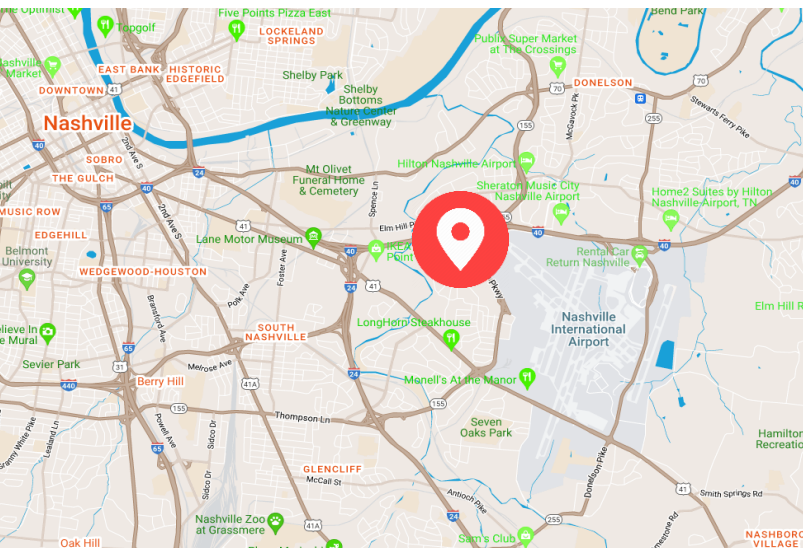


ROYAL ELM OFFICE PARK

FOR LEASE

MOVE-IN READY OFFICE SUITES



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 - 4,240 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: \$16-20/SF NNN

