



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



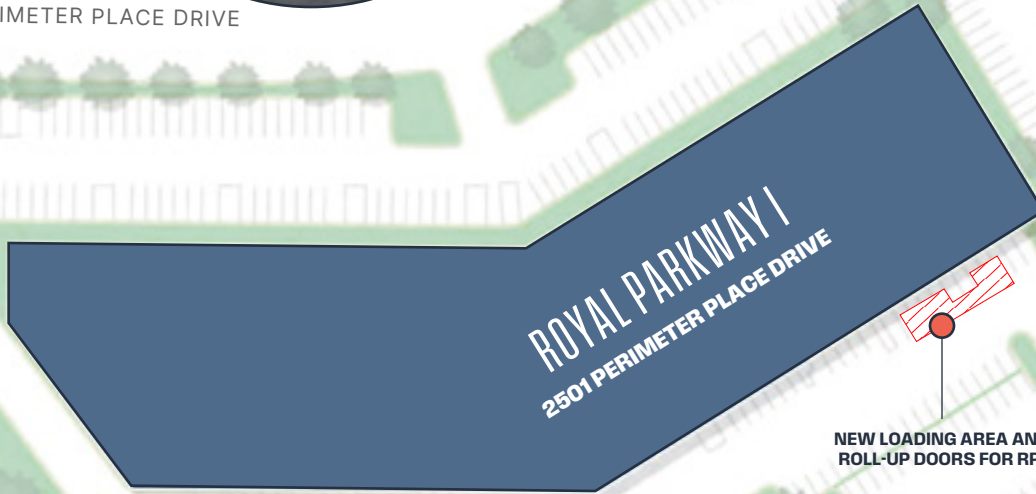


New Warehouse Space Loading Areas & Circulation



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 | 6,366 SF (Spec Flex Suite)

Suite 200 | 14,915 SF (100% Office)





ROYAL PARKWAY I

2501 PERIMETER PLACE DRIVE

SUITE 100

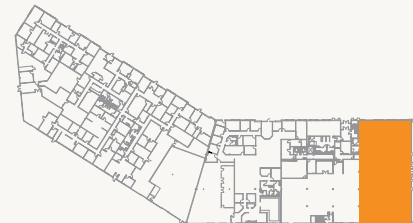
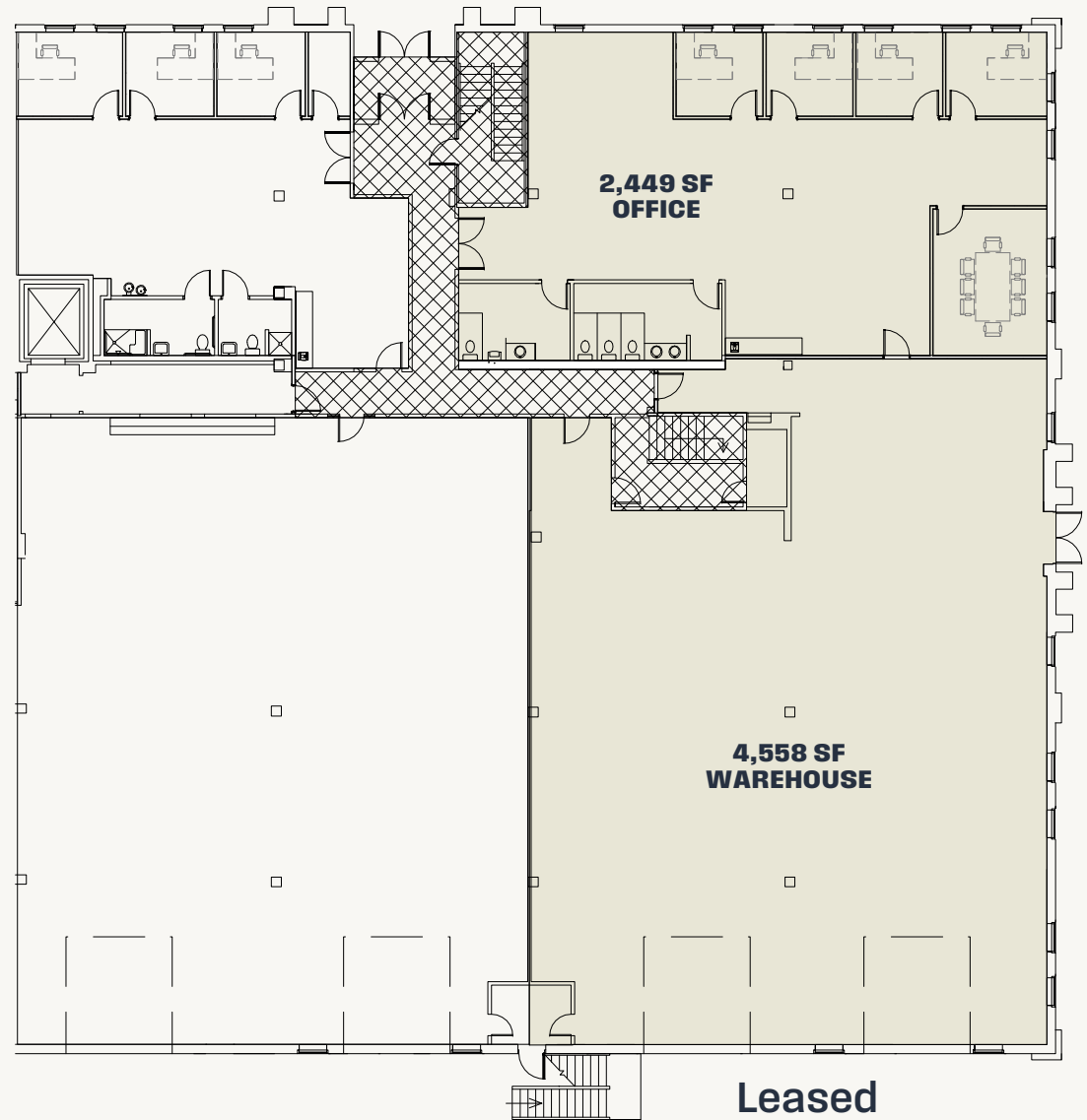
Floor 1

