



ROYAL PARKWAY I & II

NASHVILLE, TN 37214

FLEX / WAREHOUSE & OFFICE AVAILABLE

For Lease in Nashville's
Airport / I-40 Corridor

2501 PERIMETER PLACE DRIVE
500-520 ROYAL PARKWAY

CBRE





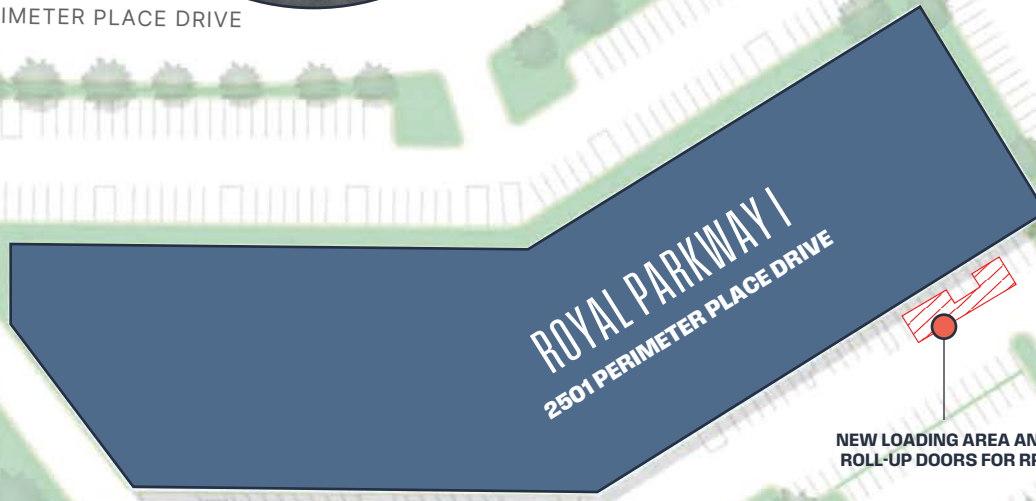
New Warehouse Space Loading Areas & Circulation



PERIMETER PLACE DRIVE



ROYAL PARKWAY



NEW LOADING AREA AND
ROLL-UP DOORS FOR RPI



NEW PAVED ROADING FOR
LOADING AND ACCESS
BEING INSTALLED FOR RPII

FOR LEASE



Royal Parkway I

2501 Perimeter Place Drive
Nashville, TN 37214

AVAILABILITIES:

Suite 150 | Leased

Suite 205 | 8,110 SF (100% Office)