Current Availabilities are listed on the following page



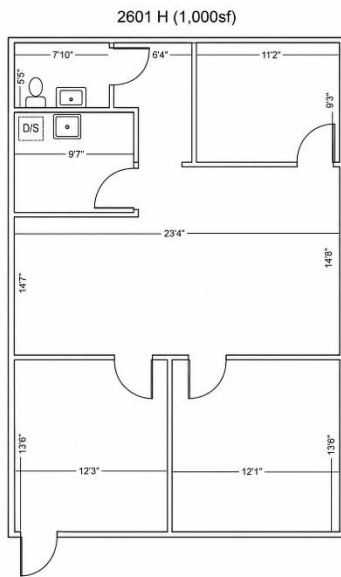
ROYAL ELM OFFICE PARK

FOR LEASE
MOVE-IN READY OFFICE SUITES

CURRENT AVAILABLE SUITES – FLOOR PLANS

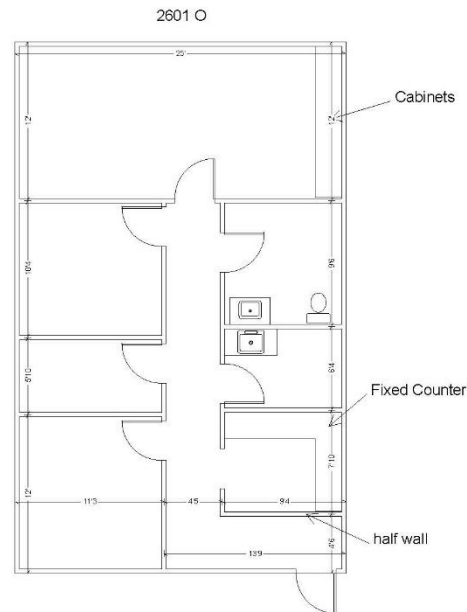
2601 Elm Hill, Suite H– 1,000 SF

Lease Rate: \$19/SF NNN | Available Now



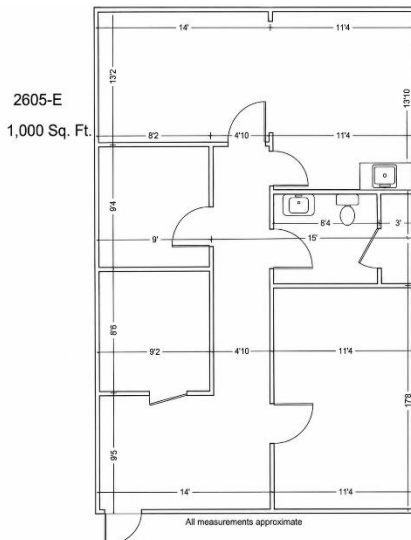
2601 Elm Hill Pike, Suite O – 1,000 SF

Lease Rate: \$19/SF NNN | Available Now



2605 Elm Hill, Suite E – 1,000 SF

Lease Rate: \$20/SF NNN | Available Now



OPERATING EXPENSES

2601-2605 Elm Hill:

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

Total: \$4.89/SF

2531 Elm Hill:

CAM: \$3.06
Taxes: \$2.19
Insurance: \$0.18

Total: \$5.43/SF

R. Stephen Prather
First Vice President

O: 615.345.7254
sprather@charleshawkinsco.com

Jamie Phillips
Vice President

C: 615.517.4607
jphillips@charleshawkinsco.com

Sam Still
Vice President

C: 608.556.1596
sstill@charleshawkinsco.com

Charles Hawkins Co.

2920 Berry Hill Dr. Ste 100 Nashville, TN 37204
P: 615.256.3189 | www.charleshawkinsco.com

ROYAL ELM OFFICE PARK

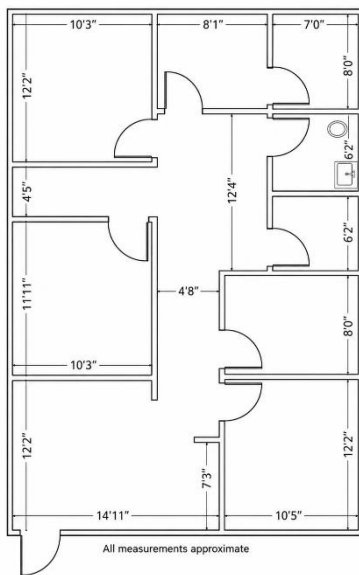
FOR LEASE
MOVE-IN READY OFFICE SUITES

CURRENT AVAILABLE SUITES – FLOOR PLANS

2603 Elm Hill, Suite H – 1,000 SF

Lease Rate: \$19/SF NNN | Available Now

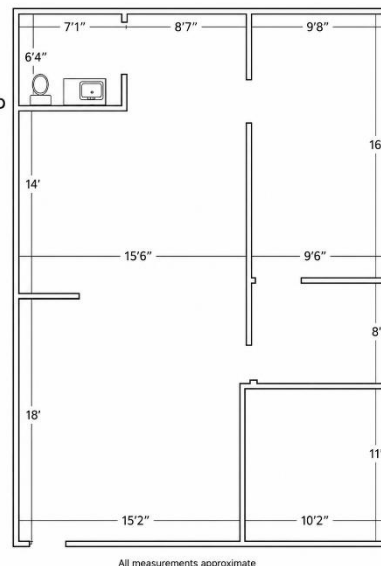
2603-H
1000 SF



2605 Elm Hill Pike, Suite D – 1,000

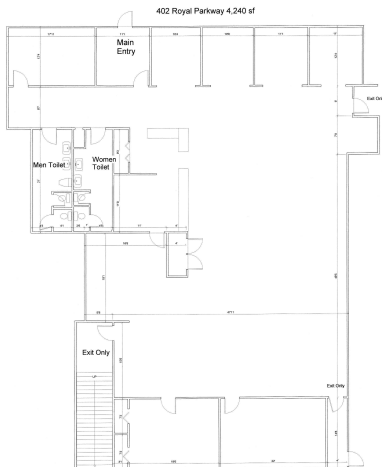
Lease Rate: \$19/SF NNN | Available Now

2605-D



402 Royal Park Way – 4,240 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: \$2.19
Insurance: \$0.18

Total: \$4.89/SF

Total: \$5.43/SF

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SUITE PHOTOS

