

METROCENTER OFFICE BUILDING

FOR SALE OR FOR LEASE

52,490 SF on 7.18 Acres

Stand-Alone Office with Open Floor Plan

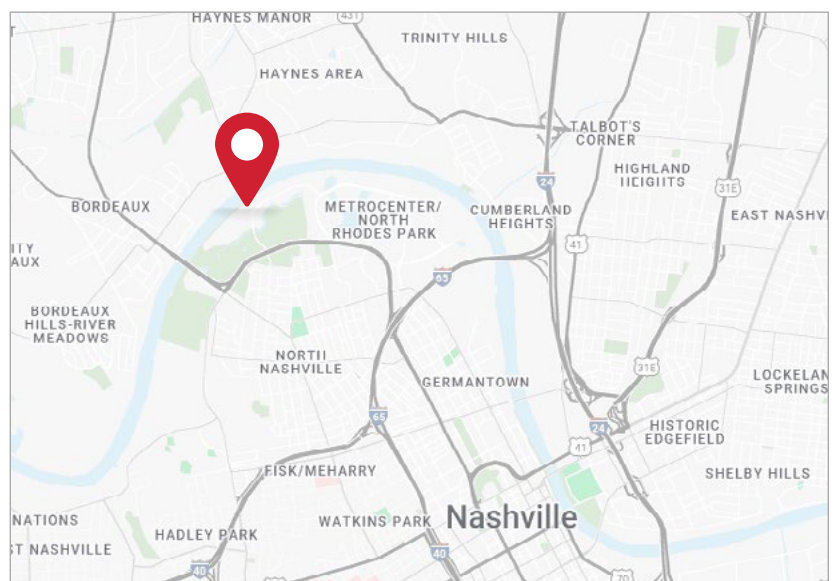
Willing to Subdivide

PROPERTY SUMMARY

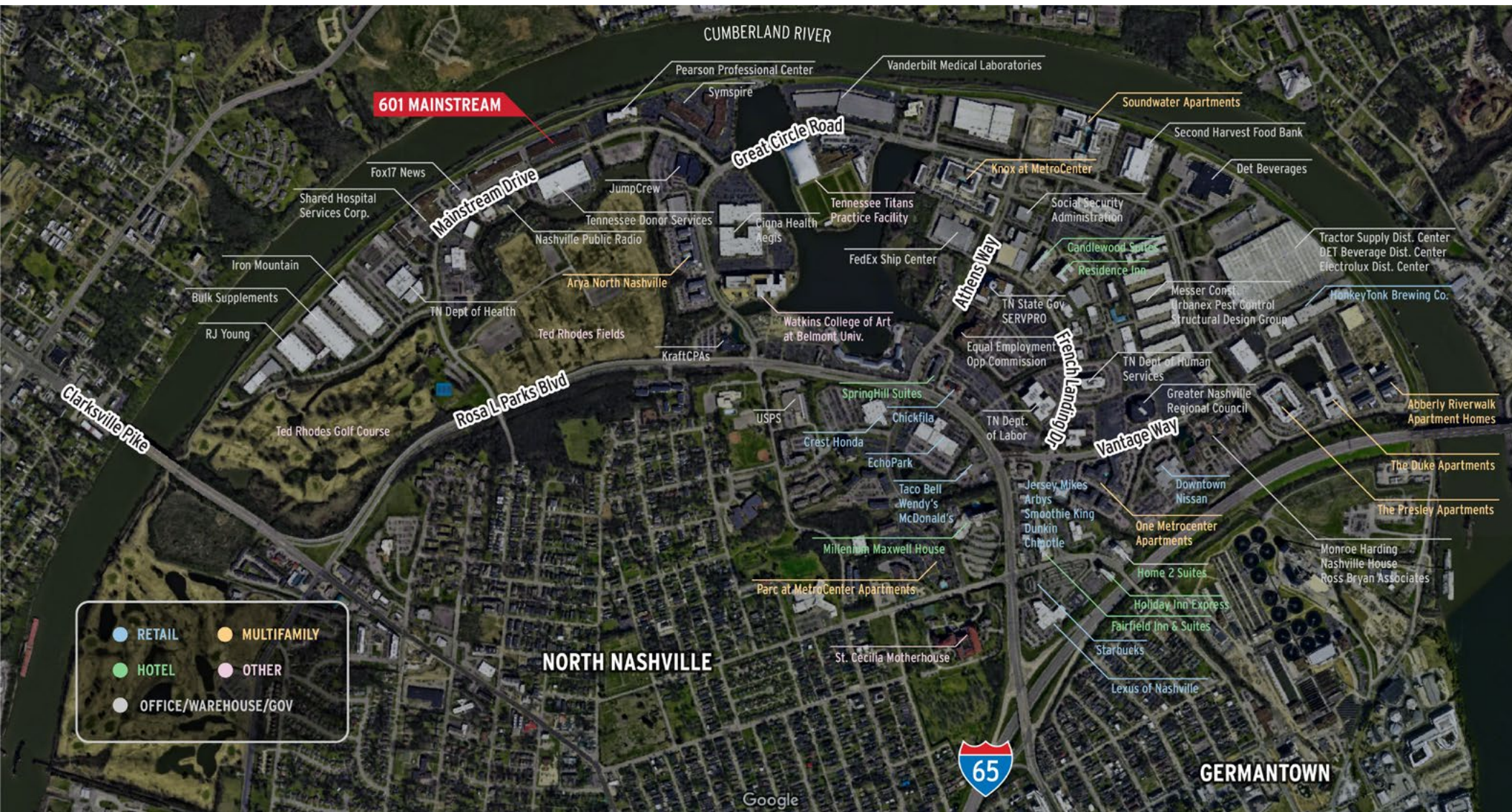
ADDRESS	601 Mainstream Drive, Nashville, TN 37228
SUBMARKET	MetroCenter
SIZE	52,490 SF on 7.18 Acres <i>Subdivision options are available</i>
AVAILABLE	Now
PARKING	4.4:1000 (225 Spaces)
ASKING RATE	\$21 PSF NNN
ASKING PRICE	Call for Pricing Guidance
KEY FEATURES	Open Floor Plan Card Key Access Control System Interior and Exterior Security Cameras Large Server Room 3-Phase, 1600-Amp, 600-Volt Power Generator
BEST USES	Office Headquarters Administrative Office Data Center Clinical Lab Wholesale Operations Business or Vocational School Religious Institution Cultural Center Animal Hospital



