

# Freestanding Office Building



FOR LEASE - OFFICE SPACE

2010  
ELMER  
POGUE  
DRIVE

COLUMBIA, TN 38401

*Listed By:*

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*37204*

## AVAILABLE SPACE OPTIONS

- UPPER LEVEL: 5,000± SF
- LOWER LEVEL: 5,000± SF
- UPPER & LOWER LEVELS  
MAX. CONTIGUOUS: 10,000± SF

**\$15.00-17.00 PSF NNN**  
**\$2.95 PSF OPEX**

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## BUILDING OVERVIEW

YEAR BUILT	1990
BUILDING CLASS	B
BUILDING HEIGHT	2 Stories
BUILDING SIZE	10,000± SF Total
FLOOR SIZES	5,000± SF Each
PRIVATE OFFICES	29

PARKING	Ample Parking
SIGNAGE	Prominent Monument Signage
TRAFFIC COUNT	Highway 31 - 45,166

EACH FLOOR CAN BE LEASED  
TOGETHER OR SEPARATE



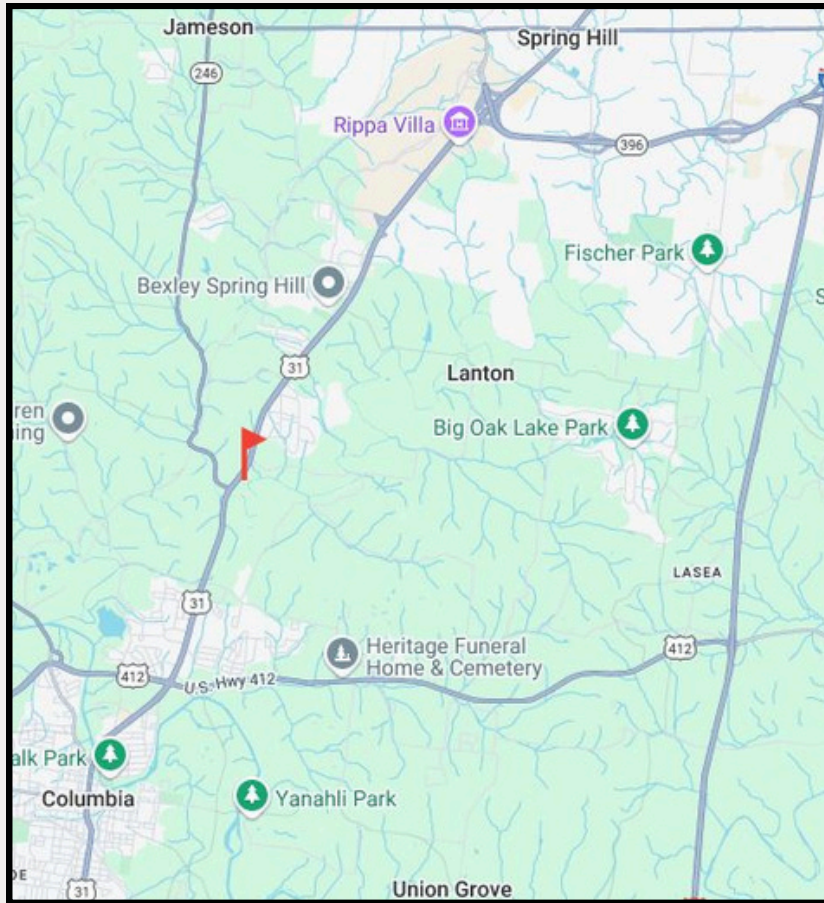
### CONTACT:

