

104 CUDE LANE | MADISON, TN 37115

- ▷ 765 – 7,625 SF Available | 5 Suite Configurations
- ▷ Rivergate / Madison | Immediate Occupancy
- ▷ Office | Medical | Flex | 4:1,000 Parking

STRIDE
COMMERCIAL

Rivergate Business Center

OFFICE + MEDICAL FOR LEASE //
RIVERGATE / MADISON // NASHVILLE, TN

Building Snapshot

104 CUDE LANE | MADISON, TN 37115

Property Name: Rivergate Business Center

Address: 104 Cude Lane, Madison, TN 37115-2202

Total Campus SF: 65,120 SF (Building 1: 43,376 SF | Building 2: 21,744 SF)

Total Available SF: 15,261 SF across 5 available suites

Available Suites: Suites 104/112, 110, 148B, 152, 160

Available Size Range: 765 SF – 7,625 SF (divisible to 1,200 SF in Suite 104/112)

Lease Rate: \$15–20 PSF NNN (negotiable based on credit, term, and deal structure)

Estimated NNNs: \$3.80 PSF

Lease Type: NNN

Lease Term: 2–5 years preferred; negotiable

Delivery Condition: Broom clean

Availability: Suites 110, 148B, 152, 160 — Available Now | Suite 104/112 — 90-day notice

Parking: 4:1,000 unreserved on-site surface parking

Site Size: 7.32 acres | 116,000 SF asphalt paving

Year Built: 1988

Zoning: CS (Commercial Services)

Buildings: 2 single-story brick buildings

Ceiling Height: 9 ft drop ceiling (additional clear height above)

Signage: Monument, directional, and suite signage available



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Executive Summary

OPPORTUNITY

Rivergate Business Center is a 65,120 SF two-building garden-style office and medical campus at 104 Cude Lane in Madison, Tennessee — the heart of the Rivergate submarket. Built in 1988 on a 7.32-acre lot, the property features two single-story brick buildings with covered canopy entries, 4:1,000 parking across 116,000 SF of paved surface, and five available suite configurations ranging from 765 SF to 7,625 SF. Under stable, long-term ownership and professional on-site management, the property offers operational continuity and a well-maintained campus environment. With an established mix of medical, office, and flex tenants already in place, new tenants join a professional campus environment suited for healthcare providers, government agencies, insurance offices, and professional services firms.



HIGHLIGHTS

- 15,261 SF available across 5 suite configurations — 765 SF to 7,625 SF, including 4 immediately available
- \$15–20/SF NNN with \$3.80/SF NNNs — accessible rate for Rivergate medical and office users
- 4:1,000 parking ratio — 116,000 SF asphalt surface lot, no parking constraints for any medical or office use
- Single-story brick construction with covered canopy entries — professional, accessible campus format
- 7.32-acre site with overnight parking potential — suited for government, fleet, or equipment users
- Established tenant community — medical, government, office, and flex occupants
- Adjacent to RiverGate — the 57-acre, ~\$450M Merus mixed-use redevelopment underway (~1 mi)
- Monument, directional, and suite signage available

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Suite Availability

AVAILABLE SUITES

Suite	SF	Rate	Condition	Availability
104/112	7,625 SF(div. to 1,200 SF)	\$15–20/SF NNN	Second-gen office	90-day notice
110	1,474 SF	\$15–20/SF NNN	Second-gen office	Available Now
148B	1,184 SF	\$15–20/SF NNN	Second-gen office	Available Now
152	765 SF	\$15–20/SF NNN	Second-gen office	Available Now
160	4,213 SF	\$15–20/SF NNN	Second-gen office	Available Now

** Rate negotiable based on tenant credit, lease term, escalations, abated rent, and other deal points. All suites delivered broom clean. Suite 104/112 divisible to approximately 1,200 SF.*

SUITE NOTES

- Suite 110 (1,474 SF) — ideal for small professional services, satellite offices, or boutique medical users
- Suite 152 (765 SF) is the smallest available suite — ideal for a solo practitioner or small professional office
- Suite 104/112 (7,625 SF) is the largest available and can be demised — contact broker to discuss configurations down to 1,200 SF
- Suites 110, 148B, 152, and 160 are available now — immediate occupancy
- Suite 104/112 requires 90-day notice; current tenant notification required before tours — contact the Stride team at info@stridecre.com or (615) 719-8736

