

FOR LEASE | UNIT A – LOWER LEVEL | BELLEVUE OFFICE PARK

165 Belle Forest Circle

NASHVILLE, TN 37221



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PROPERTY OVERVIEW

The lower-level suite at 165 Belle Forest Circle presents a **prime owner-user or small business leasing opportunity** within a two-unit commercial condominium. Unit A at 165 Belle Forest Circle offers a **vacant lower-level commercial suite** in **Bellevue Office Park**. The space is well suited for **office or light retail users**, including professional services and boutique retail concepts.

Ideal for **medical, office, or professional services**, the space offers flexible layout potential in a quiet, professional setting. Tenants enjoy simplified operating expenses, with **water, trash, and exterior maintenance covered by the HOA**.

This is an excellent opportunity for a business seeking a **standalone presence** with the stability of a professionally managed commercial condominium. Surrounding tenants within Bellevue Office Park include a **pet store, attorney office, insurance office, hair salon, and nail salon**, providing built-in foot traffic and a diverse professional ecosystem.

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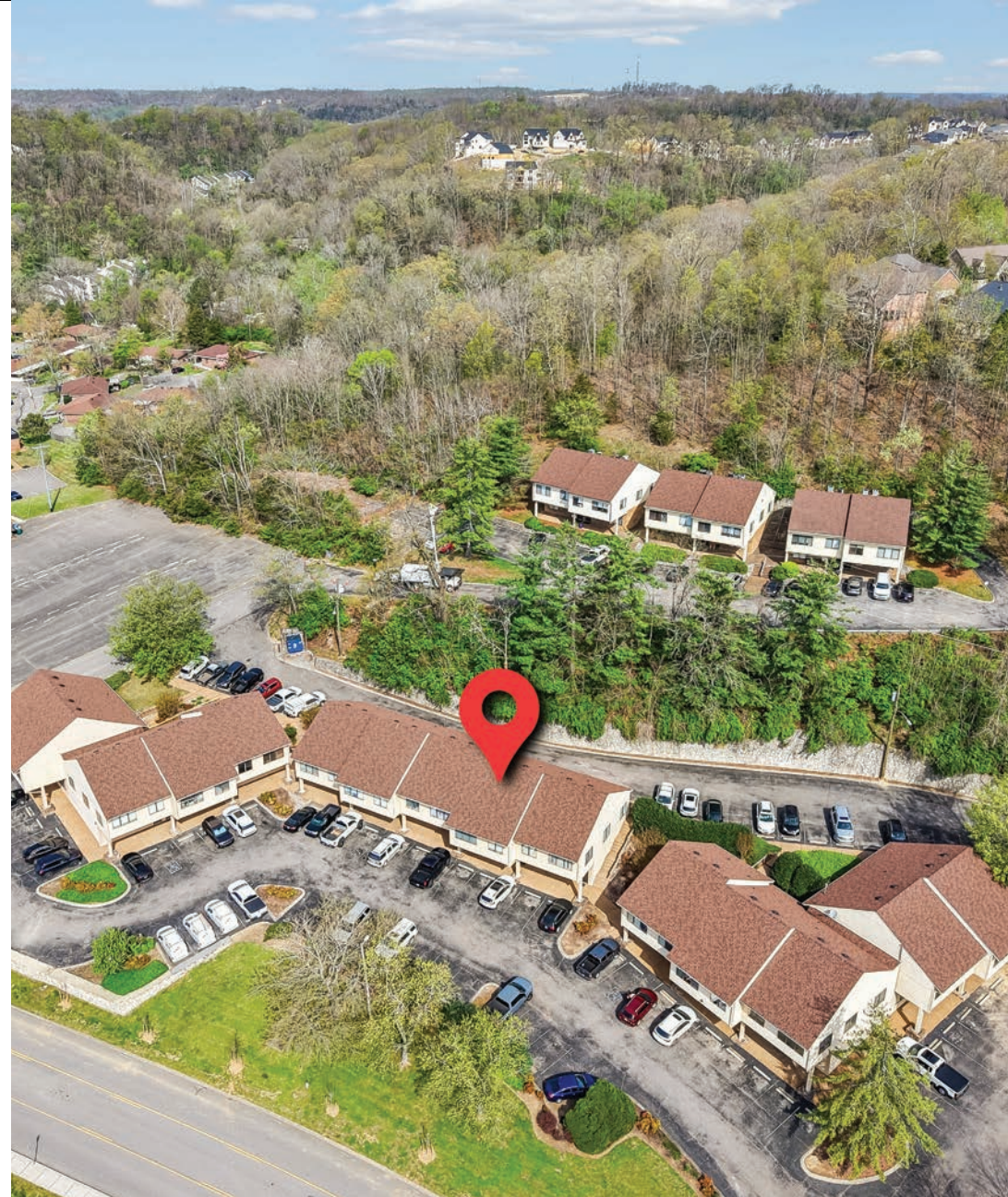
LEASE HIGHLIGHTS – UNIT A

