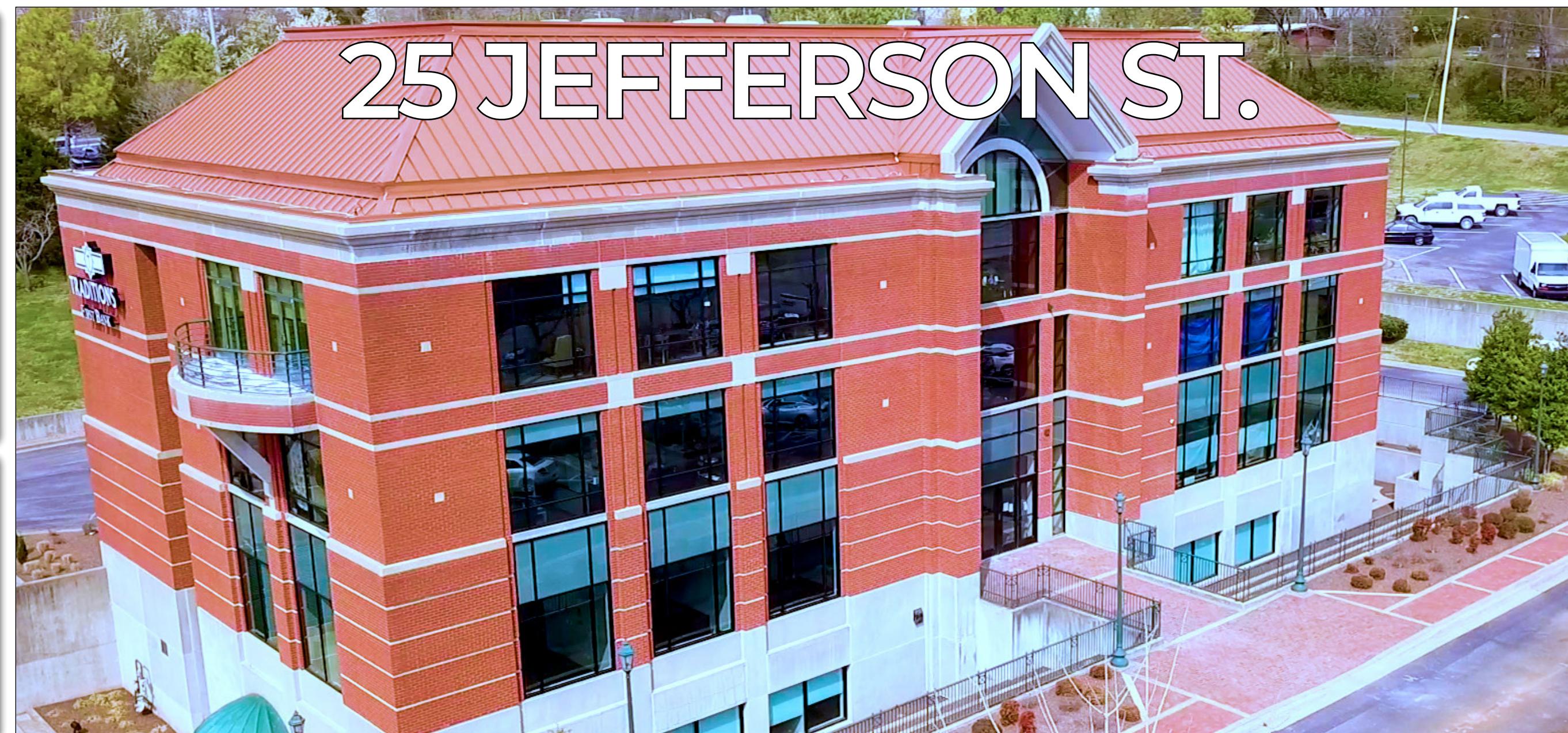


## PROPERTY DESCRIPTION

25 Jefferson St. is located in the heart of the ever-improving Downtown Clarksville. There are several advantages to leasing office space at "The First Horizon Building." You'll enjoy plentiful on-site parking. The common areas have been renovated and the building is currently undergoing an intensive interior and exterior renovations.

