CUSHMAN & WAKEFIELD

FOR SALE

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1506 17th Avenue South

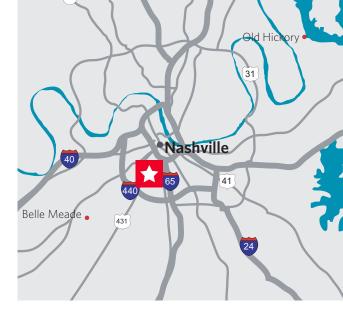
Nashville, Tennessee 37212



- Sale price: \$1,350,000 .
- 3,594 SF stand alone office building
- Situated on a .17 acre lot .
- Zoned OR20 office/residential
- Located in the historical Music Row district
- Easy access to Edgehill Village and Hillsboro Village amenities .
- Dedicated parking spots available in front and surface lot in rear of building
- Suitable for a variety of property uses such as office, retail, residential or recording studio

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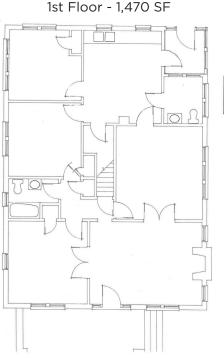
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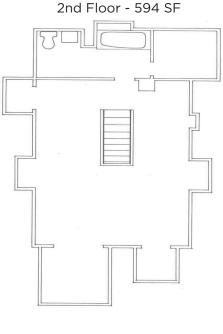
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Floorplans Lower Level - 1,530 SF





Ownership Scenario

Estimated Loan Terms:

Size Unit (square feet):	3,594
Purchase Price:	\$1,350,000
Loan-to-Value:	85%
Interest Rate	4.75%
Amortization	25 years
Monthly Payment	\$6,542

Net Lease Rate per SF Equivalent:

Ownership Benefits

- Appreciation of real estate asset
- Principal reduction by tenant base
- Annual tax benefit Depreciation
- Inflation hedge



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