



7,600 SF ON 0.55 ACRES
FOR SALE OR LEASE

**2910 SIDCO
DRIVE**

Nashville, TN





ABOUT THE BUILDING

FEATURES

Suite 1 3,800 USF Available 11/1/20

Suite 2 3,800 USF Leased until 12/31/25

Fully renovated in 2016

Outdoor covered amenity deck

Building signage available

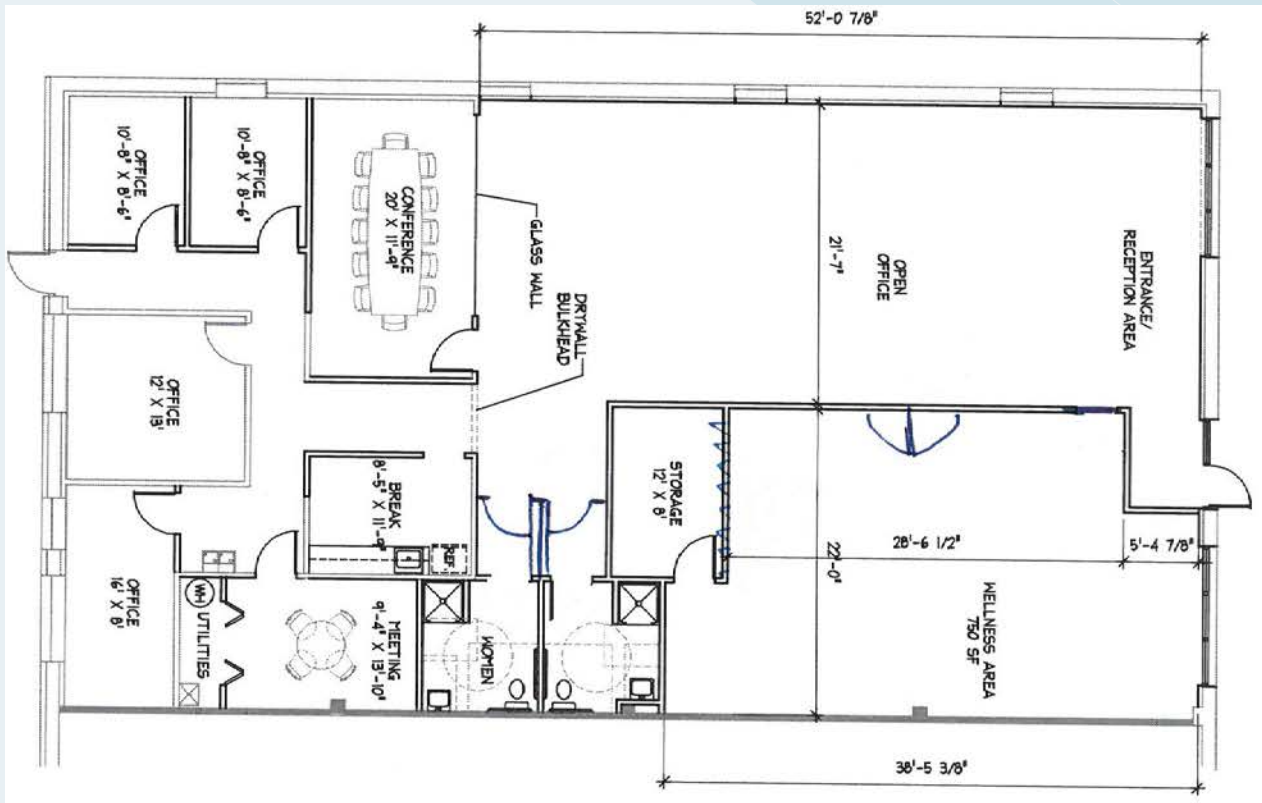
Ample parking

Well located in 100 Oaks area

Central location with easy ingress and egress to I-65 and I-440



FLOOR PLAN



OWNERSHIP SCENARIO

Estimated Loan Terms:

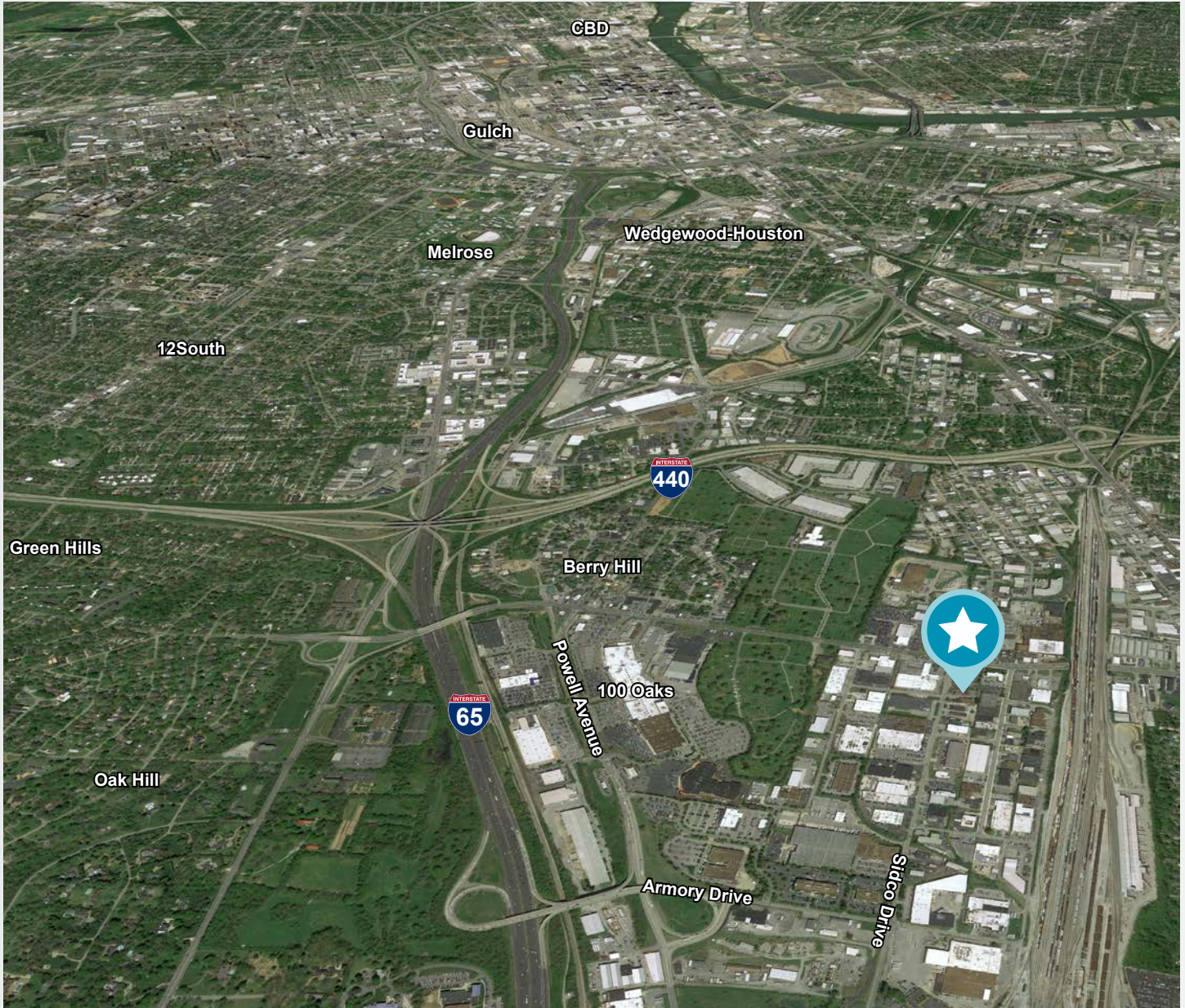
Size Unit (square feet):	7,600
Purchase Price:	\$2,300,000
Loan-to-Value:	90%
Interest Rate	4%
Amortization	25 years
Monthly Payment	\$10,926.22

Net Lease Rate per SF Equivalent:	\$17.25
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Ownership Benefits

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

THE LOCATION



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