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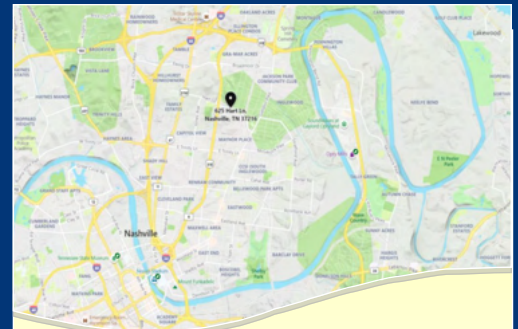
5,234 Sq Ft Office
5 Minutes from Downtown Nashville



625 Hart Lane | Nashville, TN 37216

PROPERTY HIGHLIGHTS:

- Located on Hart Lane at Ellington Parkway
- 5,234 sq ft, 3-levels with separate entrances
- Reception Area, Data/IT room, 6 Private Offices
- Conference Room, Full Kitchen, 4 Restrooms
- 2 Large, Separate Open Work/Office/Call Center Areas
- Lots of Storage Space and Parking
- Secured, Remote Gated Entrance
- Zoned CS - Commercial Service
- Davidson County tax map parcel # 061 13 0 001.00



Driving from Nashville:

I-40 W/I-24 W to Spring Street, Exit 47A. Get on Ellington Pkwy/US 31 and head north for about 3 miles. Take exit for Hart Lane/Ben Allen Rd and merge onto Hart Lane. Property on left.

[Google Map Link](#)



