

EXCLUSIVE OFFERING
MEMORANDUM



FOR LEASE

MEDICAL/OFFICE BUILDING

4805 GALLATIN PIKE, NASHVILLE TN 37216

LEASING PRICE: CONTACT BROKER

CONTACT INFO:

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EXECUTIVE OVERVIEW

4805 GALLATIN PIKE, NASHVILLE, TN 37216



EXECUTIVE SUMMARY

4805 Gallatin Pike N offers $\pm 2,024$ SF of medical/office space in the heart of Inglewood/East Nashville. With poured concrete construction, brick exterior, dedicated operatories, multiple entries, and medical gas infrastructure, this property is ideal for **medical professionals, dental users, or office tenants** seeking high-visibility space along a key Nashville corridor.

POSITIONING

- **Turnkey Medical/Dental:** Existing operatories, medical equipment, and infrastructure in place
- **Flexible Use:** Suitable for medical, dental, or professional office tenants
- **Strategic Corridor:** High-visibility location in Inglewood/East Nashville, minutes to Briley Pkwy and downtown Nashville

BUILDING DETAILS

4805 GALLATIN PIKE, NASHVILLE, TN 37216



PROPERTY HIGHLIGHTS

Available Space:	±2,024 SF (upper + lower levels)
Year Built:	1960
Stories:	2 (with seperate entries)
Site Size:	±0.17 acres
Zoning:	MUL-A
Parking:	11+ on-site spaces (freshly paved)
Construction:	Poured concrete, brick exerior
Utilities:	Heavy power (3-phase, 200 amp, 240V)
Medical Infrasctucture:	Compressed air, CO, nitrous oxide lines



BUILDING / LAYOUT DOWNSTAIRS

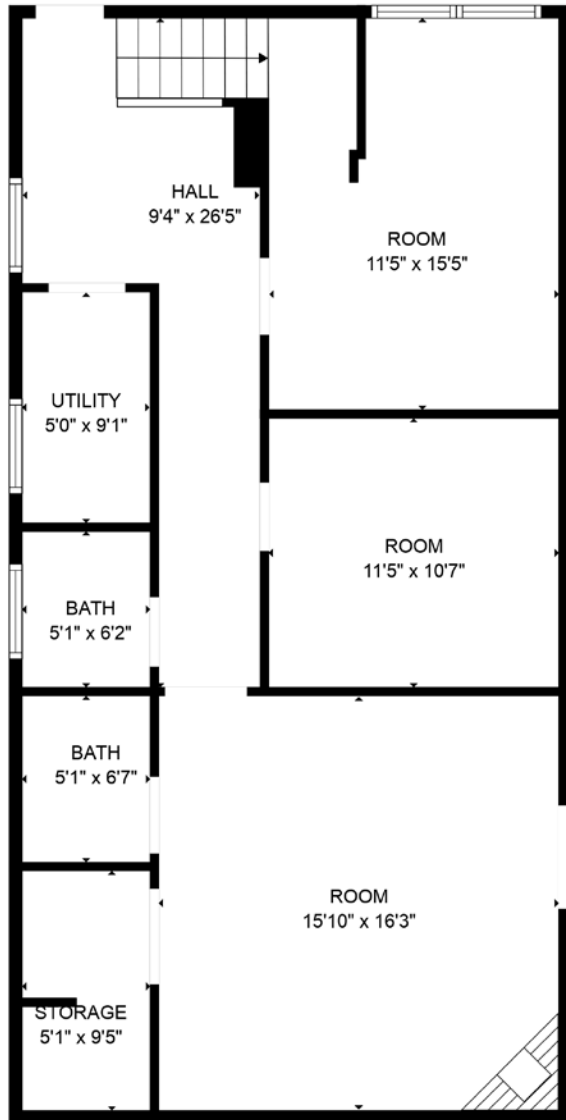
- **Spacious office (15.5' x 16')**
- **Kitchenette**
- **Three bathrooms (1 full, 2 half)**
- **7.5' drop ceiling**
- **Dual entry/exit access**