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## LOCATION



**SITUATED BETWEEN  
COLUMBIA & SPRING HILL**



**Just 10 Minutes from Downtown Columbia**



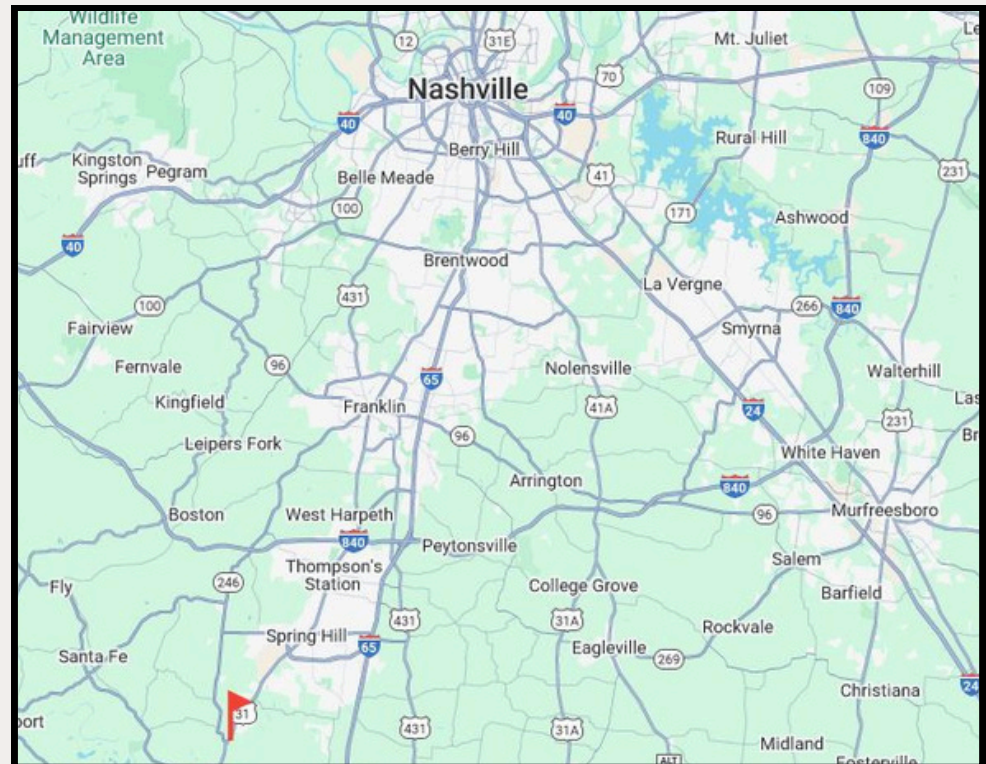
**Only 12 Minutes to The Crossings in Spring Hill**



**Quick Access to Highway 31 & Saturn Parkway**



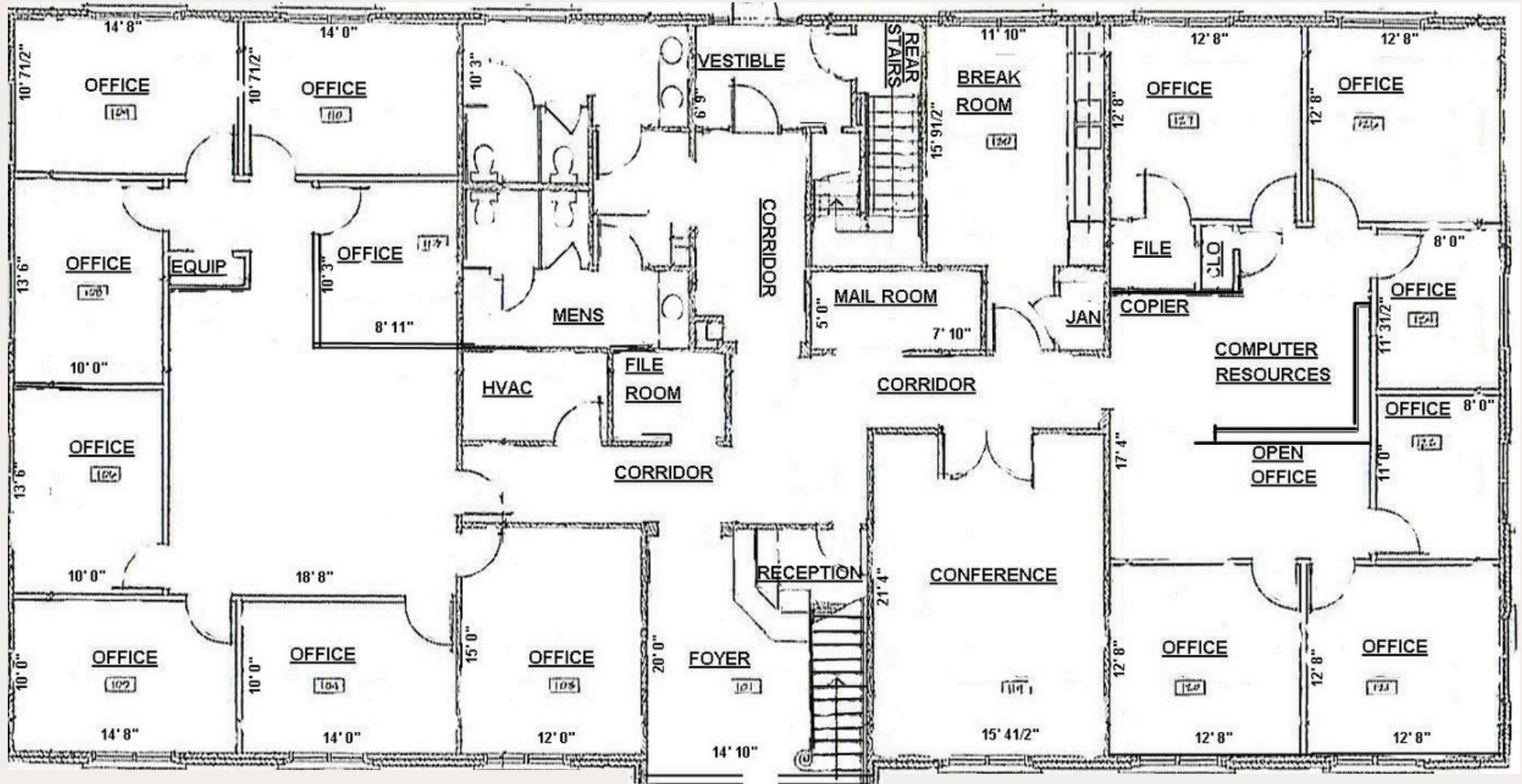
**Just 47 Minutes from Downtown Nashville**



