



DONELSON MODERN OFFICE BUILDING



2900 Lebanon Pike Nashville,
TN 37214



DISCLAIMER AND NON DISCLOSURE CONFIDENTIALITY & DISCLAIMER STATEMENT

Your receipt of this Memorandum acknowledges that it is provided solely for your limited use in evaluating potential interest in acquiring the property ("Property"). You agree to keep this information strictly confidential. You will not disclose its contents to any third party without prior written consent from the Property owner ("Owner") or Havens Commercial ("Broker") or Alliant Commercial ("Broker"). You will not use this Memorandum in any way that could be detrimental to the Owner or Broker.

This Memorandum contains selected information regarding the Property and Owner but is not intended to be comprehensive or all-encompassing. The information presented herein has been obtained from sources believed to be reliable; however, neither its accuracy nor completeness is guaranteed. The Broker has not independently verified this information and makes no representations or warranties regarding its accuracy. All financial data, property sizes, square footage, and other details should be independently verified by prospective purchasers. The information is provided "as is," without any representation or warranty, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose.

Any estimates, projections, or assumptions included in this Memorandum are based on various factors, including market conditions, economic outlooks, and competitive environments, all of which are subject to change. Any references to acreage, square footage, or other measurements are approximate and should not be relied upon without independent verification. Additionally, any descriptions of agreements, leases, or other documents are provided in summary form and may not reflect their complete terms. Cash flow projections, rent roll, and financial summary pages should be independently verified and are not to be relied upon for investment decisions.

Prospective purchasers are solely responsible for conducting their own due diligence, including, but not limited to, reviewing zoning, environmental conditions, title, easements, financial feasibility, and any potential restrictions. The Broker and Owner expressly disclaim any liability for any inaccuracies or omissions contained herein. Neither the Owner nor the Broker makes any representations regarding the feasibility of development, the condition of the Property, or any liabilities associated with its purchase. Any reliance on the information contained in this Memorandum is at the sole risk of the recipient.

The Owner reserves the sole and absolute right to accept or reject any expressions of interest or offers at its discretion, with or without notice. No legal obligations or commitments shall arise unless and until a fully executed purchase and sale agreement has been signed and delivered by the Owner. The Broker is not authorized to make any binding representations on behalf of the Owner.





Executive Summary

Havens Commercial, LLC and Reliant Commercial Realty are pleased to present a unique opportunity to acquire a 16,368-square-foot office building situated on 2.07 acres in the heart of Donelson, a vibrant neighborhood just east of downtown Nashville. This property offers a versatile investment opportunity, accommodating both investors seeking a stable asset and owner-users desiring a strategic location for their operations.

Property Highlights



Prime Location: Located in Donelson, a rapidly growing area known for its proximity to Nashville International Airport and major highways, providing easy access to downtown Nashville and surrounding regions.



Spacious Facility: The 16,368-square-foot building offers ample space suitable for various office configurations, supporting a range of business operations.



Generous Lot Size: Situated on 2.07 acres, the property provides ample parking and potential for future expansion or redevelopment, enhancing its long-term value.

