

475 | METROPLEX



475 Metroplex Drive / Nashville, TN

CBRE

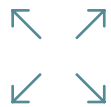
PROPERTY DETAILS

475 Metroplex Drive / Nashville, TN

121,127 SF

Single Story Business Park

- + 5% Fee to Tenant Rep broker on New Leases
- + Multiple suites and flex spaces available
- + Drive-in Doors Available
- + Professionally Owned and Managed
- + Close to Nashville International Airport



Flex Space Available



Conveniently Located Just 10 Miles
South of Downtown Nashville



Less Than a Mile from I-24

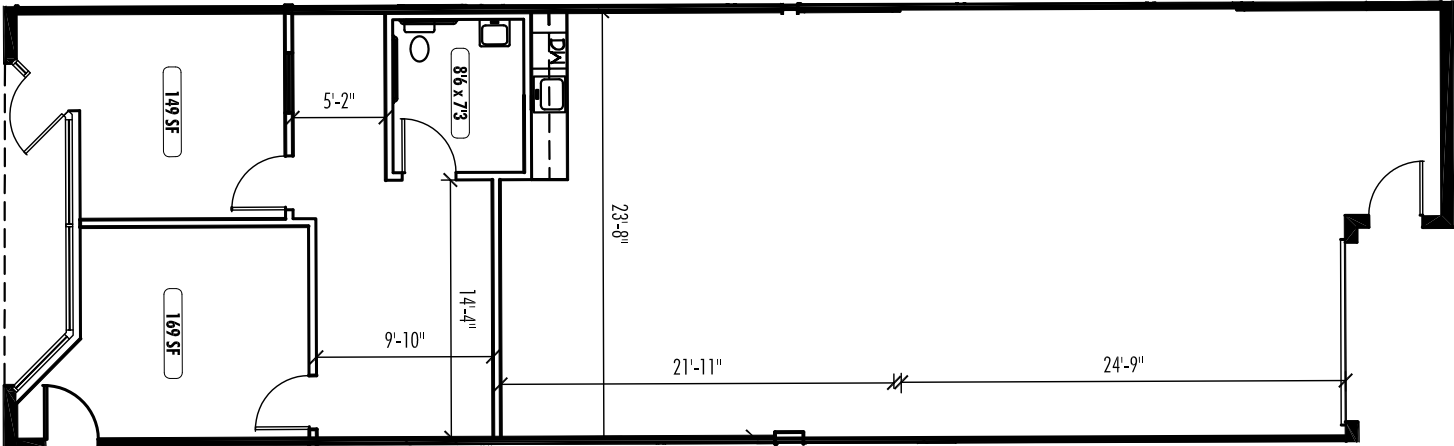


Parking Ratio: 4/1,000

BUILDING 100

SUITE 109 | 1,990 SF

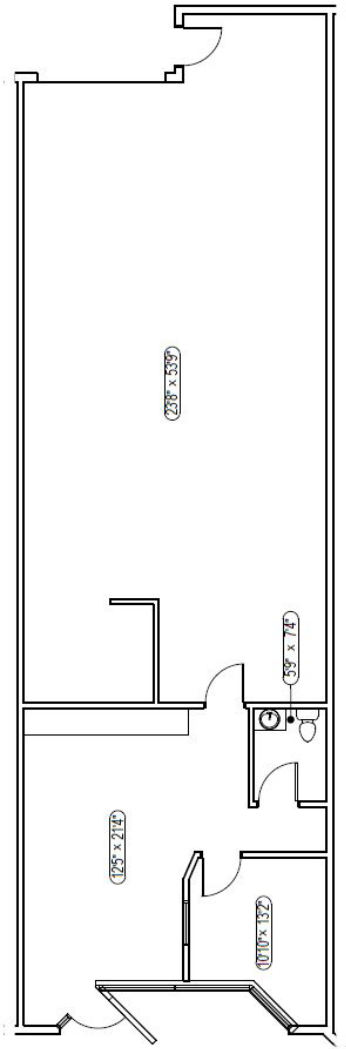
830 SF Office
1,160 SF Warehouse



BUILDING 100

SUITE 112 | 1,934 SF

627 SF Office
1,307 SF Warehouse

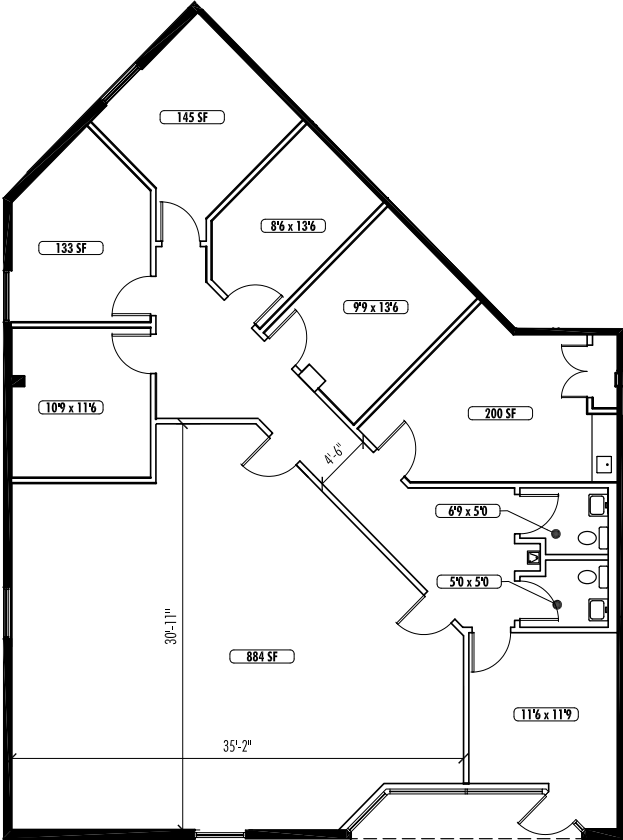


BUILDING 100

SUITE 114 | 2,426 SF

2,426 SF Office

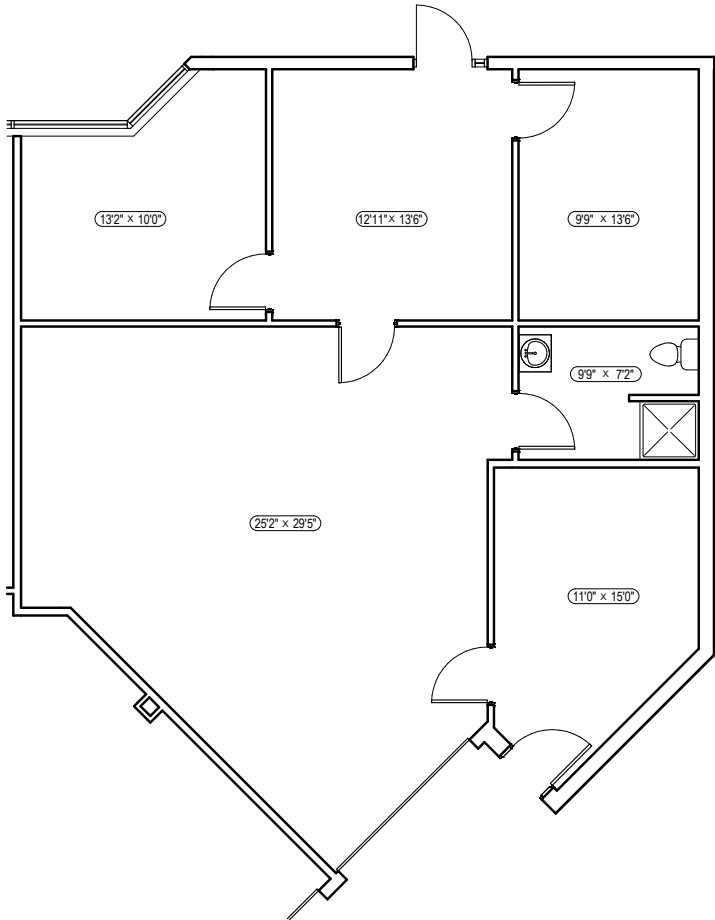
Available 7/1/26



BUILDING 100

SUITE 201A | 1,415 SF

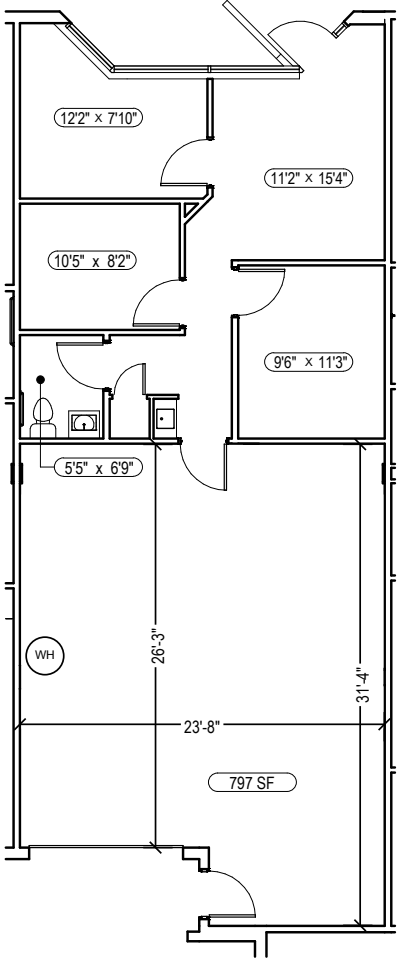
808 SF Office
607 SF Warehouse
Available 1/31/26



