

FOR SALE

Modern 2-Story Stand-Alone Office Building
Prime Owner/User Opportunity in Berry Hill and Berry Road

Newly Reduced – \$4,250,000 (~\$500 per SF)

MOTIVATED SELL THIS CALENDAR YEAR

Adjacent new office building completing December 2026 – **Act NOW!**

2699

FESSEY COURT

Nashville, TN



Immediate occupancy available. Schedule your private tour today.

R. Stephen Prather
First Vice President

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2920 Berry Hill Dr., Ste 100
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**CHARLES
HAWKINS CO.**

STAND-ALONE OFFICE BERRY HILL

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HAWKINS CO.

Charles Hawkins Co. is pleased to present for sale 2699 Fessey Court, an 8,493 SF stand-alone office building in the heart of Berry Hill.

ACTIVE MARKET

Berry Hill Office Market Snapshot Recent High-Value Sales (2023–2025)

Address	SF	Sale Date	Sale Price	\$/SF
2830 Azalea Place	1,050	Dec 2024	\$1,523,000	\$1,450
2405 12th Ave S	2,464	May 2023	\$3,550,000	\$1,441
2818 Bransford Avenue	1,446	Sep 2025	\$1,850,000	\$1,279
505 E Iris Drive	960	Oct 2023	\$1,200,000	\$1,250
2700 Greystone Road	1,519	Sep 2023	\$1,600,000	\$1,053
2824 Erica Place	1,301	Dec 2024	\$1,250,000	\$961
609 W Iris Drive	1,778	Jan 2023	\$1,550,000	\$872
515 E Iris Drive	2,280	Jun 2025	\$1,985,000	\$871

Subject property now offered at an attractive ~\$500 per SF — significantly below recent Berry Hill market comps for well-located office buildings.

PROPERTY HIGHLIGHTS

- **Newly Reduced to \$4,250,000 (~\$500 per SF)** — Exceptional value for a modern, like-new office building in one of Nashville's hottest submarkets
- **8,493 SF, 2-Story Stand-Alone Office Building** (built 2016) — Move-in ready with flexible floor plans perfect for owner/users
- **Rare owner/user opportunity in the City of Berry Hill** — Own your building outright with **no CAM charges** and complete control to customize
- **Prime high-profile corner location** on Berry Road with excellent visibility and easy ingress/egress
- **Strategically positioned in Berry Hill** — directly adjacent to 8th & Berry and Bransford on Berry apartment complexes
- **Significant frontage on Berry Road** near GEODIS Park soccer stadium and the Nashville Fairgrounds
- **Area momentum accelerating** — New mixed-use/office building under construction **immediately next door**, scheduled for completion **December 2026**
- **Major long-term catalyst** — Bransford Avenue Mixed-Use development (residential, retail, restaurants & public plazas) advancing directly west of GEODIS Park
- **Attractive pricing at ~\$500/SF** — competitive with recent Berry Hill office sales, many of which closed significantly higher per square foot
- **Just 3.6 miles from Downtown Nashville** with convenient access to I-440 & I-65
- **0.34-acre site** in District 6 (Bransford District) of the Berry Hill Zoning Ordinance

New mixed-use/office building under construction immediately next door — completion December 2026. **Capitalize on Berry Hill's continued growth!**



