

FOR LEASE

22,890 SF AVAILABLE
3400 AMBROSE AVENUE
NASHVILLE, TENNESSEE

Colliers

DOWNTOWN NASHVILLE

SUITE 3400
22,890-SF



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SPACE FOR LEASE | INFORMATION

- AVAILABLE MARCH 2025
- 22,890 SF SUITE AVAILABLE
- ± 2,837-SF OFFICE SPACE*
- 19' CLEAR HEIGHT
- FIVE (5) DOCK HIGH DOORS
- ONE (1) DRIVE IN DOOR
- FRONT-LOADER
- NEW TPO ROOF (2023 INSTALL)
- SEALCOAT & STRIPED TRUCK COURT
- AMPLE EMPLOYEE PARKING
- 3.5 MILES FROM DOWNTOWN NASHVILLE
- 2.5 MILES FROM I-24 & I-65
- EAST NASHVILLE SUBMARKET

MANAGED BY:



LEASING CONTACTS:

MAX SMITH, SIOR

615-850-2722

MAX.SMITH@COLLIERS.COM

ZAC CYPRESS, CCIM

615-850-2746

ZAC.CYPRESS@COLLIERS.COM

MARKETED BY:



ABLE TO DECREASE OFFICE SF UPON TENANT REQUEST

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE, WE HAVE NO REASON TO DOUBT THE ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO LEASE.

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DOWNTOWN NASHVILLE

TRINITY LN

SUITE 3400
22,890-SF

NEW TPO ROOF

 **Stonelake**
CAPITAL PARTNERS

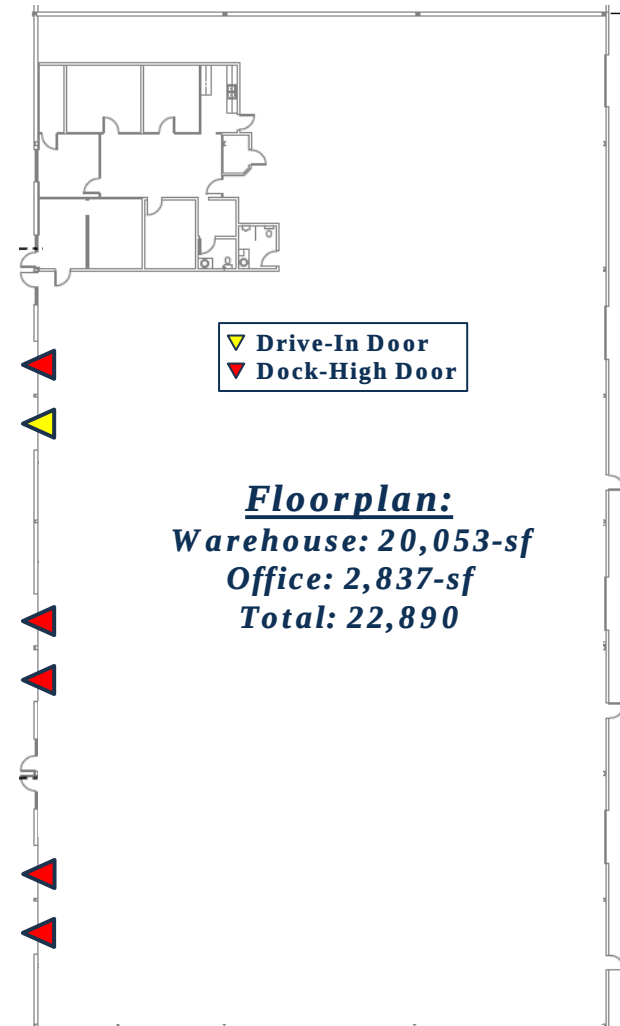
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COMPLETED CAPITAL IMPROVEMENTS:

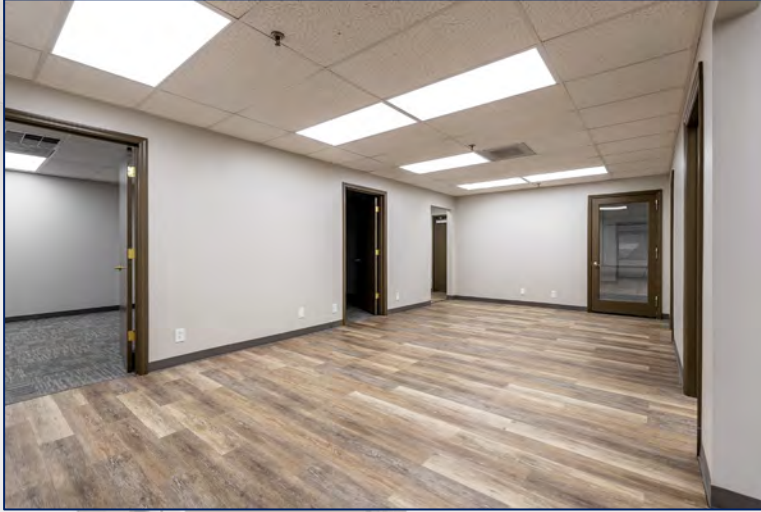
- NEW LED LIGHTING (OFFICE)
- NEW LED LIGHTING (WAREHOUSE)
- PAINT WAREHOUSE WALLS WHITE
- PAINT WAREHOUSE COLUMNS YELLOW
- NEW FLOORING THROUGHOUT OFFICE
- NEW FIXTURES THROUGHOUT SPACE
- NEW BATHROOM FIXTURES & FLOORING
- NEW LANDSCAPING UPGRADES
- NEW TPO ROOF – 20-YEAR WARRANTY
- EXTERIOR BUILDING PAINTING
- SPRINKLER UPGRADES
- SEALCOAT & OVERLAY TRUCK COURT
- DOCK EQUIPMENT UPGRADES