BUILDING 200

SUITE 203 | 1,419 SF

622 SF Office
797 SF Warehouse

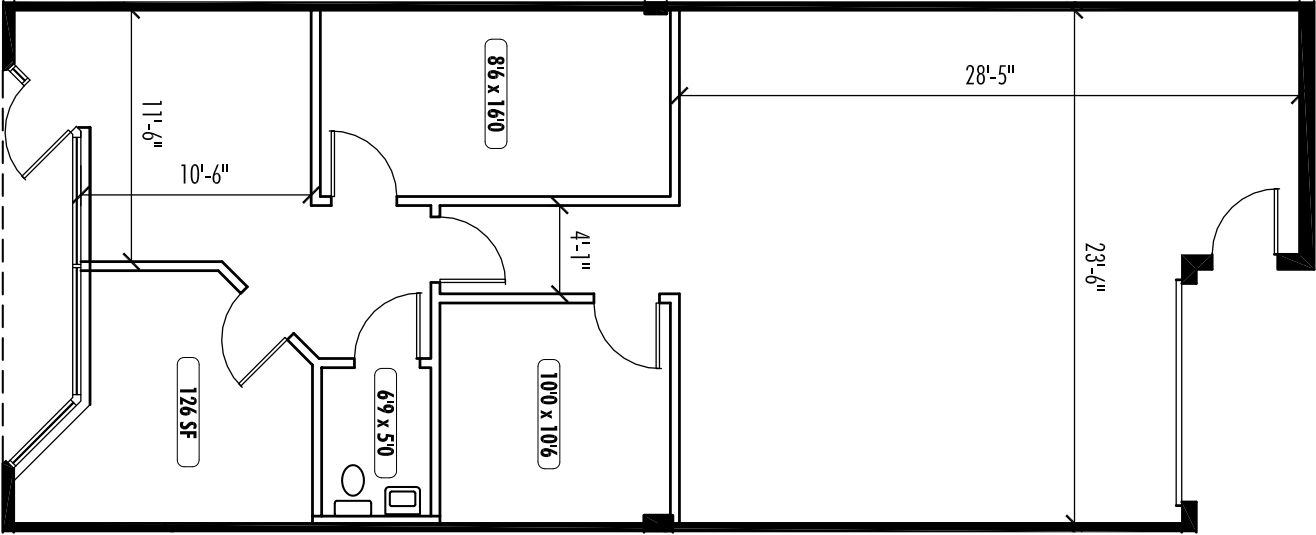


BUILDING 200

SUITE 205 | 1,446 SF

647 SF Office
799 SF Warehouse
Available 5/1/26

*205 and 206 can be combined for a total of 2,862 SF