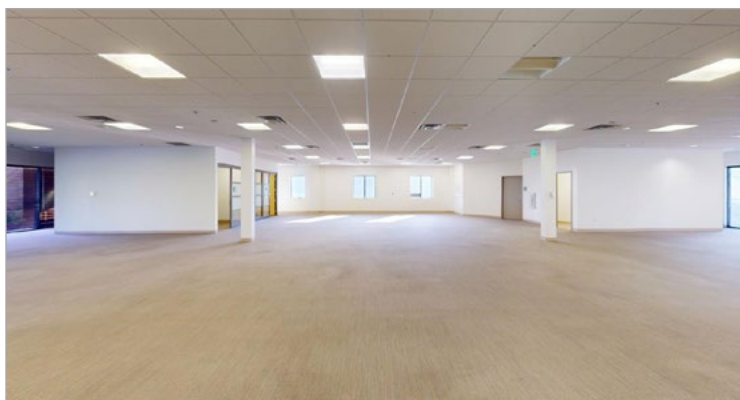
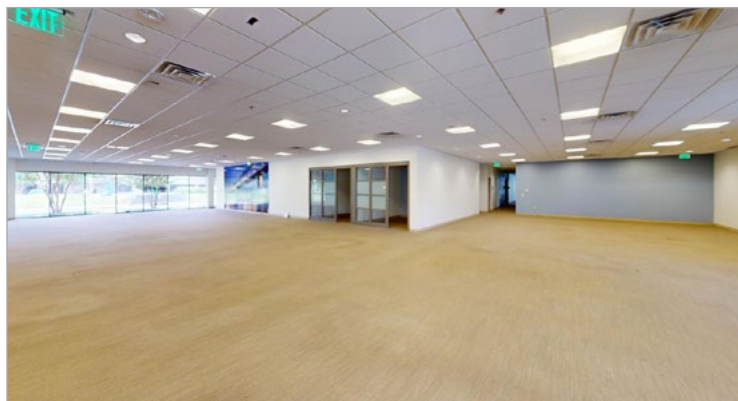
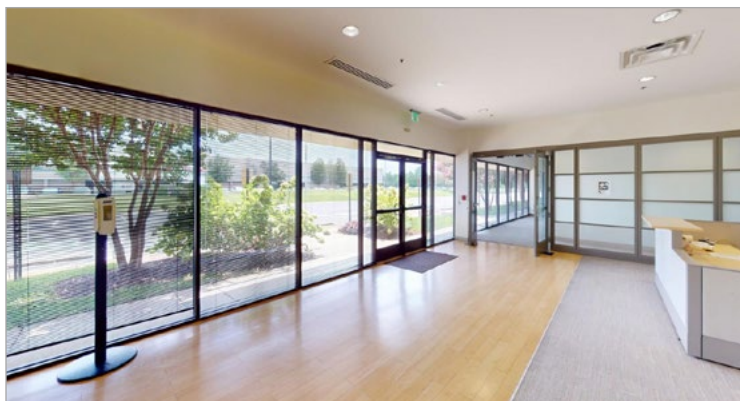
601 Mainstream offers excellent accessibility, located just one mile from the city's interstate system and 13 blocks from downtown Nashville's central business district. This central Davidson County location is adjacent to the scenic three-mile Cumberland River Greenway, providing convenience and outdoor recreation for employees and riverfront views.



KEY LOCATIONS / METROCENTER



ADDITIONAL PHOTOS



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