

LAKEVIEW RIDGE III

FOR LEASE

2636 ELM HILL PIKE
Nashville, TN 37214



PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS

- 133,165 SF
- Five floors
- Built in 1999
- 4/1,000 parking

SUSTAINABILITY FEATURES

- High efficiency lighting
- Water conservation fixtures
- High-efficiency HCAV drives
- Energy management system

PROPERTY HIGHLIGHTS

SPACE FEATURES / AMENITIES

- First floor lobby space
- Brand new finishes
- Convenient Suite access
- 10 Foot ceilings
- Floor to ceiling glass
- Conference and training rooms
- Full kitchen/break room
- Coffee bar
- Large work room
- Lakeside Boardwalk
- Lush landscaping
- Ample parking
- Pavilion with seating
- Close to banks, hotels and dining



AIRPORT NORTH

The Airport North submarket is a well-established corporate hub conveniently located minutes away from downtown Nashville's retail, restaurant and entertainment options. The area boasts several amenities for business travelers including premium hotels and close proximity to convention facilities. The 4-star Marriott can accommodate business and tourism with conference and meeting rooms, dining options and quick access to the airport.

LOCATION

- 5 Minutes to Int'l Airport
- 5 Minutes to Downtown
- 5 Minutes to I-40
- Excellent accessibility





Lakeview Ridge II

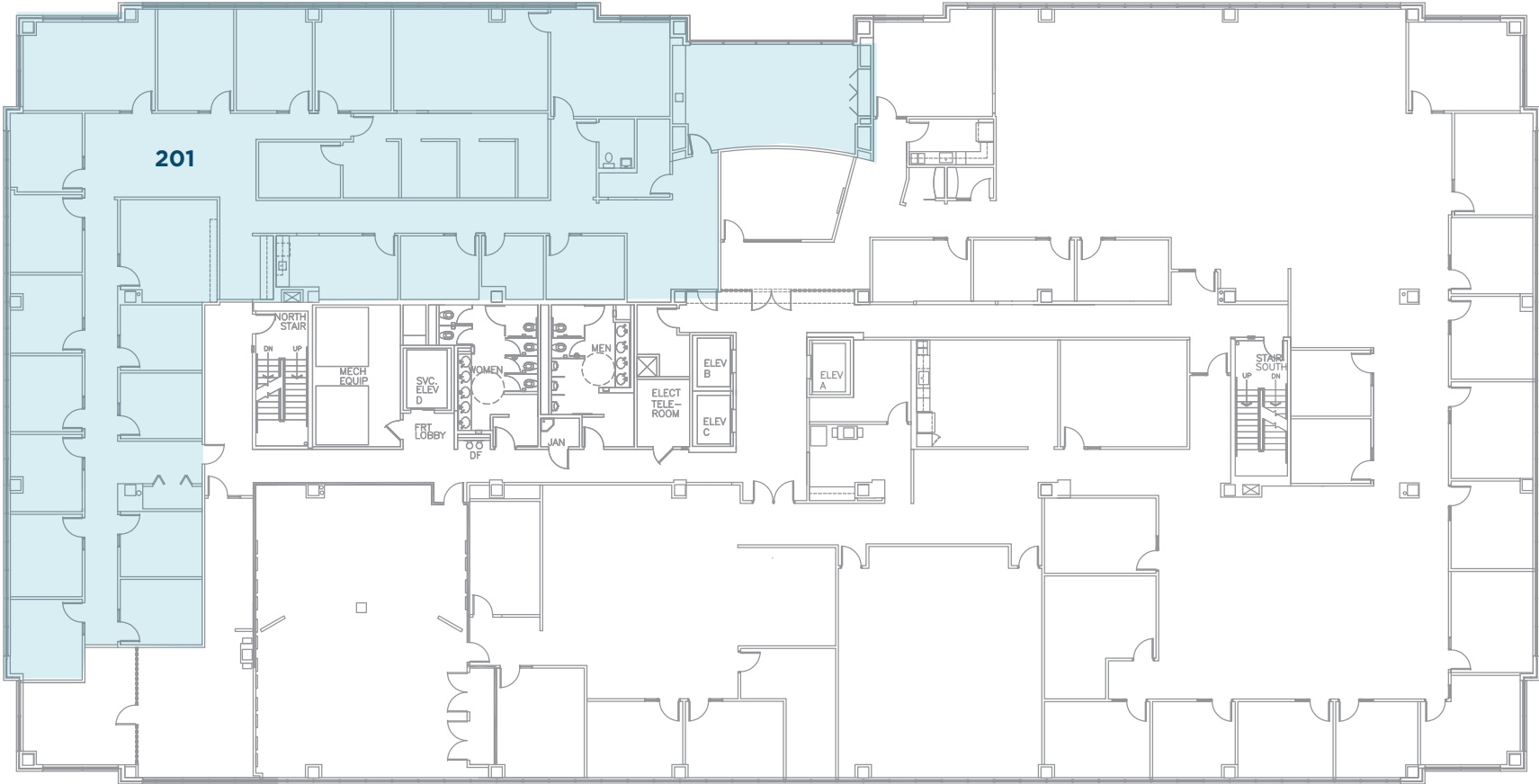






SECOND FLOOR

Suite 201 - 7,871 SF (available 7/31/24)





BUCK BLAIR
Senior Director
615 301 2917
buck.blair@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