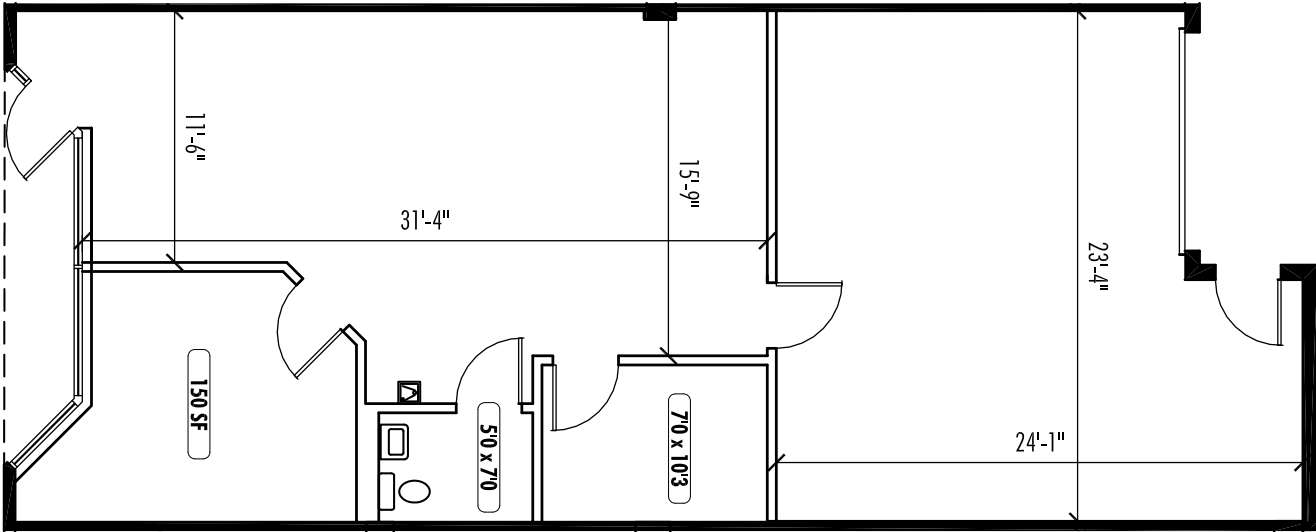


BUILDING 200

SUITE 206 | 1,416 SF

791 SF Office
625 SF Warehouse
Available 5/1/26

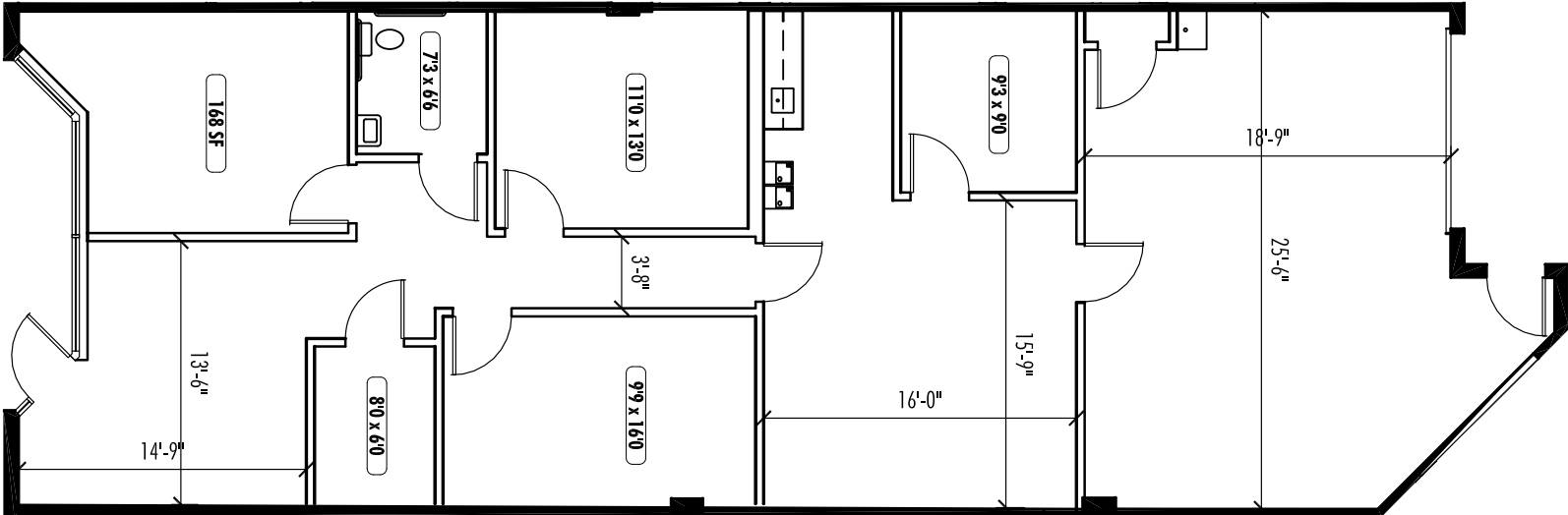
*205 and 206 can be combined for a total of 2,862 SF



