

# FOR LEASE

34,110 SF AVAILABLE  
3400-3416 AMBROSE AVENUE  
NASHVILLE, TENNESSEE



*DOWNTOWN NASHVILLE*



**SUITE 3400-3416**  
**34,110-SF**



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**NASHVILLE, TENNESSEE**

**Colliers**

## SPACE FOR LEASE | INFORMATION

- **34,110 SF AVAILABLE**
- **± 4,182-SF OFFICE SPACE\***
- **19' CLEAR HEIGHT**
- **NINE (9) DOCK HIGH DOORS**
- **FIVE (5) DRIVE IN DOORS**
- **FRONT-LOADER**
- **NEW TPO ROOF (2023 INSTALL)**
- **SEALCOAT & STRIPED TRUCK COURT**
- **AMPLE EMPLOYEE PARKING**
- **POWER: 1200 AMPS, 480V, 3 PHASE**
- **3.5 MILES FROM DOWNTOWN NASHVILLE**
- **2.5 MILES FROM I-24 & I-65**

**MANAGED BY:**



## **LEASING CONTACTS:**

**MAX SMITH, SIOR**

615-429-4509

[MAX.SMITH@COLLIERS.COM](mailto:MAX.SMITH@COLLIERS.COM)

**ZAC CYPRESS, CCIM**

615-491-5161

[ZAC.CYPRESS@COLLIERS.COM](mailto:ZAC.CYPRESS@COLLIERS.COM)

**MARKETED BY:**

**Colliers**



*\*ABLE TO DECREASE OFFICE SF UPON TENANT REQUEST\**

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT THE ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.

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**SUITE 3400-3416**  
**34,110-SF**

**NEW TPO ROOF**

 **Stonelake**  
CAPITAL PARTNERS

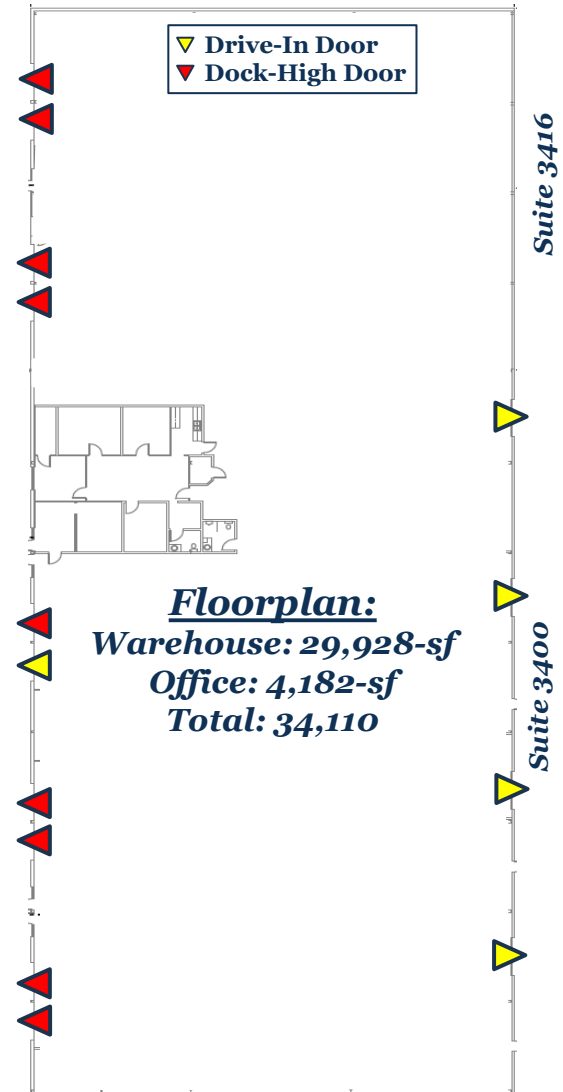
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## COMPLETED CAPITAL IMPROVEMENTS (SUITE 3400):

- NEW LED LIGHTING (OFFICE)
- NEW LED LIGHTING (WAREHOUSE)
- NEW WAREHOUSE PAINTING
- NEW HAZARD COLUMN PAINTING
- NEW FLOORING THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW BATHROOM FIXTURES & FLOORING
- NEW TPO ROOF – 20-YEAR WARRANTY
- NEW EXTERIOR BUILDING PAINTING
- LANDSCAPING UPGRADES
- SPRINKLER UPGRADES
- SEALCOAT & OVERLAY TRUCK COURT
- DOCK EQUIPMENT UPGRADES
- *SIMILAR IMPROVEMENTS PLANNED FOR SUITE 3416*



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## OFFICE – INFORMATION

- +/- 4,182-SF OFFICE SPACE
- *MAKE-READY COMPLETED (SUITE 3400)*
- FIVE (5) PRIVATE OFFICES
- TWO (2) CONFERENCE ROOMS
- TWO (2) STORAGE ROOMS
- FOUR (4) OFFICE RESTROOMS
- NEW OFFICE PAINT (*SUITE 3400*)
- NEW OFFICE FLOORING (*SUITE 3400*)