### HIGHLIGHTS

- Free Parking All Day; Downtown Clarksville
- Recently Renovated Common Areas
- Custom Build-Out Options Available
- Neighbor: Multi Purpose Event Center



### UPCOMING EXTERIOR RENOVATIONS



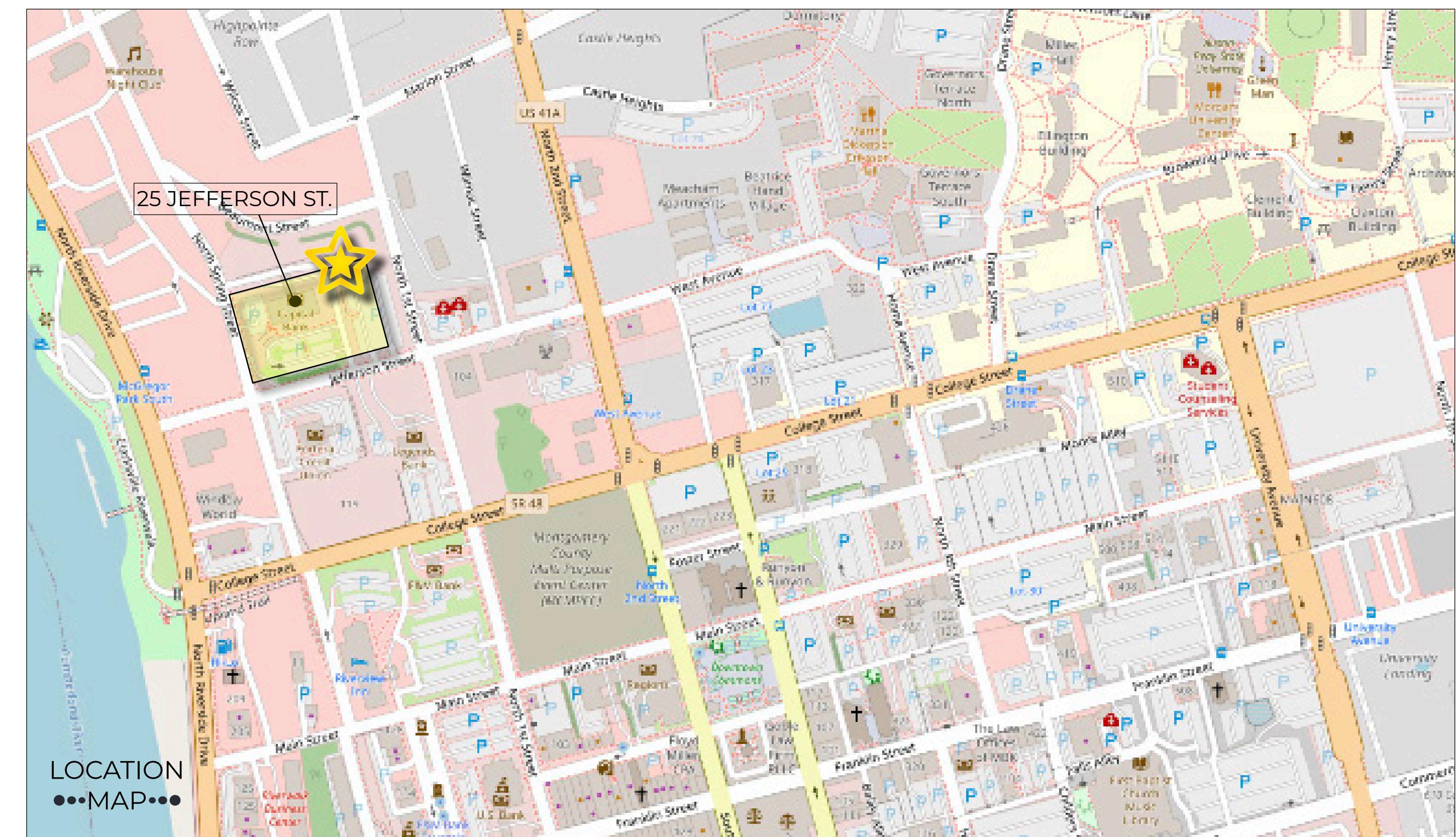


## PROPERTY SUMMARY

YEAR BUILT	1998
PURCHASED	JUNE 2020
ZONING	CBD
LOT SIZE	196,020 SQ. FT. (4.5 ACRES)
BUILDING SIZE	37,347 SQ. FT.
TOTAL UNITS	17
PARKING	106 SPOTS
RENT TYPE	MODIFIED GROSS (water, electric, & trash provided)