# INTERIOR PHOTOS



# FLOOR PLAN - FIRST FLOOR

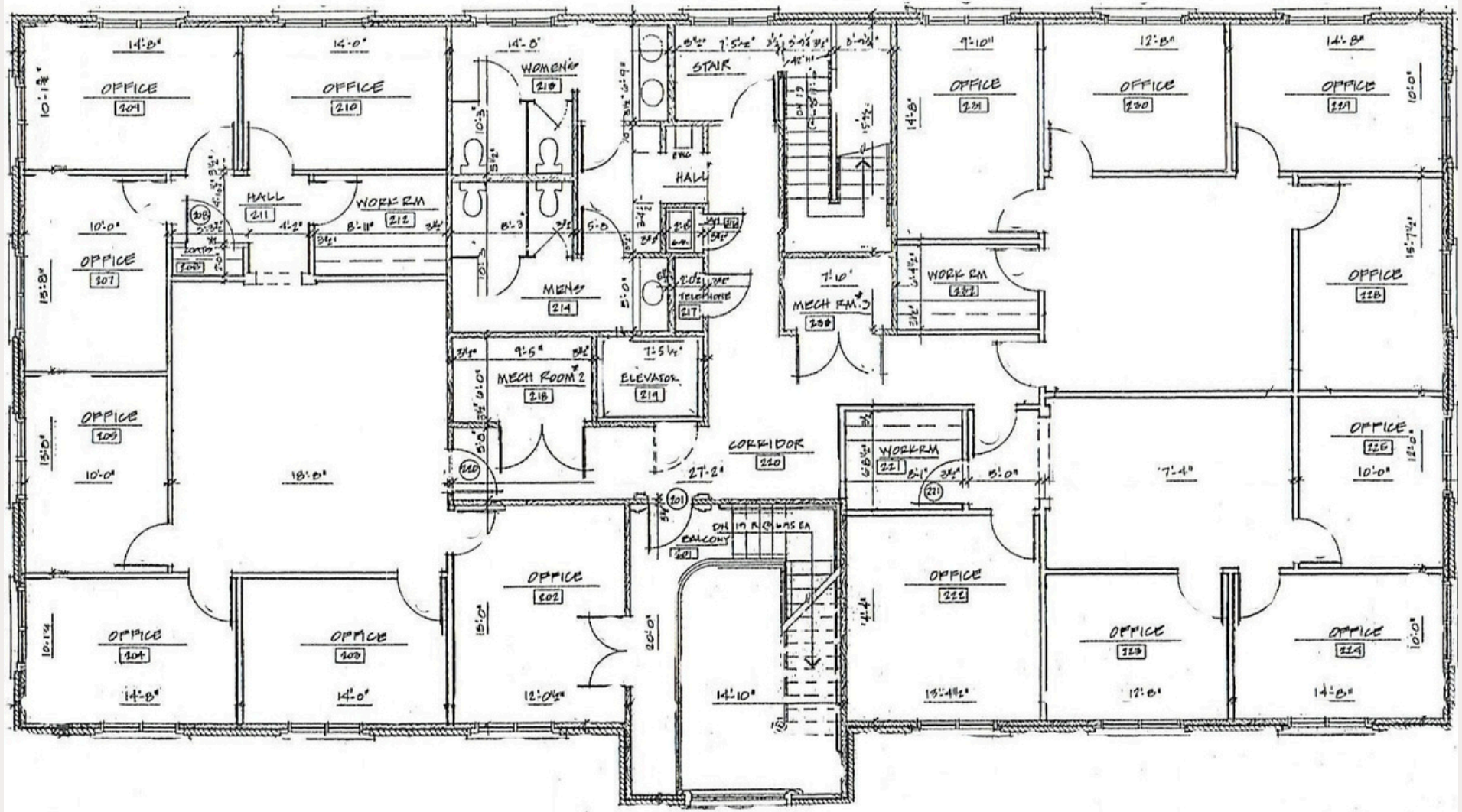


## FIRST FLOOR HIGHLIGHTS

- (14) Private Offices
- (1) Breakroom
- (1) Conference Room
- (1) Waiting / Reception Area
- (1) Mailroom / Storage
- (2) Stalls in Men's & Women's Restrooms



## FLOOR PLAN - SECOND FLOOR



### SECOND FLOOR HIGHLIGHTS

- (15) Private Offices
- (2) Open Work Areas
- (2) Stalls in Men's & Women's Restrooms



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