

1809 Dabbs
Avenue

NASHVILLE, TN 37210

 **ASPEN UNIVERSITY**

**20,000 Square Feet of sublease space near
Nashville International Airport**

RATE: \$24.00/SF NNN

Colliers



HIGHLIGHTS

- Highly visible office building with interstate exposure
- ±220,000 vehicle per day on I-40
- 10/1,000 parking ratio with 194 paved spaces
- 20,000 SF office building situated on ±5 acres
- 4 miles to BNA, 6 miles to downtown Nashville
- Newly built out space as of June 2020
- Currently built out space for nursing school use
- Sublease term through February 28, 2029





1809 Dabbs Ave

NASHVILLE | TENNESSEE

1.9 Miles to I-40

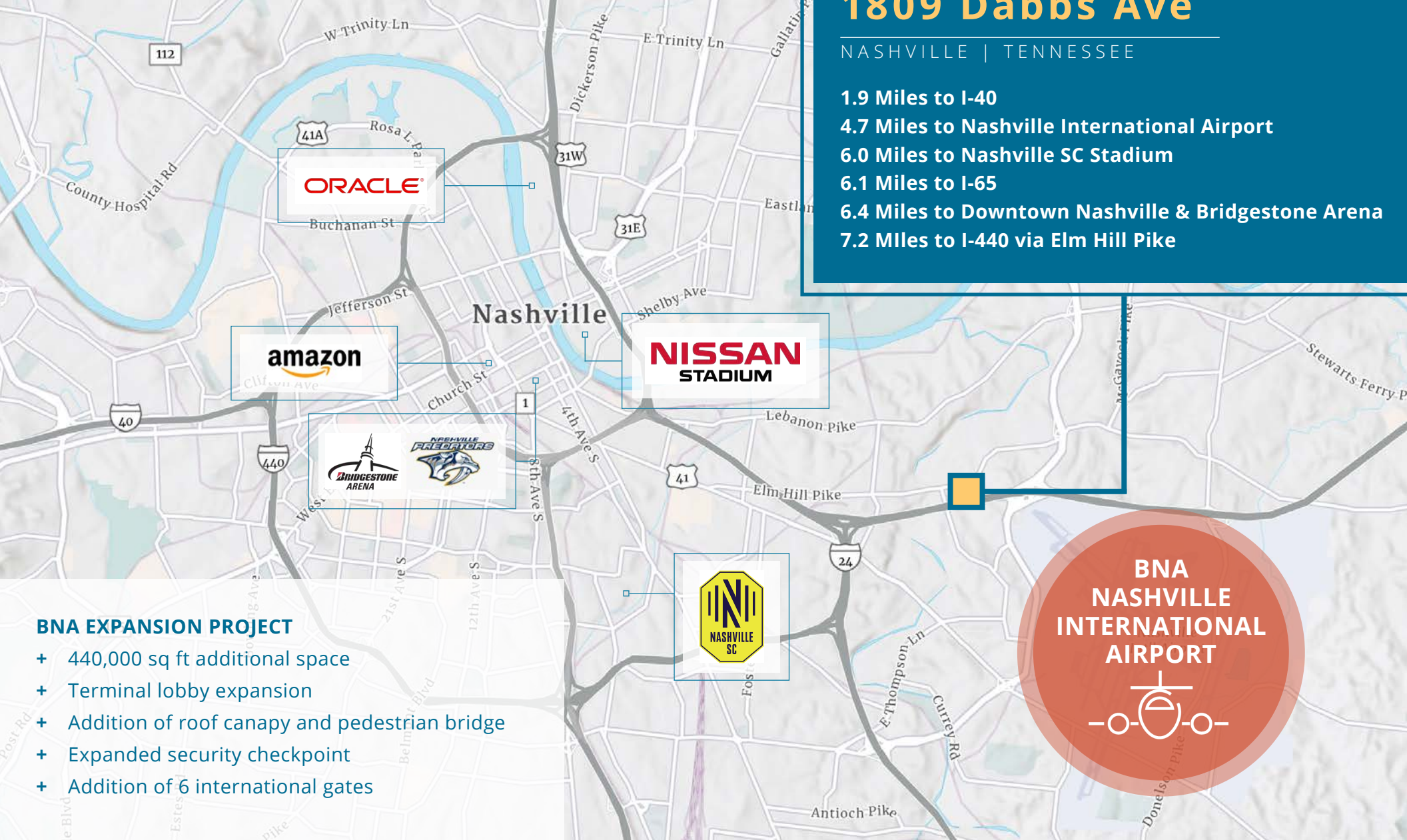
4.7 Miles to Nashville International Airport

6.0 Miles to Nashville SC Stadium

6.1 Miles to I-65

6.4 Miles to Downtown Nashville & Bridgestone Arena

7.2 Miles to I-440 via Elm Hill Pike



BNA EXPANSION PROJECT

- + 440,000 sq ft additional space
- + Terminal lobby expansion
- + Addition of roof canopy and pedestrian bridge
- + Expanded security checkpoint
- + Addition of 6 international gates

