



## For sale or lease

436 E Iris Drive  
Nashville, Tennessee

Located in Berry Hill. Great flexible space for office users, flex users or creative.

**AVISON  
YOUNG**





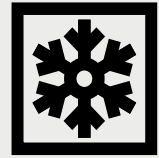
1,069-sf office



1,734-sf office/  
warehouse



Sale price: \$1,500,000  
Lease rate: \$18/sf NNN



Both buildings fully  
air-conditioned



Ample  
on-site parking



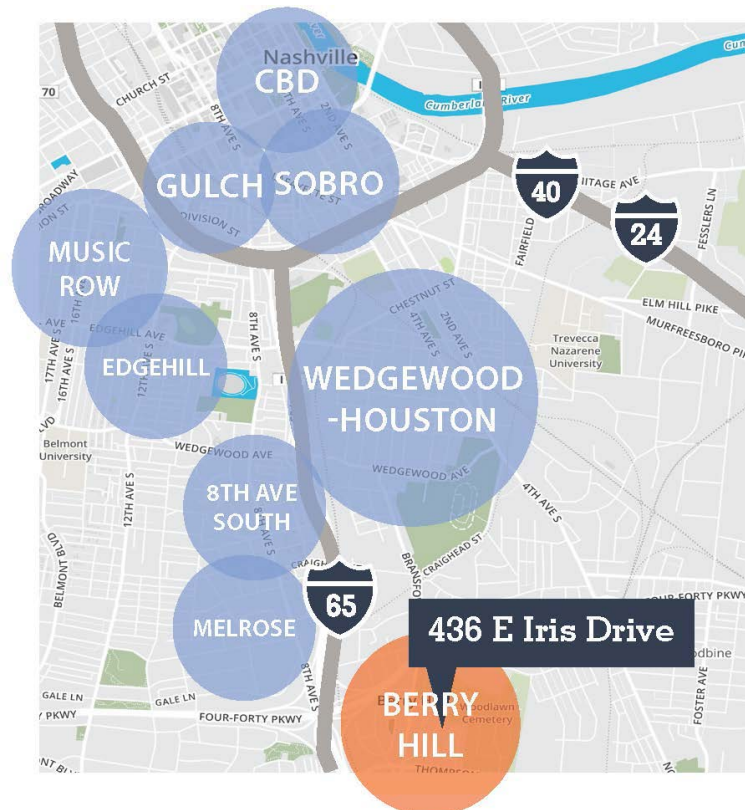
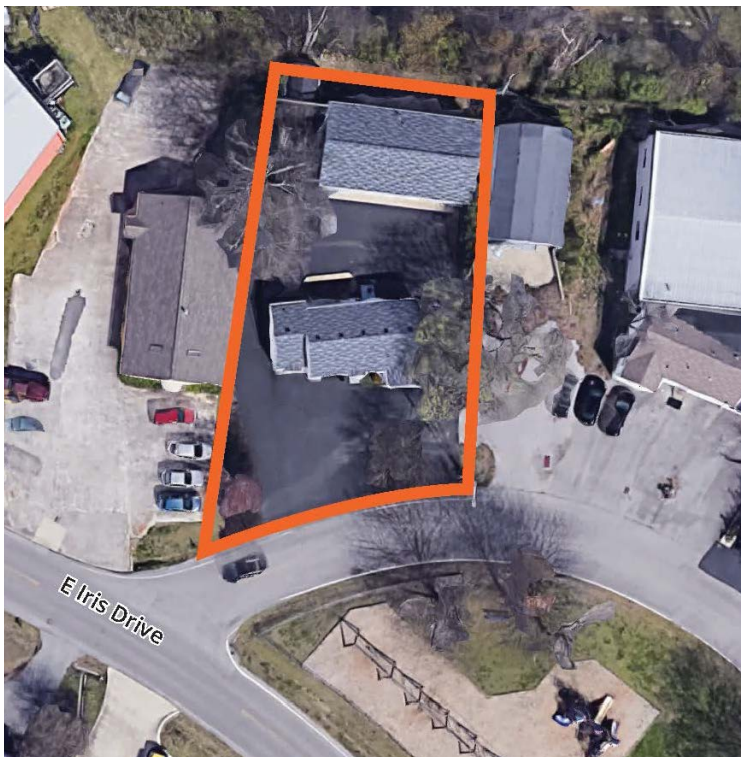
Close proximity to  
One Hundred Oaks  
and I-65/I-440

