CHARLES HAWKINS CO.

FOR LEASE

±1,920 - 4,544 SF Available

Prime Opportunity to Lease Office & Flex/Showroom Space in the Allied Business Park

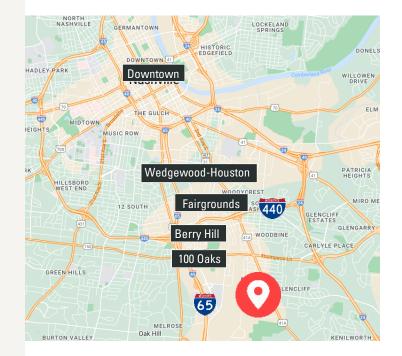
478 Allied Drive, Units 104 & 105, Nashville, TN 37211



HIGHLIGHTS

- Office Space & Flex/Showroom Space
- ±1,920 4,544 SF
- *There is approximately 704 square feet of low-clear warehouse with dock access that could be leased contiguously with Unit 104, 105, or both
- н. Lease Rate: \$17.00/SF NNN
- Estimated Operating Expenses: \$2.09/SF
- **Unit 104**
 - ±1,920 SF 0
 - Multiple private offices
 - Conference room
- Unit 105
 - ±1,920 SF
 - Showroom 0
 - Storage area (drop ceiling) \cap
- Great central location in the Allied Business Park in the Nolensville Pike corridor
- In close proximity to 100 Oaks, Berry Hill and the Fairgrounds

Tee Patterson, SIOR First Vice President 0:615.345.7229 tpatterson@charleshawkinsco.com Jake Morris Senior Vice President 0:615.345.7245 jmorris@charleshawkinsco.com



Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37211 T:615.256.3189 / F: 615.254.4026

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

478 Allied Drive, Units 104 & 105 Nashville, TN 37211 Davidson County

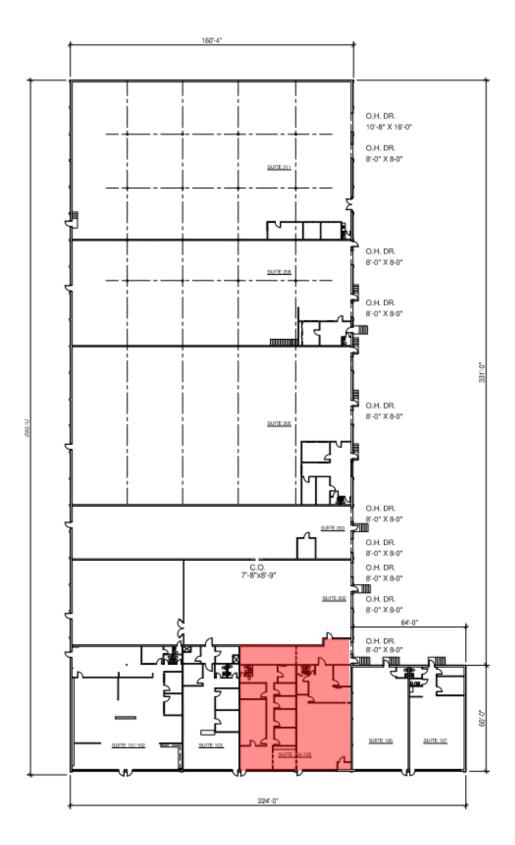




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FLOOR PLAN



Tee Patterson, SIOR First Vice President O: 615.345.7229 tpatterson@charleshawkinsco.com Jake Morris Senior Vice President O: 615.345.7245 jmorris@charleshawkinsco.com Exclusively listed by: Charles Hawkins Co. 760 Melrose Avenue Nashville, TN37221 T:615.256.3189 / F: 615.254.4026