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 100

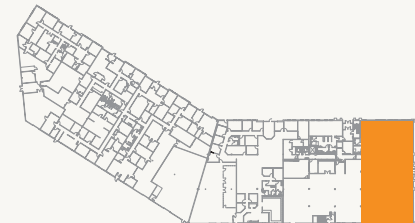
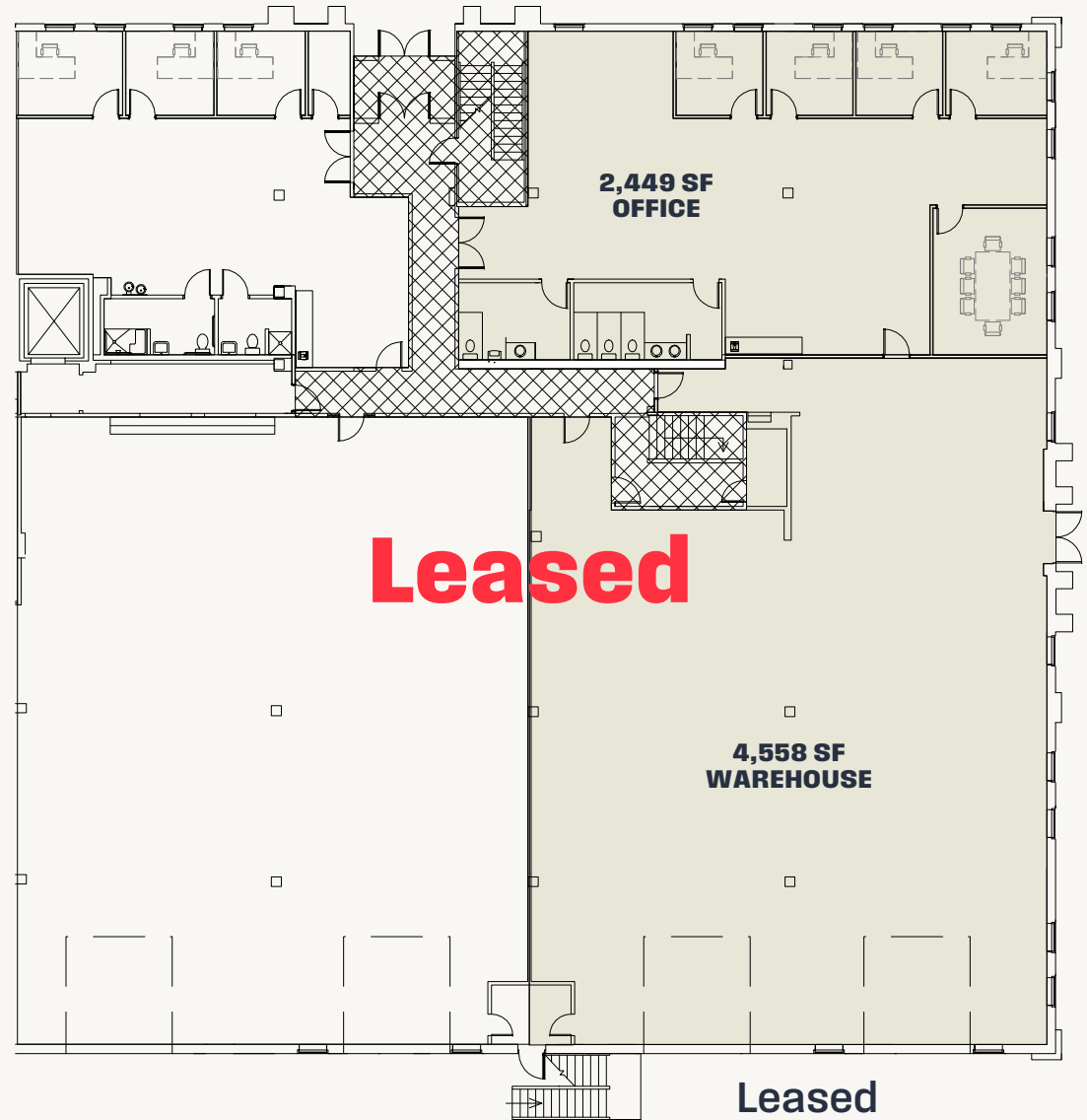
Floor 1