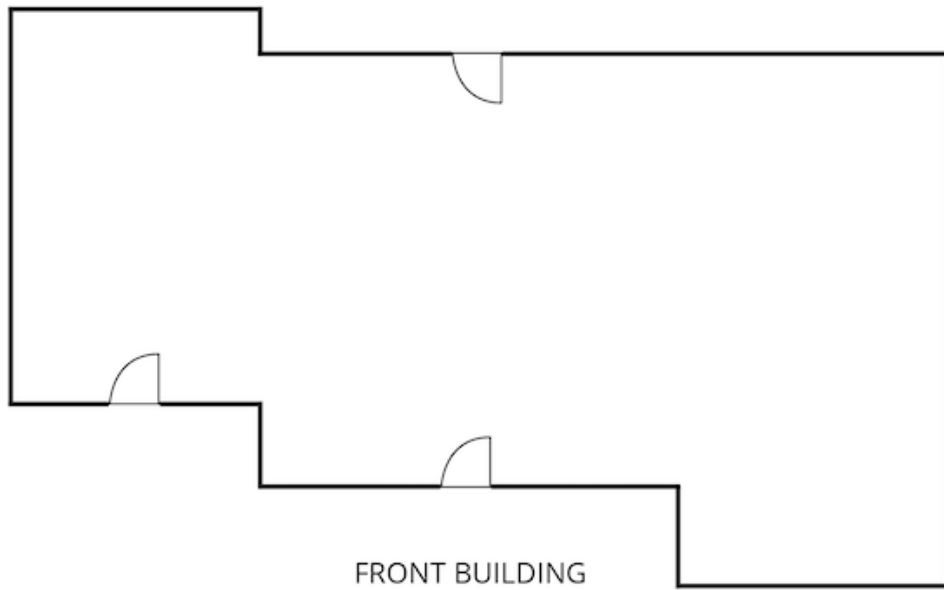
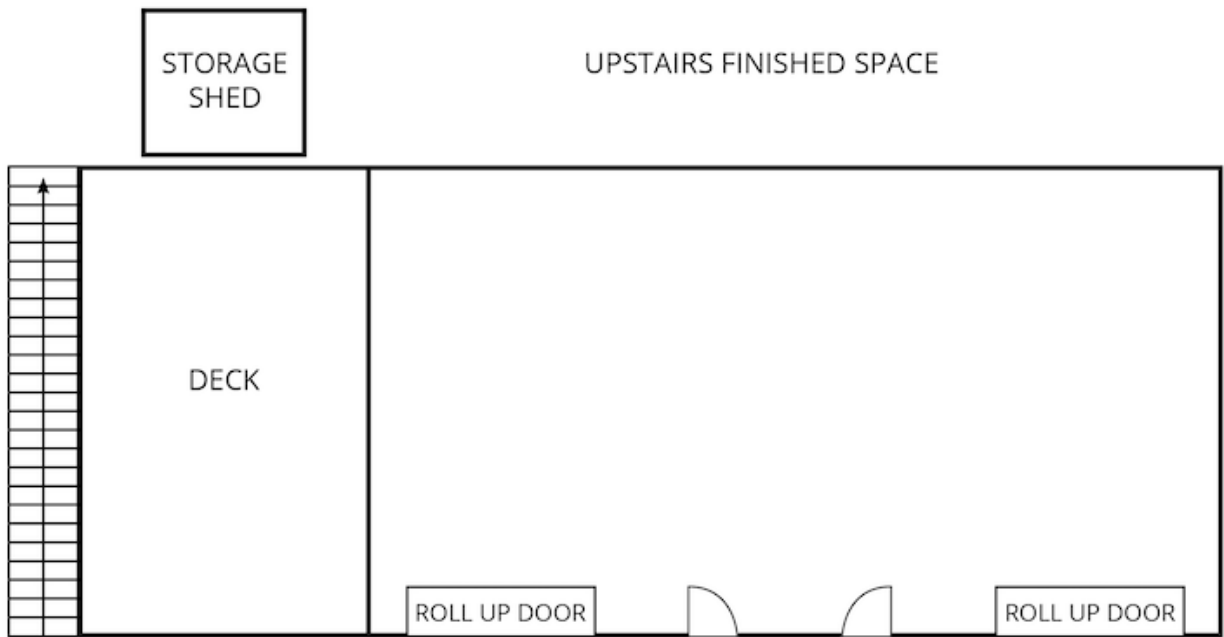


