

REDUCED RATE



FOR LEASE

±1,710 SF on a 0.26-Acre Lot

Freestanding Office/Retail Building in Berry Hill

2705 Greystone Road, Nashville, TN 37204

Standalone single-story brick building on its own 0.26-acre lot with dedicated paved parking and private entrances. Flexible interior layout combines private offices with open workspace — ideal for users seeking independence from multi-tenant properties.

HIGHLIGHTS

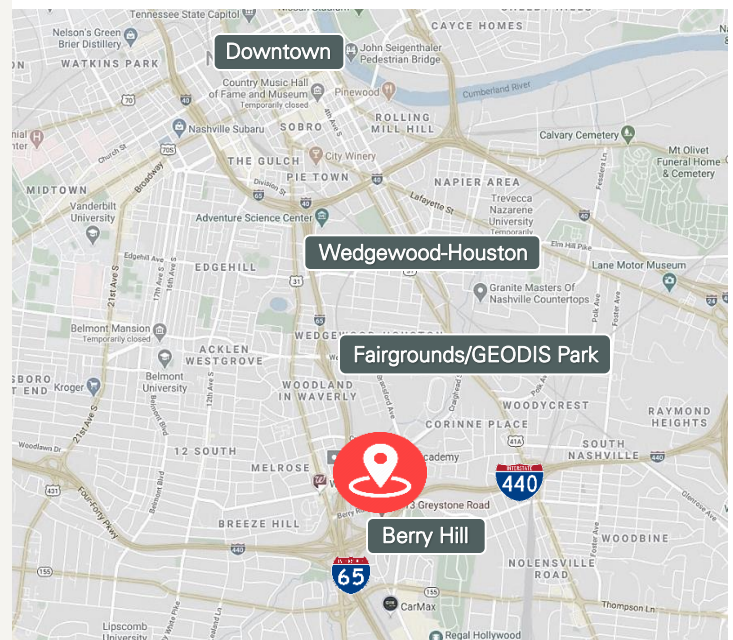
- ±1,710 SF freestanding commercial building (built 1951)
- Mix of private offices and open workspace
- Substantial on-site parking with excellent street visibility
- Classic brick construction
- Berry Hill District 2 zoning — permits professional offices, retail, creative studios & service uses
- Available: June 8, 2026
- Newly Reduced Lease Rate: \$4,495.00 per month NNN**

Strong Berry Hill Location

- Located in the independent City of Berry Hill, just east of I-65
- Convenient access to Downtown Nashville, Music Row, Green Hills, and 12 South, while benefiting from the area's established mix of professional offices, creative businesses, and local retail

Ideal for:

- Professional services, creative studios, boutique retail, showrooms, or specialty uses requiring dedicated parking and signage



