

FOR LEASE

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

Colliers

DOWNTOWN NASHVILLE

SUITE 3400-3416
34,110-SF



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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

ZAC CYPRESS, CCIM

615-491-5161

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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DOWNTOWN NASHVILLE

TRINITY LN

SUITE 3400-3416
34,110-SF

NEW TPO ROOF

 **Stonelake**
CAPITAL PARTNERS

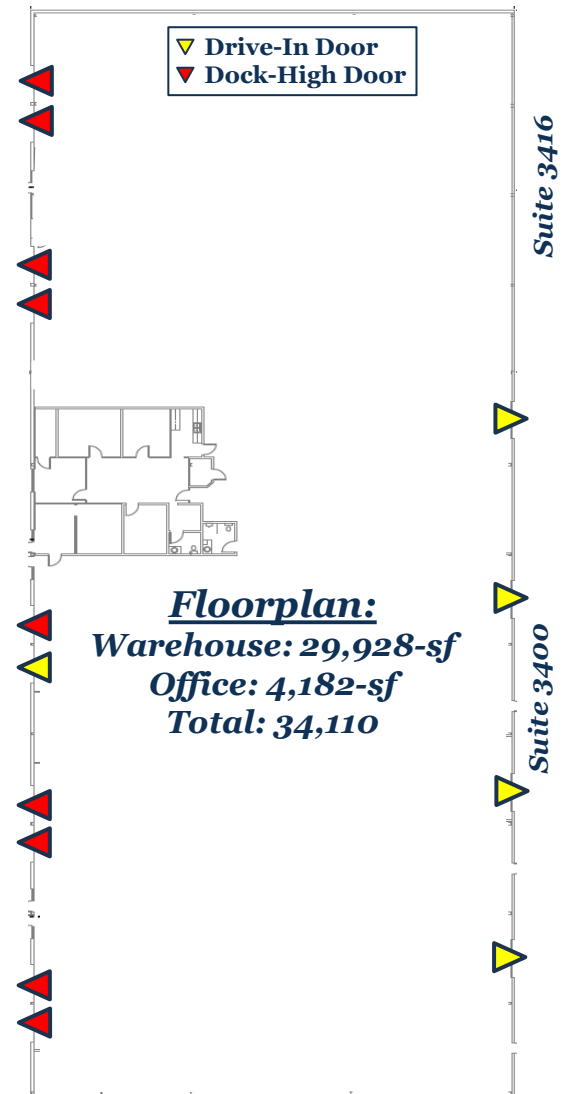
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COMPLETED CAPITAL IMPROVEMENTS (SUITE 3400):

- 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

31

SUITE 3400-3416
34,110 SF



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NASHVILLE, TENNESSEE

Colliers

BNA
Nashville
International
Airport

DOWNTOWN
NASHVILLE

GALLATIN PK

TRINITY LN

INTERSTATE
24

31

DICKERSON PK

SUITE 3400-3416
34,110 SF

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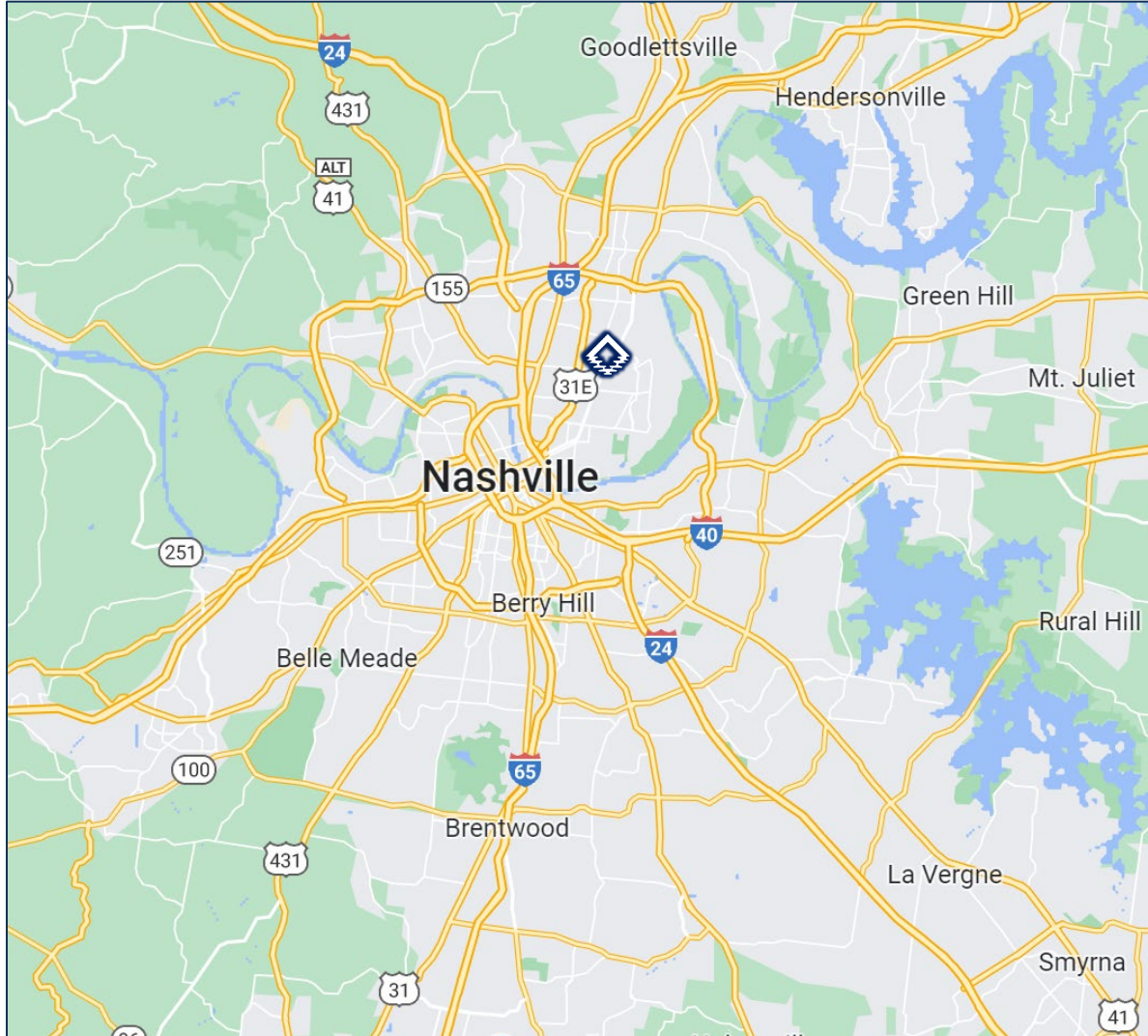
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MARKETED BY:

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34,110 SF
AVAILABLE

EAST NASHVILLE
SUBMARKET