BUILDING 200

SUITE 212 | 1,869 SF

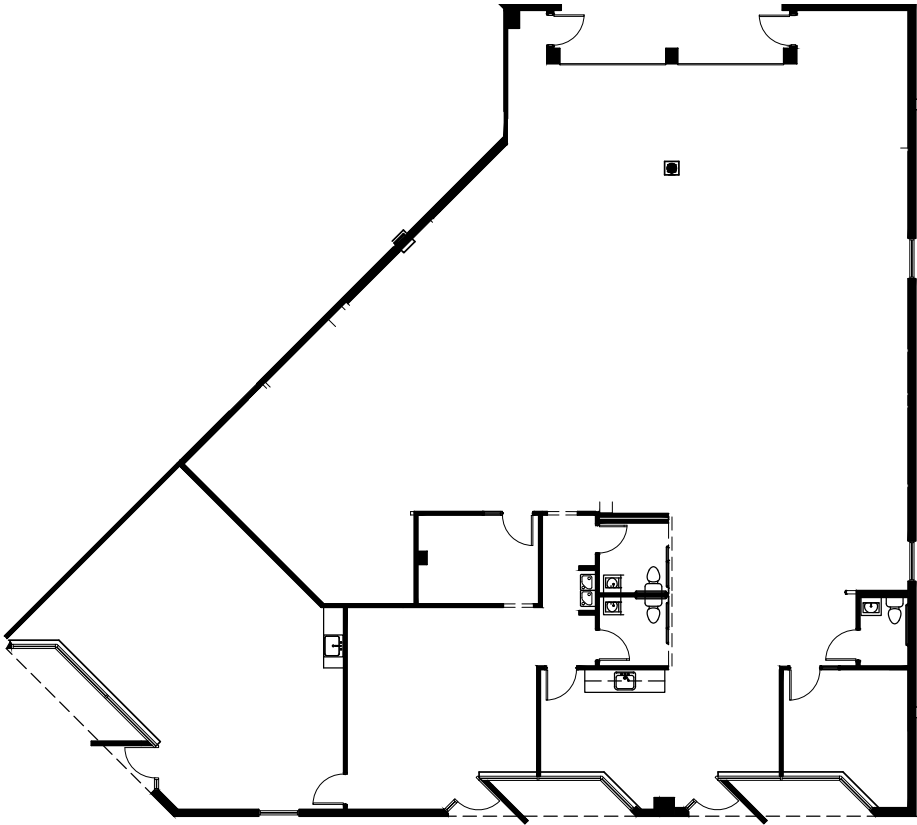
1,378 SF Office
491 SF Warehouse
Available 8/1/26



