



FranklinStreet

Offering Memorandum



319 PLUS PARK OFFICE

319 Plus Park Blvd, Nashville, TN 37217

1984 Year Built

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

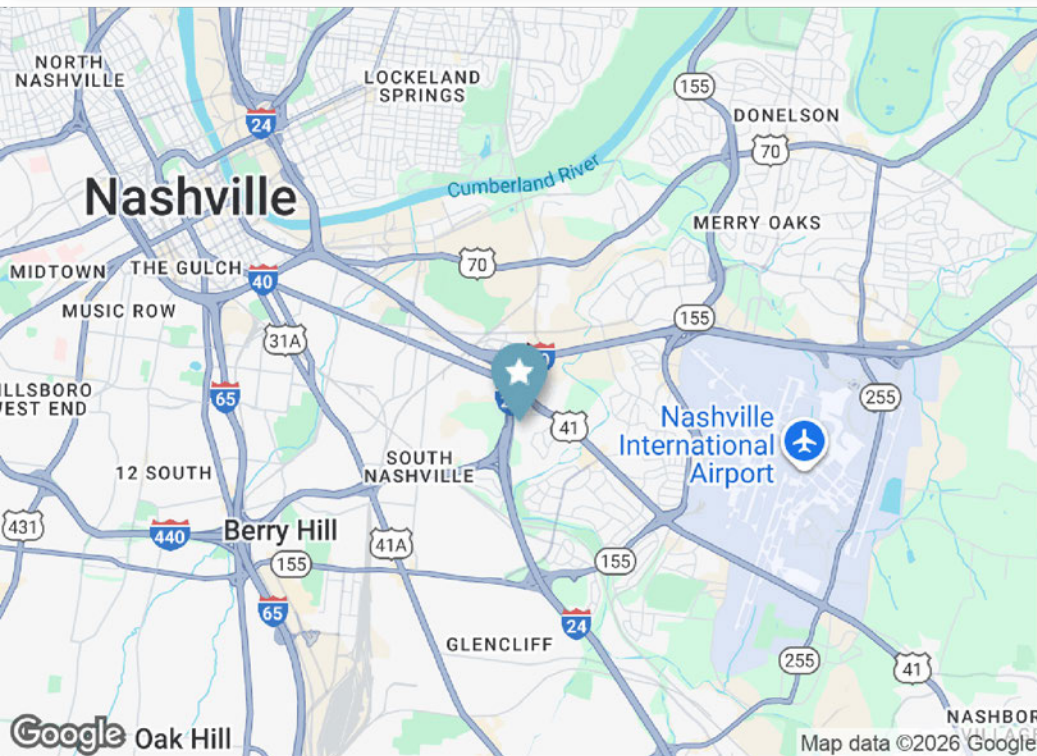
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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Sale Price:	\$1,895,000
Cap Rate:	7.50%
NOI:	\$142,093
Price Per SF:	\$189.50



OFFER SUMMARY

Investment Highlights

- Prominent Location Within a Growing Commercial Corridor
Offering Strong Visibility and Access
- Well-Positioned Freestanding Asset Providing Excellent Exposure
and Stable Tenant Presence
- Situated minutes from the Nashville International Airport (BNA)
- Excellent unit mix for office users currently 100% occupied
- Prime South Nashville Submarket Surrounded by Major
Employers, Industrial Users, and Service Operators
- Strategically Located Minutes From Downtown Nashville With
Immediate Connectivity to I-24, I-40, and Key Employment Hubs



INVESTMENT SUMMARY

Franklin Street is pleased to present the opportunity to acquire a strategically located asset in one of Nashville's most rapidly evolving commercial districts. Positioned within a highly accessible, centrally connected corridor, the property sits in a thriving business hub surrounded by a mix of industrial, office, and service-oriented users — offering exceptional visibility and strong fundamentals for long-term investment performance.

The asset is backed by a stable, long-term tenancy structure that provides predictable cash flow and attractive security for investors. With a durable lease profile and options extending well into the future, the property offers both income stability and strategic flexibility in a submarket benefiting from consistent population growth, expanding employment centers, and major infrastructure improvements across Nashville.

The surrounding area is supported by an established commercial ecosystem, with national operators such as Walmart, Lowe's, Target, Home Depot, and ALDI in proximity, alongside a range of regional service providers, medical offices, logistics facilities, and hospitality users. The corridor benefits from strong traffic patterns and convenient access to I-24, I-40, and the downtown core, drawing consistent activity from commuters, residents, and workforce populations. Robust demographics further underpin the asset, with more than 200,000 residents and over 90,000 households within a five-mile radius — ensuring durable demand in a submarket experiencing sustained development momentum.

