

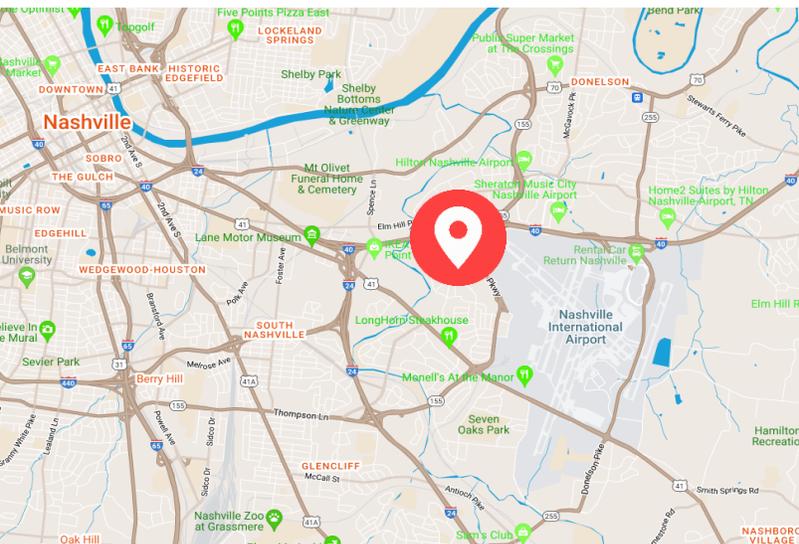
ROYAL ELM OFFICE PARK

FOR LEASE

MOVE-IN READY OFFICE SUITES



CHARLES
HAWKINS CO.



Royal Elm Office Park

2601 - 2605 Elm Hill Pike, Nashville, TN

Royal Elm Office Park provides tenants with a great opportunity to lease office space in an exceptionally maintained office park in a high growth area adjacent to the Nashville International Airport (BNA).

Suites in this office complex range in size from 1,000 - 3,000 SF.

This location is perfect for all your professional business needs with quick access to Nashville's main travel infrastructure: 1 mile to Briley Pkwy and less than 3 Miles to I-40, and desirable frontage on Elm Hill Pike.

LEASE RATE: \$16 - \$19/ SF NNN

Current Availabilities are listed on the following page



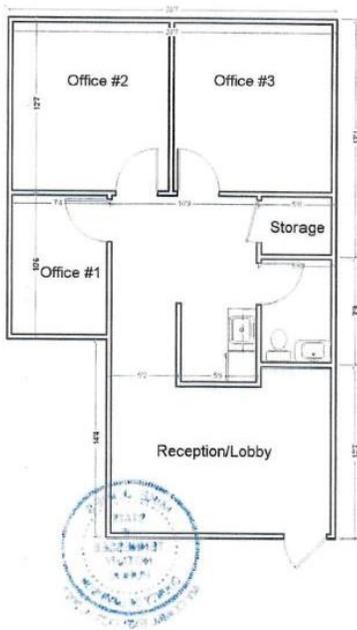
ROYAL ELM OFFICE PARK

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CURRENT AVAILABLE SUITES – FLOOR PLANS

2603 Elm Hill, Suite A– 1,000 SF

Lease Rate: \$19/SF NNN | Available: May 2026



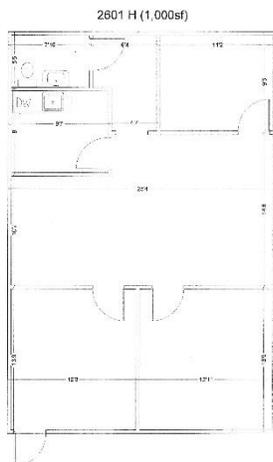
2531 Elm Hill, Ste 406 – 2,874 SF

Lease Rate: \$16/SF NNN | Available Now



2601 Elm Hill, Suite H– 1,000 SF

Lease Rate: \$19/SF NNN | Available: June 1, 2026



OPERATING EXPENSES

2601-2605 Elm Hill:

CAM: \$3.03
Taxes: \$1.68
Insurance: \$0.18

2531 Elm Hill:

CAM: \$3.06
Taxes: \$2.91
Insurance: \$0.18

Total: \$4.89/SF

Total: \$6.15/SF

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