



7982 Coley Davis Rd 101 & 201, Nashville, TN 37221

\$967,680

7982 Coley Davis Rd 101 & 201

Desirable Location - Great Tenants on Long-Term NNN Medical Lease



Alexander Delgado
TN 284580
615.573.5783

Listing Added: 11/20/2025
Listing Updated: Yesterday



Details			
Asking Price	\$967,680	Property Type	Office
Sub Type	Traditional Office, Executive Office, Medical Office	Investment Type	Net Lease
Class	B	Lease Type	NNN
Tenancy	Single	Lease Term	5.4 years
Lease Commencement	03/31/2025	Lease Expiration	08/30/2030
Remaining Term	5.4 years	Square Footage	2,960
Price per SqFt	\$326.92	Cap Rate	7.48%
Occupancy	100%	Occupancy Date	04/30/2025
NOI	\$72,372	Units	2
Year Built	2005	Stories	2
Zoning	COM	Rent Bumps	3% Annually
Broker Co-Op	Yes		

Marketing Description

NNN LEASED 65-MONTH MEDICAL W/3% YEARLY ESCALATION: Beautifully designed, architecturally attractive office condominium units in a desirable Bellevue (West Nashville) location. Each unit features a trendy private outdoor patio space enclosed for exclusive use. Harpeth Springs Business Park - Professional Office Condominiums.

The first-floor suite currently features a conference room and a large executive office, two additional large offices and three smaller offices, bathroom, storage room, reception desk with granite counter and an open waiting area.

The second-floor suite presently features two large executive offices, two other private offices, a spacious meeting room, reception area, kitchen and three storage closets.

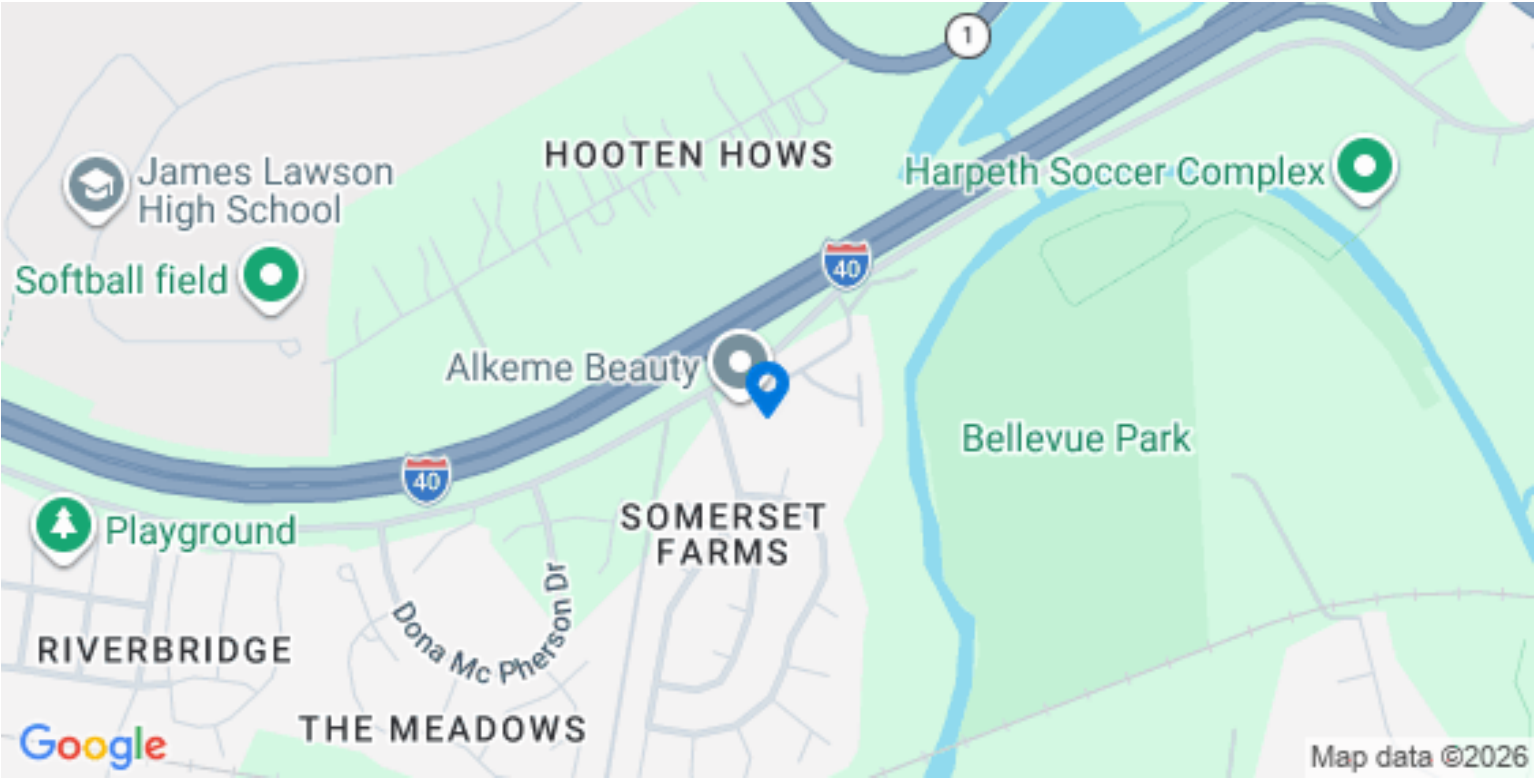
Base rent is \$24.45 NNN with 3% yearly escalation. CAM fees are \$450 per month per unit or \$3.65 per sq ft. and includes property and casualty insurance as well as flood insurance along with community maintenance. The tax proration is \$251 per month per unit or \$2.04 per sq ft.



Investment Highlights

- ~ One of the hottest Nashville areas with increasing property values - Prime Investment Opportunity in Harpeth Springs Business Park – Bellevue.
- ~ Easy Access to I-40 and Highway 70 nearly one mile from Bellevue One Plaza and ¾ mile to Public Transportation.
- ~ Less than 15 minutes to universities, hospitals and medical institutions.
- ~ Less than 15 minutes to downtown Nashville, Green Hills, Belle Meade, West End, Brentwood, Franklin, Fairview, Pegram and Kingston Springs.
- ~ Nearby eateries of O'Charley's, Arby's, Sonic, Jonathan's, Starbucks, Five Guys, McDonald's, Burger King, Subway, Chili's, Panera, & Dunkin Donuts.
- ~ Minutes to banking institutions of Pinnacle, Tennessee Credit Union, Wells Fargo, Suntrust, Bank of America, Chase and Post Office, UPS and Staples.

Location (1 Location)



Property Photos (4 photos)



Demographic Insights