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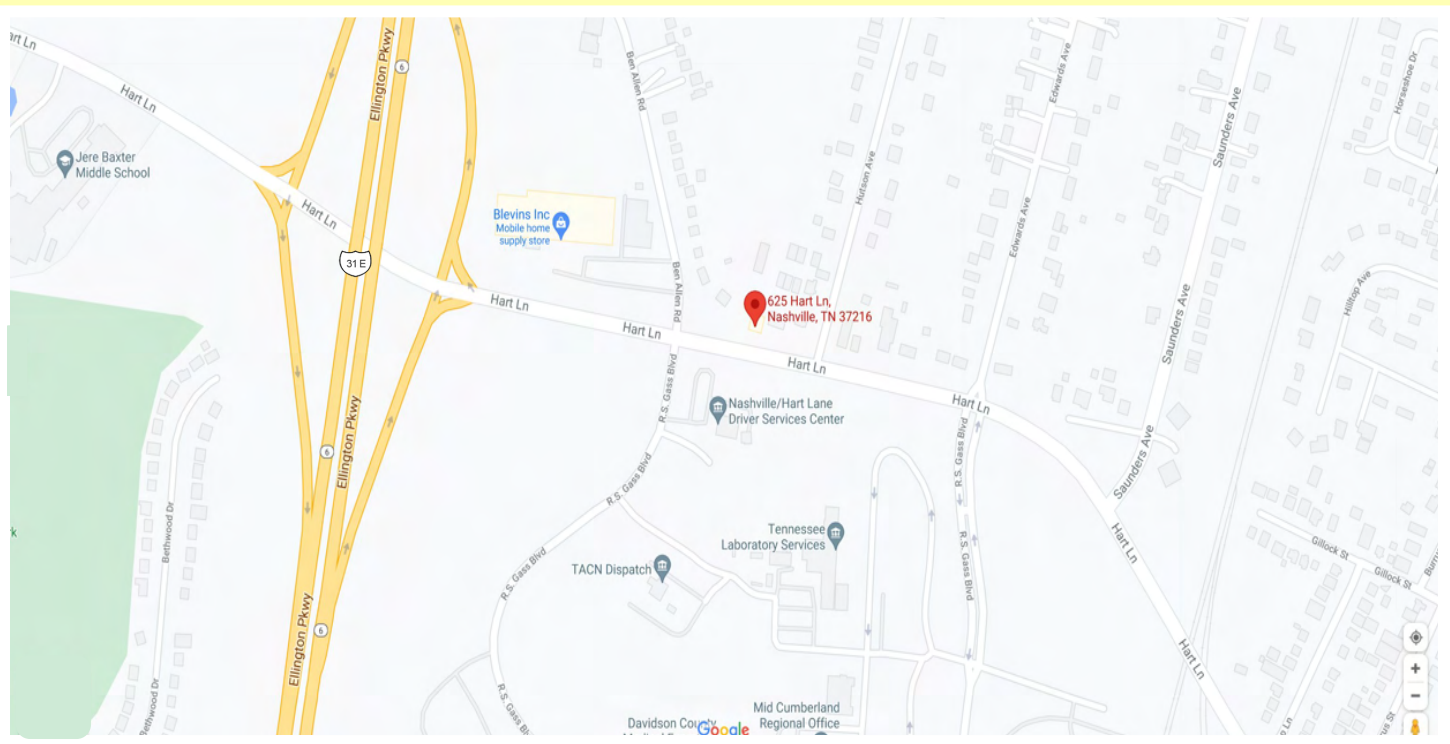
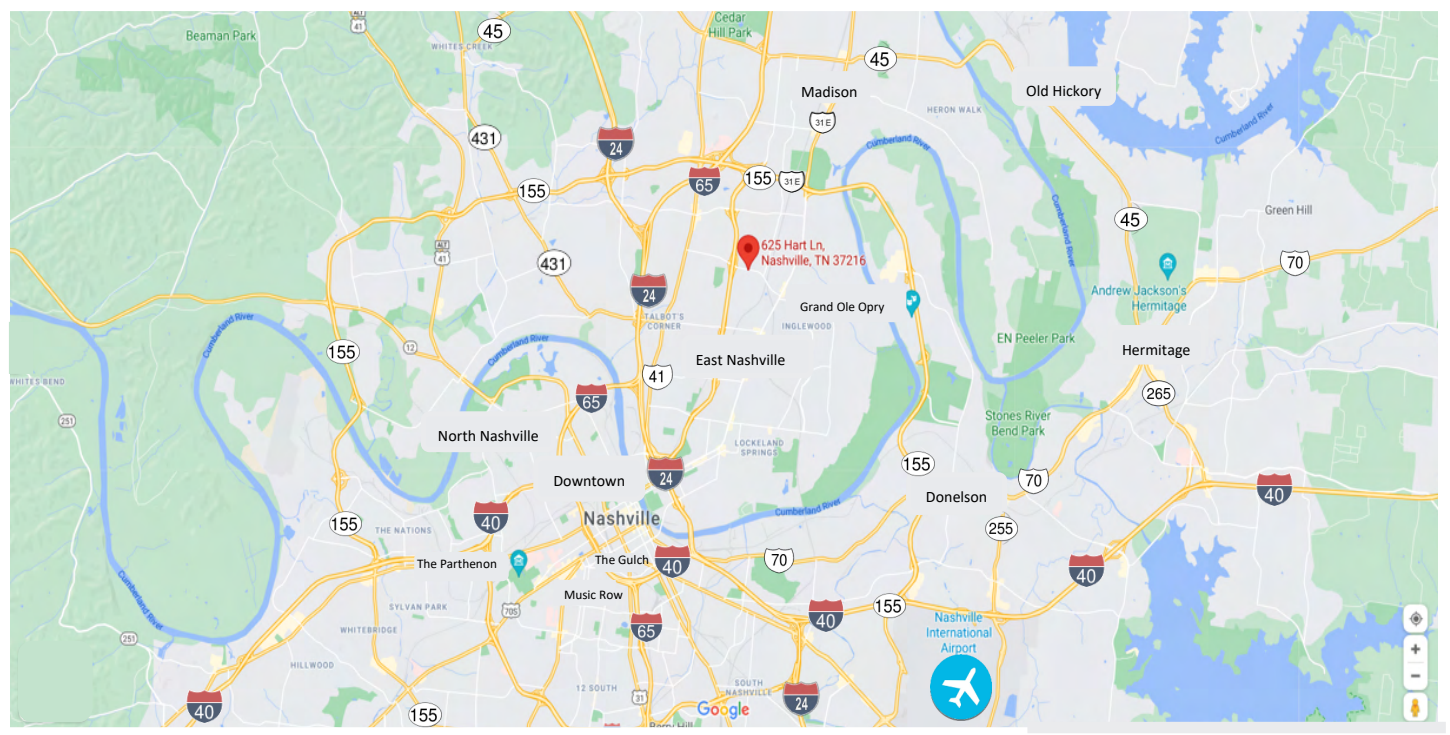


