

AVAILABLE FOR LEASE  
2701 GREYSTONE ROAD  
NASHVILLE, TN 37204

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



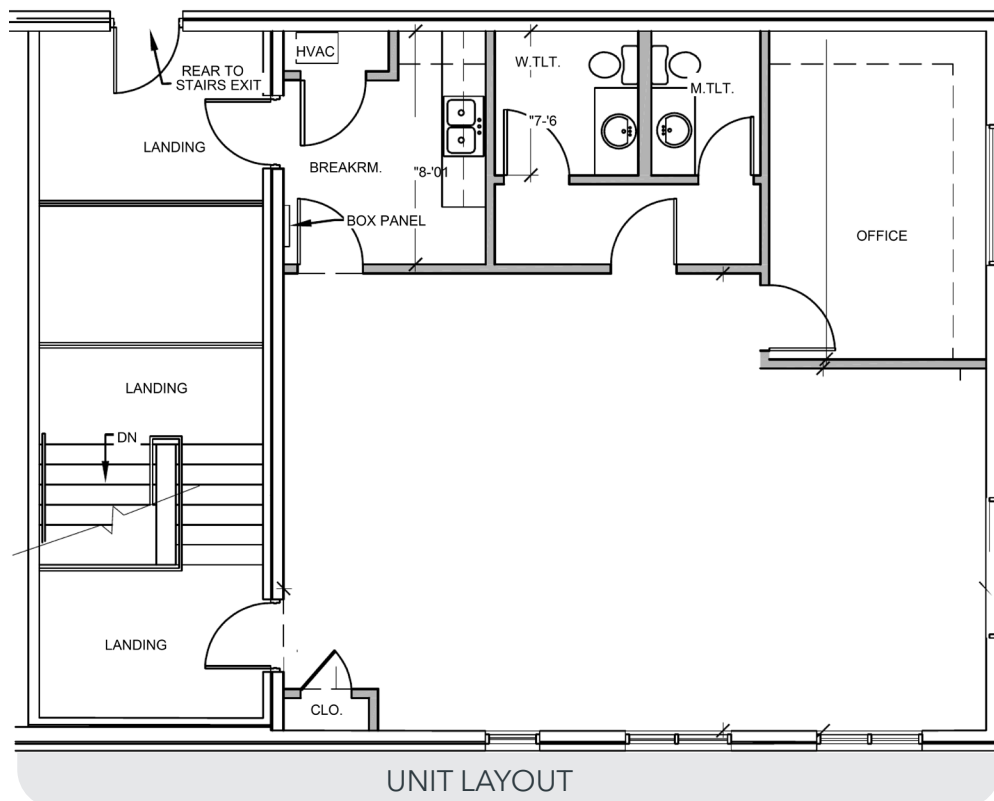
1,100 SF OF OFFICE

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## PROPERTY OVERVIEW

2701 Greystone Rd offers a premier office/medical office setting in the heart of Berry Hill. The building provides modern, efficient space with abundant natural light, flexible floorplans, and ample surface parking. Its strategic location places tenants minutes from downtown Nashville, major hospitals, and surrounding medical providers, while also benefiting from immediate access to I-440 and I-65.

This property is ideal for medical practices, professional service firms, and specialty users seeking a high-profile location in one of Nashville's most established and desirable submarkets. Surrounded by strong demographics and retail amenities, 2701 Greystone Rd delivers both convenience and visibility for employees, patients, and clients.

## HIGHLIGHTS

- 1-5 Year Term Available
- \$21/SF NNN
- Prime Berry Hill Location
- Ideal tenant mix for specialty clinic or wellness practice
- Ample surface parking for employees and visitors
- Convenient access to I-440, I-65 and major Nashville corridors

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INTERIOR



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**DEMOGRAPHIC PROFILE**

2701 Greystone Road, Nashville, Tennessee, 37204

5 MINUTES	
Population	13,417
Median Household Income	\$102,938
Median Home Value	\$779,993

10 MINUTES		15 MINUTES	
Population	86,786	Population	273,846
Median Household Income	\$89,789	Median Household Income	\$83,732
Median Home Value	\$715,674	Median Home Value	\$609,934



Source: This infographic contains data provided by Esri (2025, 2030).  
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