OFFICE + WAREHOUSE

7,553 SF
Premises

Leased

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 150

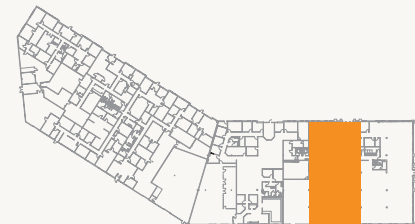
Floor 1

OFFICE + WAREHOUSE

6,366 SF
Premises

Leased
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 205

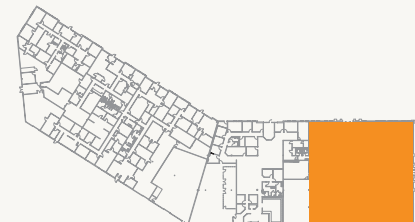
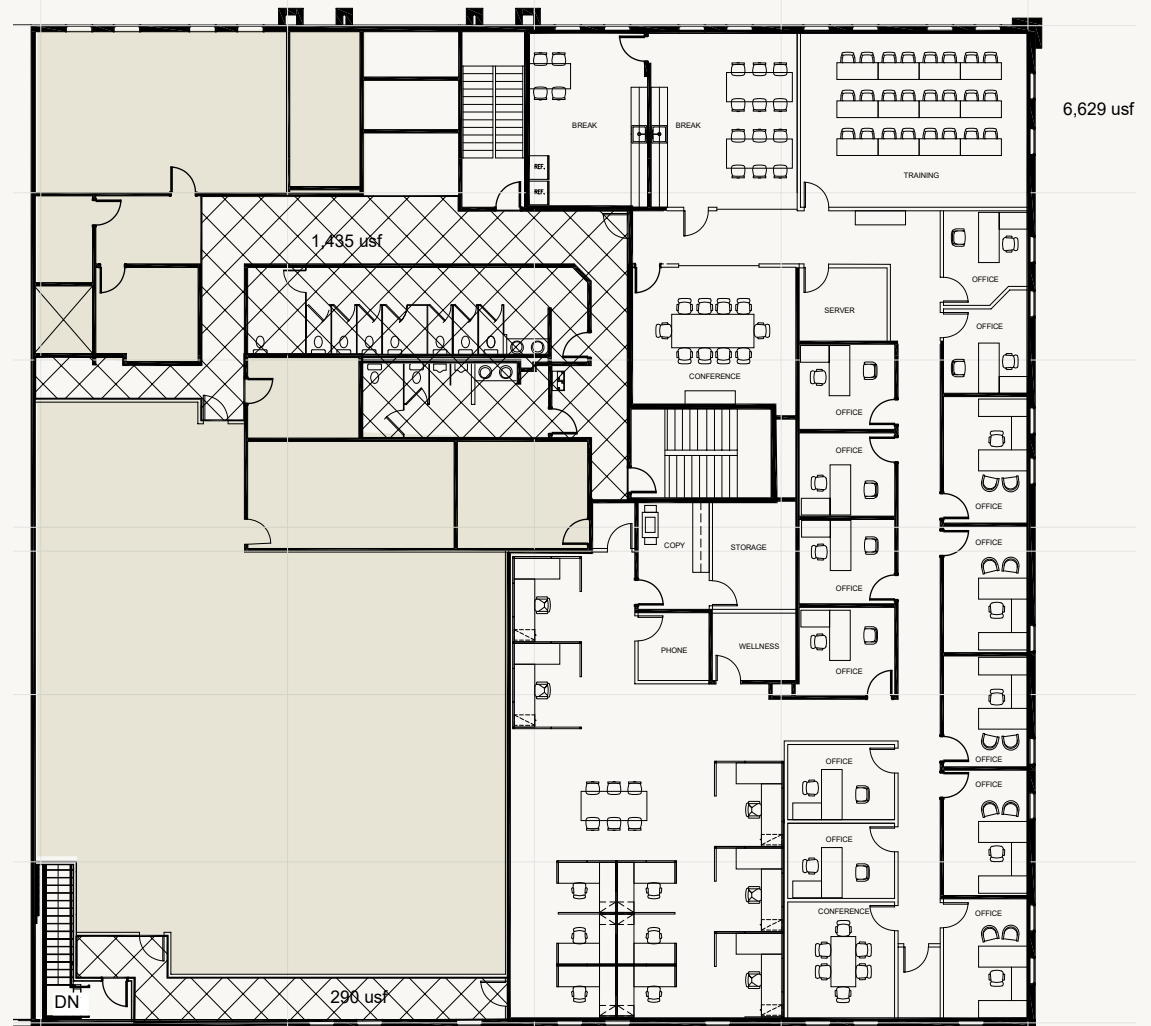
Floor 2

OFFICE

8,110 SF
Premises

Immediate
Possession

- High-quality, second-generation office space
- Large conference rooms, high-end breakroom with furniture
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces



FOR LEASE



Royal Parkway II

520 Royal Parkway
Nashville, TN 37214

AVAILABILITIES:

Suite 100 | 7,577 SF

Suite 105 | 5,286 SF

Suite 110 | 11,432 SF

Suite 200 | 12,552 SF

Suite 510 | 15,000 SF





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 100

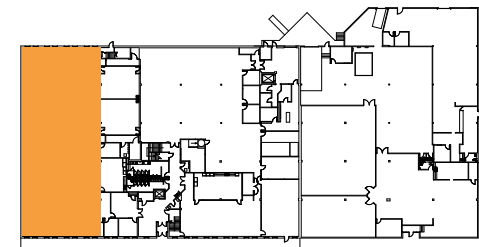
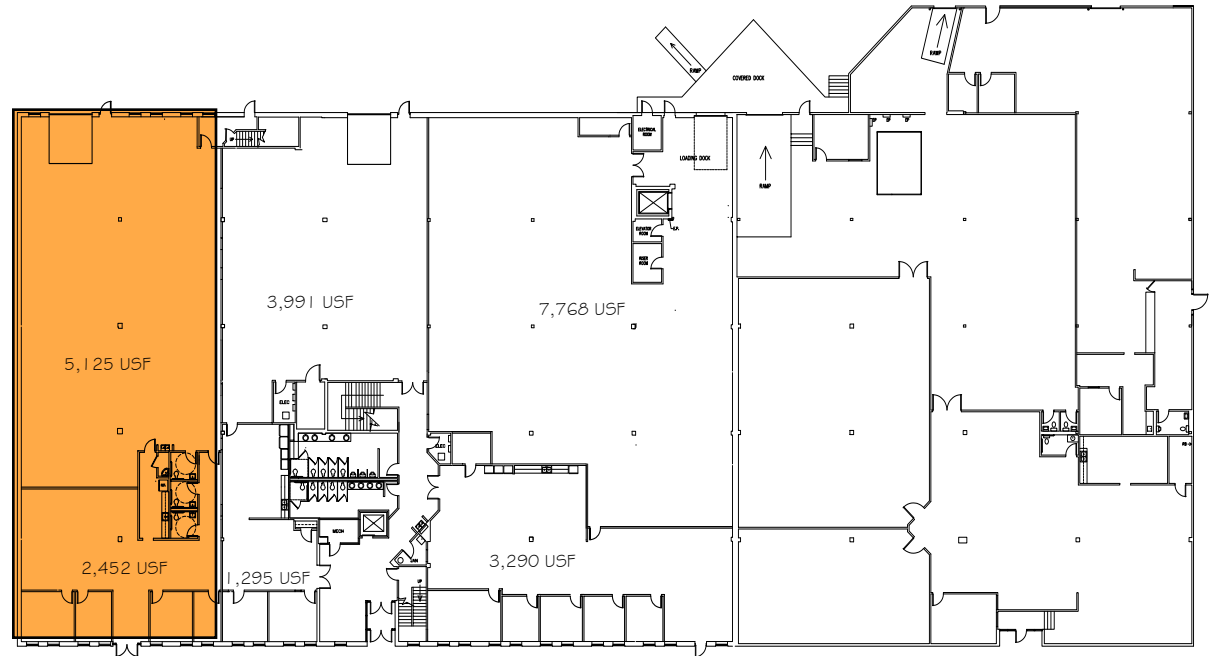
Floor 1

OFFICE + WAREHOUSE

7,577 SF
Premises

November 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 105

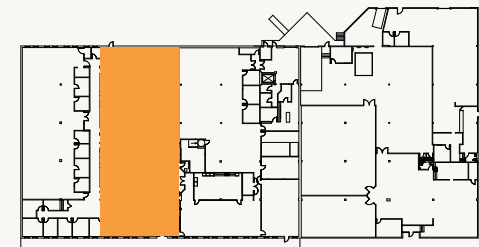
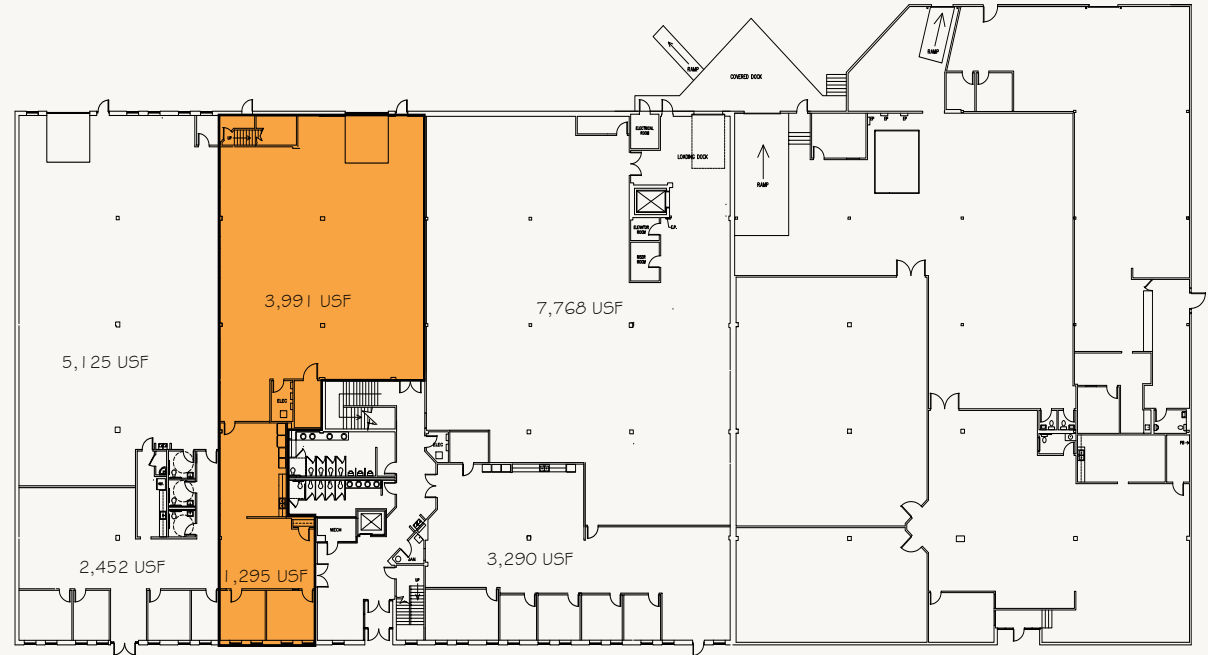
Floor 1