OFFICE + WAREHOUSE

7,553 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 150

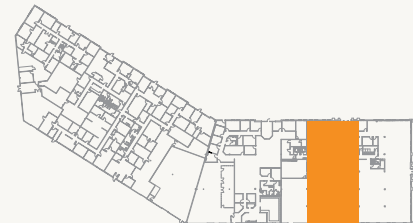
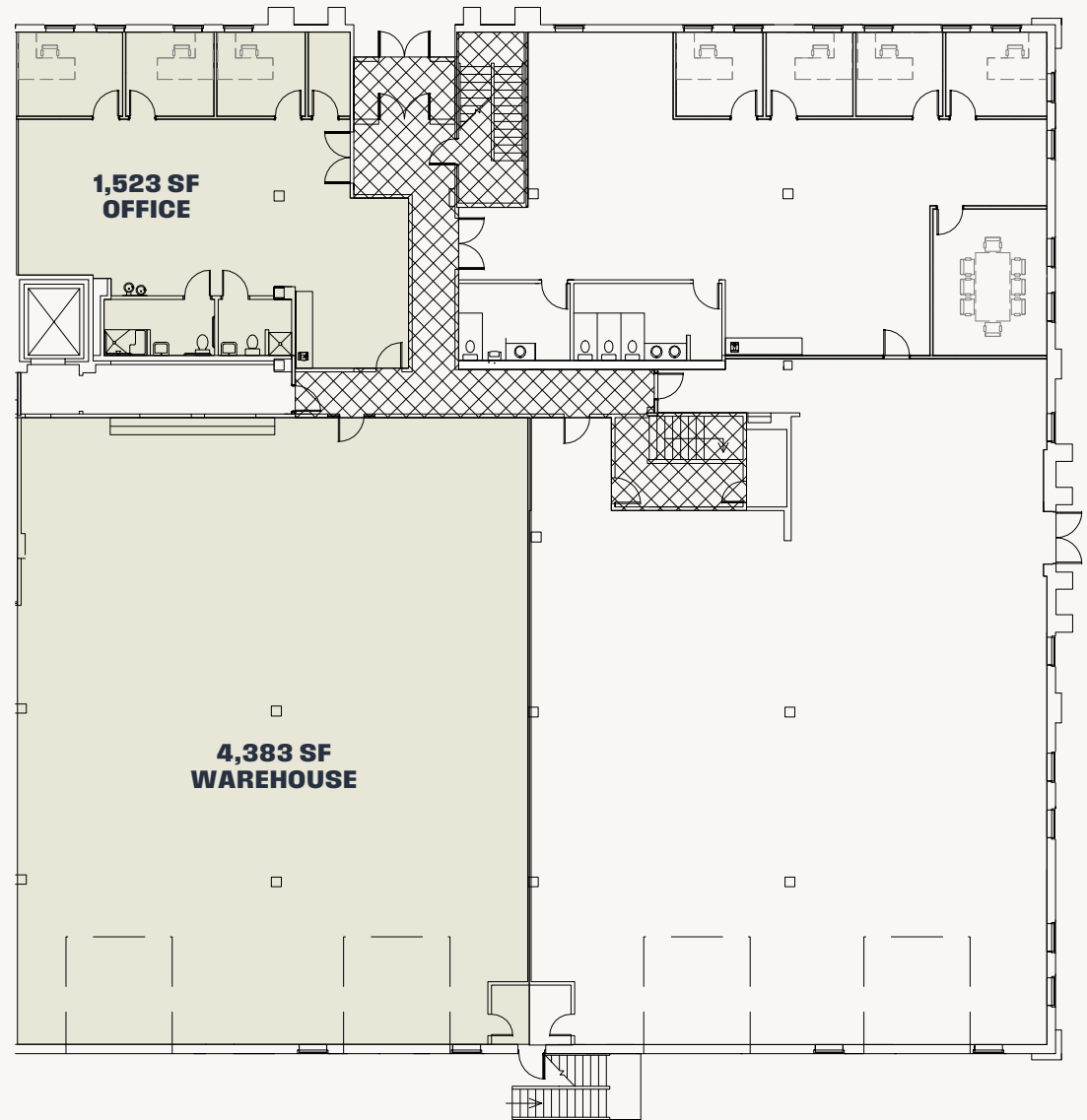
Floor 1