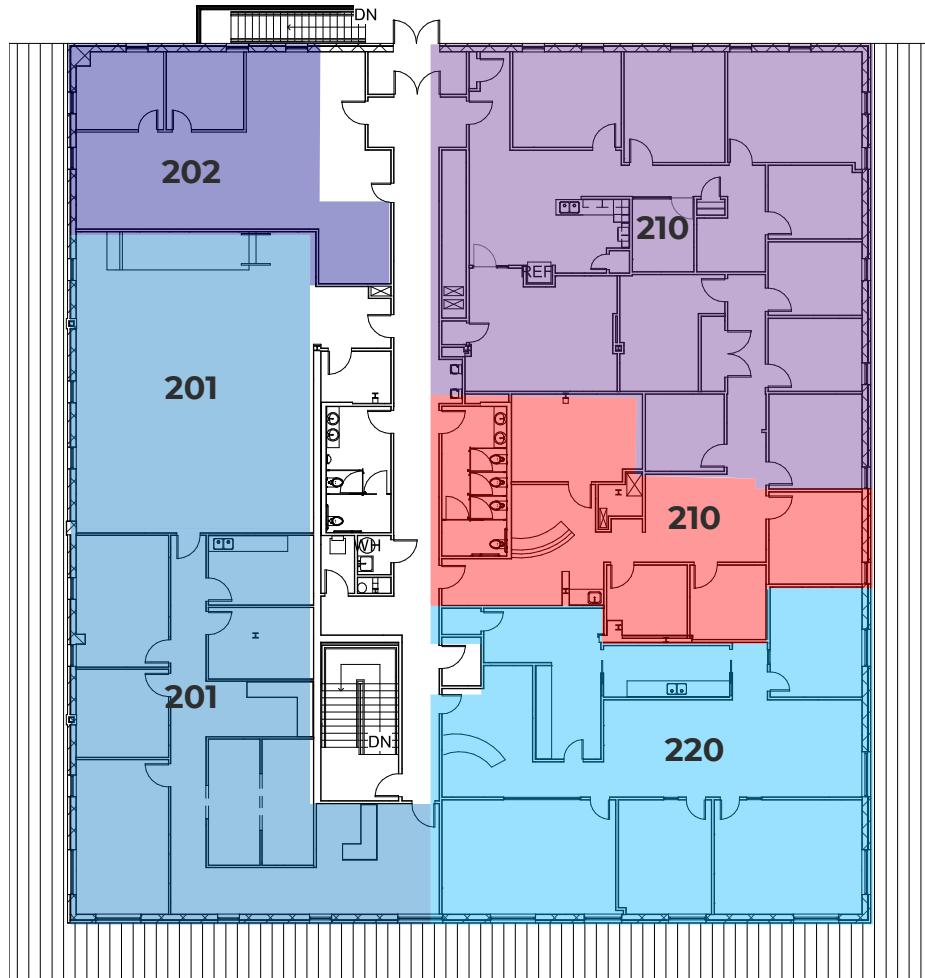


Investment Potential: The property's flexibility makes it an attractive option for investors seeking rental income or businesses looking to establish a presence in a thriving community.

Donelson has experienced significant growth in recent years, attracting a diverse mix of businesses and residents. The area's development initiatives and community investments have fostered a dynamic environment conducive to commercial success.

This offering represents a rare chance to secure a substantial office property in one of Nashville's most promising neighborhoods.

