

# 240 V

240 VENTURE CIRCLE | NASHVILLE, TN 37228  
OFFERING MEMORANDUM



19,540 SF OFFICE BUILDING  
FOR SALE



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OFFERING MEMORANDUM

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# TABLE OF CONTENTS

**04**

INVESTMENT SUMMARY

**05**

PROPERTY OVERVIEW

**10**

FINANCIAL ANALYSIS

**11**

DEVELOPMENT CONCEPTS

**13**

LOCATION OVERVIEW

**14**

MARKET OVERVIEW

# 240 INVESTMENT SUMMARY

Colliers International is pleased to offer **240 Venture Circle**, a 19,540-square-foot, single-tenant office building located just north of downtown Nashville in the established MetroCenter submarket. Positioned along the Cumberland River, MetroCenter was Nashville's first master-planned business park and continues to provide a professionally oriented, accessible alternative to the downtown core. While downtown Nashville is a major economic center for healthcare, publishing, and finance, MetroCenter offers a more efficient and relaxed business environment with strong surrounding amenities. Recent development has enhanced the area with multiple hotels—two within walking distance—over 1,000 nearby apartment units, and more than 40 office buildings, all within close proximity to the property, making it well suited for an owner-occupant seeking long-term stability and growth.

- ▲ Zoned MUG-A-NAS - Intended for a moderately high intensity mixture of residential, retail, and office uses. Alternative districts promote alternative modes of transportation. No STR permits
- ▲ Convenient to Cumberland River Greenway
- ▲ Located in a Qualified Opportunity Zone (QOZ); Potential redevelopment opportunity
- ▲ Ideal for owner/user groups