OFFICE + WAREHOUSE

5,286 SF
Premises

November 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- Interior elevator/stairwells
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 110

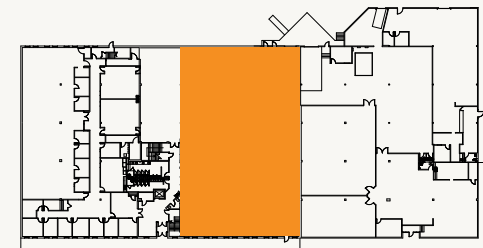
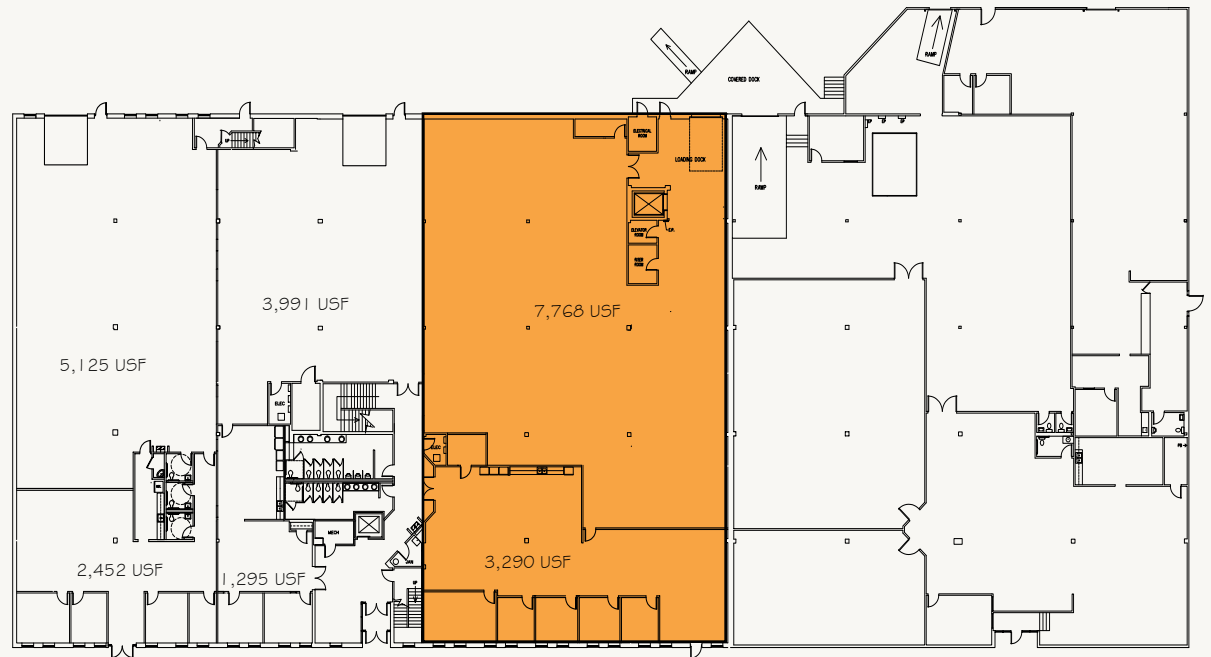
Floor 1

OFFICE + WAREHOUSE

11,058 SF
Premises

November 2026
Possession

- Move-in-ready spec suite
- Highly efficient layout
- 14' clear height in warehouse
- Full HVAC in warehouse
- Oversized 12'x12' roll-up doors
- One (1) dock-high door
- Exterior building signage available