BUILDING / LAYOUT UPSTAIRS

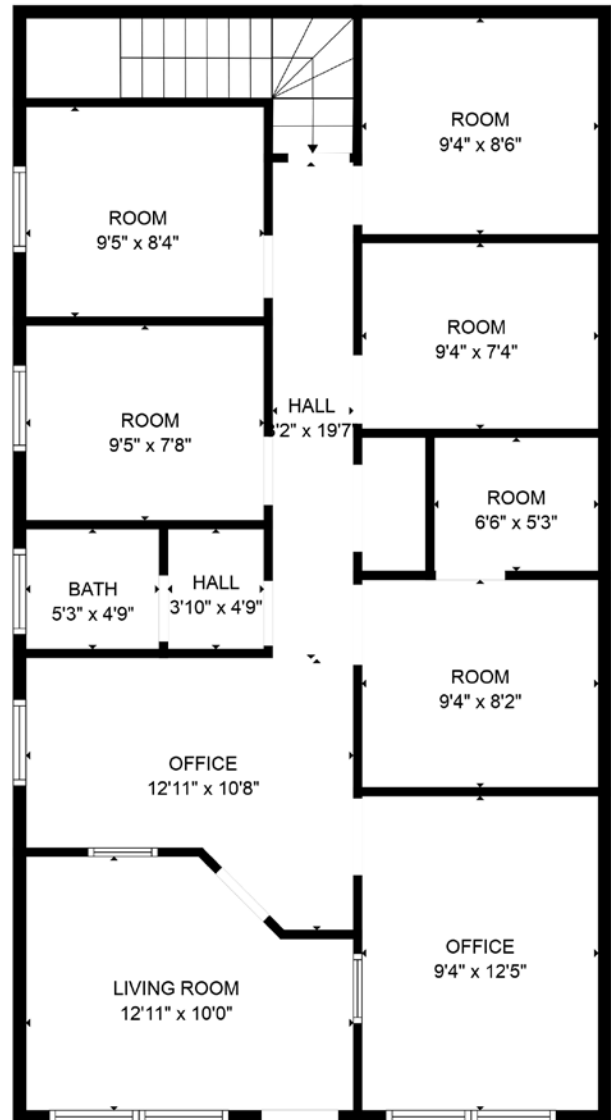
- **Four fully plumbed operatories with sinks**
- **Reception/waiting area with natural light**
- **Kitchenette + half bath**
- **7' ceiling in hallways / 8' in operatories**
- **Separate entry/exit**

FLOOR PLAN

4805 GALLATIN PIKE, NASHVILLE, TN 37216



FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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PROPERTY PHOTOS