# 240 V PROPERTY OVERVIEW

19,540 SQUARE-FEET

1.40 TOTAL ACRES

MUG-A-US ZONING

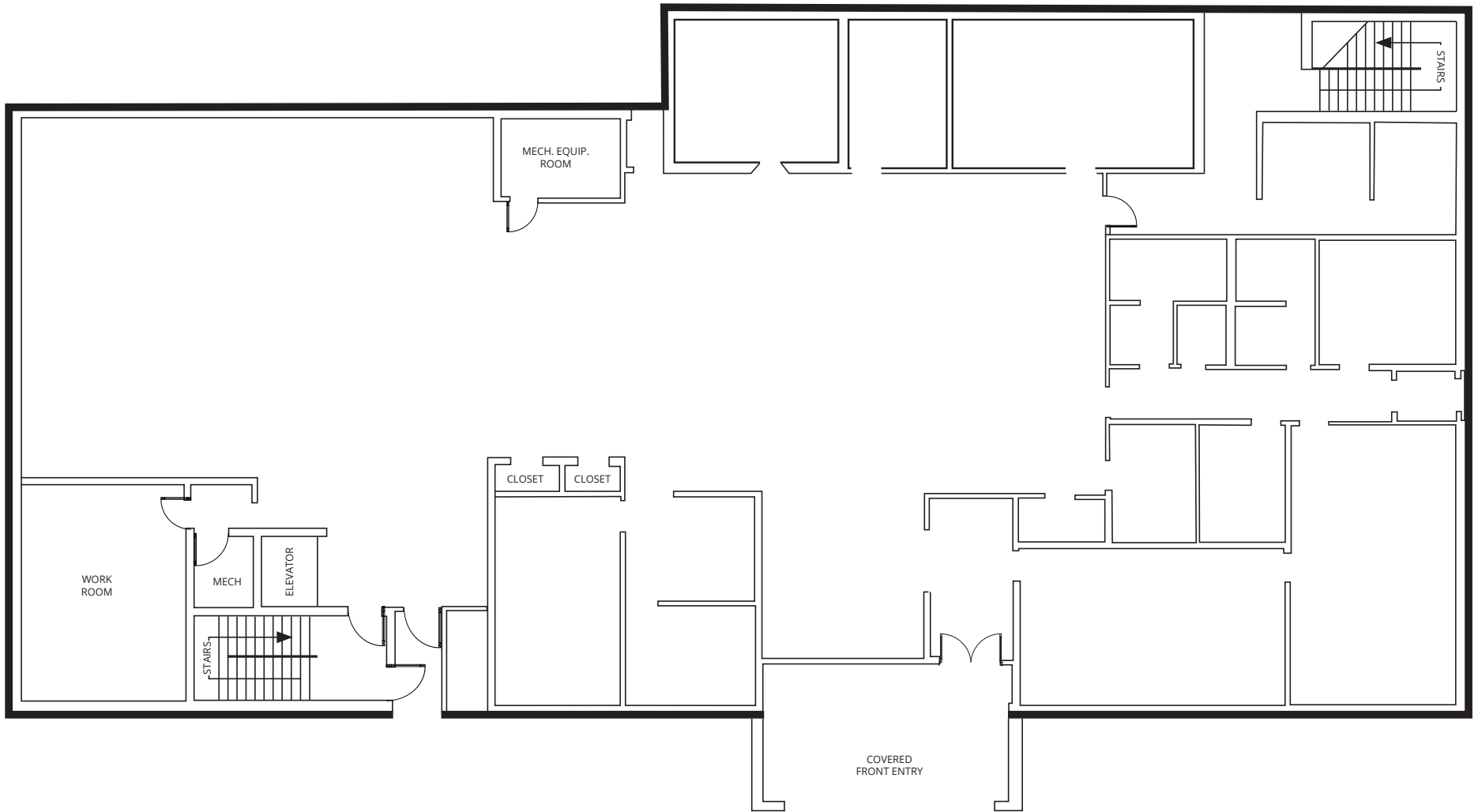
070-16-0-010.00 PARCEL ID

METROCENTER SUBMARKET

VENTURE CIRCLE

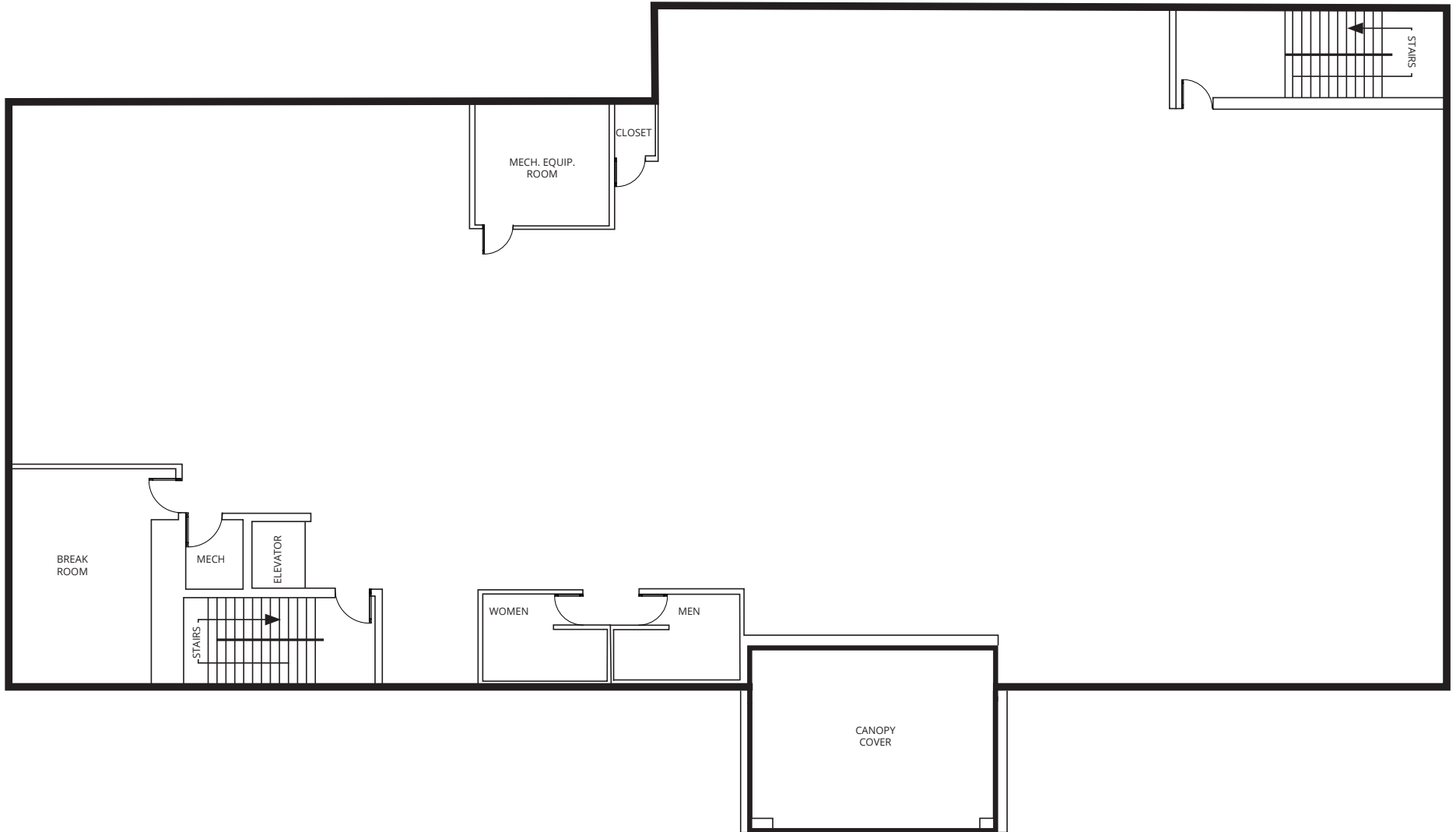


# FIRST FLOOR FLOOR PLAN

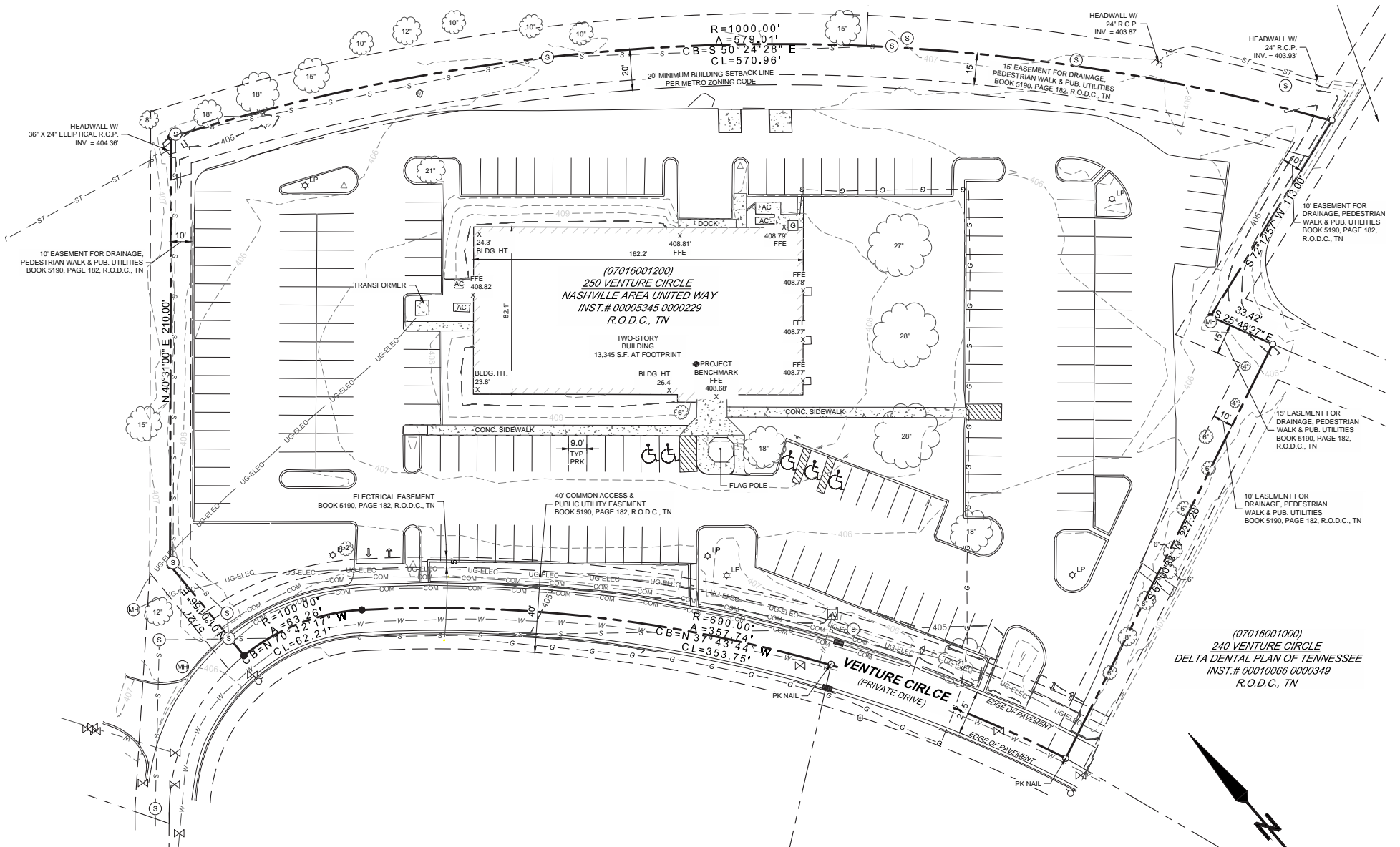