The property also benefits from its convenient proximity to Nashville International Airport (BNA), located just minutes away via direct interstate access. This close connection to one of the nation's fastest-growing airports enhances the site's regional and national connectivity, supporting tenant operations, logistics efficiency, and overall accessibility for business travelers and workforce users.



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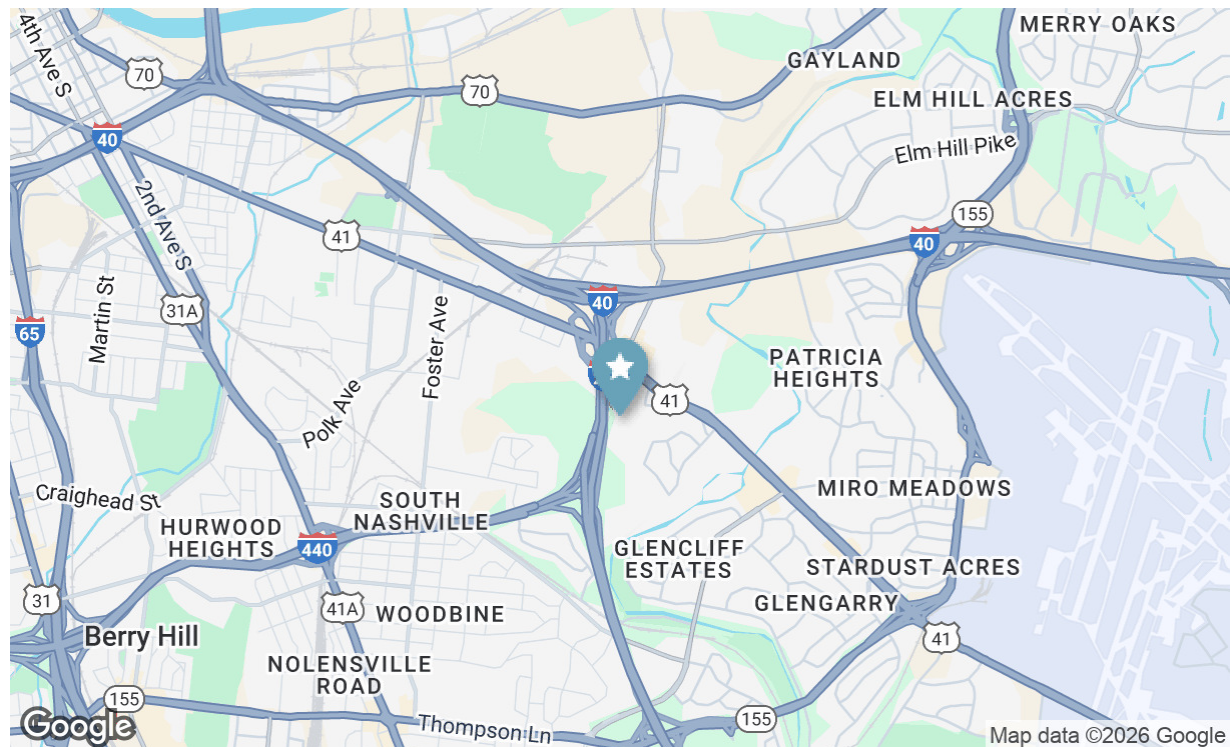
LOCATION OVERVIEW

ABOUT NASHVILLE

The surrounding Nashville market continues to distinguish itself as one of the Southeast's most compelling environments for investment, driven by exceptional population growth, sustained corporate expansion, and a resilient, diversified economy. With major employers such as Amazon, Oracle, HCA, and Vanderbilt fueling consistent job creation, the region remains a magnet for both top-tier talent and long-term capital. As the metro population surpasses 2 million residents, demand for housing, services, and infrastructure continues to exceed national averages — reinforcing Nashville's position as a premier growth market for developers and investors alike.

Across nearby commercial corridors, real estate performance remains strong. Multifamily assets benefit from persistent net migration and limited new supply, while industrial demand continues to accelerate as logistics and e-commerce users seek efficient access to the city's interstate network. Although the office sector is still adapting to post-pandemic trends, surrounding submarkets — including Berry Hill, Melrose, and SoBro — are experiencing renewed interest driven by adaptive reuse, mixed-use integration, and modern amenity packages that enhance tenant retention and leasing velocity.

