

FULCRUM

BUSINESS PARK

5,368 SF - 7,984 SF Flex Space Available For Lease

1645 – 1661 MURFREESBORO PIKE | NASHVILLE, TN 37217



501 Commerce St, Suite 1120
Nashville, TN 37203
615.795.0000



Flexible Office + Flex Space in Nashville's Airport District

Fulcrum is a four-building business park conveniently located 1645-1661 Murfreesboro Pike in the center of Nashville's airport submarket with immediate airport adjacency and proximity to I-40 and I-24.

Highlights

- Completed Exterior Modernizations
- Top of Building Signage Opportunities
- Signage + Wayfinding Upgrades
- Ample On-Site Parking at 4/1,000
- 13'10"+ Clear Heights
- Fully Sprinklered and New Roofs
- Easy Truck Access





BNAs New Horizon Expansion

Development at a Glance

BNAs Vision (2017–2024)
Foundational Expansion Phase

New Horizon I – Airside (2022–2028)
Airside Capacity Expansion

New Horizon II – Landside (2022–2029)
Terminal & Roadway Enhancements

Terminal II (2024–2038)
Future Terminal Development

To meet the increasing passenger demand spurred by Nashvilles unprecedented growth, BNA began the design phase for its second major expansion, known as New Horizon, in 2022. New Horizon will cost an additional \$3 billion that will be executed in phases with an expected completion in 2029. This will bring the total development budget and scope at BNA to \$4.5 billion since 2017.

BNAs Growth Trajectory



Anchored in Nashville's Most Accessible Corridor

Fulcrum offers a connected experience that sets the tone for wherever the workday takes you.

5 MINS

Nashville
International
Airport

6 MINS

Access to
I-24

8 MINS

Access to
I-40

16 MINS

Downtown
Nashville

16 MINS

Midtown
Nashville

18 MINS

Brentwood

Drive Times



Availabilities



Suite 1645G
5,368 SF flex space
Available 06/01/2026



Suite 1655D
7,984 SF flex space
Available 01/01/2026



FOR MORE INFORMATION, CONTACT:

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