OFFICE + WAREHOUSE

6,366 SF
Premises

August 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 I

2501 PERIMETER PLACE DRIVE

SUITE 200

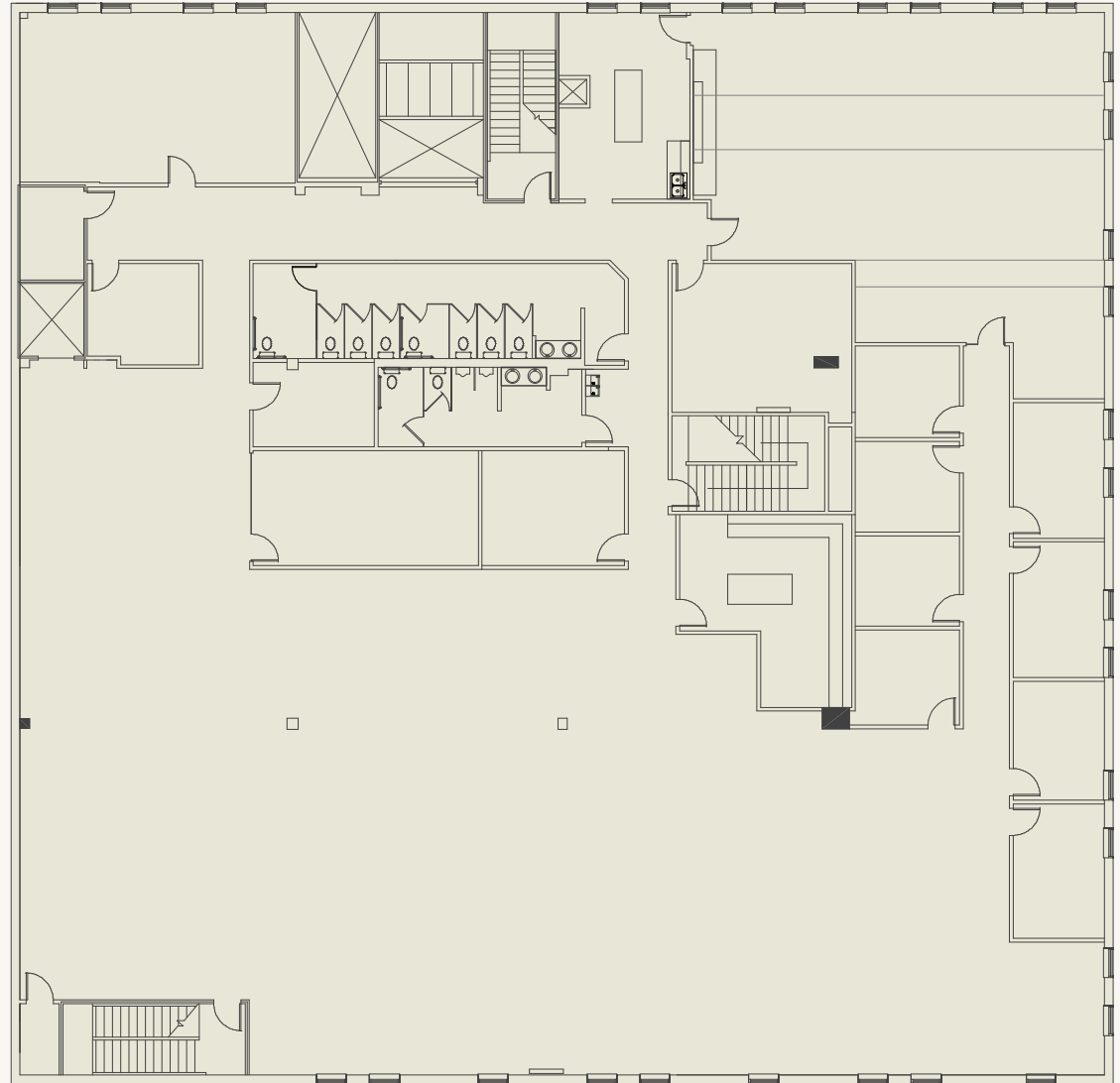
Floor 2

OFFICE

