

LAKEVIEW RIDGE III

*UP TO 123,000 SF AVAILABLE
ON CONTIGUOUS FLOORS*

FOR LEASE

2636 ELM HILL PIKE
Nashville, TN 37214



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS

- 133,165 SF
- Five floors
- Built in 1999
- 4.5/1,000 parking

SUSTAINABILITY FEATURES

- High efficiency lighting
- Water conservation fixtures
- High-efficiency HCAV drives
- Energy management system

PROPERTY HIGHLIGHTS SPACE FEATURES / AMENITIES

- First floor lobby space available
- Convenient suite access
- 10' ceilings on 1st floor
- Floor to ceiling glass on 1st floor
- Conference and training rooms
- Full kitchens/break rooms
- Lakeside boardwalk
- Lush landscaping
- Ample parking
- Pavilion with seating
- Close to banks, hotels and dining
- Raised floor data center space on 4th floor with back up generator
- Exterior building signage rights available
- Large, efficient floor plates



AIRPORT NORTH

The Airport North submarket is a well-established corporate hub conveniently located minutes away from downtown Nashville's retail, restaurant and entertainment options. The area boasts several amenities for business travelers including premium hotels and close proximity to convention facilities. The 4-star Marriott can accommodate business and tourism with conference and meeting rooms, dining options and quick access to the airport.

LOCATION

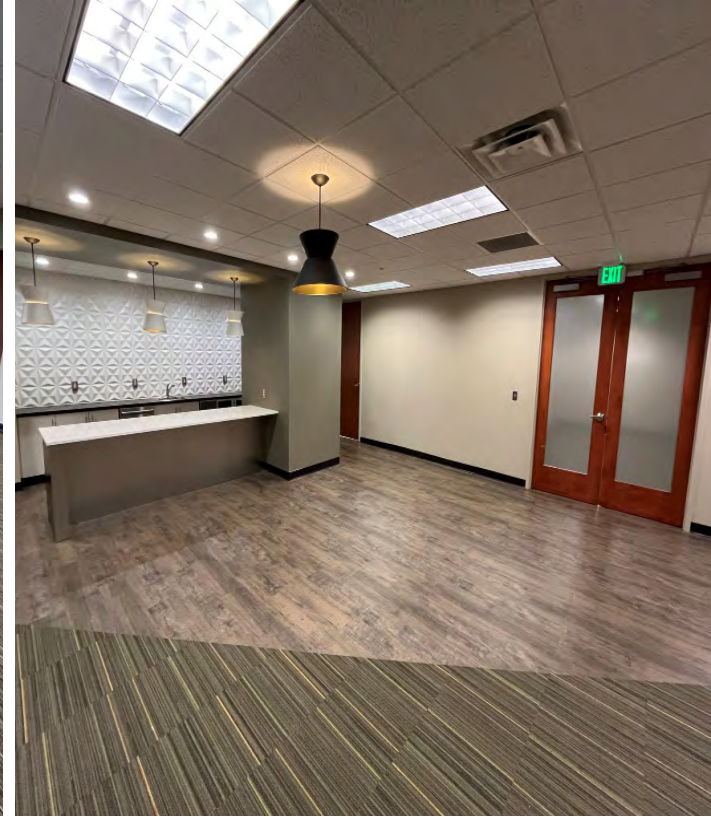
- 5 Minutes to Int'l Airport
- 8 Minutes to Downtown
- 3 Minutes to I-40
- Excellent accessibility