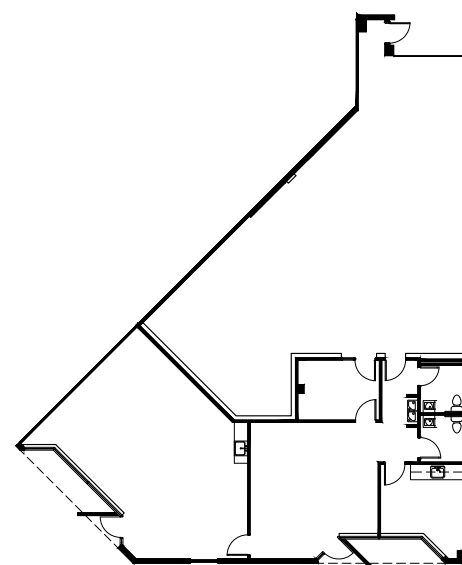
BUILDING 200

SUITE 214 | 5,227 SF

2,267 SF Office
2,960 SF Warehouse

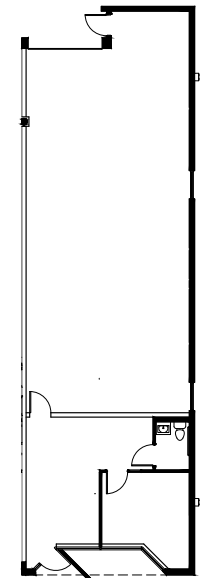


Option to Demise



3,285 SF

1,713 SF Office
1,572 SF Warehouse



1,942 SF

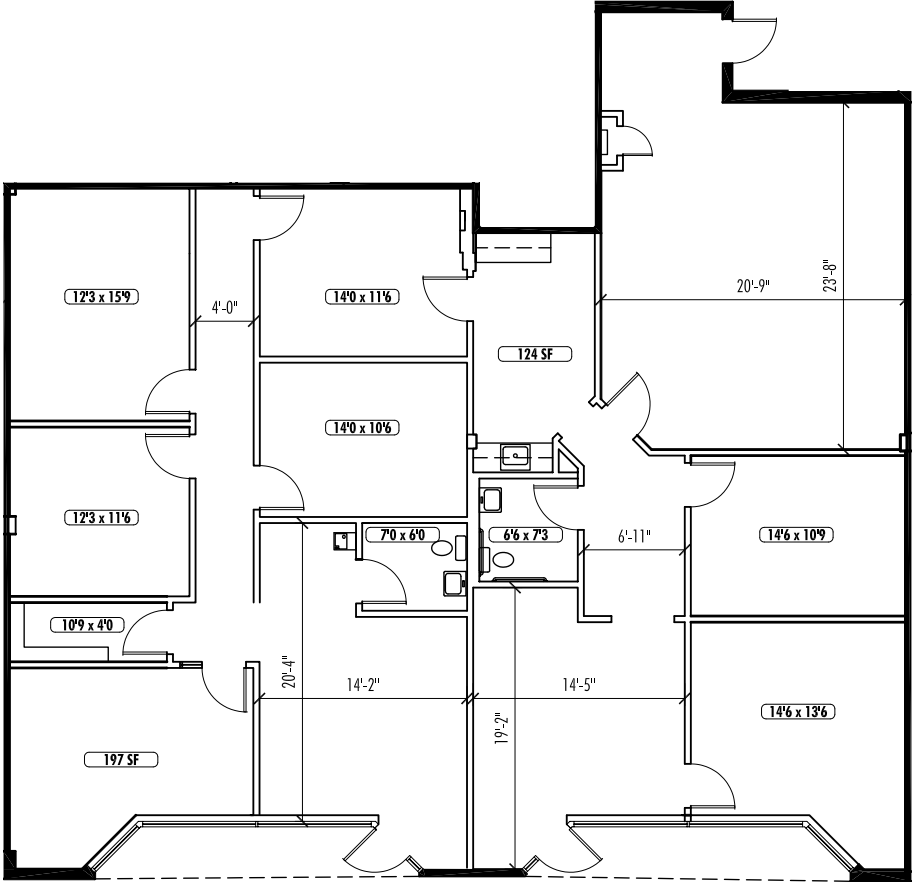
554 SF Office
1,388 SF Warehouse

BUILDING 400

SUITE 406-407 | 3,162 SF

3,162 SF Office

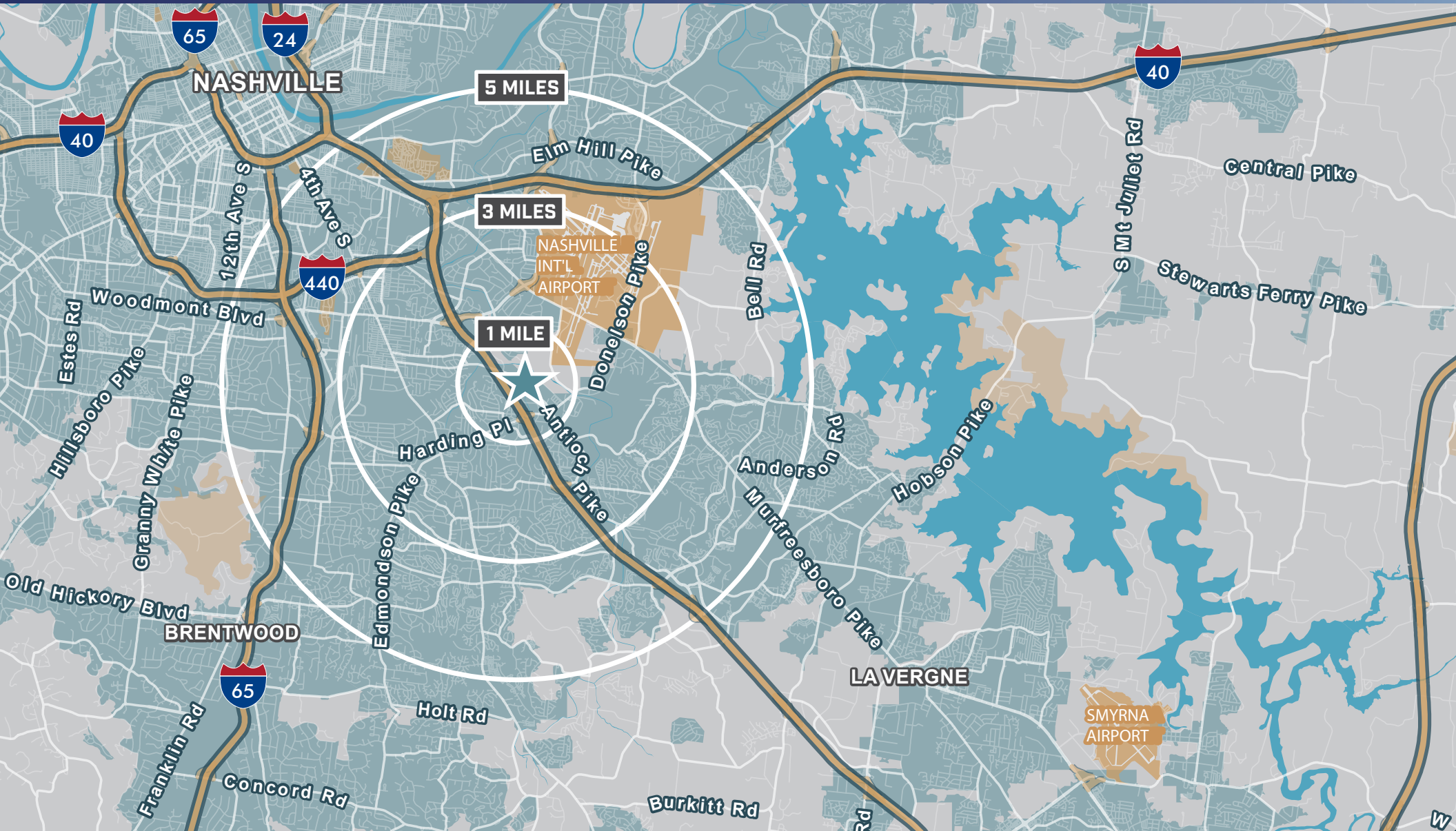
Available 2/1/26





4 7 5 M E T R O P L E X

DRIVE TIME MAP



475

M E T R O P L E X

F O R M O R E I N F O R M A T I O N

Frank Thomasson, SIOR CCIM

Senior Vice President

Office: +1 615 248 3500

Direct: +1 615 493 9258

frank.thomasson@cbre.com

Grace Sport

Transaction Manager

Office: +1 615 248 3500

Direct: +1 615 493 9261

grace.sport@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.