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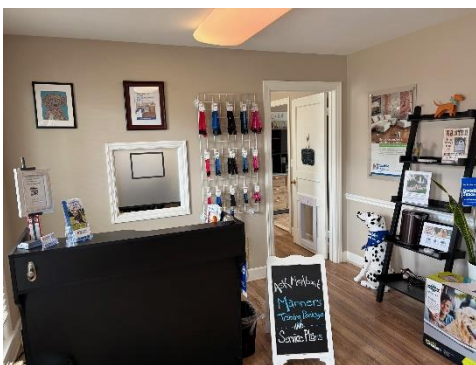
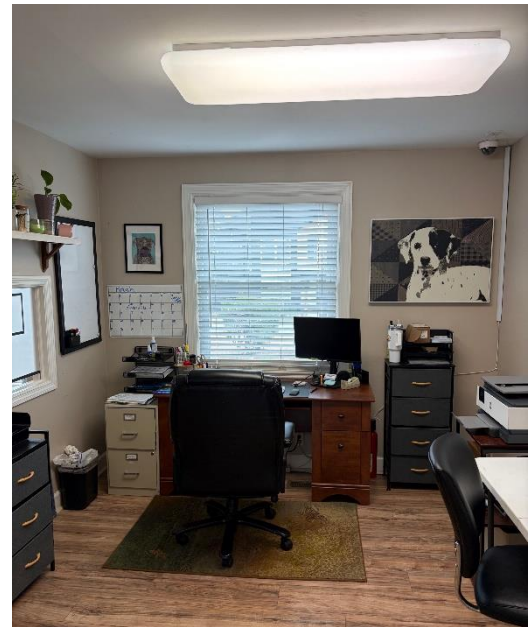
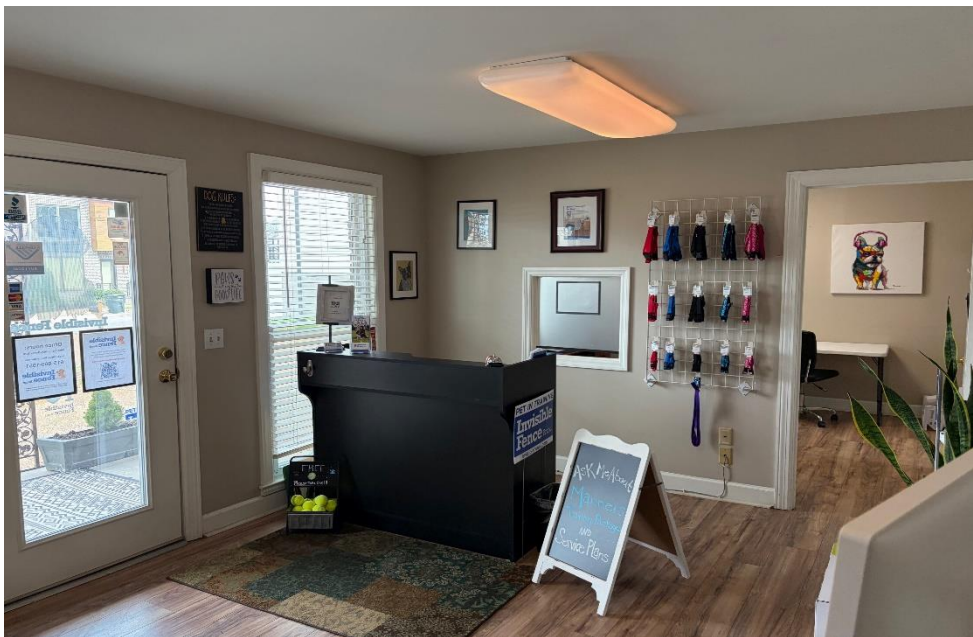
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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Davidson County