ANDERSON COMMERCIAL BROKERAGE
2442 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
Rita Anderson, Broker

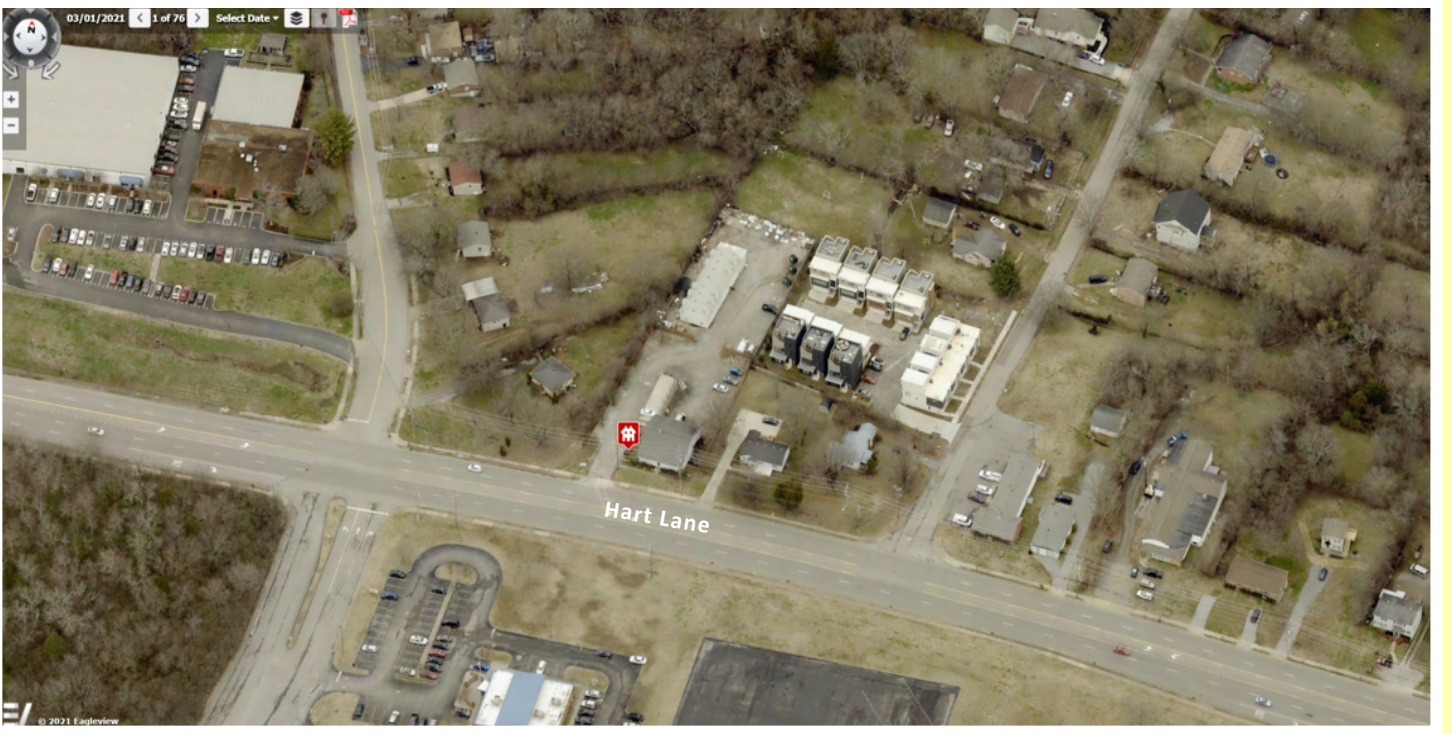