Floor Plans



Suite 210

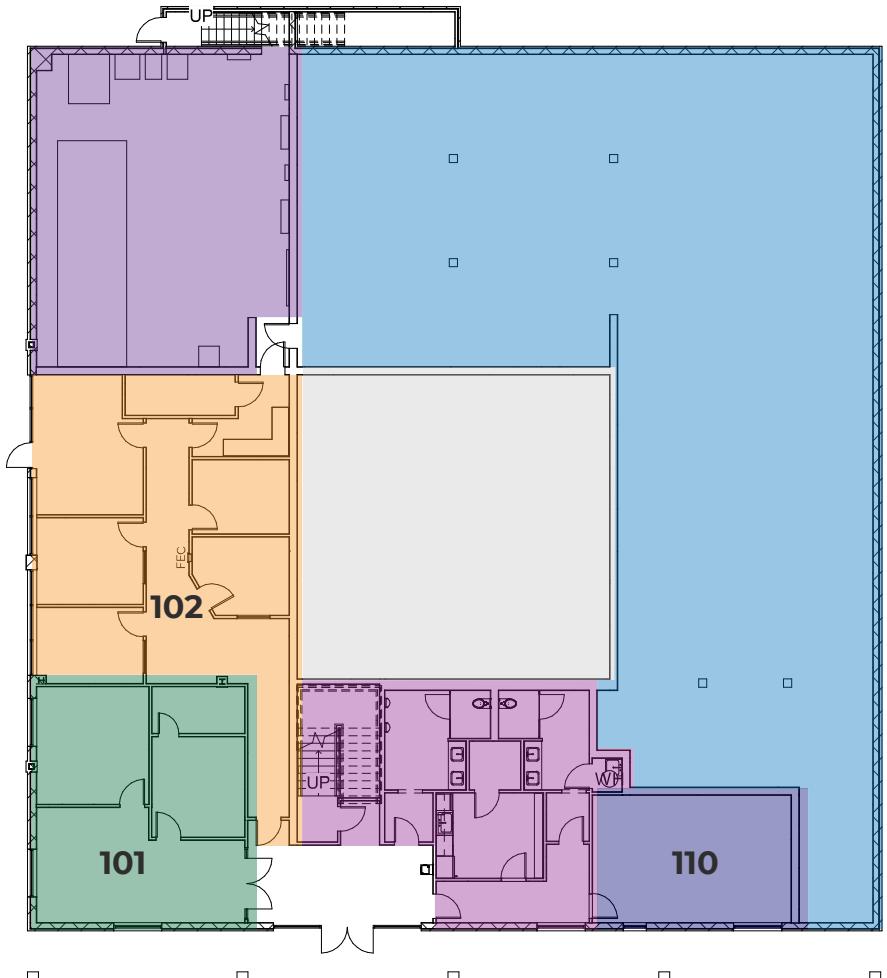
Suite 200

Suite 210

Suite 202

Suite 201

Suite 210



Suite 102

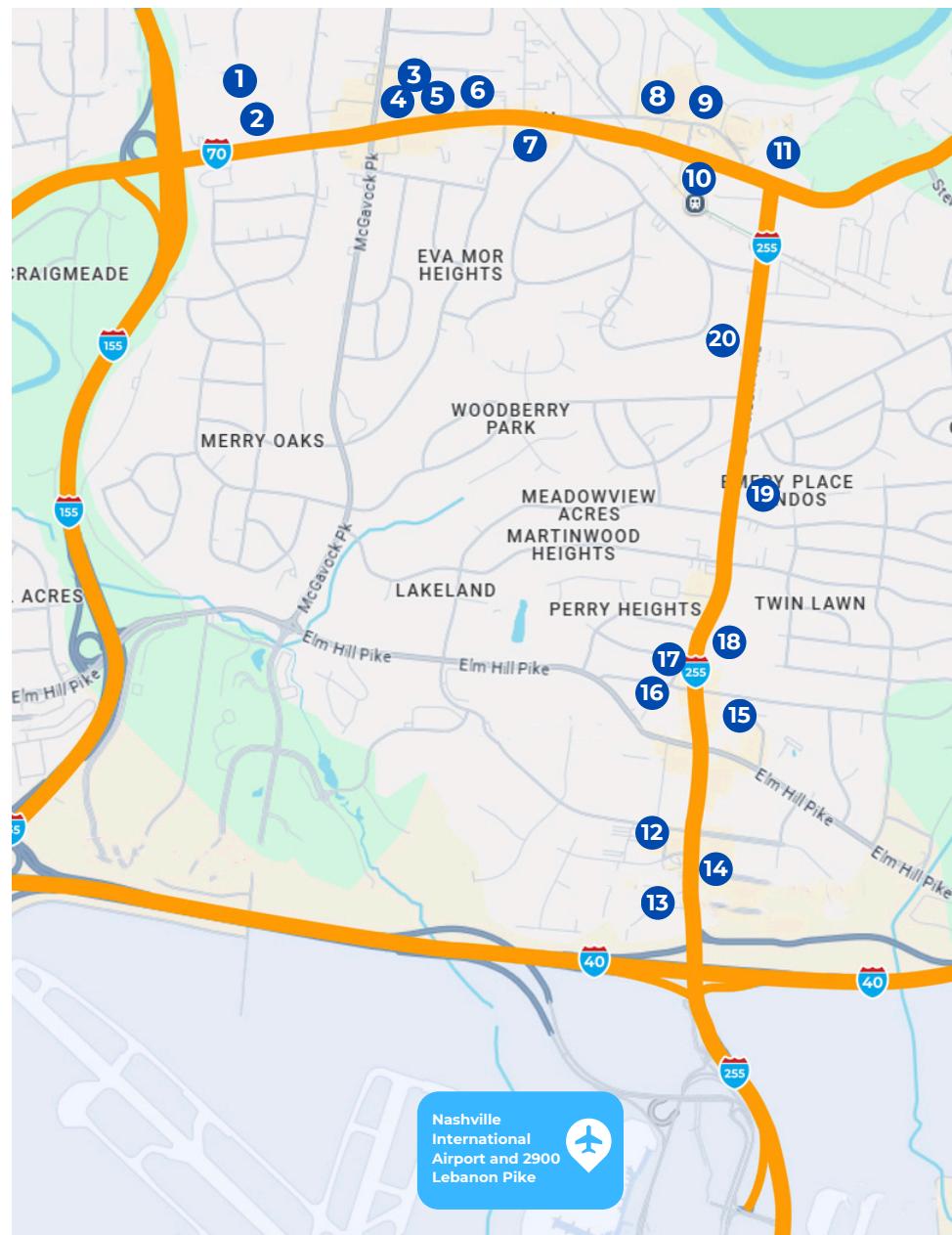
Suite 101

Suite 110

Area Amenities

Food, Drinks & Retail Delights

- 1 Publix: 2324 Lebanon Pike Nashville Tn 37214
- 2 Taco Bell: 2384 Lebanon Pike Nashville Tn 37214
- 3 Kroger 143 McGavock Pike Nashville TN 37214
- 4 CVS: 2500 Lebanon Pike Nashville Tn 37214
- 5 Pizza Hut – 2512 Lebanon Pike Nashville Tn 37214
- 6 Shipley Do-Nuts 2540 Lebanon Pike Nashville Tn 37214
- 7 2625 Lebanon Pike Nashville Tn 37214
- 8 Bagel Shop 2708 Old Lebanon Pike Nashville Tn 37214
- 9 Homegrown Taproom & Kitchen -2720 Old Lebanon Pike Nashville TN 37214
- 10 Edley's BBQ – 2719 Lebanon Pike Nashville TN 37214
- 11 CedarStone Bank: 2800 Lebanon Pike Nashville Tn 37214
- 12 Panera Bread: 620 Royal Parkway Nashville TN 37214
- 13 Waffle House: 556 Donelson Pike Nashville TN 3724
- 14 Wendys: 551 Donelson Pike Nashville TN 37214
- 15 Darfons Restaurant & Bar: 2810 Elm Hill Pike Nashville TN 37214
- 16 Panda Express: 2740 Elm Hill Pike Nashville TN 37214
- 17 Subway: 450 Donelson Pike Nashville, TN 37214
- 18 Jimmy John's: 457 Donelson Pike Nashville TN 37214
- 19 SweetMilk Breakfast & Lunch: 329 Donelson Pike Nashville TN 37214
- 20 Italian Pizza House: 150 Donelson Pike Nashville, TN 37214





CONTACT INFORMATION,

Michael Havens, CCIM Managing Director



2550 Meridian Blvd. Suite 200
Franklin, TN 37067



615-939-3162



Mike@havenscommercialtn.com



Steve DeSoto, CCIM Managing Director



Alliant Commercial
Realty Services LLC



615-554-0988



desoto@alliantcommercial.com