Despite broader capital market headwinds, Nashville continues to attract both institutional and private investors. Cap rates have adjusted, but confidence in core infill locations and value-add opportunities remains high. With ongoing infrastructure investments and growing public-private collaboration, the area is well-positioned for sustained momentum. Franklin Street maintains a bullish perspective on Nashville's long-term trajectory, viewing the market as a priority destination for value



NORTH WEST AERIAL



NORTH EAST AERIAL



SOUTH WEST AERIAL



A PREMIER TRANSPORTATION HUB

NASHVILLE INTERNATIONAL AIRPORT

Nashville International Airport (BNA) recently completed a \$1.5 billion expansion known as BNA Vision. Finished in early 2024, the project improved roadways, terminal access, and overall passenger flow. It added six new domestic gates, new dining and retail options, and an upgraded international arrivals facility with expanded ticketing, baggage claim, and security areas.

The airport also opened its first on-site hotel, the Hilton BNA. The property features 298 rooms, open-air dining, and over 26,500 square feet of flexible meeting and event space. A pedestrian bridge connects the hotel directly to the terminal, providing added convenience for travelers.

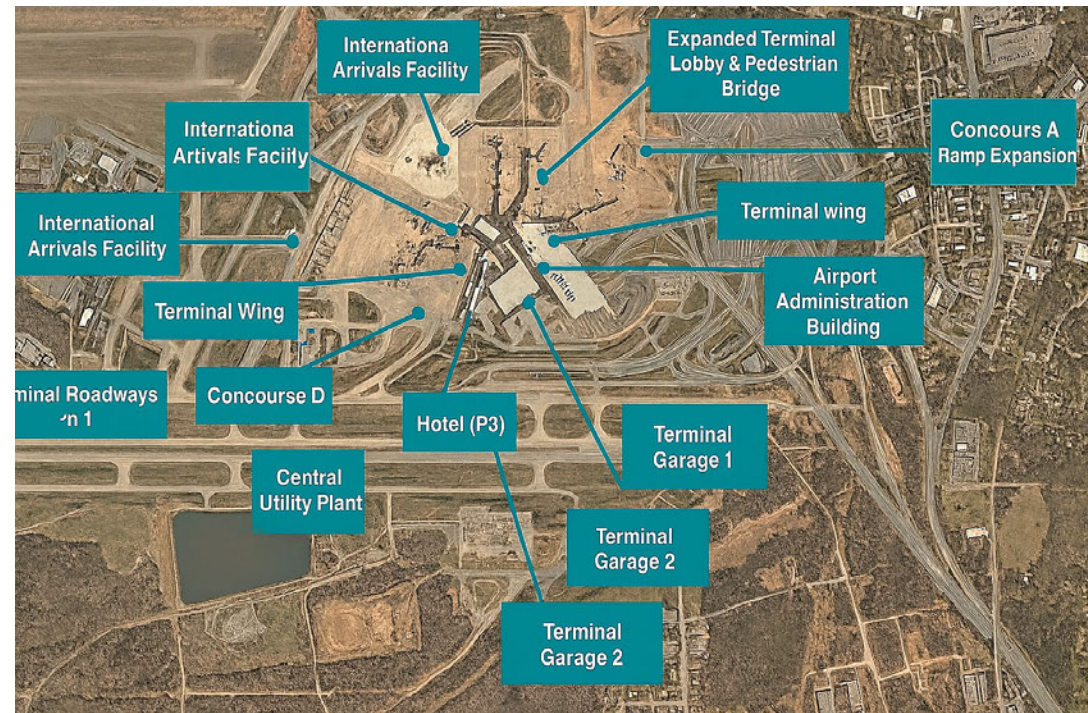
BNA is now served by 15 airlines operating more than 540 daily flights. Annual traffic has surpassed 23 million passengers, underscoring Nashville's rapid growth as a regional and international hub.

Following BNA Vision, a new six-year expansion called New Horizon is underway. The \$1.5 billion initiative will further modernize facilities and is expected to be completed by late 2028.

