

6005 Nolensville Pike Suites 200 & 201

Nashville, Tennessee 37211

2,640

RENTABLE SF

\$13.60

ASKING RATE / SF / YR

NNN

LEASE TYPE

Now

AVAILABILITY

Property Overview

Available for sublease: a fully built-out, move-in ready office suite totaling approximately 2,640 square feet at 6005 Nolensville Pike in the Lenox Village area of Nashville, Tennessee. The space was most recently occupied by an insurance agency office and offers a functional mix of private offices, an open work area, kitchen/break area, and restroom facilities — suitable for a variety of professional office uses, subject to Landlord consent. Located within an established retail and office center along the Nolensville Pike corridor, the suite provides convenient access, on-site parking, and visibility within the Lenox Village submarket of south Nashville.

Suite Highlights

- Approximately 2,640 SF across Suites 200 & 201
- Mix of private offices, open area, and kitchen/break room
- Multiple restrooms within suite
- Non-exclusive parking on a first-come, first-served basis
- 24-hour tenant access to premises and common areas
- Sublease term available through remainder of primary lease
- Subject to Landlord's consent to sublease/assignment

SUBLEASE ECONOMICS

Asking Base Rent **\$13.60 / SF / Yr**

Monthly Base Rent **\$2,991 / Mo**

CAM (avg., est.) **\$1,481 / Mo**

Utilities **Tenant Direct**

Est. Monthly Occupancy \$4,472 / Mo*

**Estimated monthly occupancy cost reflects Base Rent plus average CAM only. Tenant is separately responsible for all utilities serving the Premises. Base Rent per underlying Lease; asking rate reflects 10% above current Lease base rent. CAM shown is a monthly average, estimated as the balance of current total occupancy cost (\$4,200/mo) over base rent, and is subject to annual reconciliation.*

IDEAL FOR

Professional Office

Insurance

Financial Services

Consulting

Real Estate

LOCATION

Situated along Nolensville Pike in the Lenox Village area of south Nashville, within an established office/retail corridor.

ACCESS & PARKING

Non-exclusive surface parking on a first-come, first-served basis, with 24-hour tenant access to the Premises and common areas.

SUBLEASE STRUCTURE

NNN sublease; tenant pays base rent, CAM, and utilities directly. All terms subject to Landlord's written consent.

Ben Smith

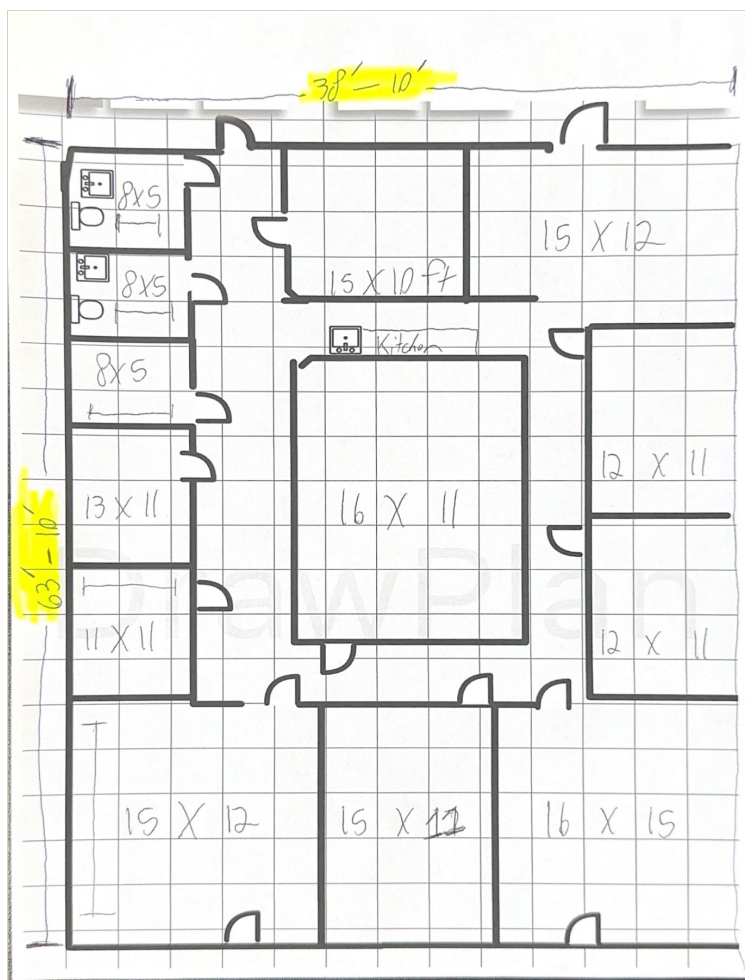
Voyager Real Estate Partners

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Floor Plan & Lease Summary

6005 Nolensville Pike, Suites 200 & 201 · Nashville, TN 37211



Space plan shown for reference only — not to scale, dimensions approximate.

Space Summary

Sublease Terms

Total Size	±2,640 SF	Asking Rate	\$13.60 / SF / Yr
Suites	200 & 201	Monthly Base Rent	\$2,991.12
Prior Use	Insurance Agency Office	CAM (avg., est.)	\$1,480.80 / Mo
Configuration	Private offices, open area, kitchen	Utilities	Tenant Responsibility
Restrooms	Multiple, within suite	Lease Type	NNN (Triple Net)
Parking	Non-exclusive, surface lot	Term	Through underlying lease expiration
Signage	Subject to Landlord approval	Landlord Consent	Required for sublease

Disclaimer: The information contained herein has been obtained from sources deemed reliable but is not guaranteed. This sublease opportunity is subject to the terms of the underlying Lease Agreement, including the prior written consent of Landlord to any sublease or assignment. Asking rate, CAM estimate, and other figures are subject to change without notice and should be independently verified. Broker: Ben Smith, Voyager Real Estate Partners · 615-988-1625 · ben@voyagerrep.com.