

94,090 SF of Class A
Call Center Space

C U M B E R L A N D

BUSINESS CENTER

FOR LEASE

431 Great Circle Road, Nashville, TN 37228





BUILDING HIGHLIGHTS

YEAR BUILT	1998
BUILDING	Class A office/call center with exterior signage
SPACE AVAILABLE	94,090 SF of office with approx. 158 car indoor parking garage
LOADING	17 dock high and 2 grade level
PARKING	754 spaces or 7.16 spaces per 1,000 SF
COLUMN SPACING	30' x 62'
SPRINKLER	100% wet system
HVAC	12 Trane units (Ten 50-ton, One 35-ton, One 10-ton)
ELECTRICAL	3 Phase - 480 Volt & 208 Volt





METROCENTER - NEARBY AMENITIES



Nashville International Airport

HR
SILO
Germantown
GEIST. RB
BAR & RESTAURANT

BUTCHERTOWN HALL
312
CITY HOUSE
BARISTA PARLOR

EAST NASHVILLE

BEARDED IRIS
BREWING

CBD

Kroger

ROLF AND DAUGHTERS
STEAKS & PUB

GERMANTOWN

Arbys SMOOTHIE KING
READY MIXED

Tempered
café & chocolate
The Cupcake collection
Monell's
the MAD PLATTER

INFINITI

Cadillac

Chick-fil-A
SUBWAY

HONDA

watkins college
of art, design & film

FedEx

METROCENTER

TITANS Practice Facility

Cigna HealthSpring

METROCENTER GREENWAY

C

METROCENTER OVERVIEW

With 1,756,346 SF of Class A, B and C office space, MetroCenter makes up 5% of Nashville's total office market inventory. MetroCenter is Nashville's oldest and largest master-planned business community. Established in the early 1970s, the park enjoys a variety of businesses representing nearly every major industry. MetroCenter is 13 blocks from the Central Business District, and is within one mile of every major interstate junction running through Nashville including I-65, I-40, I-24 and I-440.

As the geographical center of Davidson County, MetroCenter is accessible to the entire employee base of Middle Tennessee and is within a 20-minute drive of 75% of the Nashville MSAs population. Some of the many businesses and organizations who have chosen to occupy MetroCenter include The Tennessee Titans, Comcast, WZTV Fox Network, WPLN Nashville Public Radio, HealthSpring, Blue Cross Blue Shield, The State of Tennessee Department of Health & Human Services, and Tennessee Bankers Association.

METROCENTER SUBMARKET OFFERS BIG ADVANTAGES

#1

MetroCenter is the closest submarket to downtown, however, rents are more affordable and parking is free, providing a unique value for office users.

#2

The MetroCenter submarket is in a unique position within immediate access to four major interstates: I-65, I-40, I-24 and I-440.