Lakeview Ridge II



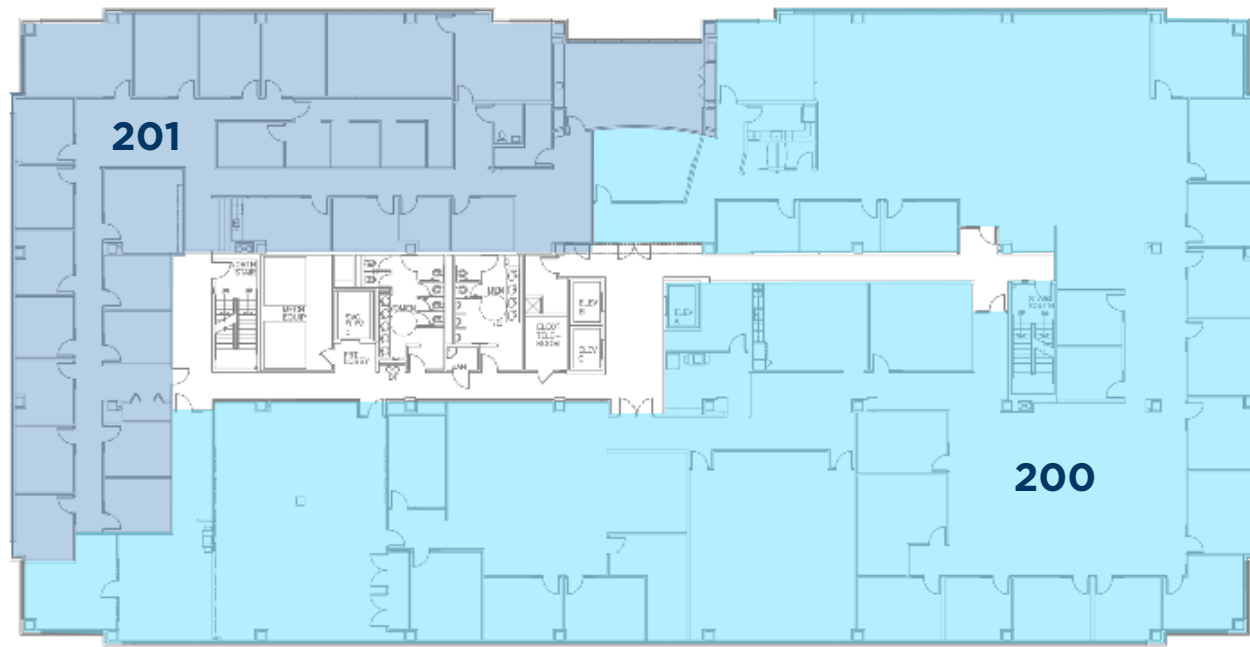


FLOORS 1 & 2

Suite 115 - 3,793 SF
Suite 150 - 2,217 SF

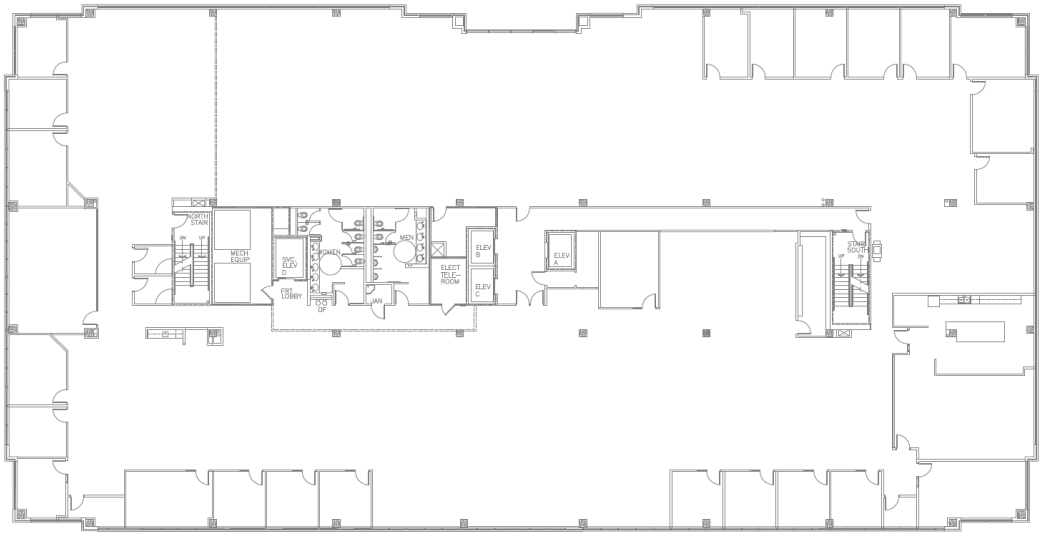


Suite 200 - 19,557 SF
Suite 201 - 7,871 SF

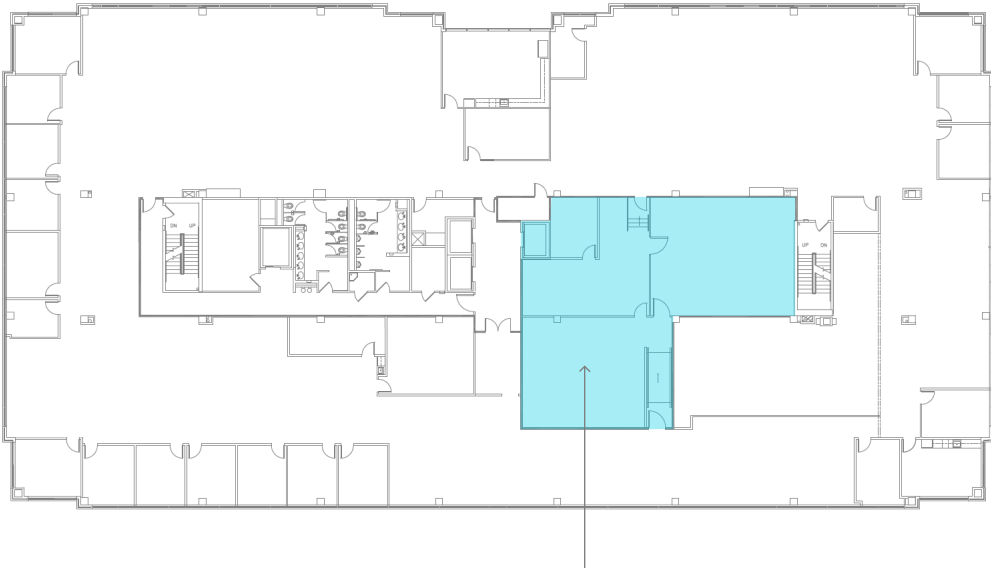


