CREATIVE OFFICE SPACE FOR LEASE

1000 MAIN STREET

SUITE 201 - 2,123±SF | SUITE 202 - 1,000± SF

AADT: 20,320 VEHICLES PER DAY

AVAILABLE NOW



High Visibility & Steady Foot Traffic



CONTACT

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The information contained herein has been obtained from sources deemed to be reliable and we have no reason to doubt its accuracy or reliability; however, this information is provided without any guarantee, should be verified by interested parties, and is subject to change without notice or obligation. Horrell Company assumes no responsibility for the accuracy or reliability of the information herein.

SUITE 201

FOR LEASE

2,123 ± SF TOTAL SPACE	$32.50 PSF NNN LEASE RATE $10.40 OPEX EST. OPERATING EXPENSES

HIGHLIGHTS

- (2) PRIVATE OFFICES
- OPEN FLOOR AREA
- STORAGE CLOSET
- 2ND FLOOR, NO ELEVATOR
- HIGH CEILINGS
- HARDWOOD FLOORS
- SHARED RESTROOM





SUITE 202

FOR LEASE

1,000± SF TOTAL SPACE	$32.50 PSF NNN LEASE RATE
	$10.40 OPEX EST. OPERATING EXPENSES

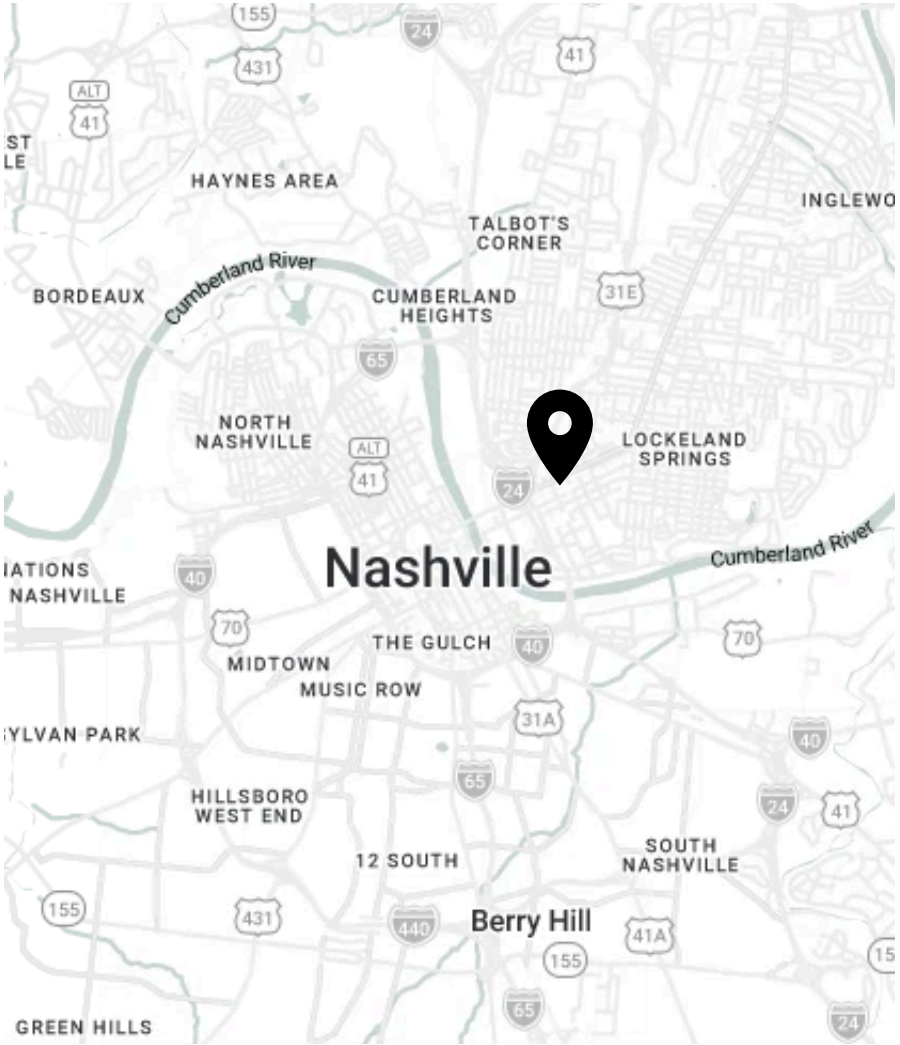
HIGHLIGHTS

- OPEN FLOOR PLAN
- 2ND FLOOR, NO ELEVATOR
- (1) STORAGE AREA
- (2) LARGE ROOMS
- HIGH CEILINGS
- ROLL-UP WINDOW DOOR
- HARDWOOD FLOORS
- (1) RESTROOM





LOCATION







ACCESS & CONNECTIVITY

- Just 2 miles from **Downtown Nashville**, easily reached via **Main Street** and the **Woodland Street Bridge**.
- Quick access to **I-24**, **I-40**, and **I-65** — all within a 5-minute drive.
- Near major corridors like **Gallatin Avenue** and **Woodland Street** for added visibility.
- 15 minutes to **Nashville International Airport** (BNA).