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*Whiteboxed Warehouse*

*Suite 3400 - Interior Warehouse Imagery*



New LED  
Lighting

White Boxed  
Walls

Painted  
Columns

Deep Cleaned  
Floor



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*Whiteboxed Warehouse*

*Suite 3400 - Interior Warehouse Imagery*



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*DOWNTOWN  
NASHVILLE*

*GALLATIN PK*

*TRINITY LN*



**SUITE 3400-3416**  
**34,110 SF**



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*DOWNTOWN  
NASHVILLE*

*GALLATIN PK*

*TRINITY LN*



*DICKERSON PK*

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SUITE 3400-3416  
34,110 SF

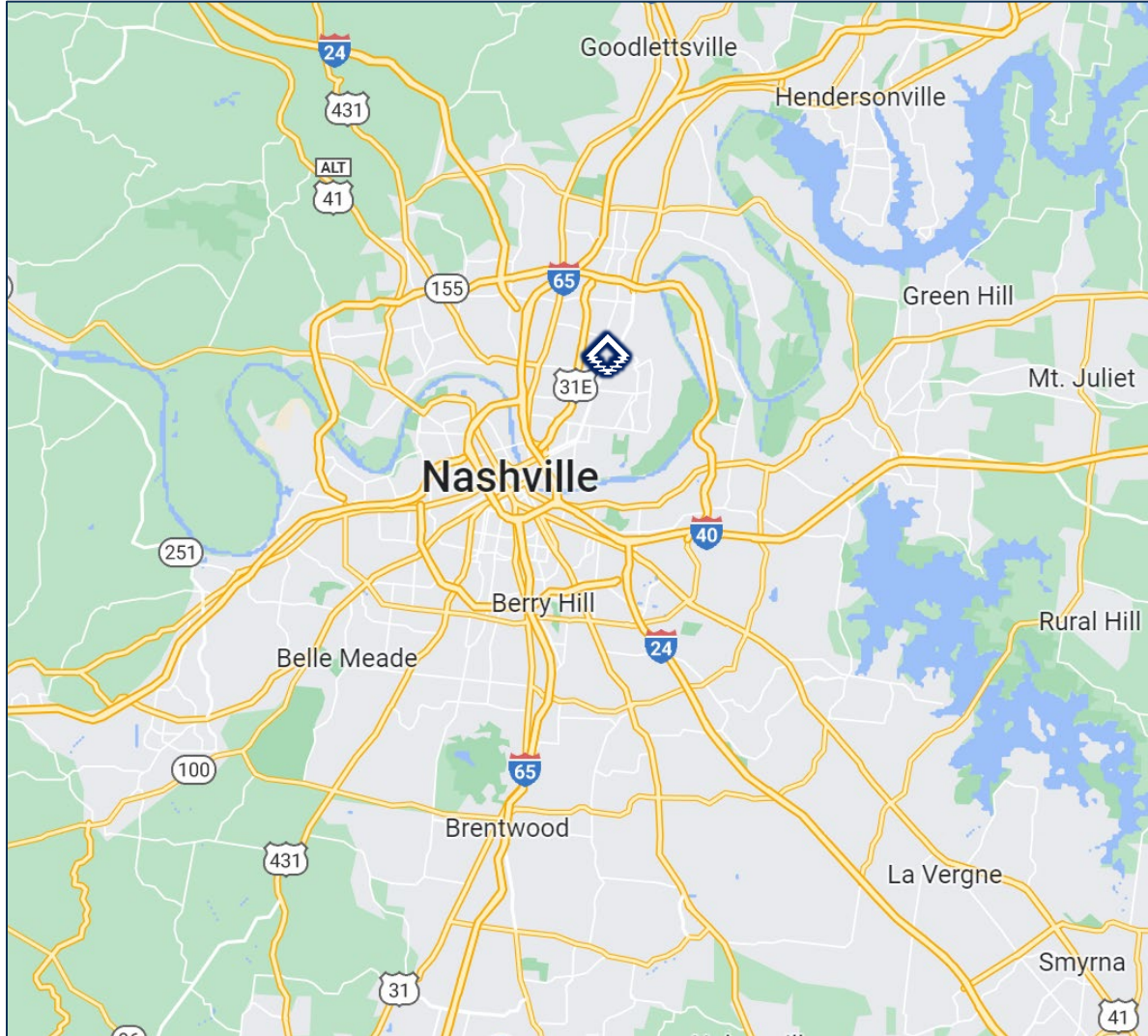
ADDITIONAL  
EMPLOYEE PARKING



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## MARKETED BY:

**Max Smith, SIOR**

615-850-2722 (D)

615-429-4509 (M)

[MAX.SMITH@COLLIERS.COM](mailto:MAX.SMITH@COLLIERS.COM)

**Zac Cypress, CCIM**

615-850-2746 (D)

615-491-5161 (M)

[ZAC.CYPRESS@COLLIERS.COM](mailto:ZAC.CYPRESS@COLLIERS.COM)

**34,110 SF**  
**AVAILABLE**

**EAST NASHVILLE**  
**SUBMARKET**