FLOORS 3, 4, & 5

3rd Floor - 28,783 SF

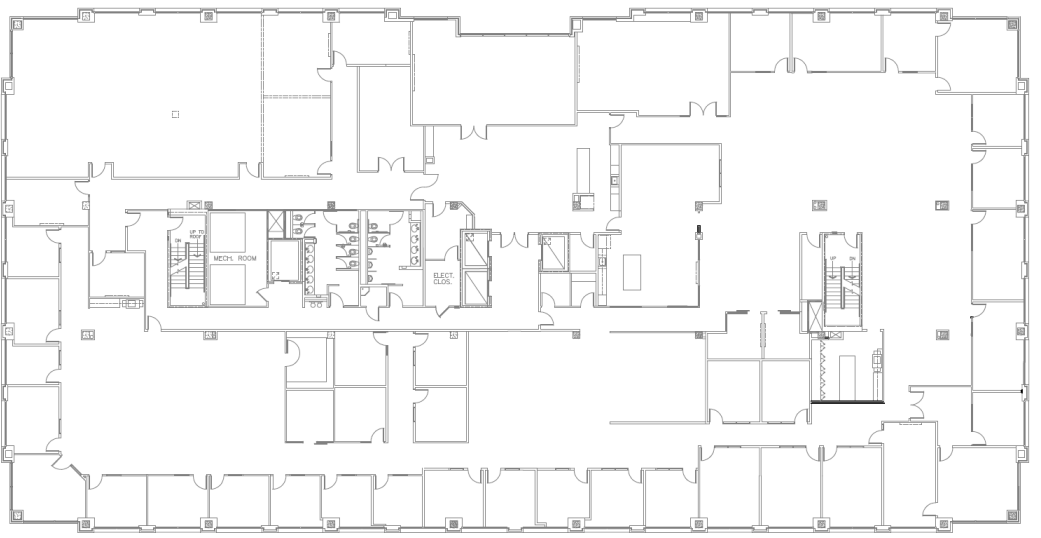


4th Floor - 27,313 SF



Raised Floor Data Center Space

5th Floor - 28,634 SF





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