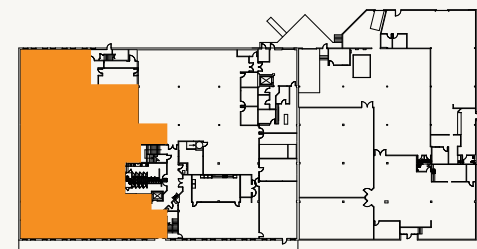
Floor 2

OFFICE

12,552 SF
Premises

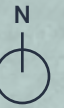
Immediate
Possession

- High-quality, second-generation office space
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces



Strategic LOCATION

Well-positioned less than a mile from Nashville International Airport (BNA).



BRILEY PARKWAY ON-RAMP

BRILEY PARKWAY OFF-RAMP

QUICK ACCESS TO BRILEY PARKWAY

QUICK ACCESS TO INTERSTATE-40

INTERSTATE-40 OFF-RAMP

INTERSTATE-40 ON-RAMP

DRIVE TIMES

BNA	0.9 mile 3 minutes
BRILEY PKWY	1.1 miles 3 minutes
I-40	0.9 mile 3 minutes
I-24	4.1 miles 7-9 minutes
I-440	5.2 miles 10 minutes
NASHVILLE	6.7 miles 18-22 minutes

● RESTAURANT & RETAIL OPTIONS

BNA
Nashville
International
Airport

WELL-POSITIONED Along I-40

DOWNTOWN NASHVILLE
6.7 miles | 18-22 minutes

METROPOLITAN INDUSTRIAL PARK

SONESTA
INTERNATIONAL HOTELS

LA QUINTA
BY WYNDHAM

Marriott

EMBASSY
SUITES
by Hilton

HYATT
house

Residence
INN
BY MARRIOTT

Hampton
by Hilton

BAYMONT
BY WYNDHAM

SHEFFIELD HEIGHTS APARTMENTS

BNA
Nashville
International
Airport

Comfort
SUITES

COURTYARD
BY MARRIOTT

SHERATON

RP
ROYAL PARKWAY I & II

Fairfield
BY MARRIOTT

Quality
INN

40



Excellent proximity
and access

IDEAL CORPORATE LOCATION

LOCATION HIGHLIGHTS



<1 MILE

**NASHVILLE INT'L
AIRPORT (BNA)**



7 MILES

**DOWNTOWN
NASHVILLE**



30+

**RESTAURANTS &
RETAIL OPTIONS**

Within a 1-mile radius



I-24/I-40/I-440

**INNER-LOOP
LOCATION**

Accessibility to major
transportation routes





ROYAL PARKWAY I & II

NASHVILLE, TN 37214

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CBRE

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