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SITE PHOTOS

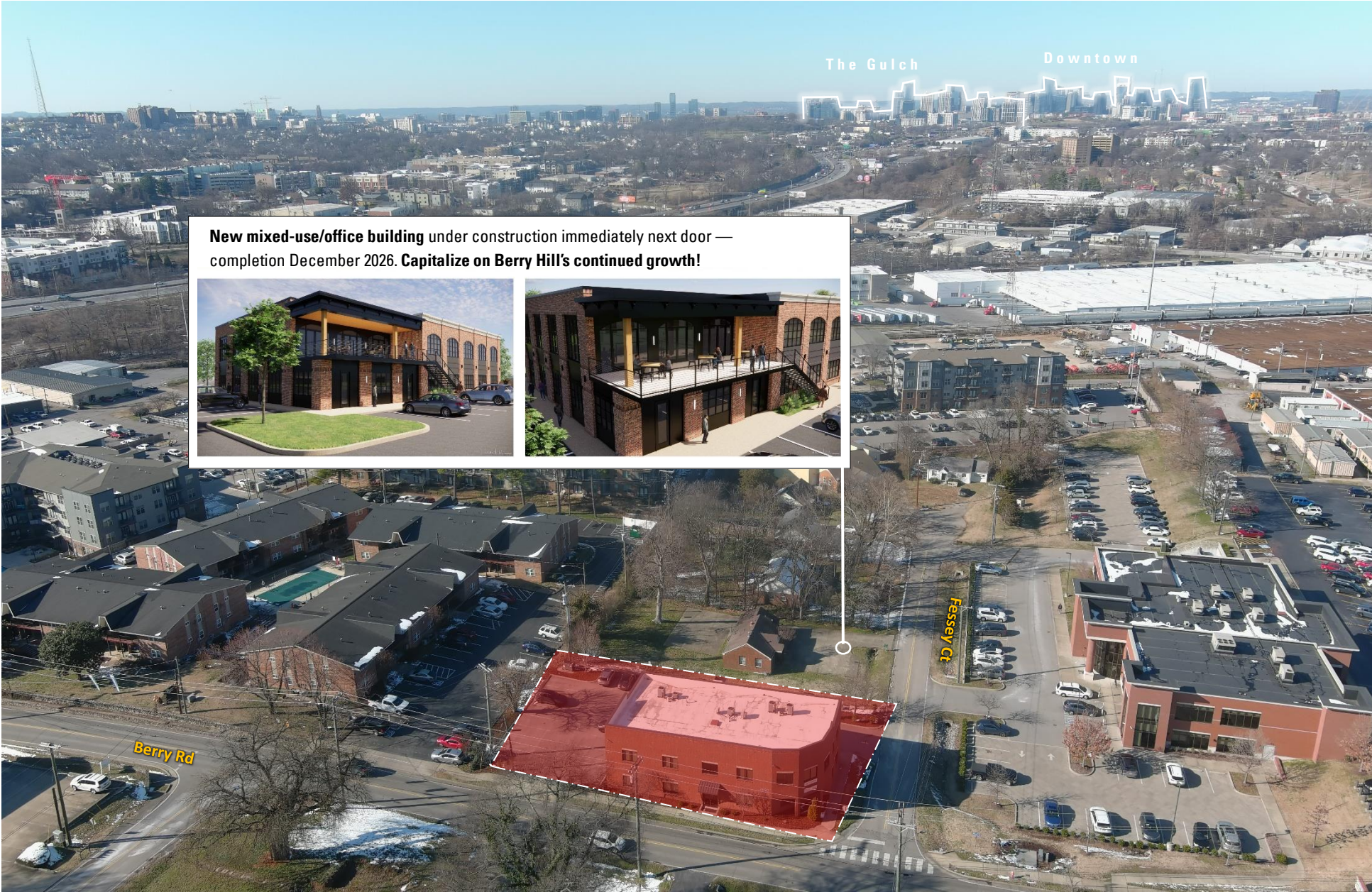


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SITE
AERIAL



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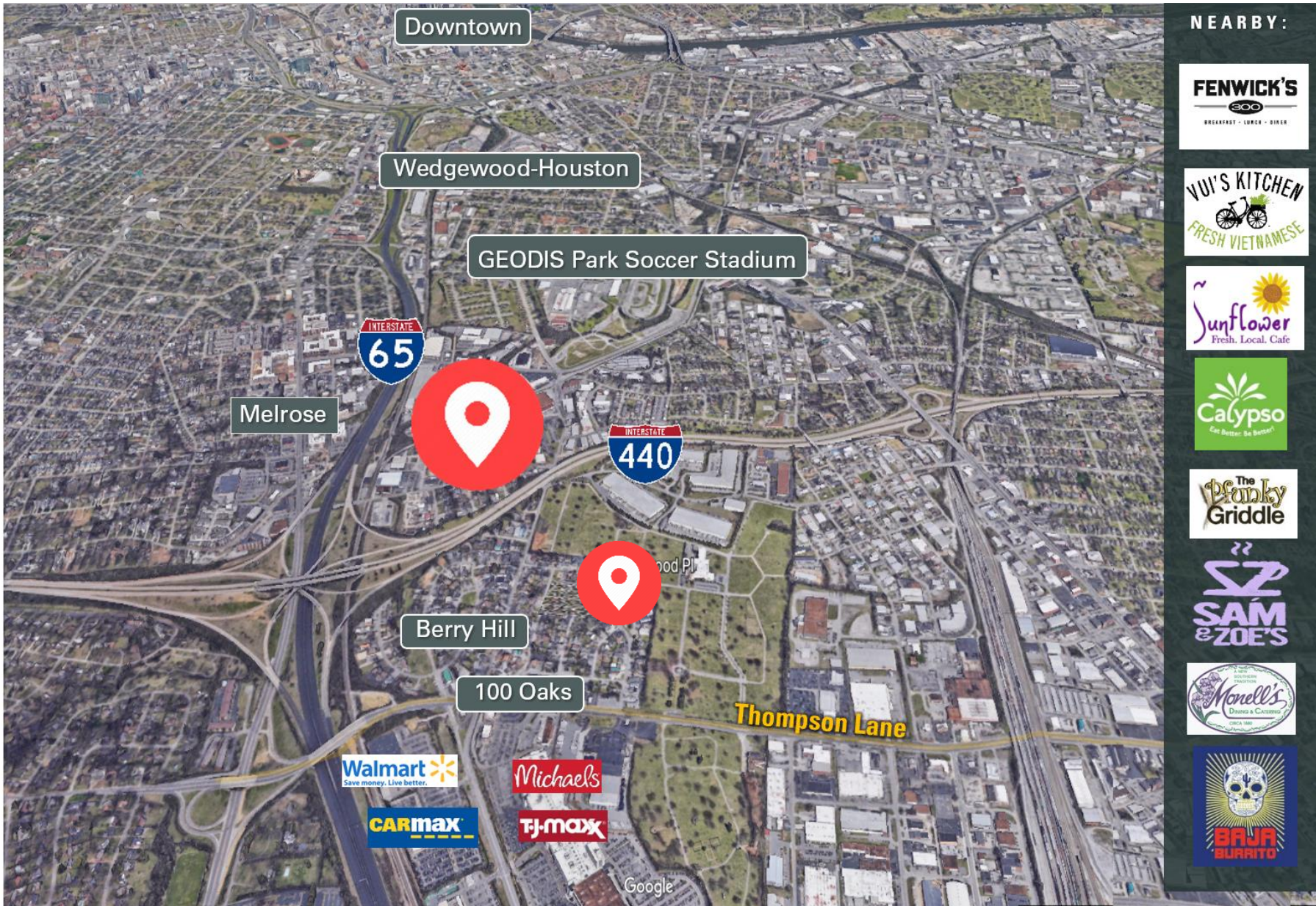
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PRIME CENTRAL LOCATION