# 240 VENTURE CIRCLE OFFERING MEMORANDUM

## SECOND FLOOR FLOOR PLAN

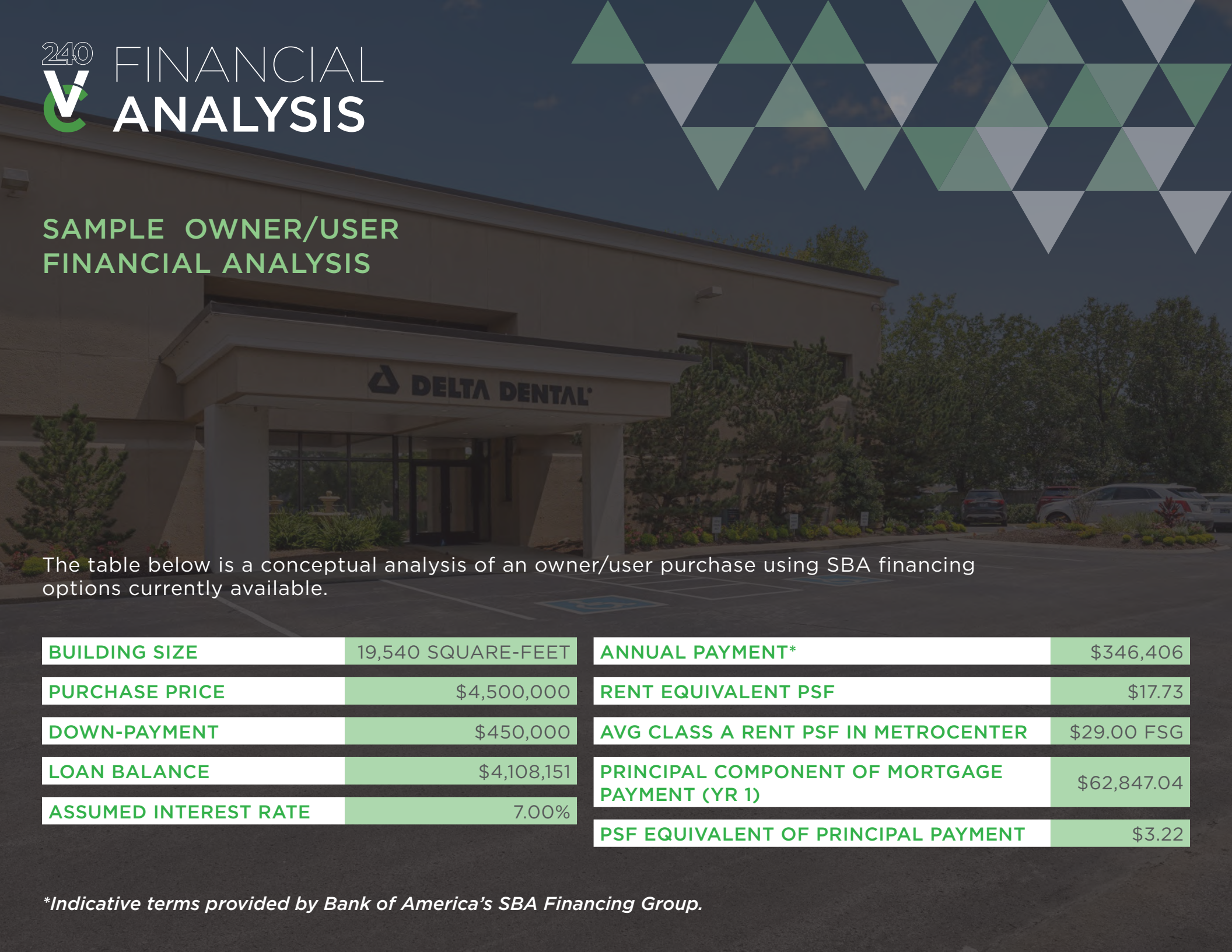


# 240 PROPERTY SURVEY





**SAMPLE OWNER/USER  
 FINANCIAL ANALYSIS**



The table below is a conceptual analysis of an owner/user purchase using SBA financing options currently available.

<b>BUILDING SIZE</b>	19,540 SQUARE-FEET	<b>ANNUAL PAYMENT*</b>	\$346,406
<b>PURCHASE PRICE</b>	\$4,500,000	<b>RENT EQUIVALENT PSF</b>	\$17.73
<b>DOWN-PAYMENT</b>	\$450,000	<b>AVG CLASS A RENT PSF IN METROCENTER</b>	\$29.00 FSG
<b>LOAN BALANCE</b>	\$4,108,151	<b>PRINCIPAL COMPONENT OF MORTGAGE PAYMENT (YR 1)</b>	\$62,847.04
<b>ASSUMED INTEREST RATE</b>	7.00%	<b>PSF EQUIVALENT OF PRINCIPAL PAYMENT</b>	\$3.22

*\*Indicative terms provided by Bank of America's SBA Financing Group.*

## FUTURE DEVELOPMENT CONCEPT

Conceptual vision for a contemporary townhome development combining modern architecture with an urban-adjacent location in Nashville's growing MetroCenter district. A modern townhome community with efficient density, and walkable access just minutes from downtown Nashville.

