

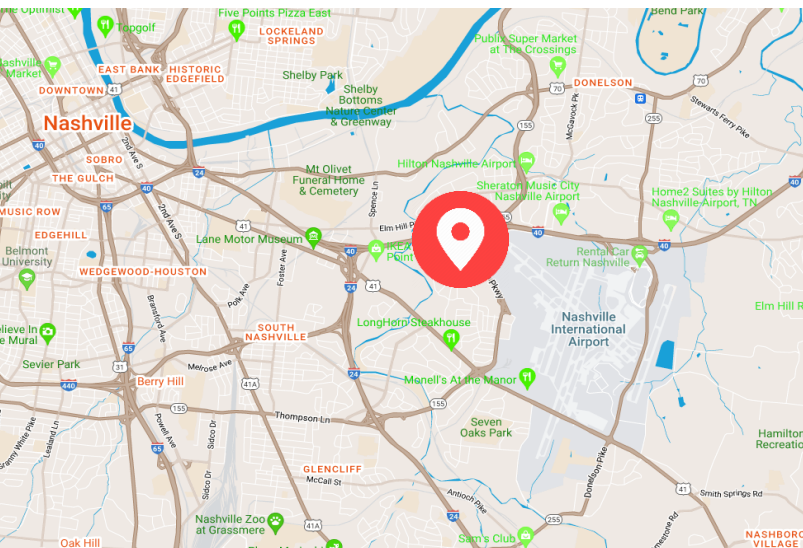
# ROYAL ELM OFFICE PARK

# FOR LEASE

MOVE-IN READY OFFICE SUITES



CHARLES  
HAWKINS CO.



## Royal Elm Office Park

2601 - 2605 Elm Hill Pike, Nashville, TN

Royal Elm Office Park provides tenants with a great opportunity to lease office space in an exceptionally maintained office park in a high growth area adjacent to the Nashville International Airport (BNA).

Suites in this office complex range in size from 1,000 - 3,000 SF.

This location is perfect for all your professional business needs with quick access to Nashville's main travel infrastructure: 1 mile to Briley Pkwy and less than 3 Miles to I-40, and desirable frontage on Elm Hill Pike.

**LEASE RATE: \$16 - \$19/ SF NNN**

Current Availabilities are listed on the following page



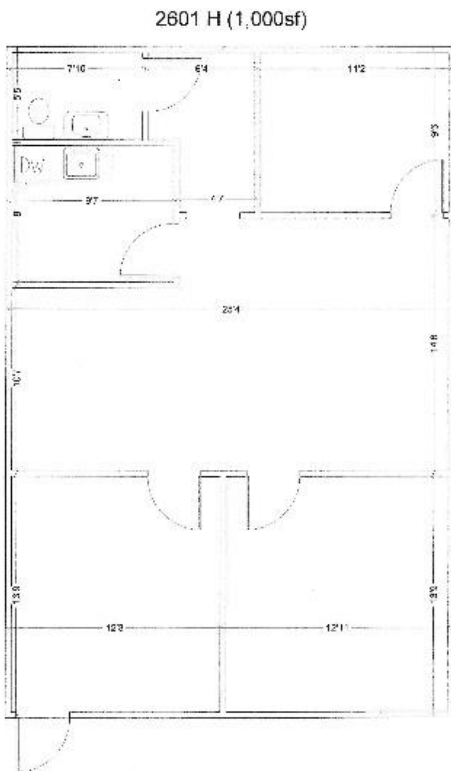
# ROYAL ELM OFFICE PARK

**FOR LEASE**  
MOVE-IN READY OFFICE SUITES

## CURRENT AVAILABLE SUITES – FLOOR PLANS

**2601 Elm Hill, Suite H – 1,000 SF**

**Lease Rate: \$19/SF NNN | Available: June 1, 2026**



**2531 Elm Hill, Ste 406 – 2,874 SF**

**Lease Rate: \$16/SF NNN | Available Now**



### OPERATING EXPENSES

**2601-2605 Elm Hill:**

CAM: \$3.03  
Taxes: \$1.68  
Insurance: \$0.18

**2531 Elm Hill:**

CAM: \$3.06  
Taxes: \$2.91  
Insurance: \$0.18

**Total: \$4.89/SF**

**Total: \$6.15/SF**

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