



FOR SALE

55
MUSIC
SQUARE WEST

Nashville, TN 37203

PROPERTY HIGHLIGHTS

63,720 Total SF

28,244 sf office

35,476 sf enclosed parking garage

Located on 0.71 acres

Zoned: ORI-UZO

Features

88 space parking garage

Built in 2000

Seller to leaseback through Q2 2023

Accessible

0.9 miles to I-65

1.9 miles to I-440

1.7 miles to Nashville

Nashville Accolades

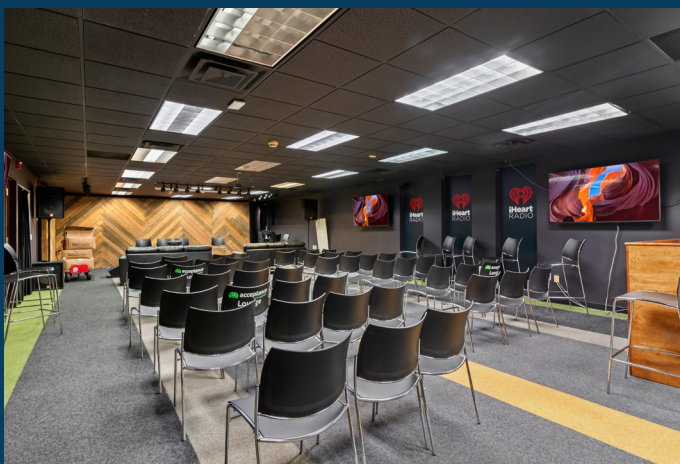
#1 U.S. Markets to Watch - pwc

Top 10 City to Live After the Pandemic - Today

#3 Best City for Young Professionals - smartasset

Best Places for Business and Careers - Forbes

Top Cities Americans are Moving To - realtor.com





Floor plan available upon request





Ownership Structure

Estimated Loan Terms:

Size unit (square feet)	26,689
Purchase price	\$12,950,000
Loan-to-value	85%
Interest rate	3.7%
Amortization	25 years
Monthly payment	\$56,639.07
Net Lease rate per sf equivalent	\$25.47

Ownership Benefits

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

Pricing

- Building: \$12,950,000

CONTACT

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