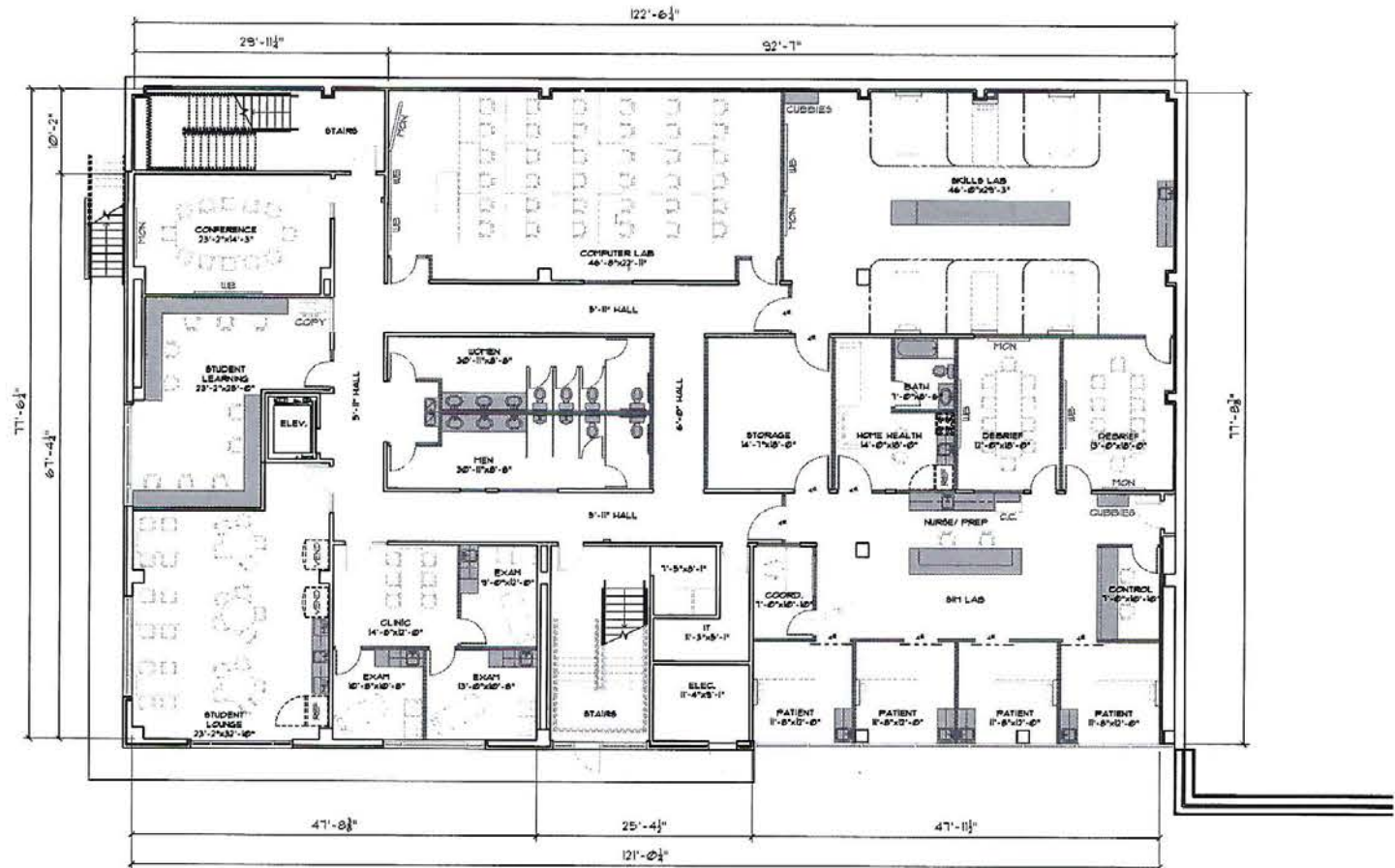
**BNA
NASHVILLE
INTERNATIONAL
AIRPORT**



FLOOR PLANS

GROUND FLOOR

360°



Architectural floor plan of a building, likely a school or office, showing various rooms and their dimensions. The plan includes a central corridor (4'-8" HALL) and a large open area (FACULTY). Rooms include classrooms (CLASSROOM 1 (A), CLASSROOM 2 (B), CLASSROOM 3 (C)), offices (OFFICE 1 through OFFICE 10), a lounge, storage, restrooms (MEN, WOMEN), a reception area (RECEIPT.), and a lobby. Stairs are located at the top left and bottom center. Dimensions are provided for the overall building and individual rooms.

Overall dimensions: 122'-10 1/2" (top), 123'-10 1/2" (bottom), 71'-10 1/2" (left), 79'-7 1/2" (right).

