

SUBLEASE

±9,173 SF Available

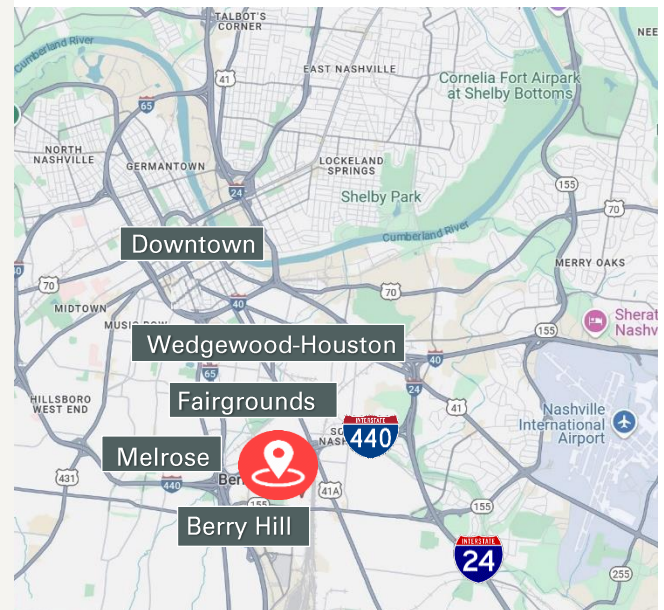
Office Sublease Opportunity in the 440 Business Center in the Nolensville Pike Corridor

702 Melrose Ave, Nashville, TN 37211



HIGHLIGHTS

- Office Sublease Opportunity in the 440 Business Center
- ±9,173 SF Available
- Sublease Rate: \$20/SF NNN
 - Estimated 2026 Operating Expenses: \$3.67/SF
- Sublease Expires 4/30/2029
- (10) Private Offices
- (2) Conference Rooms
- Break Room
- (2) Open Large Work Areas
- Nursing and Maternity Room
- Glass Roll-up Door
- Convenient access to I-440 (less than 1 mile) & I-65 (2 miles)
- Excellent location near Berry Hill, 100 Oaks, Melrose, Fairgrounds, Wedgewood-Houston, and Downtown Nashville



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

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Office Space

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Davidson County

CHARLES
HAWKINS CO.