4805 GALLATIN PIKE, NASHVILLE, TN 37216

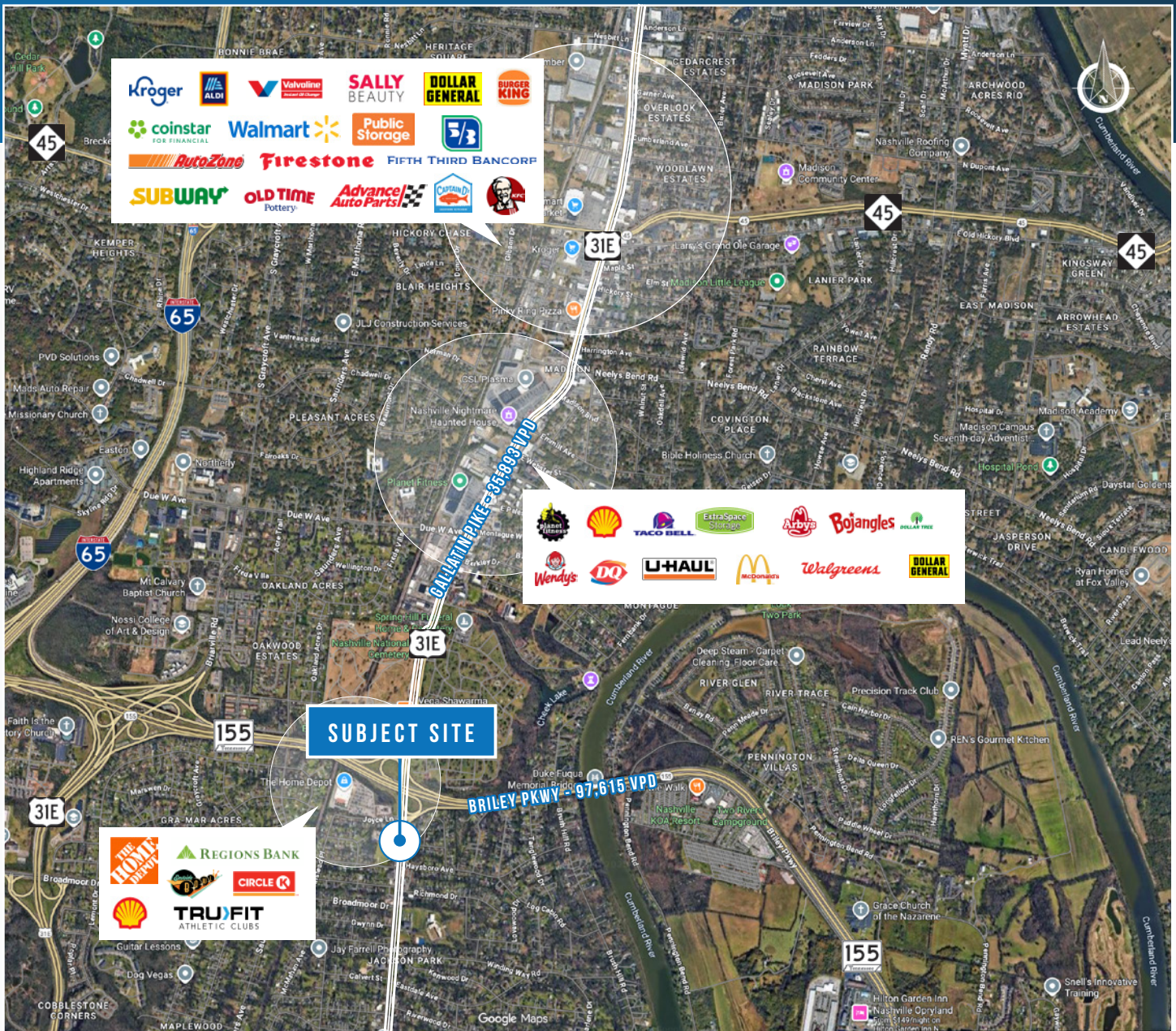


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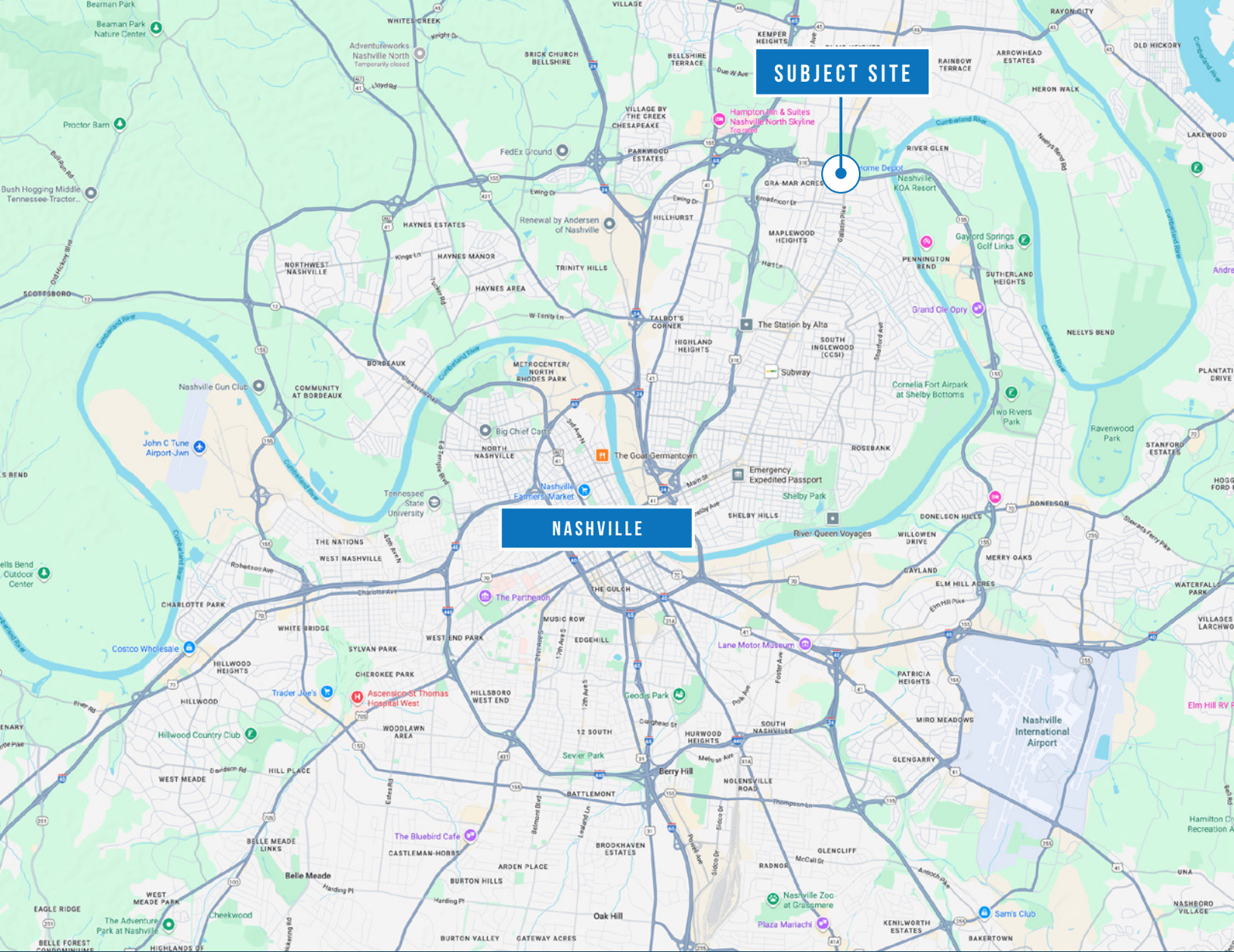
MARKET OVERVIEW

4805 GALLATIN PIKE, NASHVILLE, TN 37216



LOCATION & AREA HIGHLIGHTS

- Prime frontage along **Gallatin Pike** (4-lane highway with turn lane)
- Excellent access to **Briley Parkway**
- Prominent building signage facing Gallatin Pike
- Surrounded by dense residential neighborhoods and strong retail presence



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