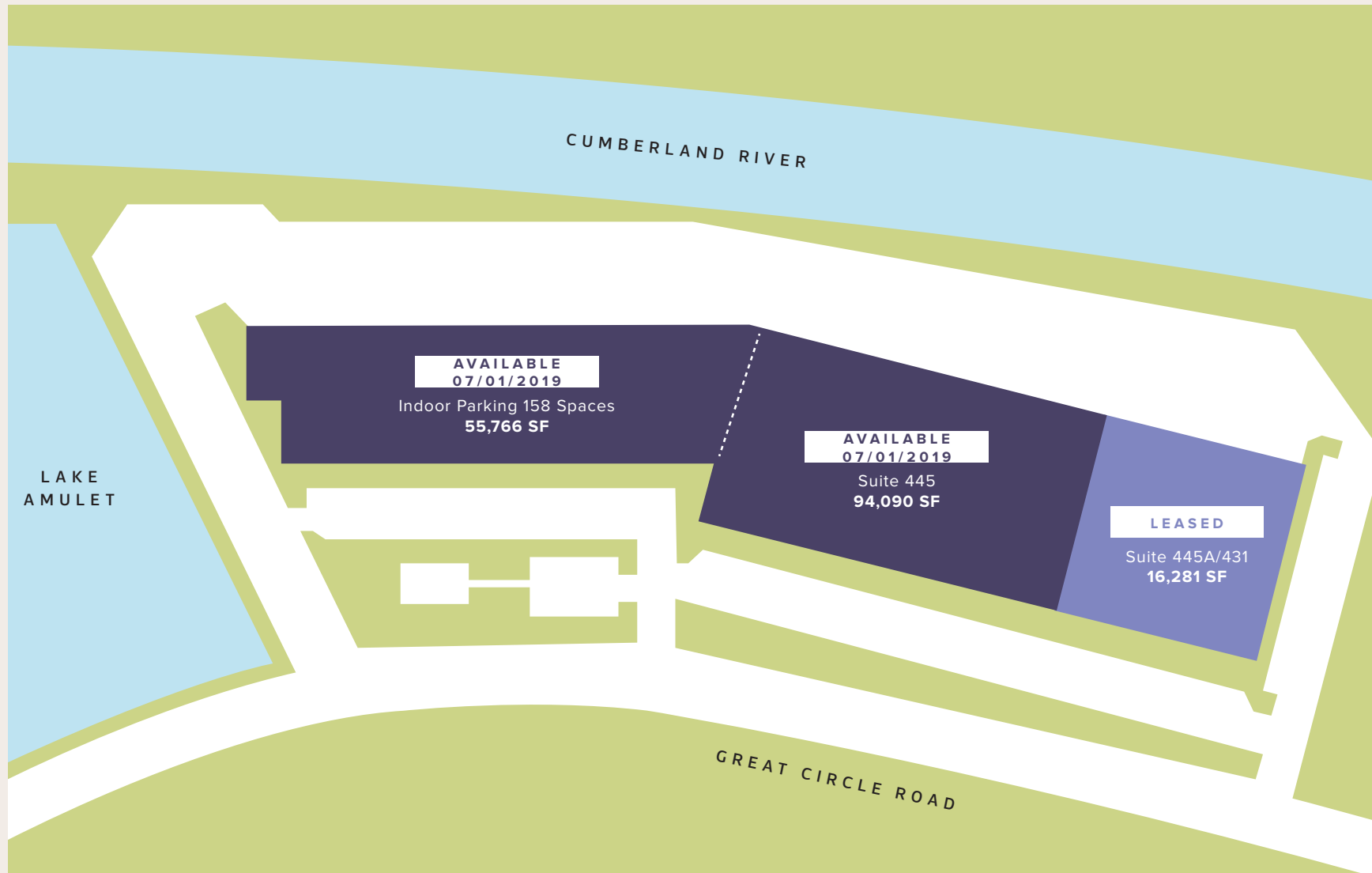
#3

With new growth enhancing areas north of downtown in Nashville, MetroCenter is in close proximity to such projects as Capitol View and several mixed-use & multifamily developments in thriving Germantown. In addition, popular sporting venue, Top Golf, is just south of MetroCenter off I-24.