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 200

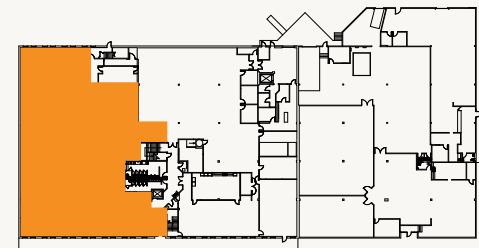
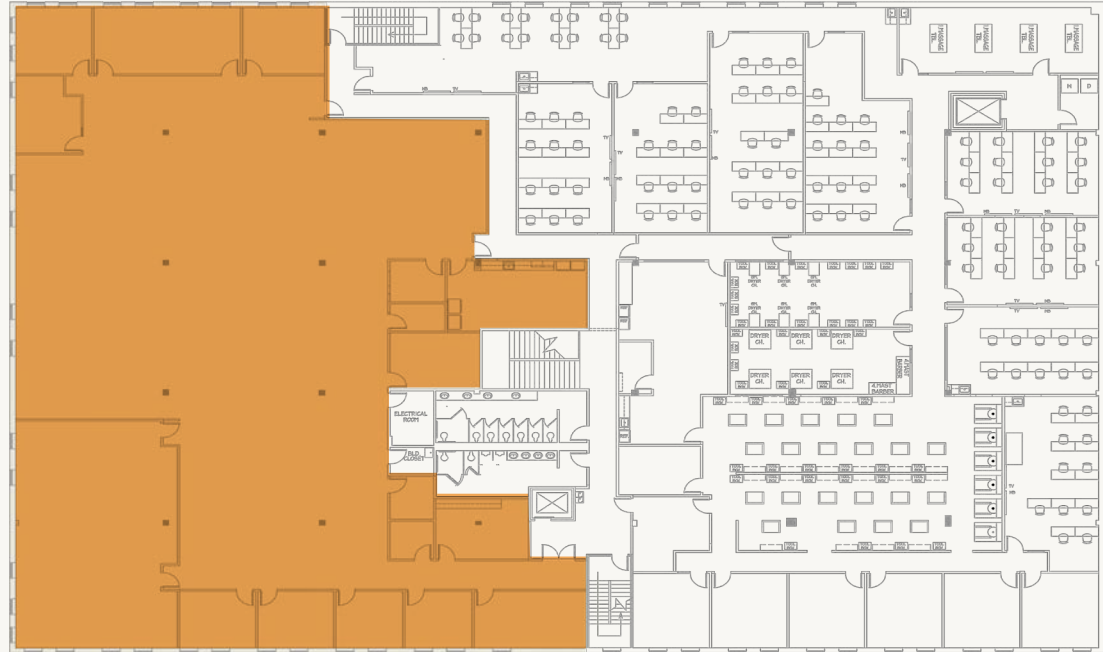
Floor 2

OFFICE

12,552 SF
Premises

Immediate
Possession

- High-quality, second-generation office space
- Highly efficient layout
- Interior elevator/stairwells
- Exterior building signage available
- 518 total auto parking spaces