72%	23.7M	23M
Passenger Growth since FY 2020 (13.7M Passengers)	Passengers in FY 2024 (July 23–June 24)	Projected Passengers for FY 2032

"Our vision with BNA has always been to build for the future. The continued rise in passenger traffic has exceeded expectations, underscoring Nashville's momentum as a growing international gateway. It's essential that we keep expanding our infrastructure to deliver a truly world-class airport experience."

Doug Kreulen
President and CEO of BNA



DIRECT INTERNATIONAL SERVICE

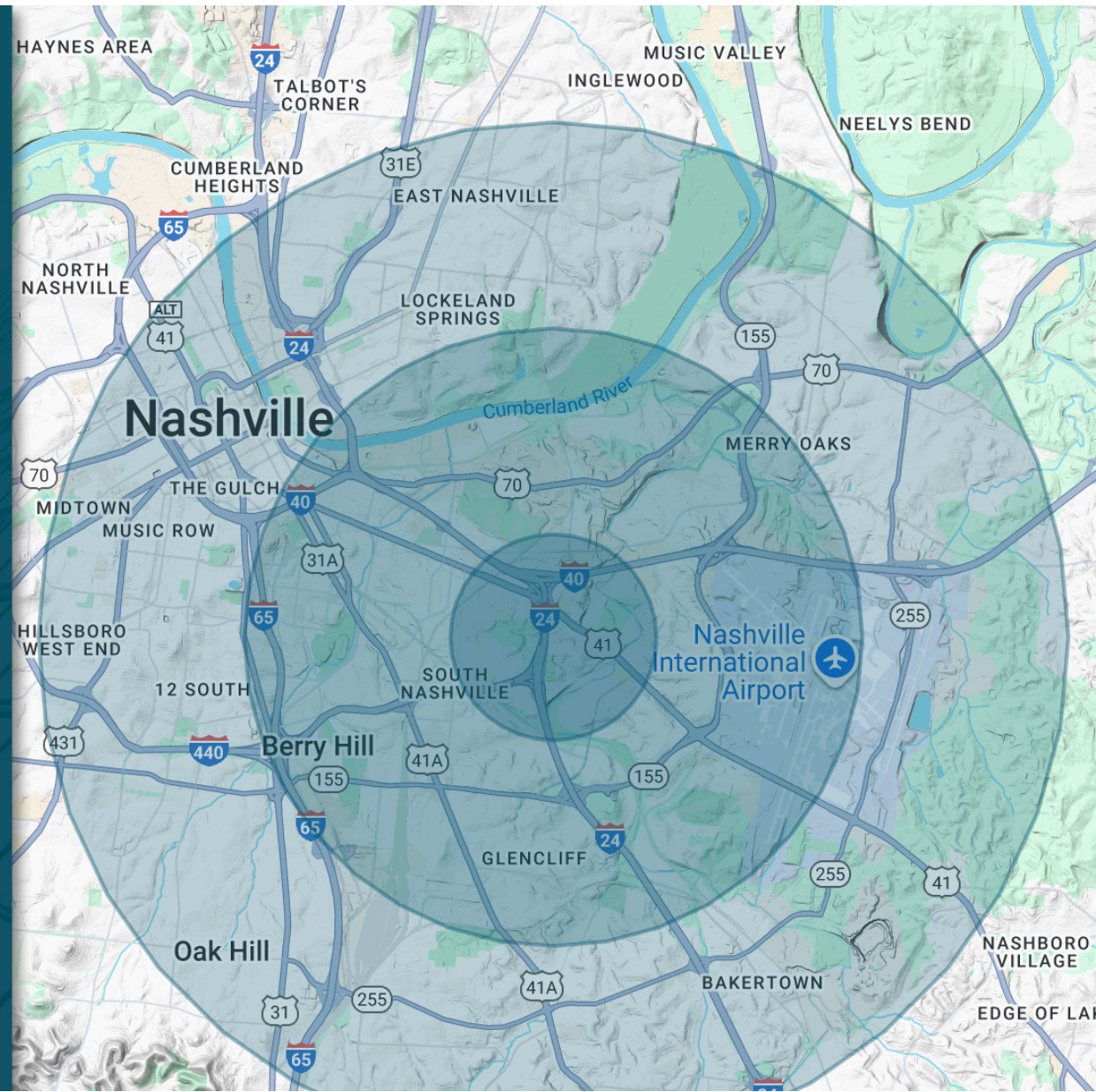
Cabo San Lucas, Cancún | Calgary, Edmonton, Montreal, Toronto, Vancouver, Winnipeg | Dominican Republic | Iceland | Ireland | London | Puerto Rico | Tokyo (service expected by 2028)

AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,647	57,081	222,914
Median age	35	36	36
Median age (Male)	35	35	35
Median age (Female)	35	36	36
HOUSEHOLDS & INCOME			
Total households	3,157	24,353	96,769
# of persons per HH	2.4	2.3	2.3
Average HH income	\$66,198	\$76,620	\$106,359
Average house value	\$400,988	\$454,474	\$573,461

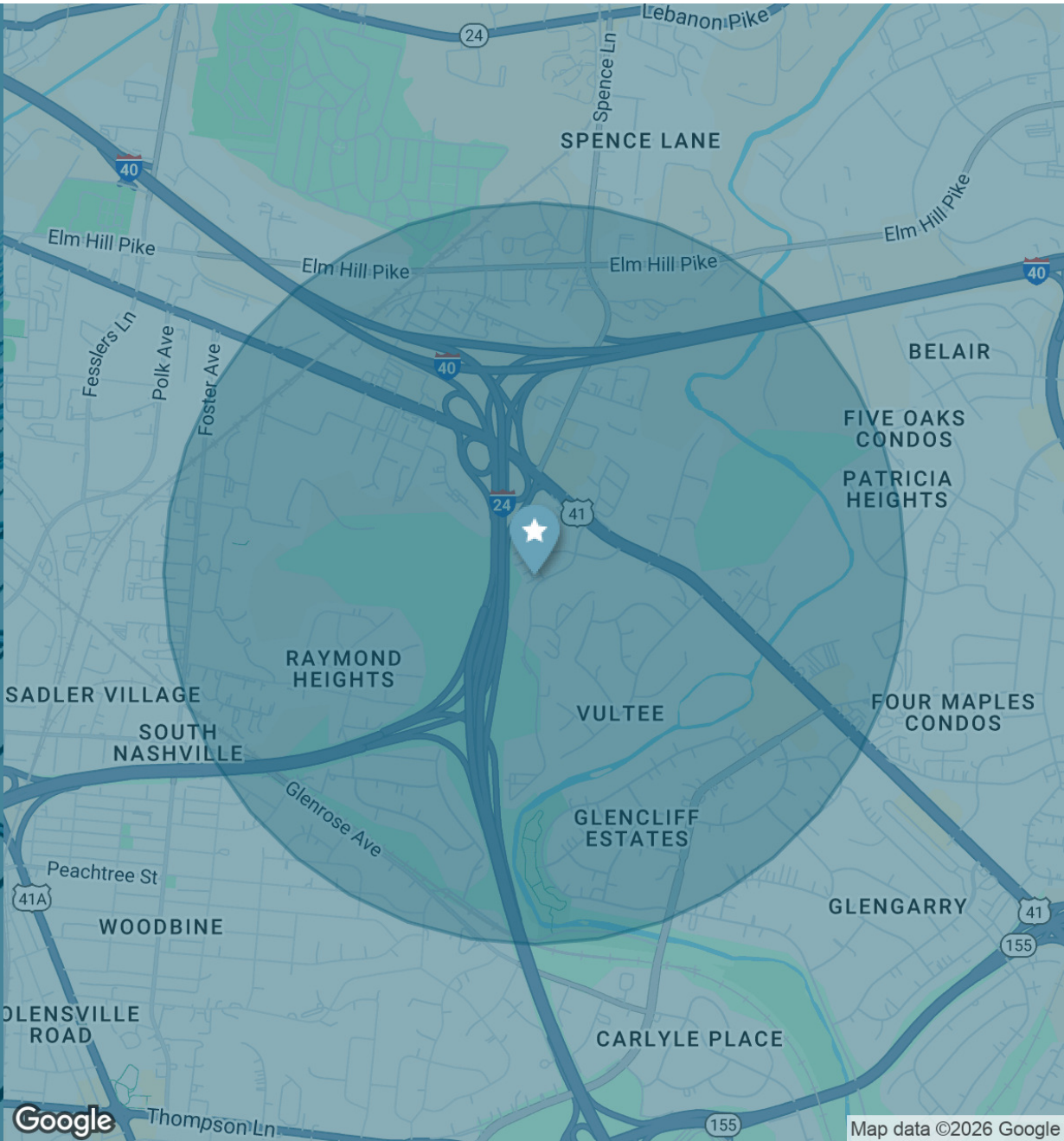
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2025)	12,028	57,957	200,860
Projected Population (2030)	11,507	60,829	216,219
Census Population (2020)	12,498	54,061	178,224
HOUSEHOLDS			
Estimated Households (2025)	5,018	27,024	96,113
Projected Households (2030)	4,752	28,531	104,464
Census Households (2020)	4,885	23,063	79,414
HOUSEHOLD INCOMES			
Estimated Average Household Income (2025)	\$68,409	\$98,459	\$119,959
Estimated Median Household Income (2025)	\$58,278	\$69,587	\$81,996
Average Household Net Worth (2025)	\$377,853	\$681,341	\$782,647