## 25 JEFFERSON ST. CLARKSVILLE, TN 37040 DOWNTOWN

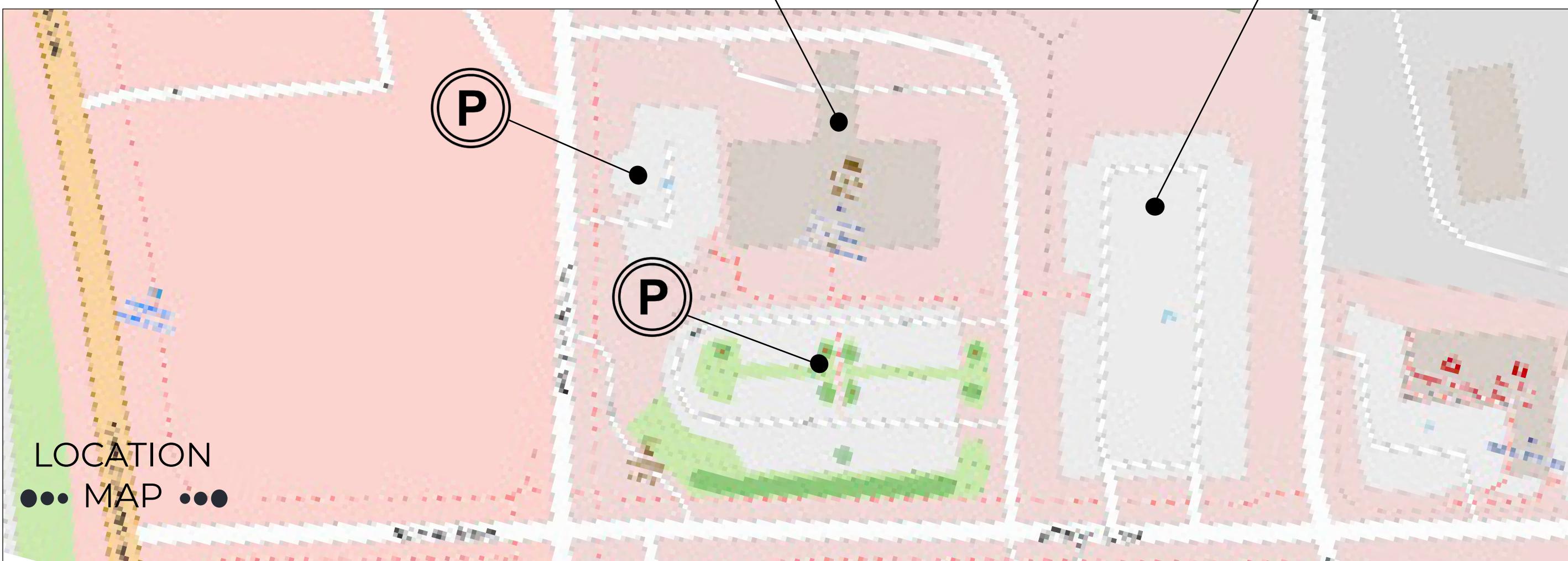


## BUILDING AMENITIES

- NEW ELEVATOR
- NEW WINDOWS
- NEW HVAC SYSTEM
- NEW ROOF

- RENOVATED INTERIOR COMMON AREAS
- UPDATED TENANT UNITS
- ON SITE PARKING
- ON SITE UPDATED CONFERENCE/MEETING ROOM WITH KITCHEN
- COMMON AREA KITCHEN ON TERRACE LEVEL

## A CLOSER LOOK



## PROPERTY SUMMARY CONT.

RENTAL RATE	\$26.00/SF/Yr
PROPERTY TYPE	OFFICE
BUILDING CLASS	B
RENTAL BUILDING AREA	40,000 SF
WALK SCORE ®	72 (very walkable)
RENTAL RATE Mo	\$2.17 USD/SF/Mo
LEASE TERM	NEGOTIABLE
RENT TYPE	MODIFIED GROSS (water, electric, & trash provided)



## VALUATION

PAID: \$2,675,000



## TENANT INFO & HIGHLIGHTS

TRADITIONS FIRST BANK

THE USDA

TRANSFORMATION TITLE &  
ESCROW

CREDIT BUREAU SYSTEMS

WYATT INSURANCE

THE EDC

LEADERSHIP CLARKSVILLE

TUTTI FRUTTI CHARCUTERIE

ONE SOURCE ACCOUNTING

## TRAFFIC COUNT