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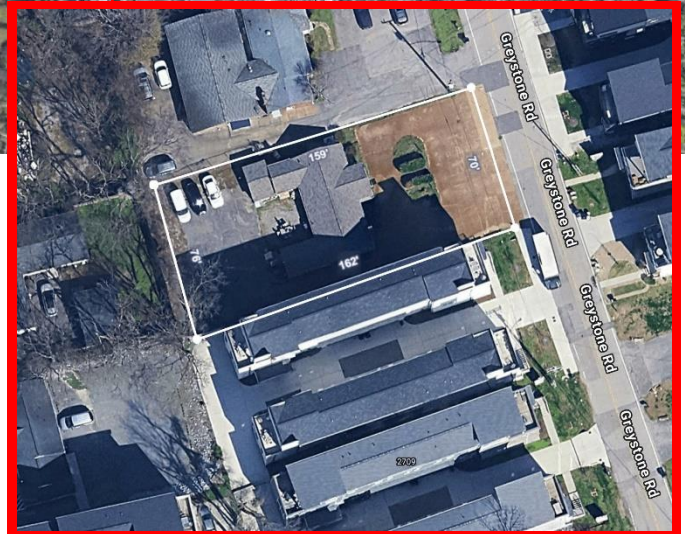
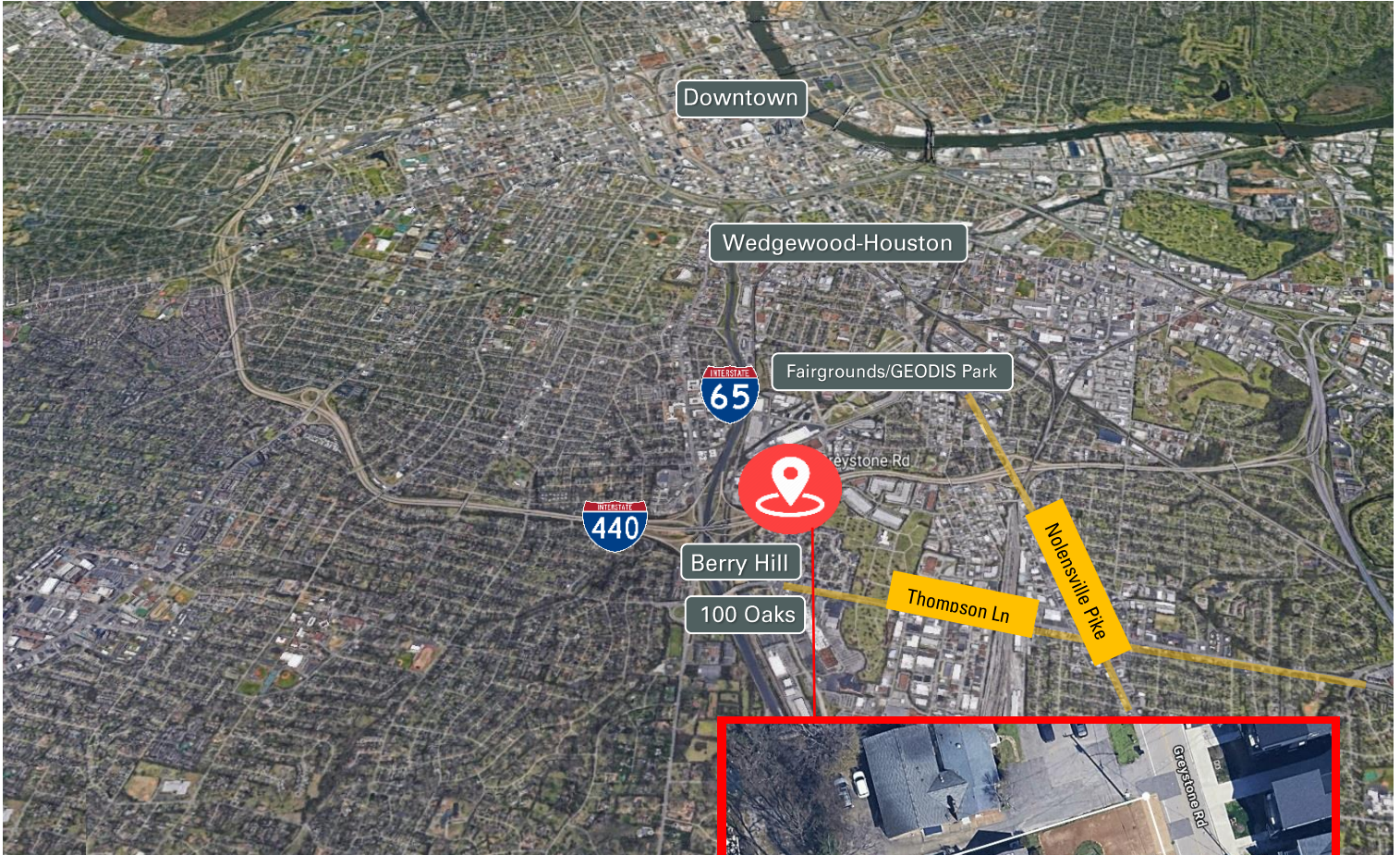
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