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OFFICE – INFORMATION

- +/- 2,837-SF RENOVATED OFFICE
- CONSTRUCTION COMPLETED APRIL 2025
- ONE (3) PRIVATE OFFICES
- ONE (1) CONFERENCE ROOM
- ONE (1) STORAGE ROOM
- TWO (2) NEW OFFICE RESTROOMS
- NEW OFFICE PAINT
- NEW OFFICE FLOORING



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Whiteboxed Warehouse

Interior Warehouse Imagery



New LED
Lighting

White Boxed
Walls

Painted
Columns

Deep Cleaned
Floor

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DOWNTOWN

GALLATIN PK

TRINITY LN

31

SUITE 3400
22,890 SF



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BNA
Nashville
International
Airport

DOWNTOWN

GALLATIN PK

TRINITY LN

INTERSTATE
24

31

DICKERSON PK

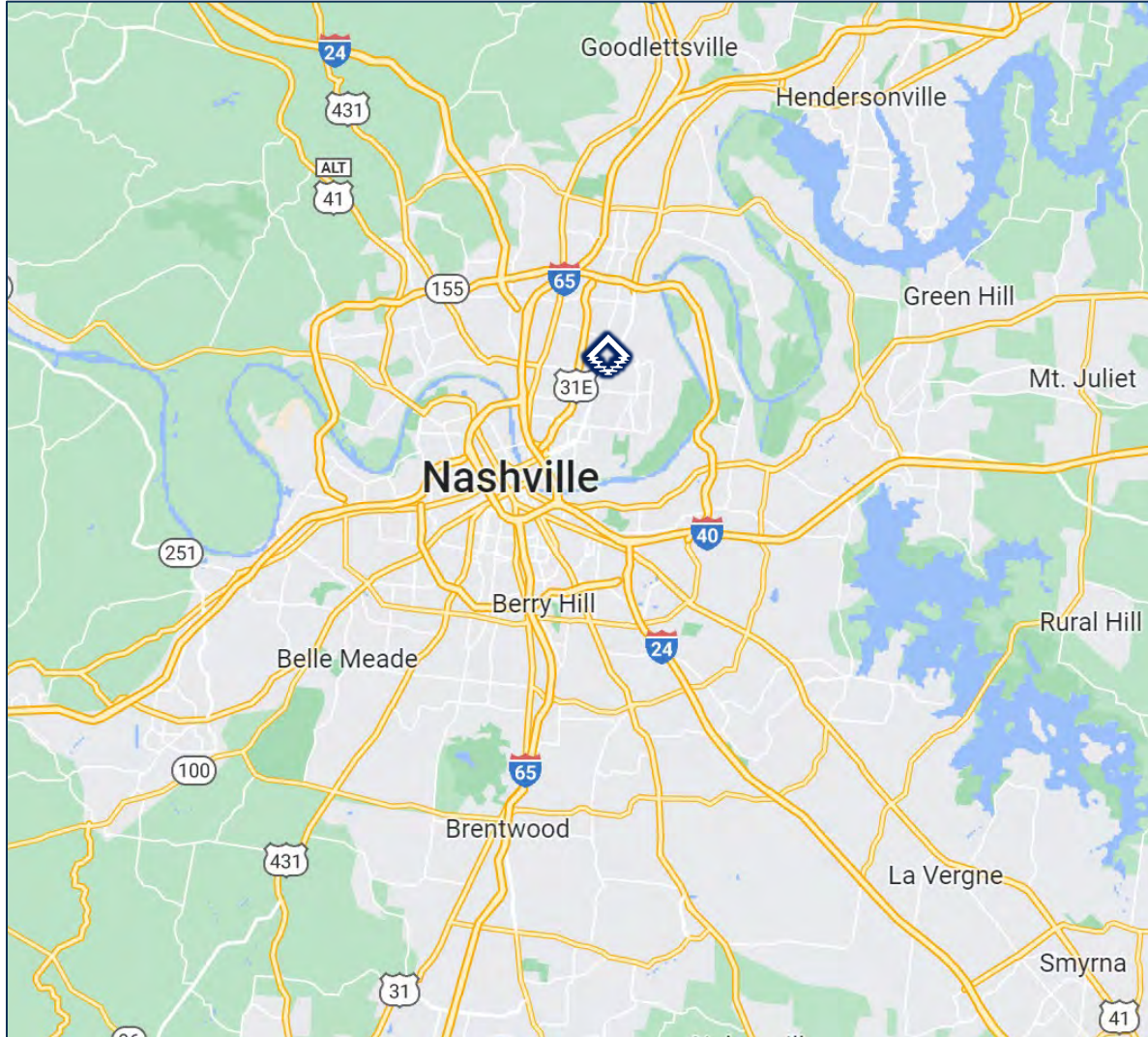
SUITE 3400
22,890 SF

 **Stonelake**
CAPITAL PARTNERS

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MARKETED BY:

Max Smith, SIOR

615-850-2722 (D)

615-429-4509 (M)

MAX.SMITH@COLLIERS.COM

Zac Cypress, CCIM

615-850-2746 (D)

615-491-5161 (M)

ZAC.CYPRESS@COLLIERS.COM

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EAST NASHVILLE
SUBMARKET