Full kitchen

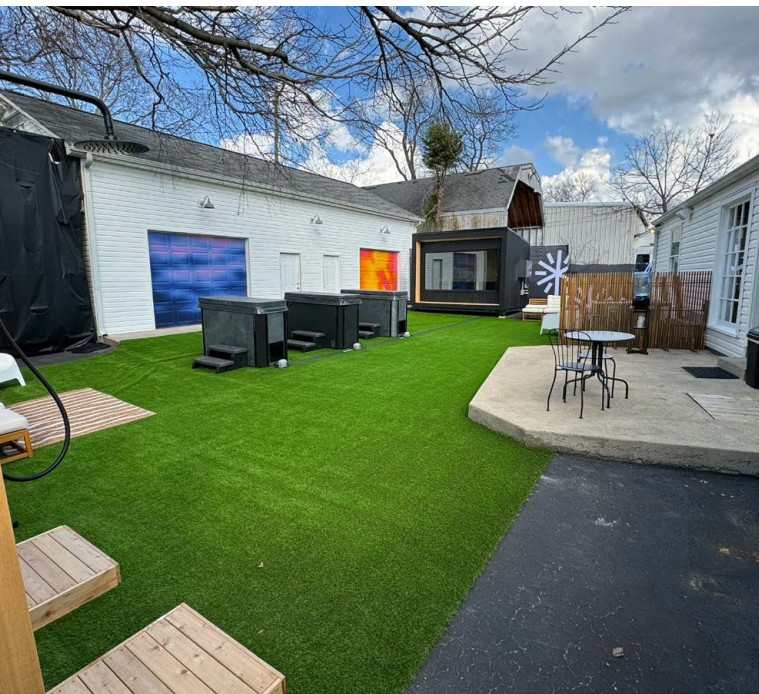
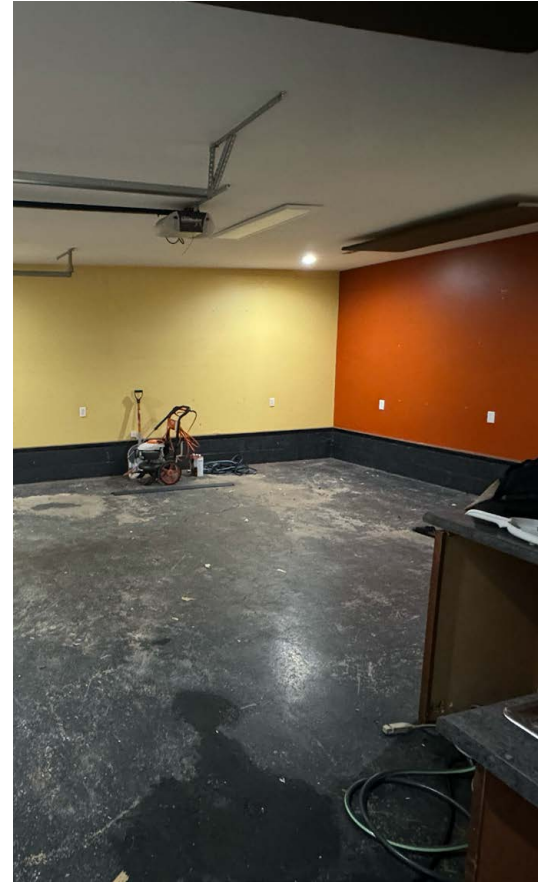
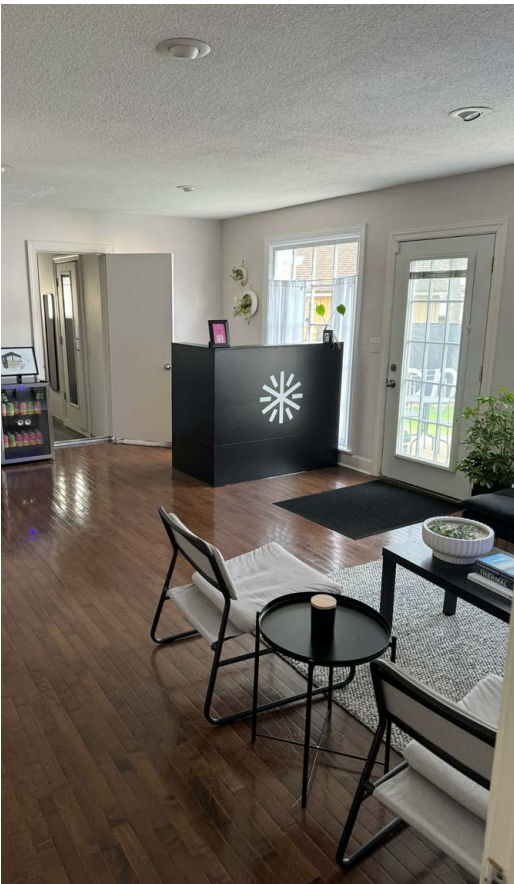