14,915 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





ROYAL PARKWAY II

500-520 ROYAL PARKWAY

SUITE 100

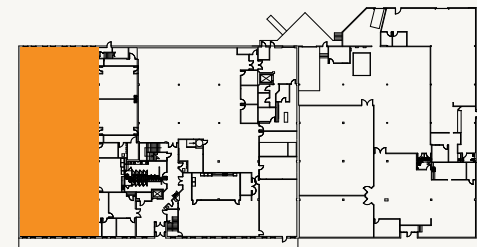
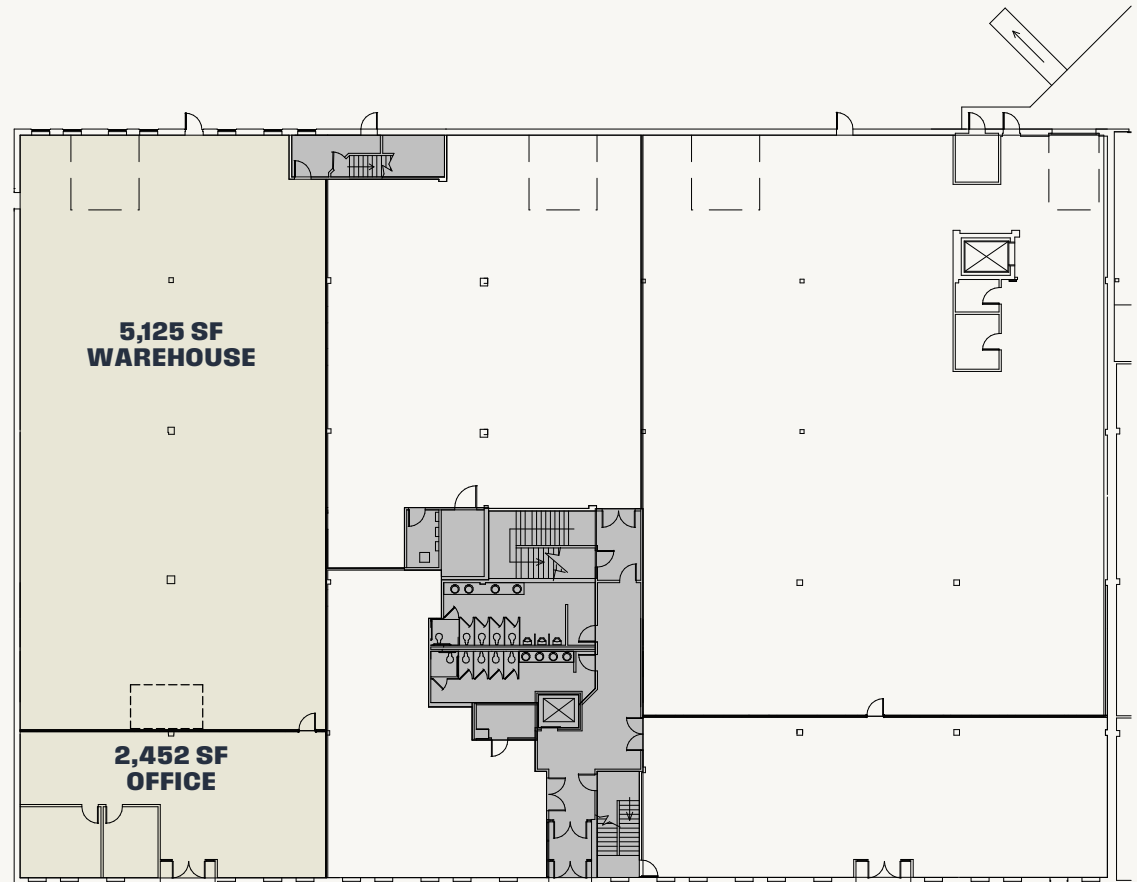
Floor 1

