

**AVISON  
YOUNG**



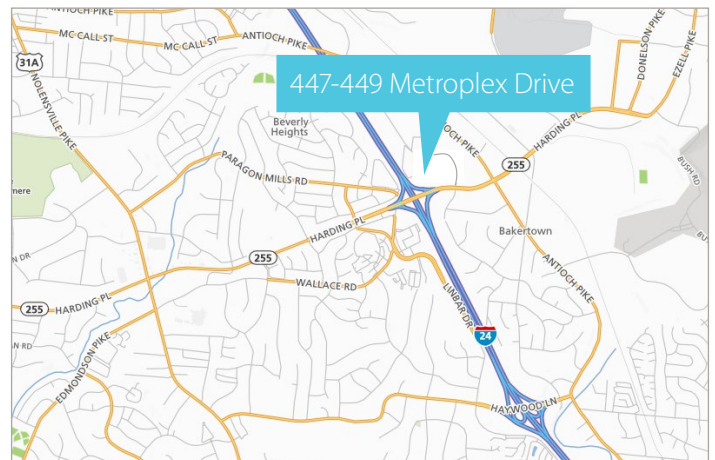
**OFFICE/FLEX FOR LEASE**

**447-449** | **METROPLEX DRIVE**  
NASHVILLE, TN 37211

Partnership. Performance.

## Property Overview

- Recently renovated  $\pm$  5,938 sf of office/flex space available, potentially divisible
- Excellent access to I-24 and Harding Place with close proximity to CBD and Nashville International Airport (BNA)
- Parking ratio of 3.89/1,000 sf
- Secured parking adjacent to space
- Two roll-up doors
- \$14.50 FSG



**Suzanne Ganser**  
Vice President  
615.727.0016  
suzanne.ganser@avisonyoung.com

**Buck Haltiwanger**  
Principal  
615.727.7410  
buck.haltiwanger@avisonyoung.com

Avison Young  
700 12th Avenue South  
Suite 302  
Nashville, TN 37203

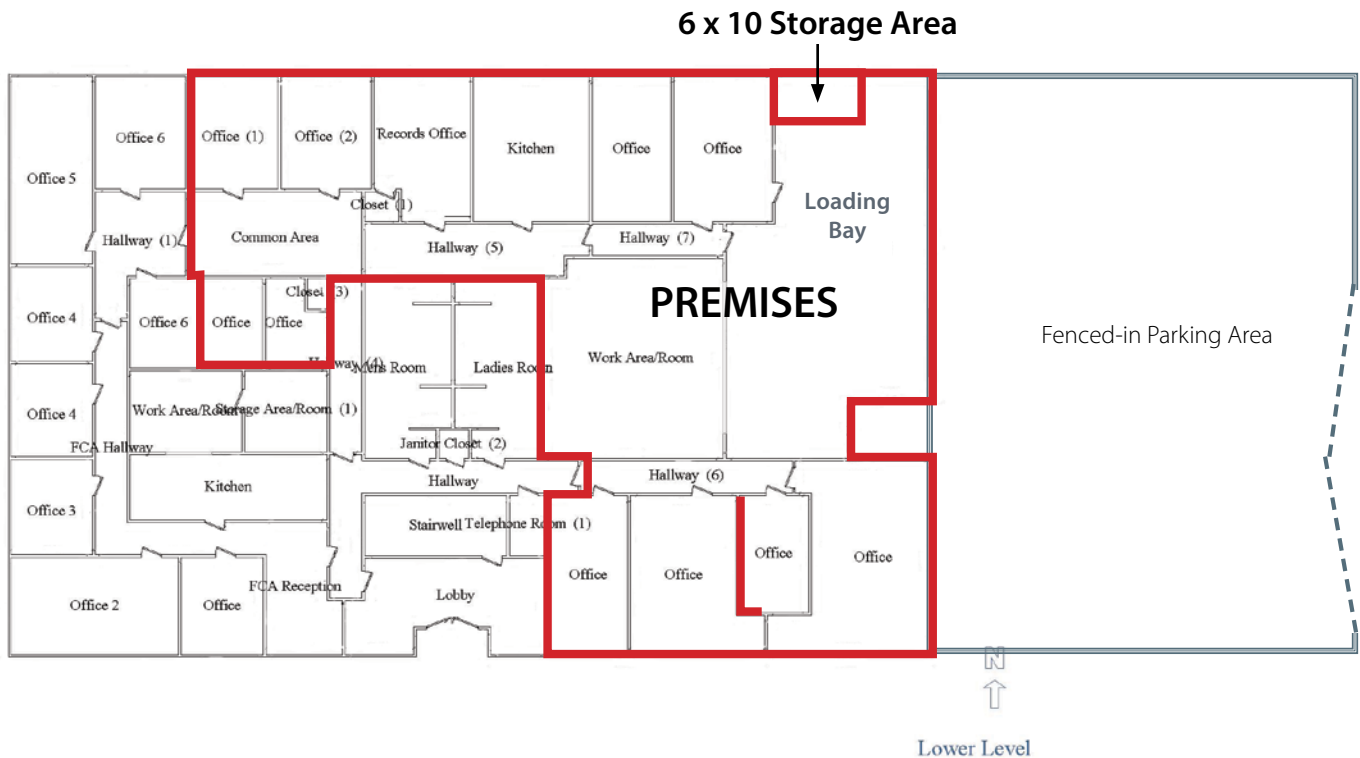
First Floor:

**447 Metroplex**

Total Available:	5,938 sf
Office:	4,318 sf office
Warehouse:	1,620 sf flex/warehouse with drive-in access
Comments:	Two roll-up doors with private, secured lot; private entry with FOB access; recently renovated



**Secured Lot**



For further information or to schedule a tour, please contact:

**Avison Young**  
700 12th Avenue South  
Suite 302  
Nashville, TN 37203  
615.727.7400

**Suzanne Ganser**  
Vice President  
615.727.0016  
suzanne.ganser@avisonyoung.com

**Buck Haltiwanger**  
Principal  
615.727.7410  
buck.haltiwanger@avisonyoung.com