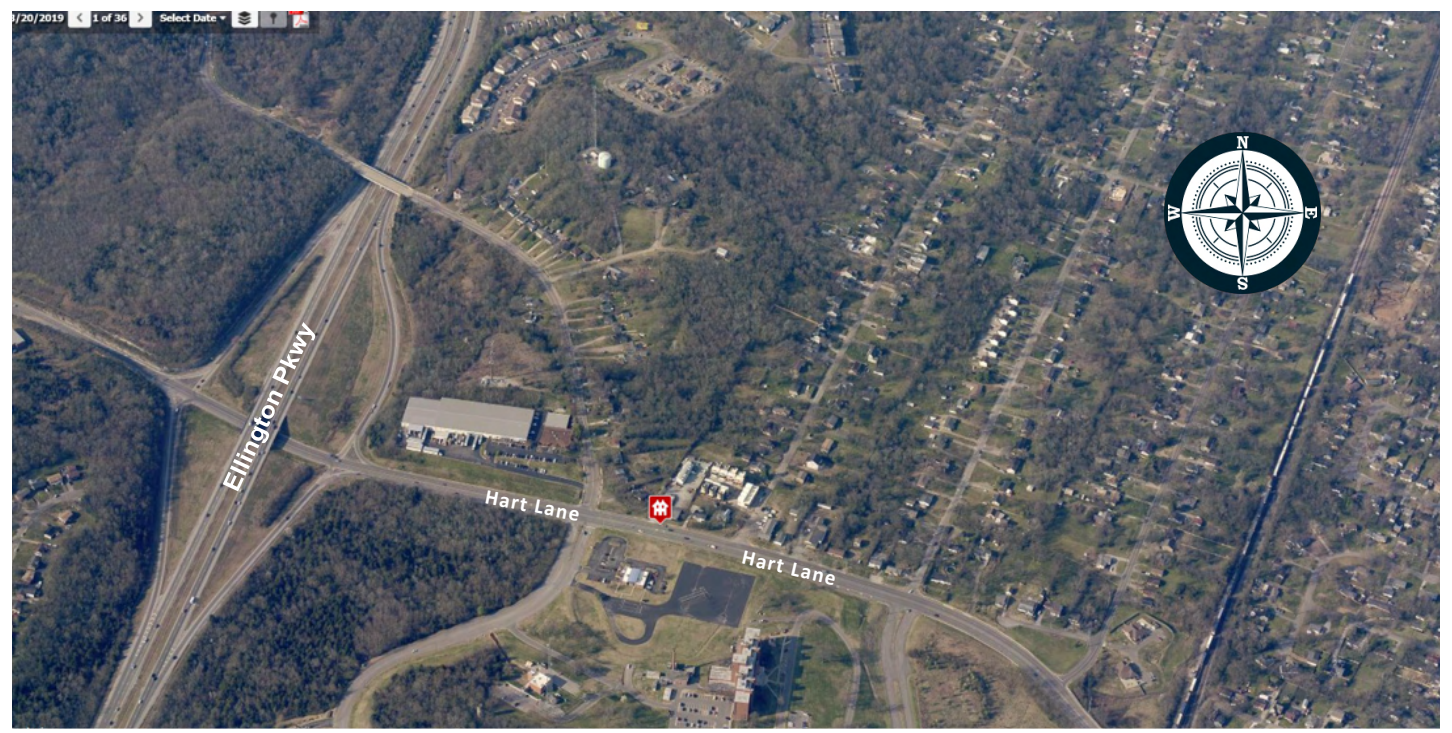
Email: rita.acb@outlook.com
Office Phone: (615) 754-2442
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STREET MAPS