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FINANCIAL ANALYSIS

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1984 Year Built

RENT ROLL

Sale Price: \$1,895,000

Cap Rate: 7.50%

Net Operating Income: \$142,093

Leasable Area: 10,000 RSF

Year Built: 1984

Occupancy: 100.00%

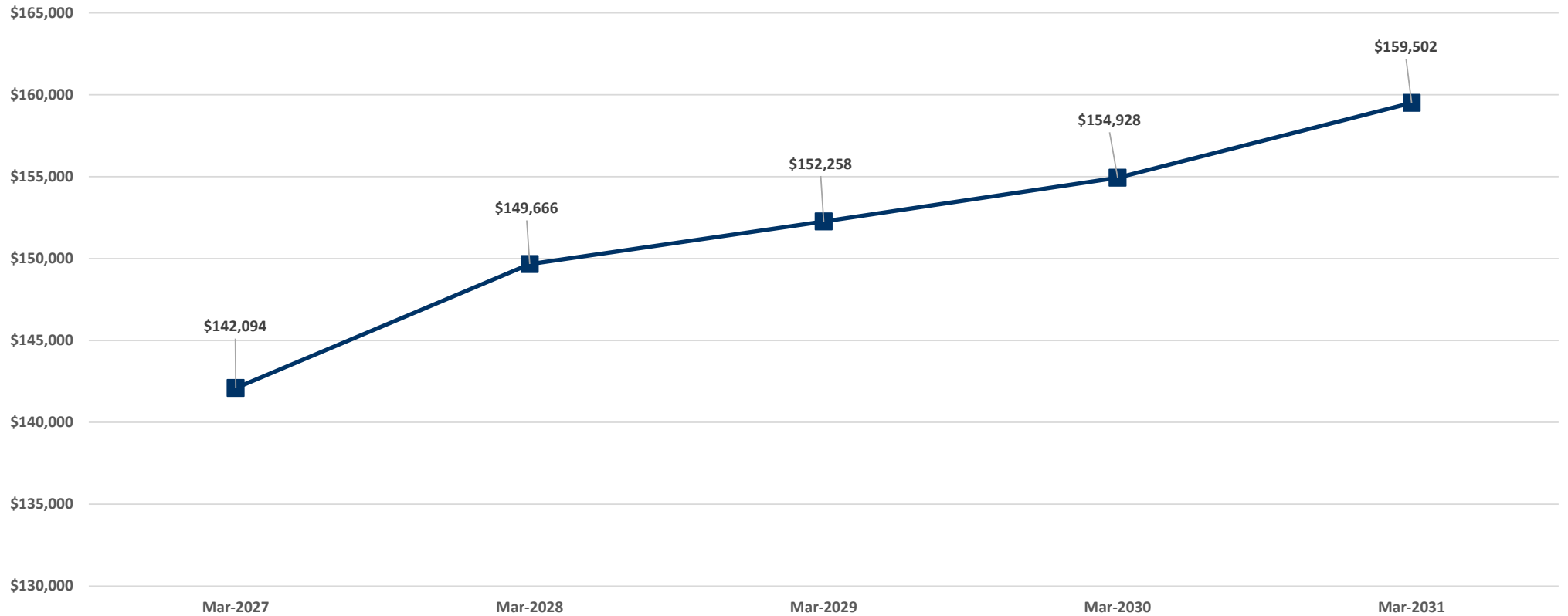
SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	RECOVERY TYPE	CHANGES ON	CHANGES TO
101	CPA	2,500	25.00%	MTM	MTM	\$17.04	\$42,600	MG		
102	Nashville Spine & Rehab	2,500	25.00%	05/01/24	04/30/26	\$15.48	\$38,700	MG	05/01/26	\$17.04
202	ITVoice	2,700	27.00%	02/01/24	03/30/27	\$18.74	\$50,600	MG	03/01/26	\$19.59
201	Jones Custom Cabinetry	1,500	15.00%	06/01/24	06/01/26	\$12.00	\$18,000	MG	07/01/26	\$28.00
200	McKleen Construction	800	8.00%	COE	TBD	\$30.00	\$24,000	MG		
TOTALS/AVGS		10,000	100%			\$17.39	\$173,900			

