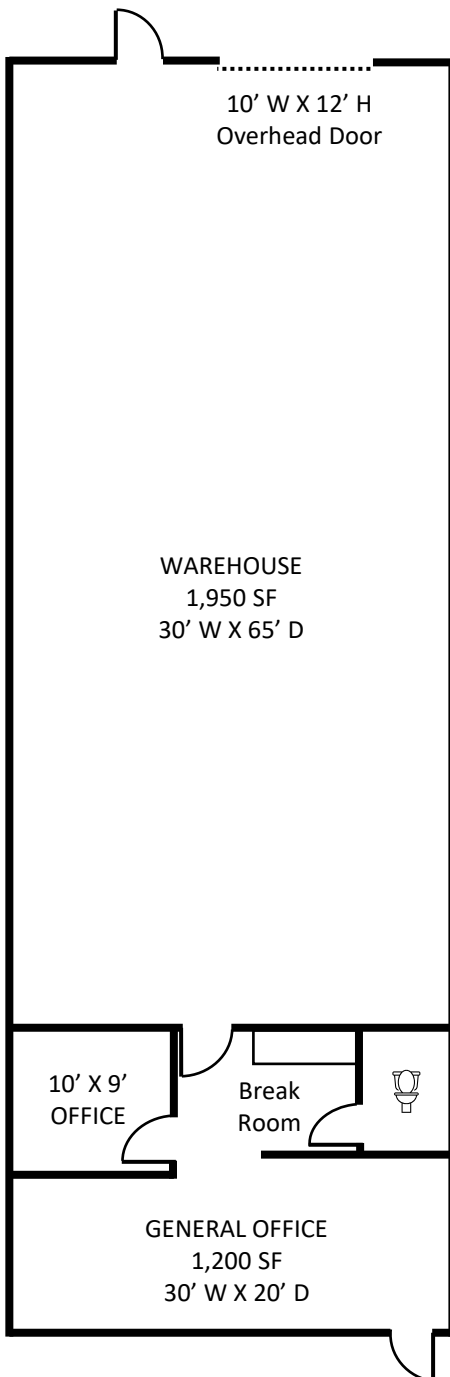


802 N. CUMBERLAND SUITE A LEBANON/ TENNESSEE



802 N. CUMBERLAND

SUITE A



AVAILABLE SPACE

- Suite A – 2,550 SF
- 600 SF Office / 1,950 SF Warehouse
- 200A / 3 Phase Power
- 10" W X 12' H garage door on rear of building
- Office fully conditioned / warehouse heated + fan system
- Clear height: Rear Wall 14'-5 3/16" / Front Wall 19'-7 3/16"
- 1 private office, open workspace / reception, kitchenette, one restroom

BUILDING SUMMARY

- 10,200 SF – 3 Tenants
- 23 shared parking spaces on front of building
- Garage doors on back of building
- Year Built: 2021/2022
- Availability: Upon lease execution
- Non-sprinkled
- Shared dumpster
- Zoned CI – Commercial Interchange



802 N. CUMBERLAND SUITE A

LEASE TERMS

- Triple Net (NNN)
- 1 - 5 Year Initial Term
- Base Rent: \$13.50/SF/YR
- NNN: \$3.50/SF/YR
- 3% Annual Base Rent Increase
- Landlord responsible for structural, roof, common area (cost passed through in NNN fees)
- Tenant responsible for non-structural, HVAC, building systems and R&M specific to leased premises
- Personal Guarantee(s) dependent on Tenant qualifications and lease terms

802 N. CUMBERLAND SUITE A

OFFICE AREA [600 SF]

- Kitchenette
- Restroom
- Private Office (1)
- Open Workspace
- Reception Area



802 N. CUMBERLAND SUITE A

INFORMATION REQUEST

Submit the information requested below along with proposed lease terms to William Griffith at wgriffith@callisventures.com.

- Business name
- Legal name of leasing entity
- Contact information
- 2023-2025 + 2026 YTD financial statements of leasing entity (and related entities)
- Current financial statements of personal guarantor(s)
- Rental history (include location, duration, landlord contact)
- Proposed building use
- Planned improvements to the premises upon taking possession, if applicable
- Desired lease start date
- Proposed lease terms



802 N. CUMBERLAND SUITE A LEBANON / TENNESSEE

For additional information, please contact:

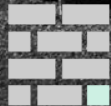
CALLIS VENTURES, LLC

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(615) 444 - 6031

WILLIAM GRIFFITH*

President
wgriffith@callisventures.com
(615) 306 - 3479

*Owner/Agent. Individual is a licensed real estate agent in the State of Tennessee. Individual is an employee of property owner and is not acting as a Real Estate Broker in this transaction under Tennessee state law.



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