625 HART LANE | NASHVILLE, TN 37216



AERIAL MAPS
625 HART LANE | NASHVILLE, TN 37216



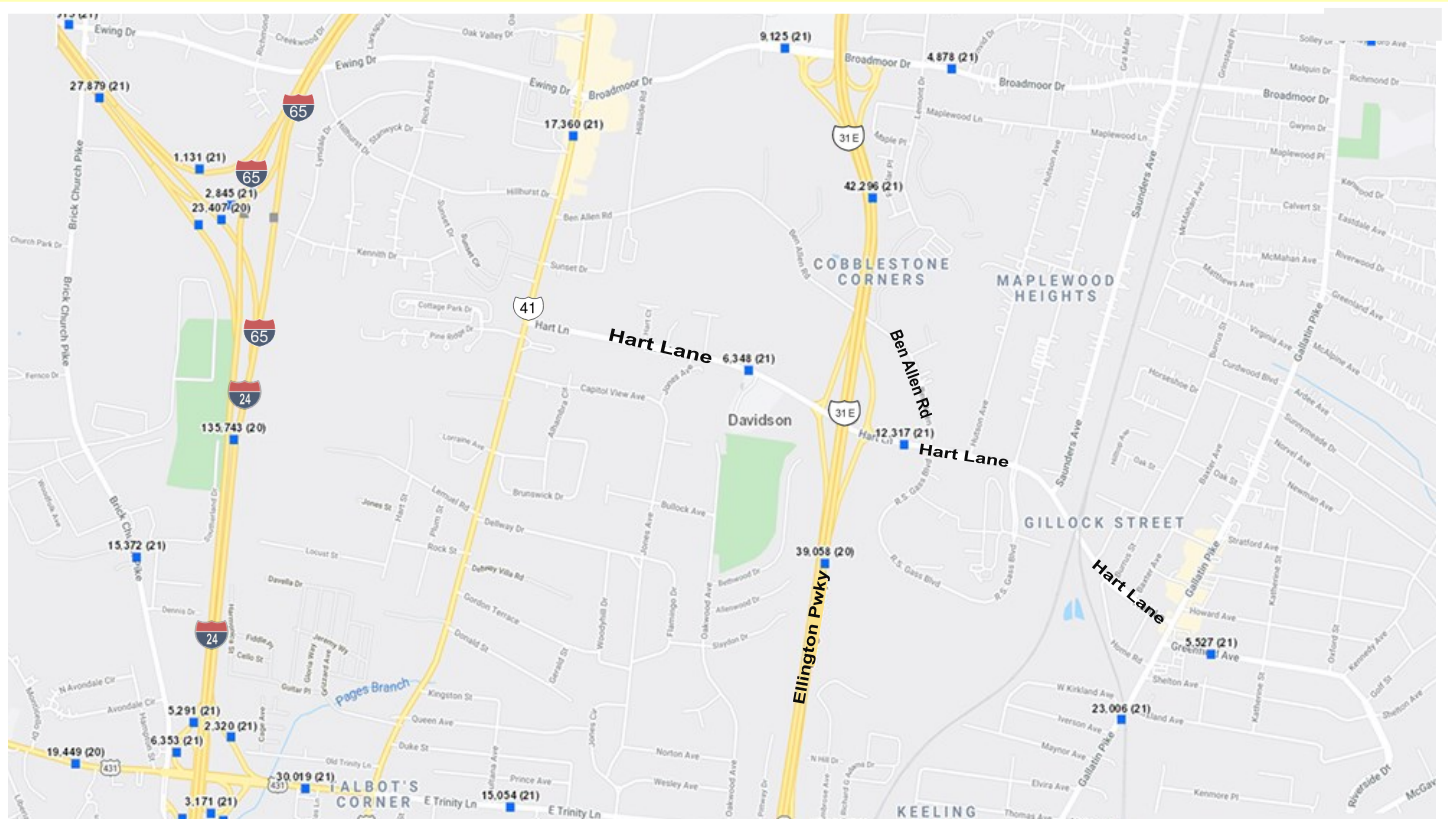
TAX MAPS

625 HART LANE | NASHVILLE, TN 37216



TRAFFIC COUNTS

625 HART LANE | NASHVILLE, TN 37216



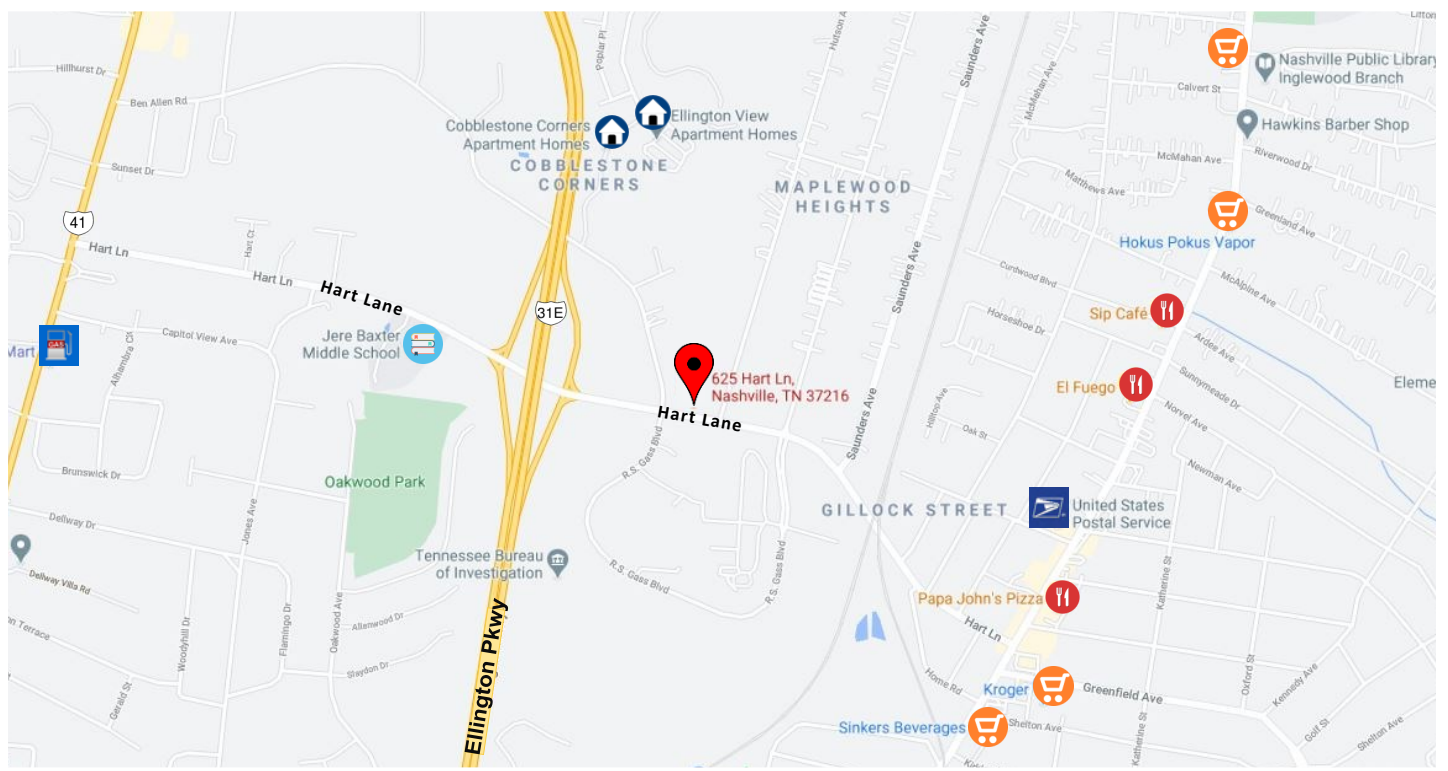
Traffic Counts

044	17,180	East Trinity Lane East of Ellington Parkway	2021
045	23,006	Gallatin Pike South at Kirkland Ave	2021
218	17,360	Dickerson Pike South of Ewing Drive	2021
380	15,054	East Trinity Lane West of Ellington Parkway	2021
412	39,058	Northbound Ellington Pkwy South of Hart Lane	2021
413	42,296	Ellington Parkway South of I-65	2021
513	6,348	Hart Lane West of Ellington Parkway	2021
514	12,317	Hart Lane at Ben Allen Road	2021

*Source: Tennessee Department of Transportation
Transportation Data Management Mapping August 26, 2021*