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

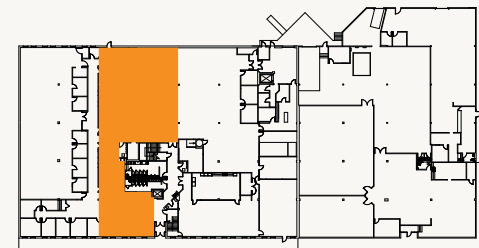
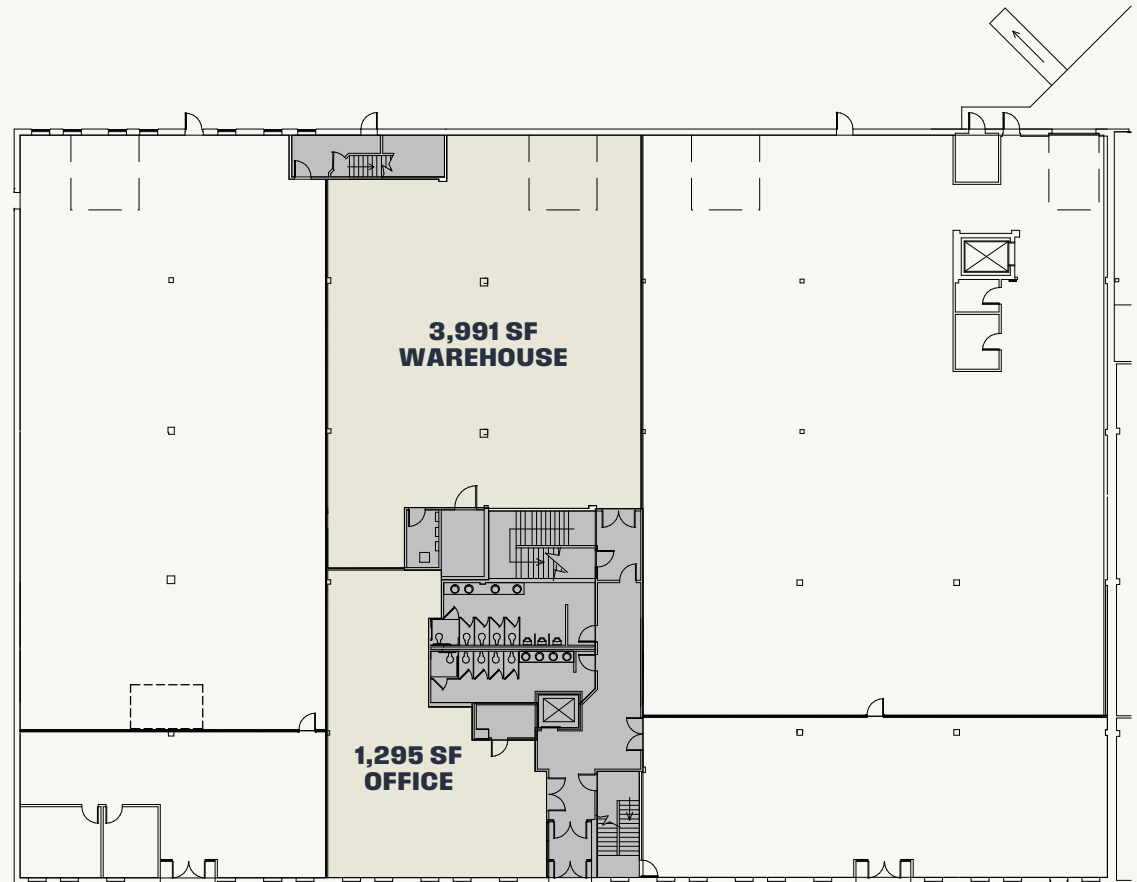
Floor 1

