



CUSHMAN &
WAKEFIELD

OFFICE BUILDING FOR SALE

490

METROPLEX DRIVE

490-520 METROPLEX DRIVE
NASHVILLE, TN



The Opportunity



**HIGHLY ACCESSIBLE
LOCATION WITH LARGE
LABOR FORCE POOL**



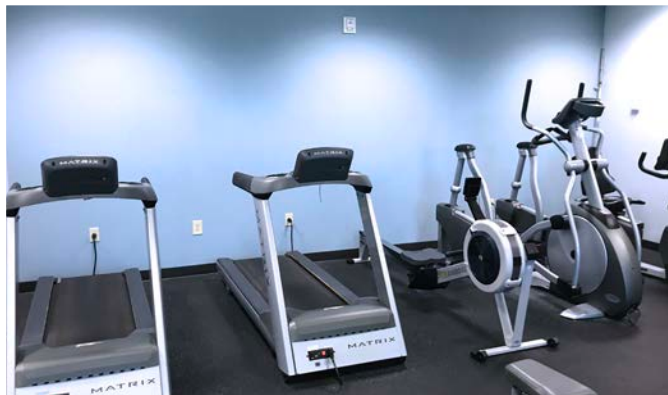
IN BUILDING AMENITIES



**CAPITALIZE ON HIGH
PARKING RATIO/EXCESS
LAND**



Cafeteria Space



Fitness Center



84,620
SQUARE FEET



7 / 1,000
PARKING - 599 SPACES



**UNIQUE OWNER /
USER OR INVESTMENT
OPPORTUNITY**



12
ACRES



On Site Amenities

CAFETERIA, FITNESS CENTER, AND
TRAINING/CONFERENCE ROOMS

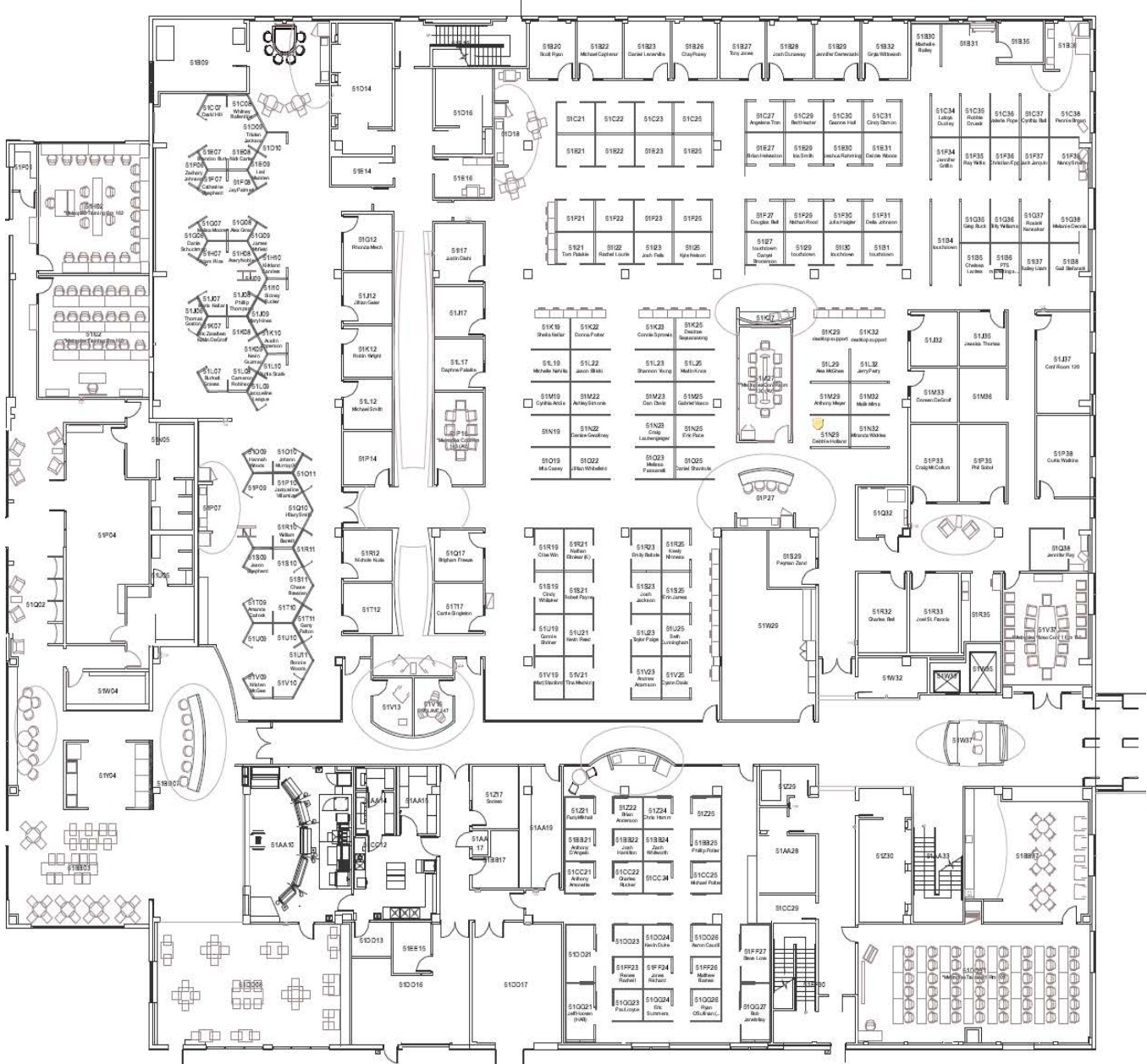


Conference & Training Rooms

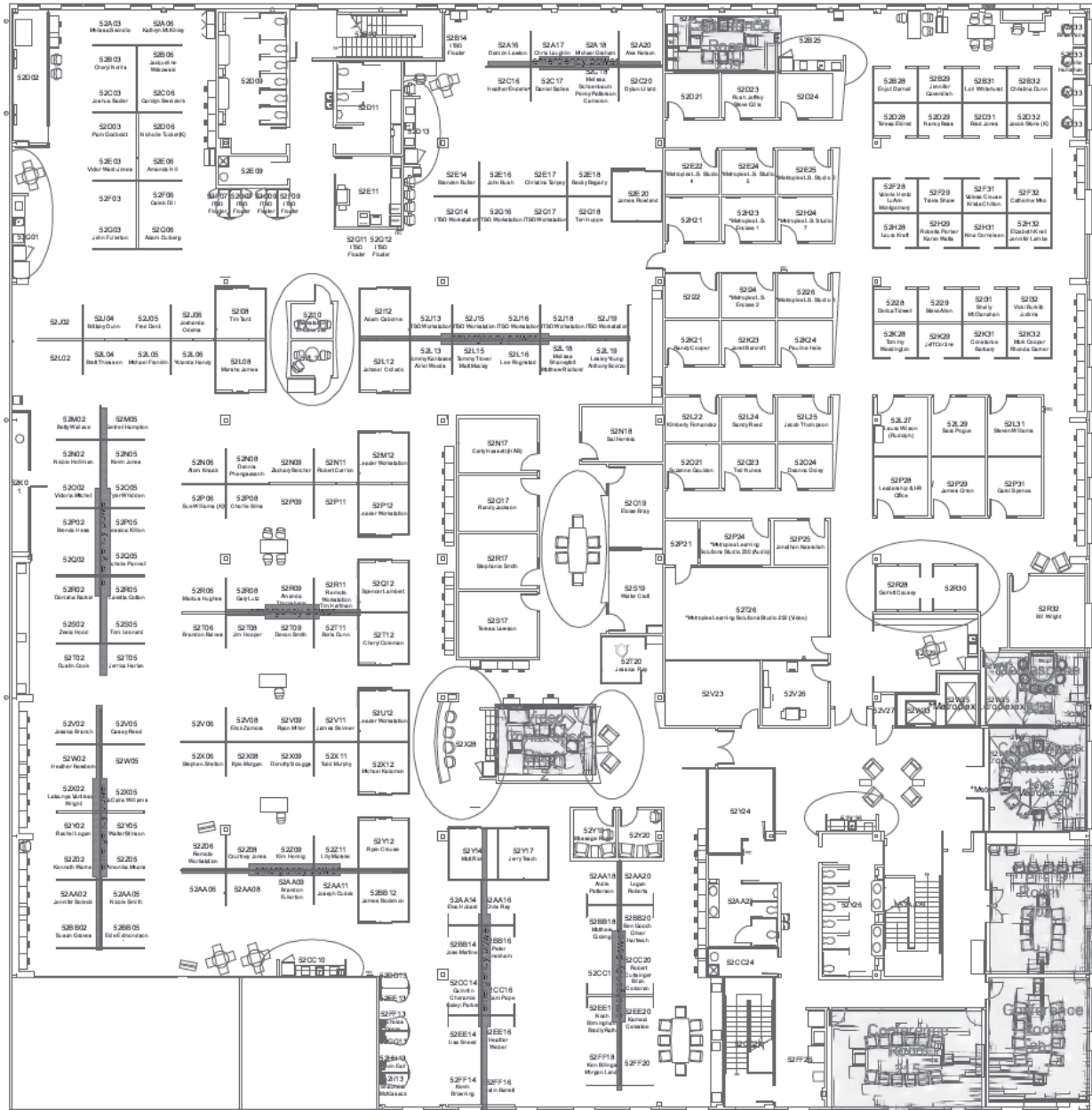


Common Areas & Tenant Lounge

First Floor Plan



Second Floor Plan



Aerial



1935 21st Ave S

Currey Rd



Nashville International Airport

**490
& 520**
METROPLEX
DRIVE

INTERSTATE
24

255

