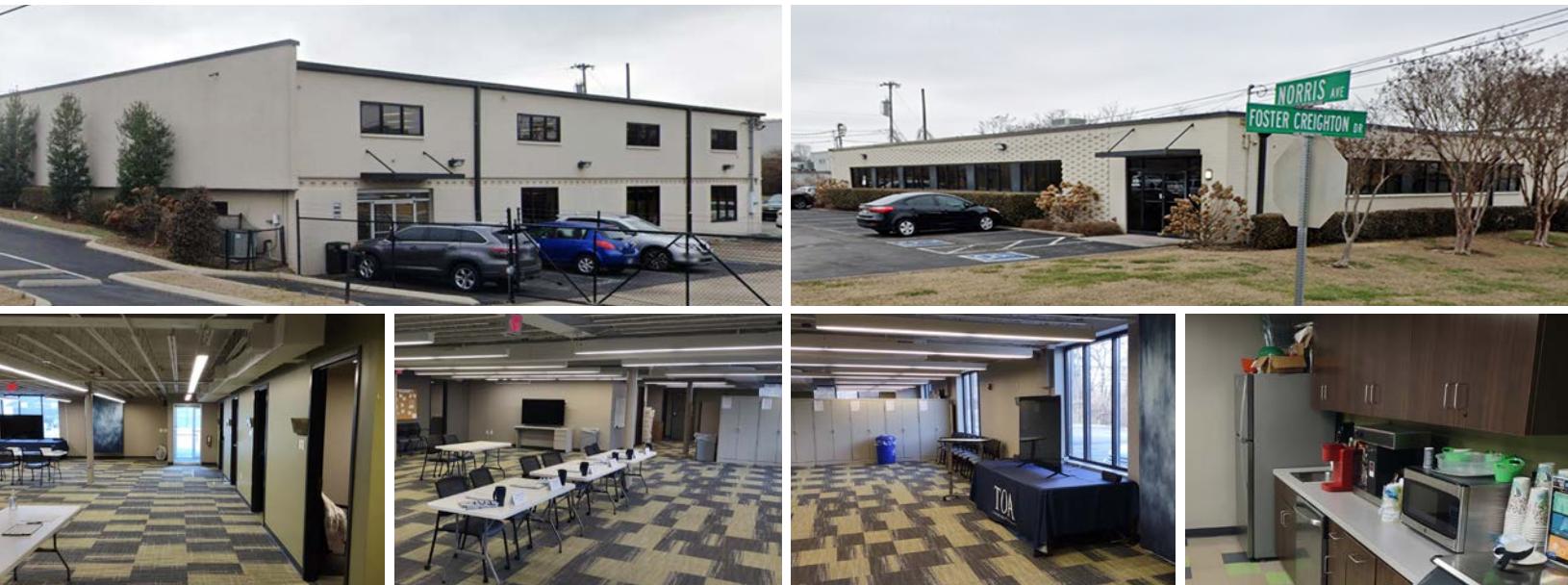


6,000 SF OFFICE SPACE SUB LEASE | NOT DIVISIBLE

608 NORRIS AVENUE
NASHVILLE, TN 37204

*Set in the Heart of Berry Hill
Design District off Sidco Drive*



SALE/LEASE DETAILS:

The Property is set within Nashville's design district, Berry Hill, just off Sidco Drive. Sitting at the corner of Foster Creighton and Norris Avenue, 608 Norris is surrounded by single and multi-use businesses, retail, restaurants, provides easy access to Interstate 65 and downtown Nashville.

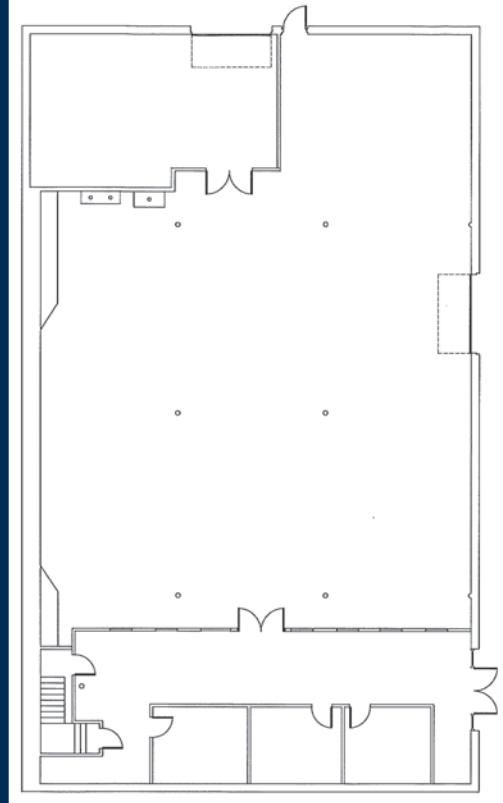
- 6,000+/- SF | Sub-Lease
- Not Divisible | Gated Parking
- \$4.20 PSF CAM | \$25.00 PSF Full Service Gross Lease
- Heart of Berry Hill's Design District, just off Sidco Drive
- Easy Access to Interstate 65 & Close Proximity to I-40/24
- 15 Minutes to the Nashville International Airport



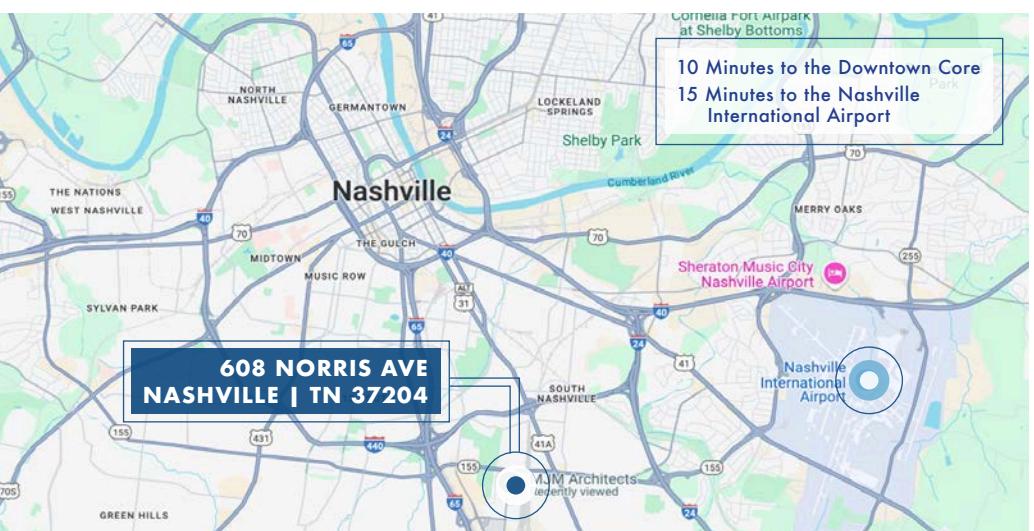
6,000 SF OFFICE SPACE SUB LEASE | NOT DIVISIBLE

608 NORRIS AVENUE
NASHVILLE, TN 37204

*Set in the Heart of Berry Hill
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**608 NORRIS AVE
LOWER LEVEL | FLOOR PLAN**



NASHVILLE | TN

2.1M POPULATION | **833K** HOUSEHOLDS | **\$70,900** AVG. INCOME

NASHVILLE DEMOGRAPHICS

2024 POPULATION:	234,749
DAYTIME POPULATION:	456,488
AVERAGE HH INCOME:	\$110,531
MEDIAN HH INCOME:	\$65,812
PER CAPITA INCOME:	\$49,377