About the Space

THE CAMPUS	SUITE FEATURES	LEASE TERMS
• Rivergate Business Center — 65,120 SF, 2 buildings • 7.32-acre site — single-story brick construction, 1988 • 15,261 SF available across 5 suite configurations • 4:1,000 parking — 116,000 SF asphalt surface lot • Overnight parking potential • Two access points: Myatt Drive + Cude Lane	• 9 ft drop ceilings (additional clear height above) • Second-generation office condition — broom clean delivery • Utilities: water, electricity, low-voltage • Monument, directional, and suite signage available • Adjacent to the RiverGate mixed-use redevelopment (Merus) • Ideal access to interstate system and Gallatin Pike	• Rate: \$15–20 PSF NNN (negotiable) • Estimated NNNs: \$3.80 PSF • Preferred Term: 2–5 years • TI: Negotiable • Escalations: Negotiable • Free Rent: Negotiable • Delivery: Broom clean

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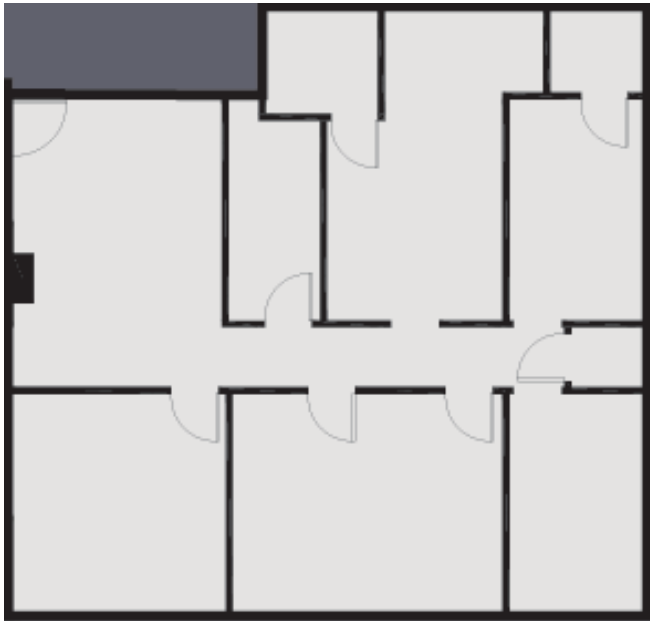
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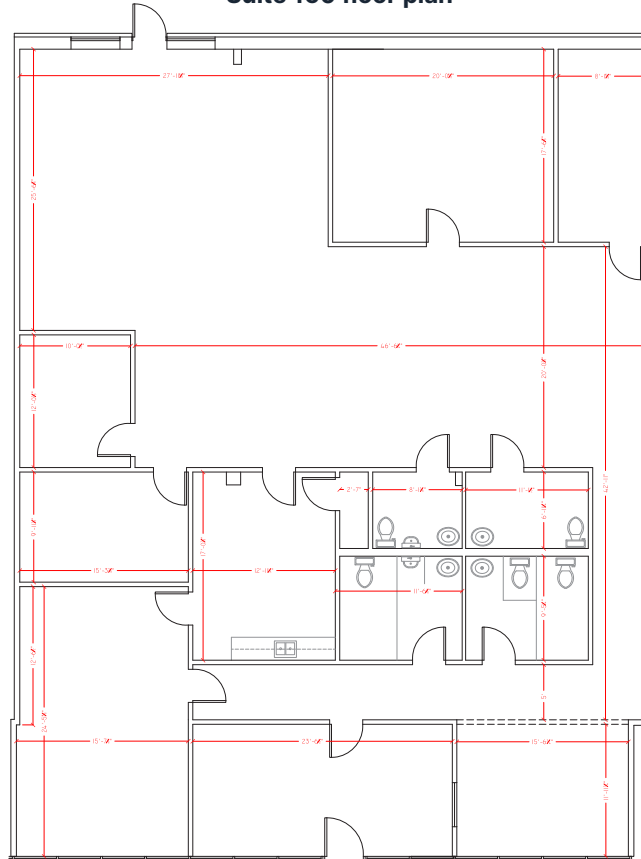
Floor Plans

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MADISON, TN 37115 | 765-7,625 SF AVAILABLE
OFFICE + MEDICAL FOR LEASE**