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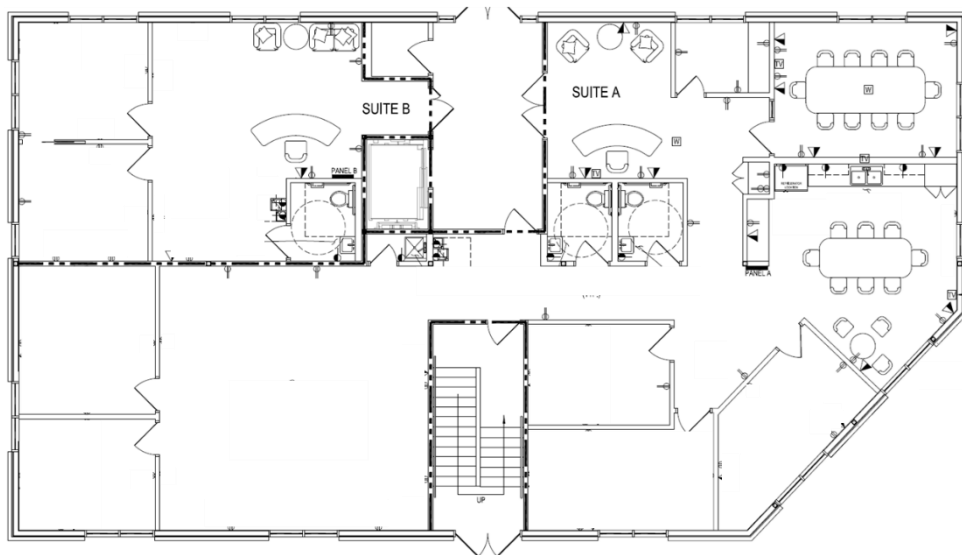
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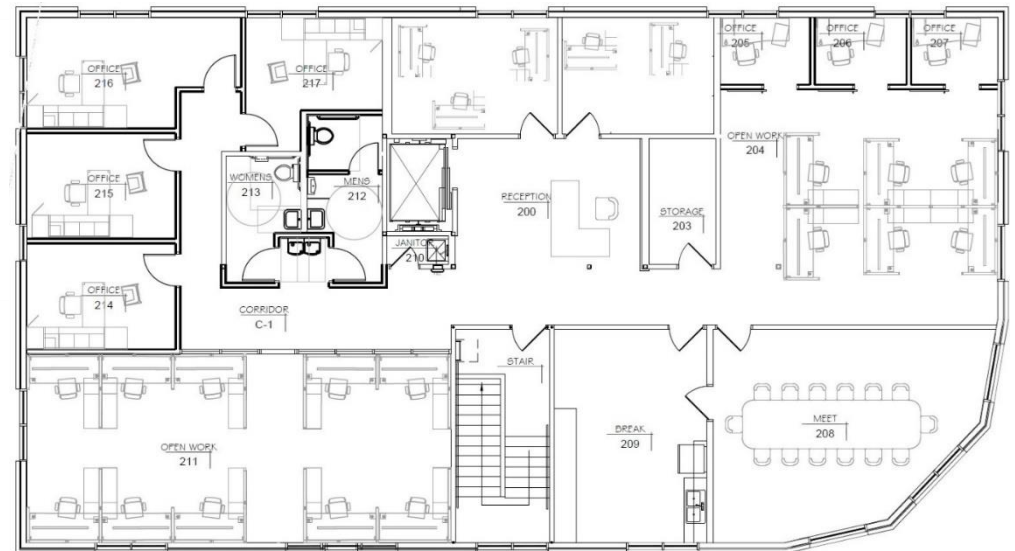
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FLOOR PLANS

1st Floor



2nd Floor



Total Building Size: 8,493 SF

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Contact Us

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Priced to sell this calendar year at an attractive ~\$500 per SF
— one of the best owner/user opportunities in Berry Hill —



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