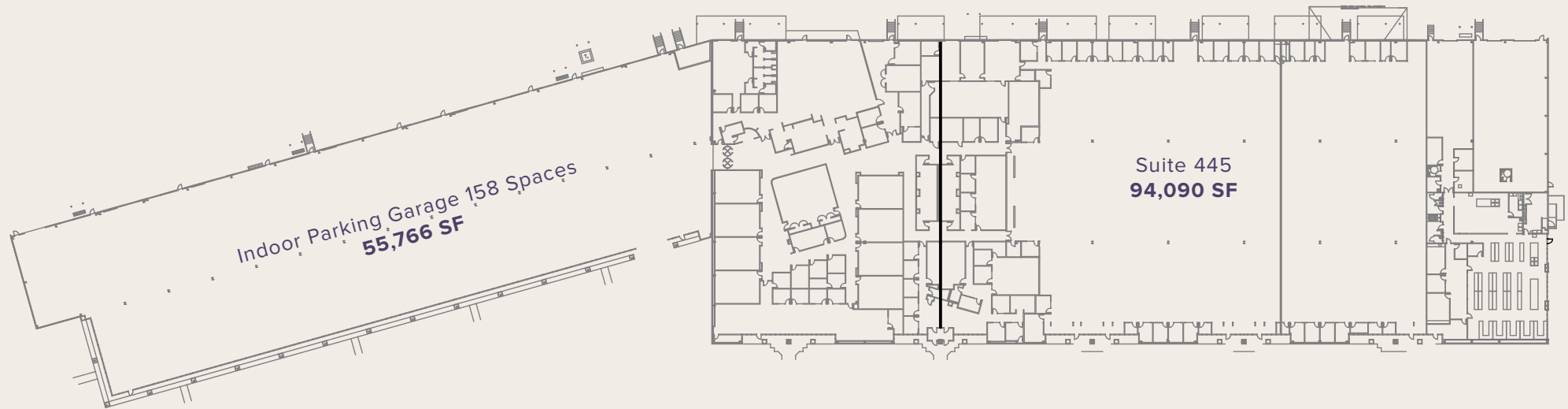
SITE PLAN





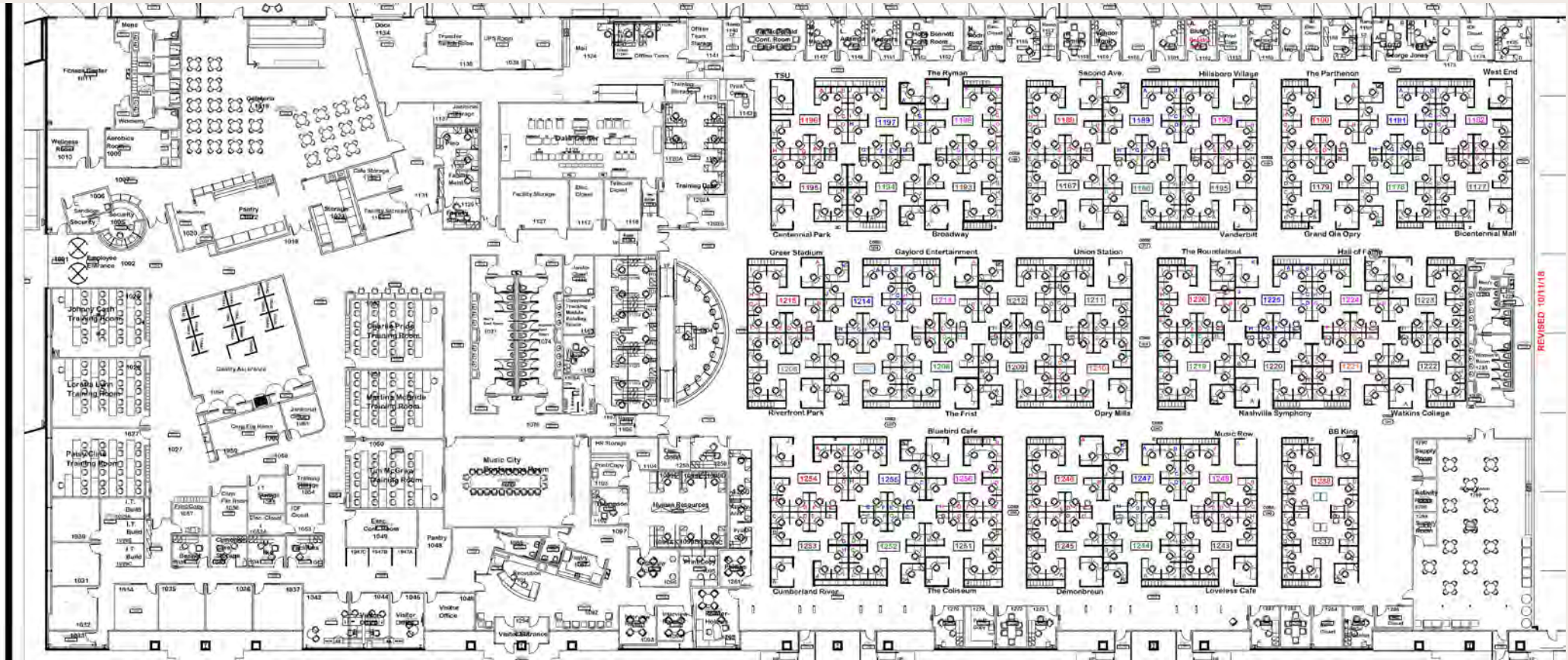
FLOOR PLAN

AVAILABLE
07/01/2019



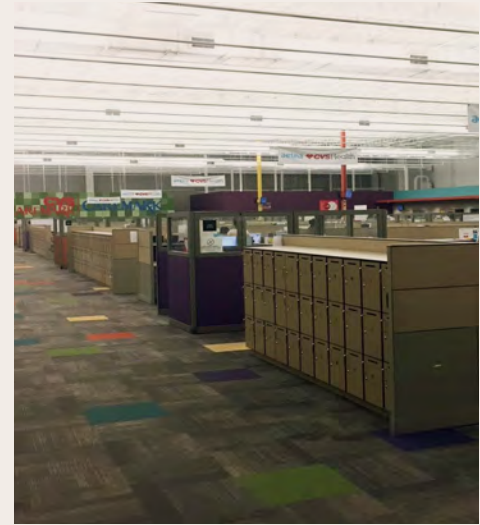


FLOOR PLAN





PROPERTY PHOTOS





C U M B E R L A N D

BUSINESS CENTER

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