Metroplex Dr

Antioch Pike
Harding Place

Perimeter Hill Dr

Johnakin Dr

Josam Dr

Jansing Dr

Ezell Pike

Ezell Rd

Luna Ct

Filmer Dr

Largo Dr

Eisenhower Dr

Midnight Dr

Reischa Dr

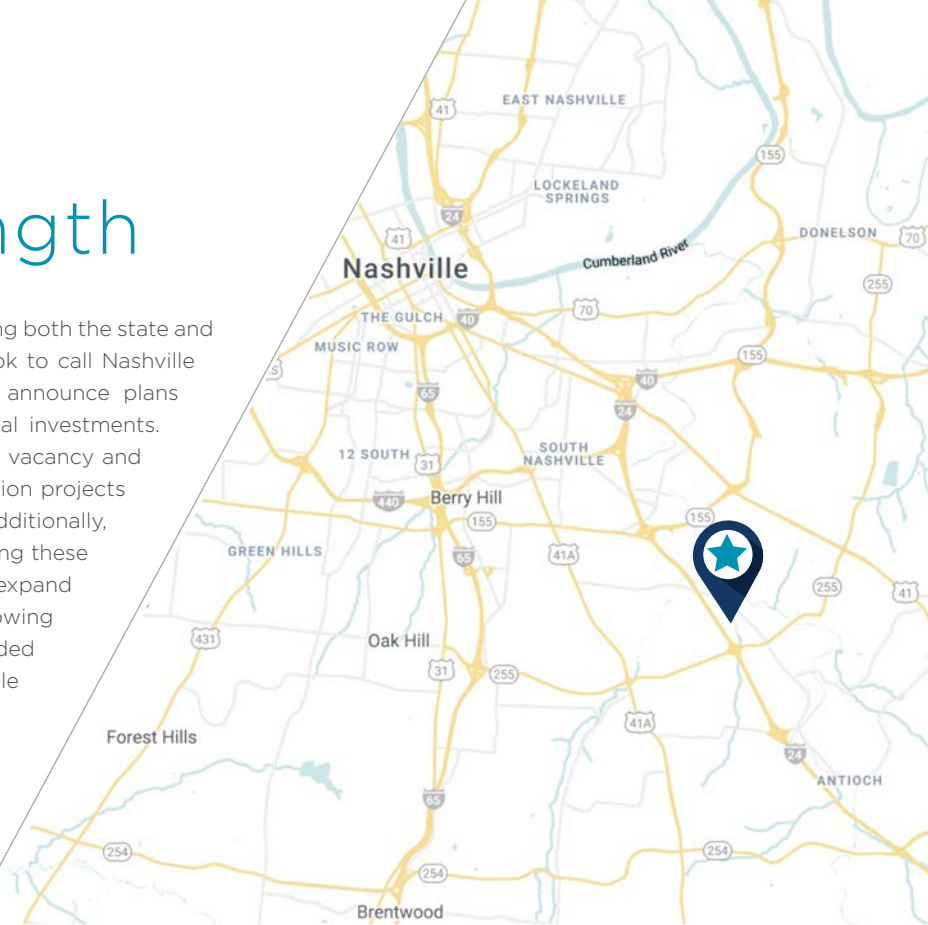
Science Park Lane

McGa

Harding Industrial Dr

Nashville Economic Strength

The Nashville economy continues to thrive, outperforming both the state and the nation, as relocating and expanding businesses look to call Nashville home. Throughout the year, businesses continue to announce plans for new operations, investing tens of millions in capital investments. Commercial real estate is reaping the benefits with low vacancy and rising rental rates. This, coupled with numerous expansion projects already underway, bodes very well for the region. Additionally, the thousands of mid- and high-wage jobs accompanying these businesses will lure new residents to the region and expand the population, making Nashville one of the fastest growing metropolitan areas in the U.S. As the high-value-added businesses flock to the region, Nashville's national profile is raised and sustains its status as the top performer in Tennessee and leading position among its peer cities.



MARKET STATS

NASHVILLE AVERAGE
RENT UP

34% SINCE 2015

U.S. AVERAGE RENT UP

20% SINCE 2015

MOVING TO NASHVILLE

83 people/day

A benchmark national survey has found that the real estate industry and its financial backers has never been more confident about Nashville than right now. Thoughts and opinions of 2,200 investors, developers, lenders, brokers, lawyers, architects and others involved in commercial and residential real estate.



**CUSHMAN &
WAKEFIELD**



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