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 510

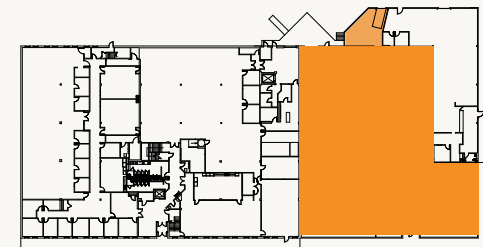
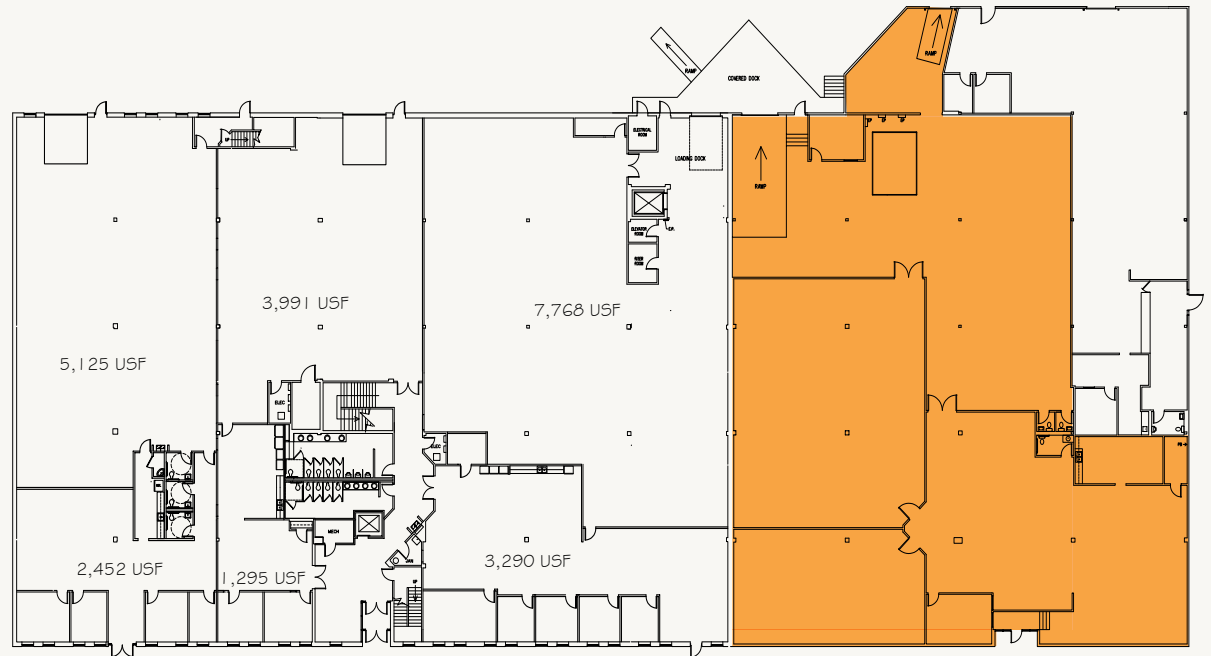
Floor 5

OFFICE + WAREHOUSE

15,000 SF
Premises

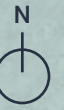
February 1, 2027
Possession

- 18' clear in Warehouse
- One (1) ramped drive-in door
- Exterior Covered Dock Platform
- Two (2) Dock Positions
- Full HVAC in Warehouse
- Heavy Power



Strategic Location

Well-positioned less than a mile from Nashville International Airport (BNA).



BRILEY PARKWAY
ON-RAMP

BRILEY PARKWAY
OFF-RAMP

QUICK ACCESS TO
BRILEY PARKWAY

QUICK ACCESS TO
INTERSTATE-40

INTERSTATE-40
OFF-RAMP

INTERSTATE-40
ON-RAMP

DRIVE TIMES

BNA	0.9 mile 3 minutes
BRILEY PKWY	1.1 miles 3 minutes
I-40	0.9 mile 3 minutes
I-24	4.1 miles 7-9 minutes
I-440	5.2 miles 10 minutes
NASHVILLE	6.7 miles 18-22 minutes

● RESTAURANT & RETAIL OPTIONS

BNA
Nashville
International
Airport

WELL-POSITIONED

Along I-40

BNA
Nashville
International
Airport

METROPOLITAN INDUSTRIAL PARK

DOWNTOWN NASHVILLE

6.7 miles | 18-22 minutes

SONESTA
INTERNATIONAL HOTELS

EMBASSY SUITES
by Hilton

HYATT
house

Hampton
by Hilton

SHERATON



SHEFFIELD HEIGHTS APARTMENTS

LA QUINTA
BY WYNDHAM

Marriott

Residence Inn
BY MARRIOTT

BAYMONT
BY WYNDHAM

Comfort
SUITES

COURTYARD
BY MARRIOTT

Fairfield
BY MARRIOTT

Quality
INN





Excellent proximity
and access

IDEAL CORPORATE LOCATION

LOCATION HIGHLIGHTS



<1 MILE

**NASHVILLE INT'L
AIRPORT (BNA)**



7 MILES

**DOWNTOWN
NASHVILLE**



30+

**RESTAURANTS &
RETAIL OPTIONS**

Within a 1-mile radius



I-24/I-40/I-440

**INNER-LOOP
LOCATION**

Accessibility to major
transportation routes





ROYAL PARKWAY I & II

NASHVILLE, TN 37214

FOR MORE INFORMATION, PLEASE CONTACT:

Frank Thomasson, CCIM, SIOR

Senior Vice President

+1 615 598 6363

frank.thomasson@cbre.com

Ryan Coulter

Senior Associate

+1 615 248 1133

ryan.coulter@cbre.com

Grace Sport

Transaction Manager

+1 615 493 9261

grace.sport@cbre.com

CBRE

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