5 YEAR CASH FLOW

		Year 1	Year 2	Year 3	Year 4	Year 5	
For the Years Ending	2026 \$/SF	<u>Mar-2027</u>	<u>Mar-2028</u>	<u>Mar-2029</u>	<u>Mar-2030</u>	<u>Mar-2031</u>	<u>Total</u>
Rental Revenue							
Potential Base Rent	\$20.26	\$202,587	\$212,149	\$216,515	\$221,013	\$227,566	\$1,079,829
Total Rental Revenue	\$20.26	\$202,587	\$212,149	\$216,515	\$221,013	\$227,566	\$1,079,829
Vacancy & Credit Loss							
Vacancy Allowance	\$(1.01)	\$(10,129)	\$(10,607)	\$(10,826)	\$(11,051)	\$(11,378)	\$(53,991)
Total Vacancy & Credit Loss	\$(1.01)	\$(10,129)	\$(10,607)	\$(10,826)	\$(11,051)	\$(11,378)	\$(53,991)
Effective Gross Revenue	\$19.25	\$192,458	\$201,541	\$205,689	\$209,962	\$216,188	\$1,025,838
Operating Expenses							
RE Taxes	\$1.59	\$15,852	\$16,328	\$16,817	\$17,322	\$17,842	\$84,160
Insurance	\$0.90	\$8,976	\$9,245	\$9,523	\$9,808	\$10,103	\$47,655
Repairs & Maintenance	\$1.21	\$12,120	\$12,484	\$12,858	\$13,244	\$13,641	\$64,347
Trash	\$0.11	\$1,104	\$1,137	\$1,171	\$1,206	\$1,243	\$5,861
Water	\$0.55	\$5,472	\$5,636	\$5,805	\$5,979	\$6,159	\$29,052
Landscaping	\$0.18	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026	\$9,556
Electric	\$0.50	\$5,040	\$5,191	\$5,347	\$5,507	\$5,673	\$26,758
Total Operating Expenses	\$5.04	\$50,364	\$51,875	\$53,431	\$55,034	\$56,685	\$267,389
Net Operating Income	\$14.21	\$142,094	\$149,666	\$152,258	\$154,928	\$159,502	\$758,448

ASSUMPTIONS

5 Year Cash Flow



Market Leasing Assumptions

New Leasing Assumptions	Default Profile	1k SF>
Term Length	5 Years	3 Years
Renewal Probability	75.00%	75.00%
Market Base Rent (New)	\$3,500/Month	\$1,500/Month
Fixed Steps	3.00%	3.00%
Leasing Commissions (New)	6.00%	6.00%
Recovery Type	Continue Prior	Continue Prior

WALE (as of PV/IRR Date)

WALE (Area)	4 Years 7 Months
WALE (Income)	4 Years 7 Months

Expense Ratio

YR 1	26%
Overall Total	26%

Timing & Inflation

General Inflation (Year 2)	3.00%
Market Inflation (Year 2)	3.00%
Expense Inflation (Year 2)	3.00%
CPI Inflation (Year 2)	3.00%
General Vacancy (%)	5.00%

Notes:

Analysis starts with projected close date of April 1st 2026 and includes the schedule rent increases
 RE Taxes is based on Pinellas County Appraisers site
 Expenses are based on owners 2024 Profit and Loss Statement



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Sale Price:	\$1,895,000
Cap Rate:	7.50%

NOI:	\$142,093
Building Size:	10,000 SF
Price PSF:	\$189.50
Building Leasable Area:	10,000 RSF
Year Built:	1984
Lot Size:	46,104 SF (1.05 AC)
Parking Spaces:	80 Spaces
Parking Ratio:	8.00 / 1,000 SF
Zoning:	CS
Lease Type:	Modified Gross
Ownership:	Fee Simple
Occupancy:	100%
Tenancy:	Multiple
Parcel Number:	10600011600



128,500 VPD

Travel daily along
I-24



96,769 HOUSEHOLDS

The area has 96,769 households
within 5 miles of the property



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