PROPERTY PHOTO & AERIAL



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PROPERTY PHOTOS



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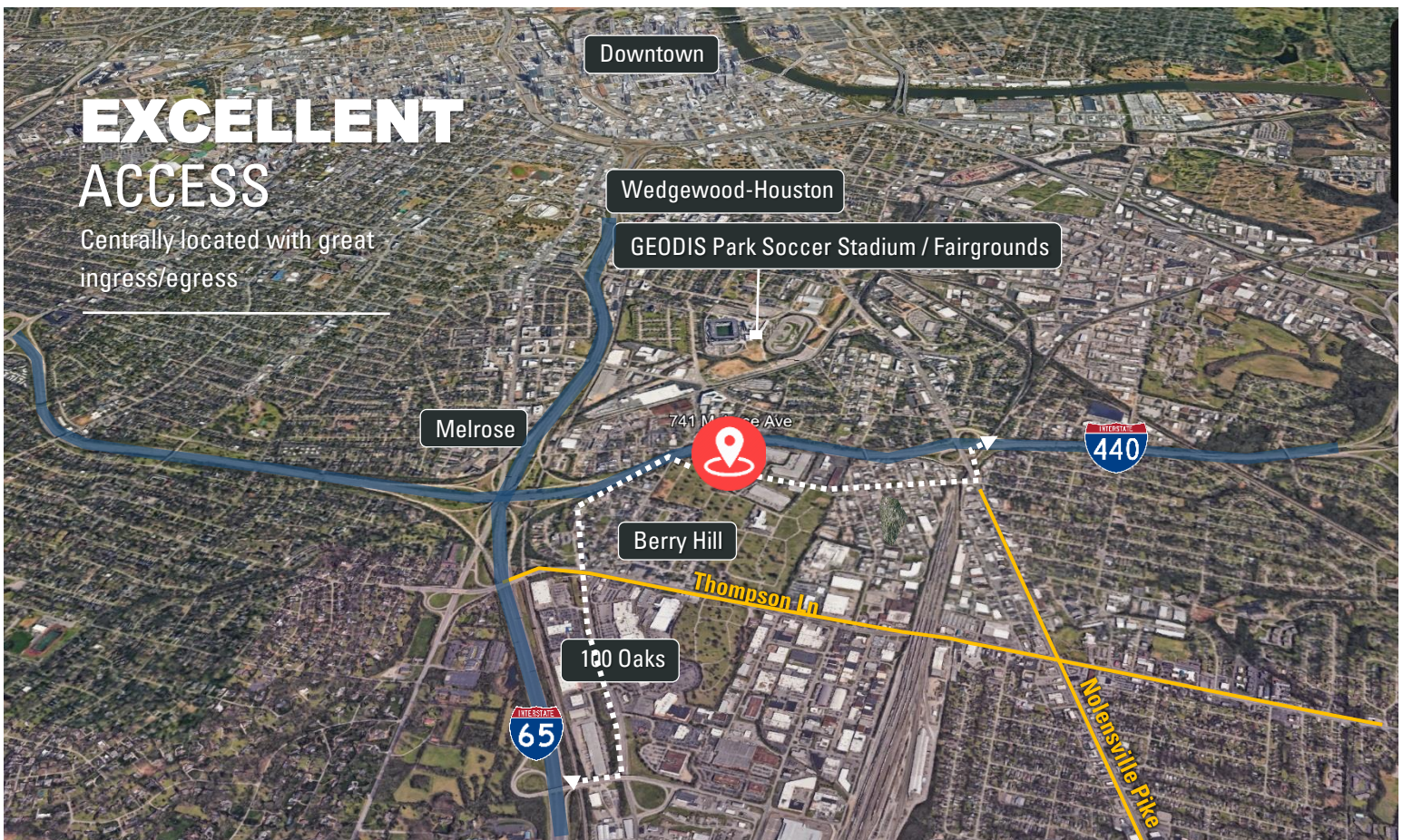
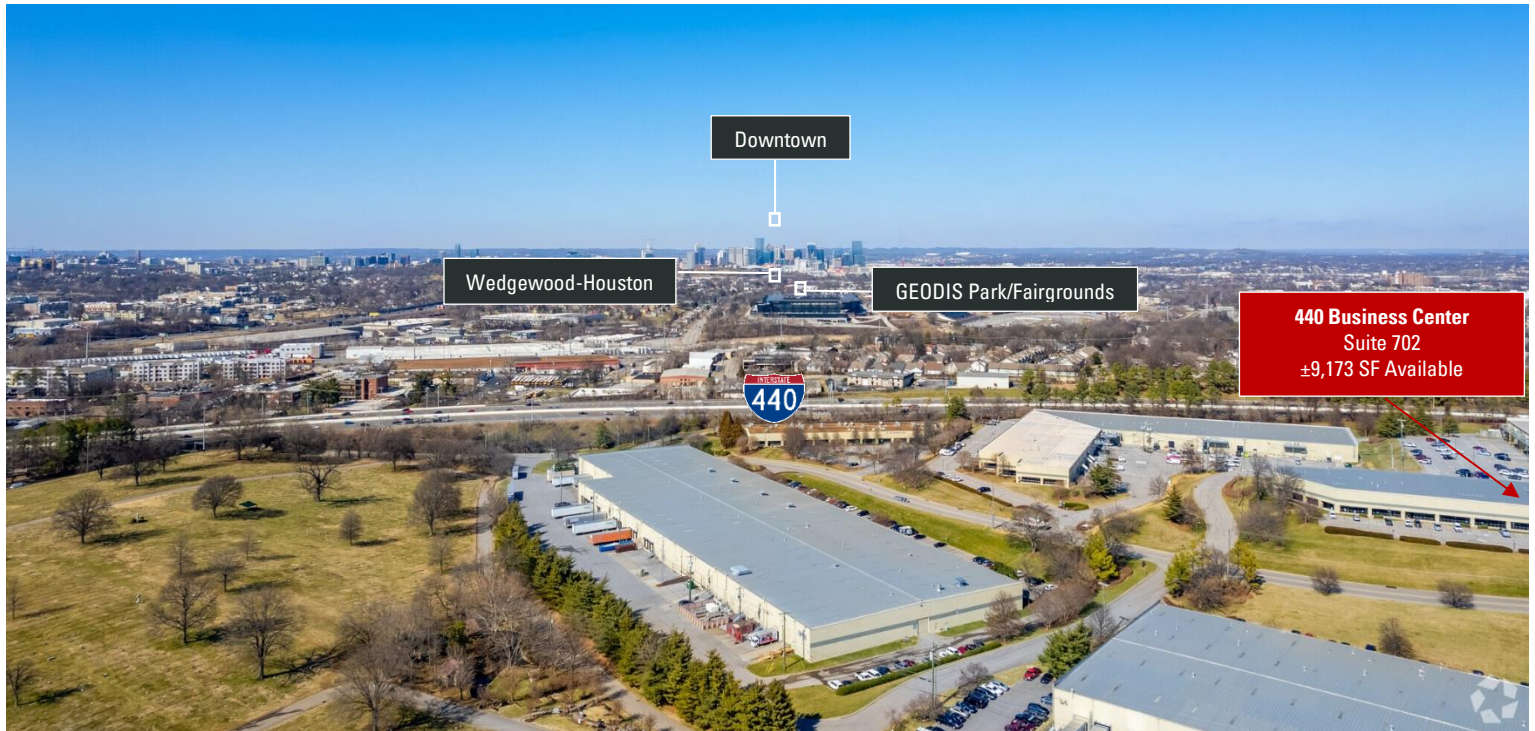
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