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

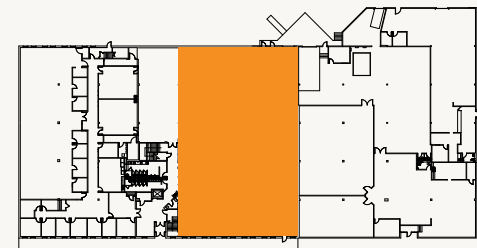
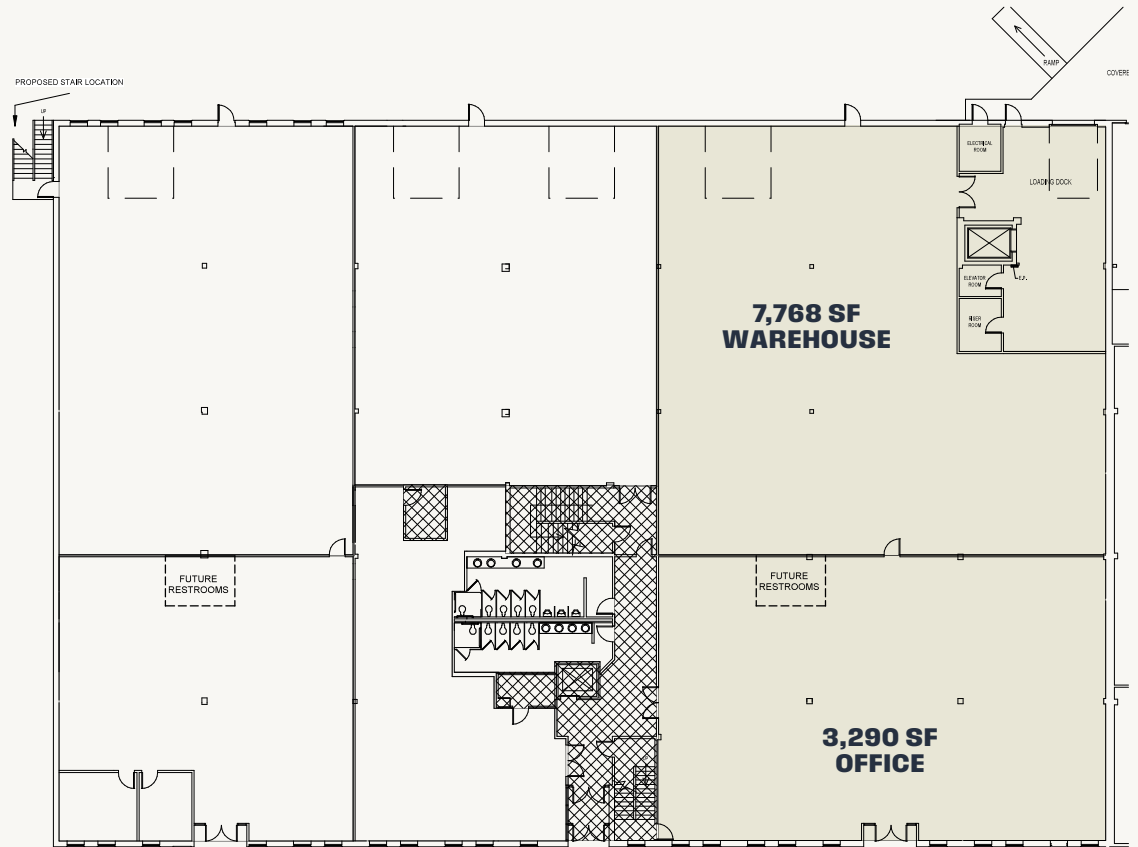
Floor 1

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

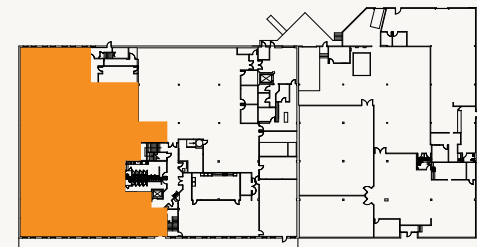
Floor 2

OFFICE

12,552 SF
Premises

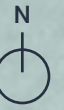
Immediate
Possession

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



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

DOWNTOWN NASHVILLE
6.7 miles | 18-22 minutes

METROPOLITAN INDUSTRIAL PARK

SONESTA

EMBASSY SUITES
by Hilton

HYATT
house

Hampton
by Hilton

LA QUINTA
by Wyndham
Marriott

Residence Inn
by Marriott

BAYMONT
by Wyndham

SHEFFIELD HEIGHTS APARTMENTS

Comfort
suite

COURTYARD
by Marriott

BNA
Nashville
International
Airport

SHERATON



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:

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CBRE