AREA BUSINESSES

625 HART LANE | NASHVILLE, TN 37216



EXTERIOR
625 HART LANE | NASHVILLE, TN 37216



Front Entrance



Rear Entrance

EXTERIOR
625 HART LANE | NASHVILLE, TN 37216



Entrance and Parking



Parking



Side Entrance



Side Entrance

INTERIOR
625 HART LANE | NASHVILLE, TN 37216



Work Area



Work Area





Kitchen



FLOORPLAN

625 HART LANE | NASHVILLE, TN 37216

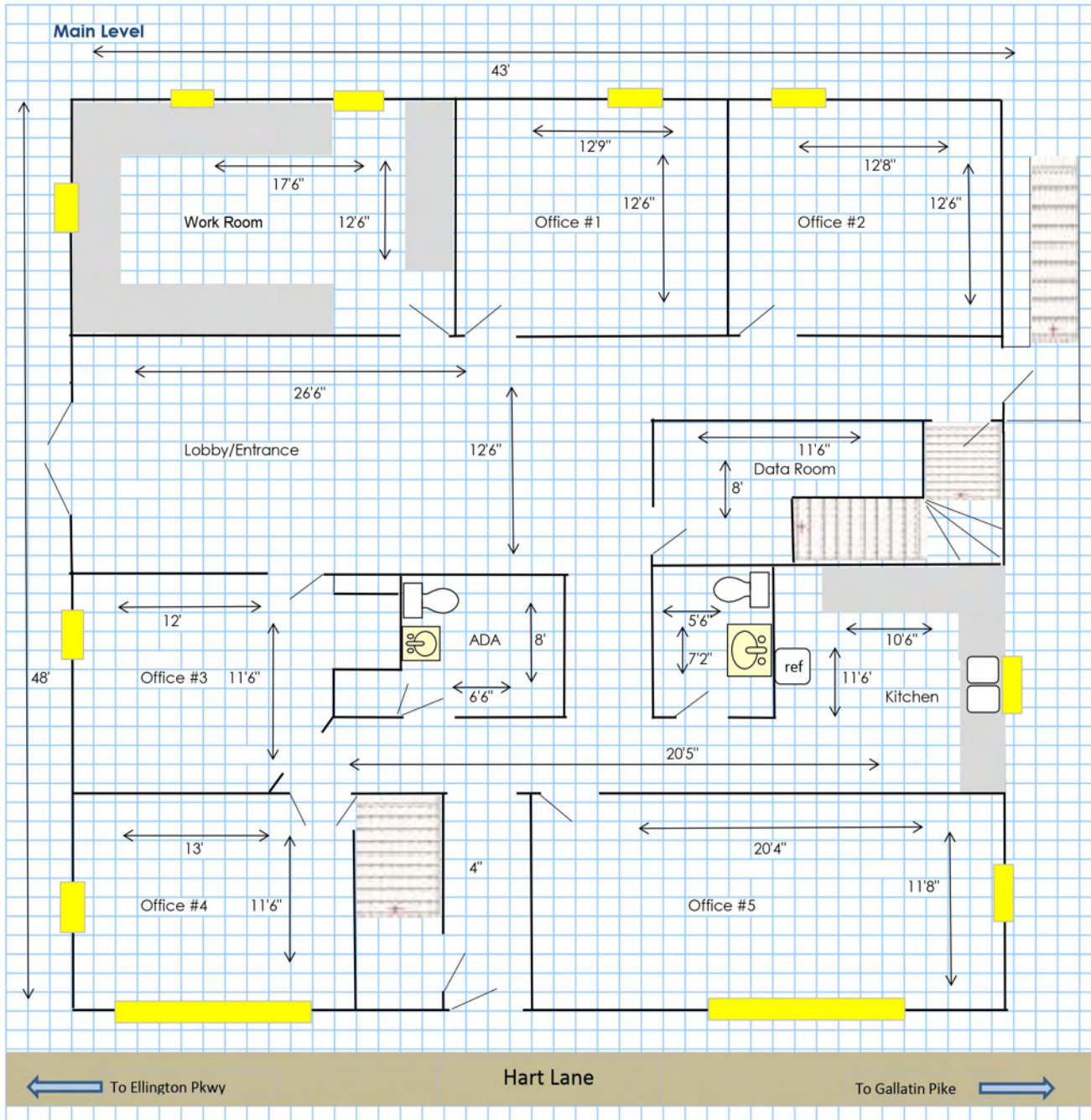
Anderson Commercial Brokerage

3214 Lakeshore Dr, Old Hickory Tennessee 37138
 Office: 615-754-2442 Fax: 615-357-0724 E-mail: acbdealmkr@comcast.net
 Floor Plan of: 625 Hart Lane Nashville, TN 37216



Note: Measurements are approximate within 4 inches. Not to scale.
 (Drawing is limited to the formatting capabilities of the spreadsheet program)

= Windows



FLOORPLAN


625 HART LANE | NASHVILLE, TN 37216

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