Room dimensions and labels:

- CLASSROOM 3 (C) 23'-3 1/2" x 35'-8"
- CLASSROOM 2 (B) 47'-8 1/2" x 35'-10"
- CLASSROOM 1 (A) 67'-5 1/2" x 35'-8"
- OFFICE 10 10'-1 1/2" x 12'-6"
- OFFICE 9 9'-1 1/2" x 12'-6"
- OFFICE 8 9'-1 1/2" x 12'-6"
- OFFICE 7 9'-1 1/2" x 12'-6"
- OFFICE 6 9'-1 1/2" x 12'-6"
- OFFICE 5 9'-1 1/2" x 12'-6"
- OFFICE 4 9'-1 1/2" x 12'-6"
- OFFICE 3 9'-1 1/2" x 12'-6"
- OFFICE 2 9'-1 1/2" x 12'-6"
- OFFICE 1 9'-1 1/2" x 12'-6"
- OFFICE 11 11'-5 1/2" x 9'-2"
- OFFICE 12 11'-5 1/2" x 9'-2"
- OFFICE 13 11'-5 1/2" x 9'-2"
- OFFICE 14 11'-5 1/2" x 9'-2"
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- OFFICE 138 11'-5 1/2" x 9'-2"
- OFFICE 139 11'-5 1/2" x 9'-2"
- OFFICE 140









NASHVILLE | TENNESSEE

#1 U.S. Market to Watch

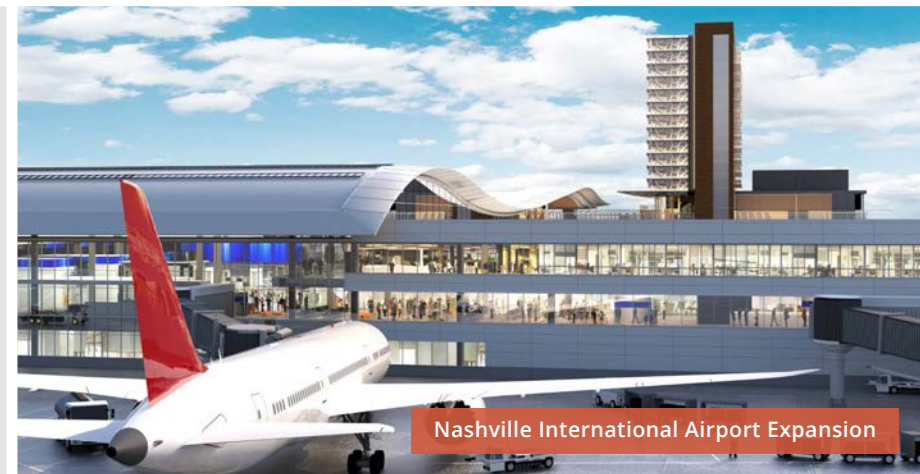
-- Urban Land Institute & PricewaterhouseCooper
2022 & 2023

- **3.1%** Cost of living below national average
- **\$0.00** State Income Tax
- **2.7%** Unemployment Rate
- **1.07M+** Labor Force
- Per capita income: **5%** higher than the national average
- **20** 4-year colleges or higher educational institutions



Nashville is consistently recognized for its energetic and growing economy, diverse business environment, highly educated work force, and compelling hospitality.

Nashville is the economic center of Tennessee and a vital transportation, business, and tourism hub for North America. The Nashville MSA comprises 10 counties with a total population just over 2+ million, making it the largest metropolitan area in a five-state region. When it comes to satisfying and exceeding business needs and expectations, the Nashville region is a top location in America for corporate relocations, expansions, and start-up companies.



Nashville International Airport Expansion

AIRPORT NORTH...

is an established institutional office submarket with over 5.2 million square feet of office space, 30+ hotels, and convenient access to nearby major transportation routes (I-40, US-70, Elm Hill Pike, Briley Parkway, and Donelson Pike).

4,377 Total Businesses

71,811 Total Employees

246 Company Headquarters

83,172 Daytime Demographics Age 16 Years or Over
(Within a three-mile radius of subject property)

ACCOLADES

Top 5 Best Job Markets in America – The Wall Street Journal, 2022

Best Up-and-Coming City – Hemispheres Readers' Choice Awards, 2022

#15 Best Cities in the U.S. – Travel + Leisure, 2022

Nashville is named one of the **Top 10** friendliest cities in the U.S. – Conde Nast Traveler, 2022

#4 South's Best Cities Overall – Southern Living, 2022

Nashville named one of the **10** best cities for food and city lovers – Trip Advisor, 2022

DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Estimated Population (2022)	6,584	47,011	180,827
Projected Population (2027)	6,716	51,219	191,607
Average Household Income	\$70,917	\$71,361	\$78,735
Median Home Value	\$309,955	\$334,073	\$371,855
Median Age	30.8	34.7	33.2
College 4+ Year Degree	26.6%	38.4%	43.6%

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