

FOR LEASE — DIRECT FROM OWNER · NEWLY RENOVATED

# 106 Duke Street

Lower-Level Suite · 3,939 SF · Furnished  
Ashland City, TN 37015 · Cheatham County

ALL-INCLUSIVE RATE

## \$25/SF

\$8,206 / month · 3,939 SF



**Newly renovated turnkey medical / professional office suite.** Just-completed full renovation of a 3,939 SF lower-level suite in a freestanding two-tenant building. **Dedicated private entrance**, dedicated conference room, reception area, two restrooms, loft-style open work area with cubicle infrastructure in place, multiple private offices, breakroom with kitchenette, and a **dedicated IT closet**. **Dedicated 1 Gbps fiber internet** with isolated VLAN, separately controllable HVAC, building signage on Helen Street frontage. **Ample on-site parking** — 15 dedicated spaces (1:262 SF), well above zoning requirements. All-inclusive rent covers taxes, building insurance, exterior maintenance, water, trash, and internet. Tenant arranges HVAC service and janitorial only. Quick move-in: **~70% of typical office furniture is included.**

<b>Size</b>	3,939 SF (lower level)
<b>Rate</b>	\$25/SF all-inclusive
<b>Term</b>	5 yr + (2) 5-yr options
<b>Escalator</b>	3% annually
<b>Parking</b>	15 dedicated spaces
<b>Zoning</b>	C-2 — medical OK
<b>Internet</b>	Dedicated 1 Gbps fiber
<b>HVAC</b>	Separately controlled



Dedicated conference room

Open work area · cubicles included

Reception area

Breakroom · kitchenette

**Included in rent:** property taxes & building insurance, exterior maintenance, lawn & snow, water / sewer / trash, dedicated 1 Gbps fiber with isolated VLAN, office furniture, pest control, exterior signage rights.

**Tenant responsible for:** HVAC service contract, janitorial / cleaning, contents & commercial general liability insurance, phone service.

**Location.** Freestanding building at the corner of Duke & Helen Streets in central Ashland City. Approximately 20 minutes to downtown Nashville via Highway 12 and I-24.

CONTACT — DIRECT FROM OWNER

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Showings by appointment