Walking distance to  
restaurants  
and retail













RESTAURANTS



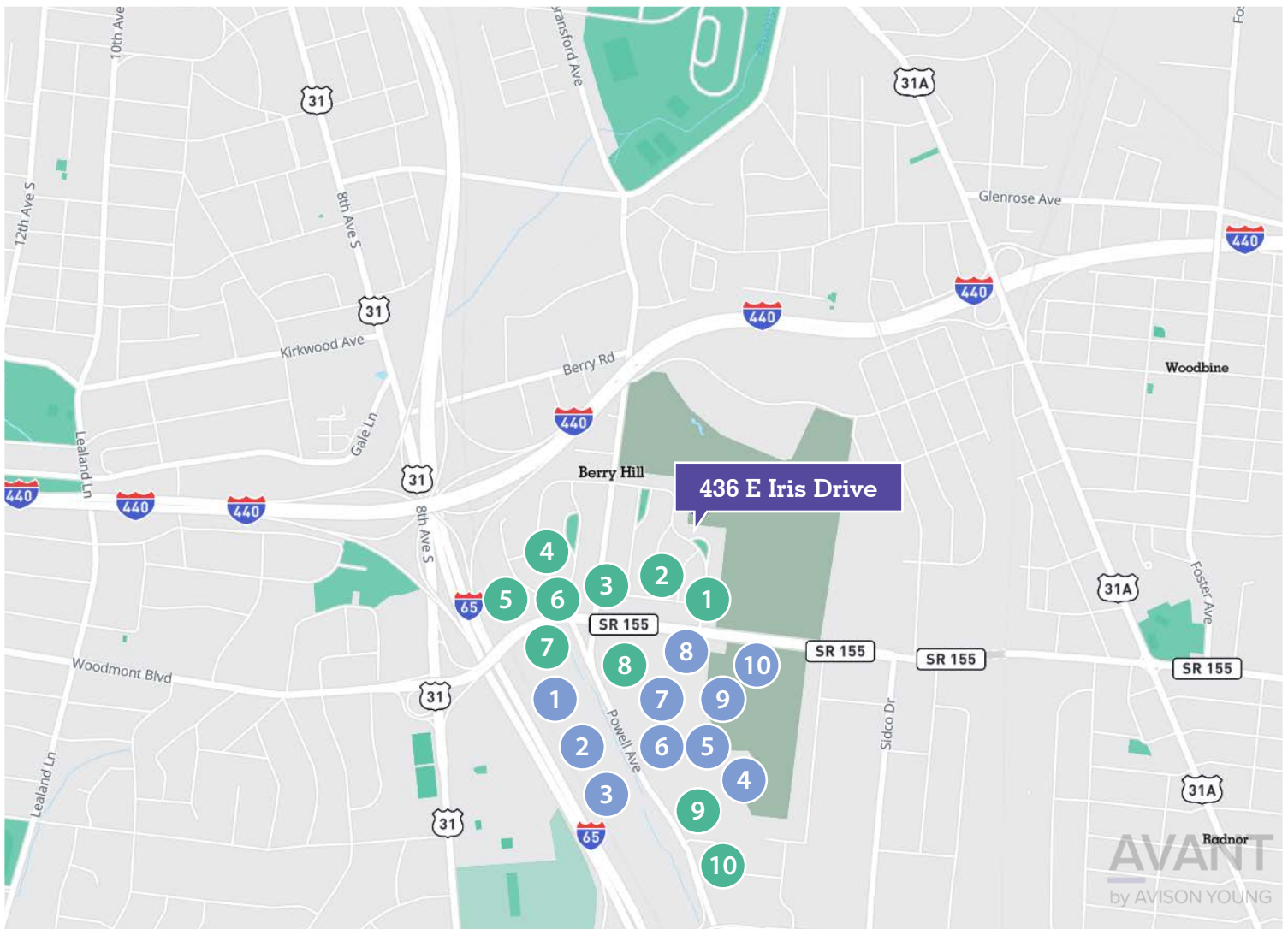
RETAIL

- 1 Firehouse Subs
- 2 Applebee's
- 3 Baja Burrito
- 4 Sam & Zoe's
- 5 Jersey Mike's Subs

- 6 Common Ground Bar and Eatery
- 7 Wendy's
- 8 Logan's Road House
- 9 Panda Express
- 10 Rafferty's

- 1 Walmart
- 2 CarMax
- 3 Home Depot
- 4 Regal Hollywood Cinemas
- 5 Ross Dress for Less

- 6 PetSmart
- 7 T.J. Maxx
- 8 Vanderbilt Health
- 9 Ulta Beauty
- 10 Michaels



**Get more information**

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