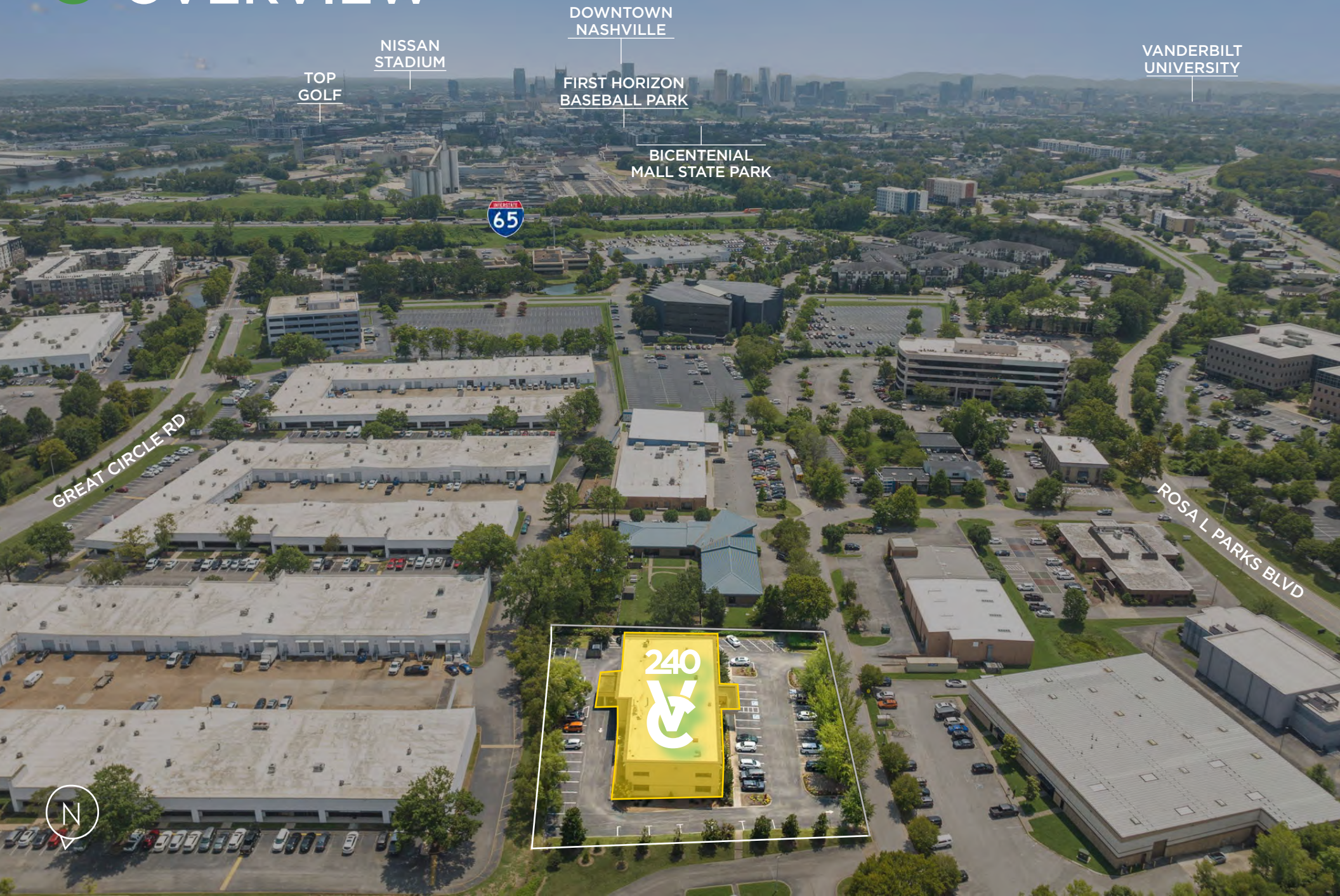


## CONCEPTUAL RETAIL VISION

Re-imagining the property as a modern, service-oriented retail destination designed to support the MetroCenter employment base and surrounding residential communities. Positioned just north of downtown Nashville, the site is well suited to capture daily demand from nearby offices, multi-family, and hospitality uses.



# 240 V LOCATION OVERVIEW



TOP GOLF

NISSAN STADIUM

DOWNTOWN NASHVILLE

FIRST HORIZON BASEBALL PARK

VANDERBILT UNIVERSITY

BICENTENIAL MALL STATE PARK



GREAT CIRCLE RD

ROSA L PARKS BLVD

240  
V





# NASHVILLE

**+21.0%**  
POPULATION GROWTH  
(2015 - 2025)

**+30.8%**  
JOB GROWTH  
(2015 - 2025)

**+57.8%**  
GDP GROWTH  
(2014 - 2024)

Representing 60,000+ businesses that serve more than 2 million residents over 10 counties, the Nashville region is the modern blueprint for regional economic prosperity. Nashville and its surrounding counties have emerged as the nation's TOP places to live, work, and play. As Nashville continues to expand, it solidifies its reputation as a premier location for both personal and professional growth.

Projections predict that the amount of people living in the Nashville area will grow from **2.2 million** in **2025** to **2.8 million** by **2040**.



#3

Fastest Growing  
Headquarters  
Market in  
America

*Visual Capitalist, 2025*



#4

Biggest Boom  
Town in the  
Country

*Lending Tree, 2025*



#5

Best Place  
to Live in the  
United States

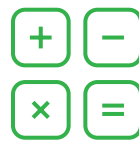
*U.S. News, 2025*



#8

Best State for  
Business

*CNBC, 2025*



#2

Lowest State  
& Business Tax  
Per Capita

*JLL, 2025*



#4

Best City for  
Company  
Headquarters

*Site Selection Magazine, 2024*



#2

Top City for Job  
Opportunities  
& Earning  
Potential

*CNBC, 2025*

# LOCATION LOCATION LOCATION

Centrally located within the United States, the Nashville region offers businesses a strategic logistical advantage. Its diverse transportation network enables efficient, cost-effective access to national and international markets, while Tennessee's eight bordering states provide seamless connectivity throughout the Southeast and broader U.S.

## INDUSTRY LEADERS IN NASHVILLE



**75%** of the U.S. Market within a 2-hour flight

**12M** people within a 3-hour drive

**3** major interstates converge in Nashville

**50%** of the U.S. population is within 650 miles



**2.17M**  
PEOPLE



**854k**  
HOUSEHOLDS



**1.7M**  
LABOR FORCE



**\$126k**  
AVG HH  
INCOME



**98.5**  
COST OF  
LIVING INDEX



**36.1**  
MEDIAN AGE

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