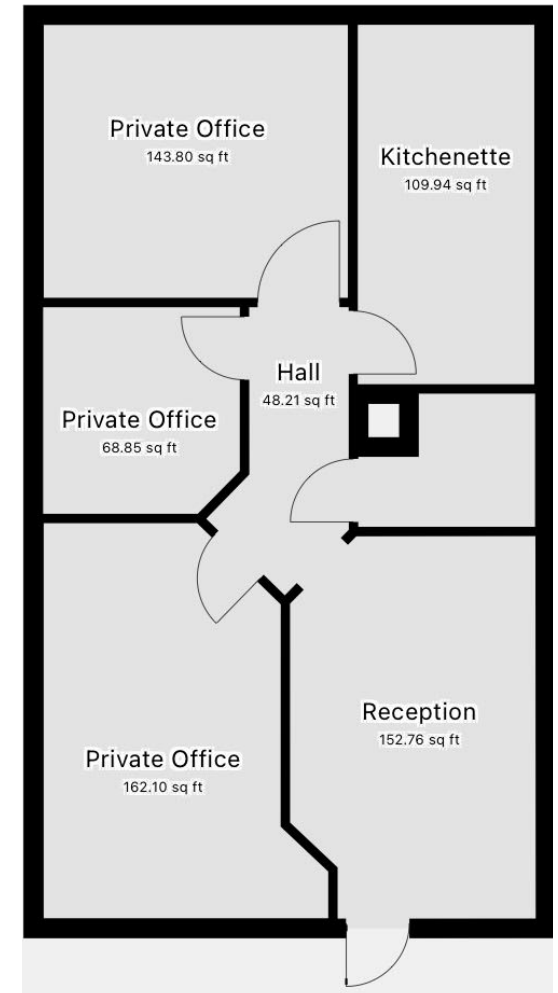
Suite 110 floor plan



Suite 160 floor plan



Suite 148B floor plan



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Location & Access



DRIVE TIMES & ACCESS

- I-65 Access (Rivergate Pkwy interchange): ~1 mile / ~3 min
- RiverGate: ~0.4 mi / ~2 min
- TriStar Skyline Medical Center (3441 Dickerson Pike): ~5 miles / ~10 min — Level I trauma center
- Downtown Nashville: ~13.5 miles / ~18 min via I-65 S
- Goodlettsville: ~3 miles / ~7 min via US-31E N
- Briley Pkwy (SR-155): ~2 miles / ~5 min
- BNA Nashville Int'l Airport: ~14 miles / ~20 min via I-65 S / Briley Pkwy
- Two Access Points: Myatt Drive (north) + Cude Lane (east)

ACCESS HIGHLIGHTS

- Two campus entries — Myatt Drive and Cude Lane
- ~1 mile to I-65 Rivergate Pkwy interchange — direct interstate access
- 116,000 SF paved surface lot — 4:1,000 ratio; ample parking for any medical, office, or government use
- Overnight parking potential — large lot with no noted restrictions

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Amenities & Neighborhood



ABOUT THE RIVERGATE / MADISON SUBMARKET

The Rivergate submarket is Madison's primary commercial and medical corridor, anchored by the RiverGate redevelopment site and a dense concentration of healthcare, professional services, and government offices along Gallatin Pike (US-31E) and the I-65 corridor. The submarket benefits from strong daytime population driven by established employment centers and regional medical demand — making it a natural home for the physician practices, insurance offices, therapy providers, and government agencies that make up the Rivergate Business Center's existing tenant base. I-65 access is approximately 1 mile away, and the corridor connects north to Goodlettsville, Hendersonville, and Gallatin and south to Downtown Nashville within 18 minutes.

NEARBY ANCHORS & AMENITIES

- RiverGate — 57-acre Merus mixed-use redevelopment, demolition underway; future housing, retail, dining, medical & office (~1 mi)
- TriStar Skyline Medical Center (3441 Dickerson Pike) — Level I trauma center (~5 mi)
- I-65 (Rivergate Pkwy interchange) — direct interstate access (~1 mi)
- Chick-fil-A, Panera, Cracker Barrel — Rivergate corridor dining (~1 mi)
- Walgreens, CVS, multiple banks — US-31E / Rivergate Pkwy services (~1 mi)
- Goodlettsville — additional commercial amenities (~3 mi N via US-31E)
- Briley Pkwy (SR-155) — connector to airport and East Nashville (~2 mi)

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Suite & Property Photos



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CONTACT US

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