- **Approx. 924 SF lower-level suite**
- **Asking Rent: \$25.00/SF/YR NNN**
- Office or light retail use
- Located within **Bellevue Office Park**
- Established neighboring tenants including dental office tenant upstairs
- HOA covers **water, trash, and exterior maintenance**
- Immediate occupancy available

IDEAL USES – UNIT A (LOWER LEVEL)

Unit A is well suited for a variety of **office and light retail users**, including:

- Attorney or legal services
- Accounting or CPA firm
- Financial advisor or wealth management office
- Real estate office
- Therapy or counseling practice
- Boutique retail
- Technology or software office
- Marketing or creative services firm



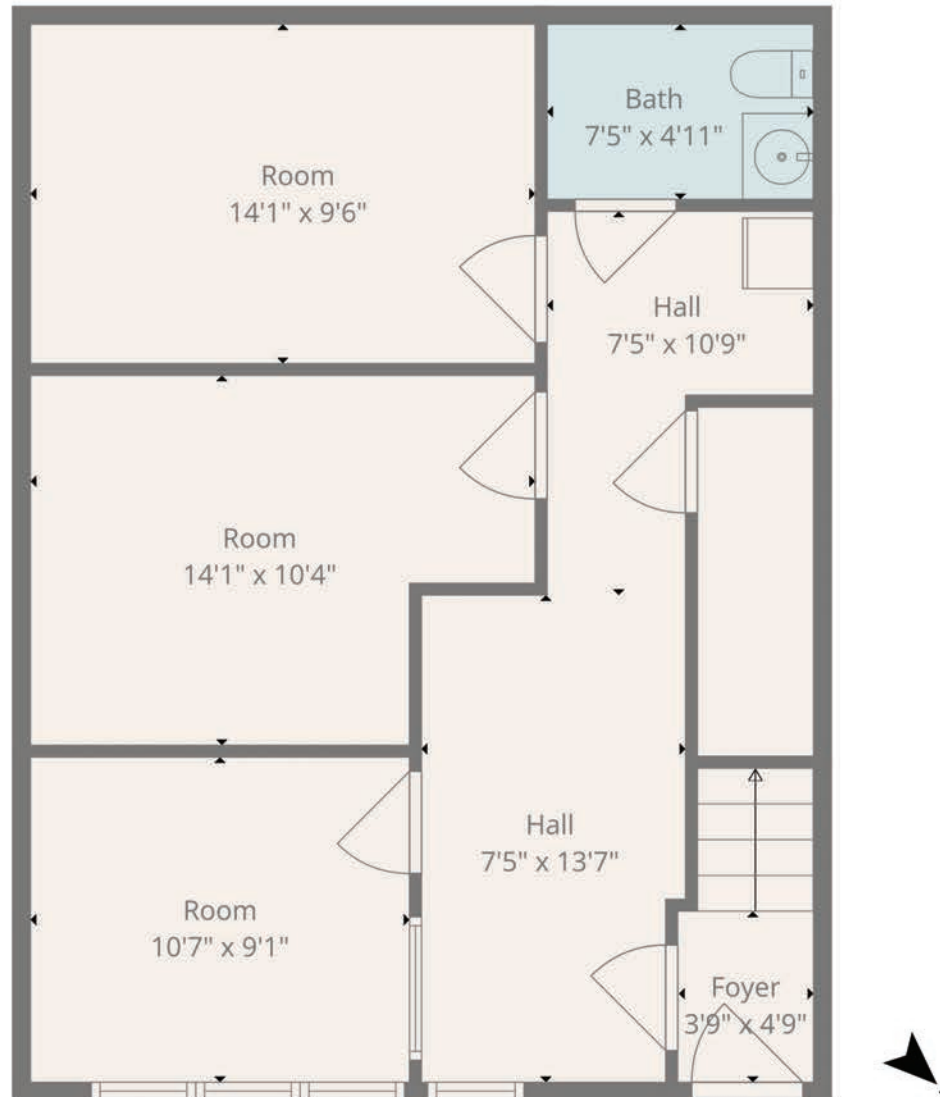
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FLOOR PLAN | SUITE A (924 SF)



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