

EXCLUSIVE OFFERING MEMORANDUM



FOR LEASE: FREESTANDING PROFESSIONAL OFFICE

909 MEADOW LARK LN, GOODLETTSVILLE, TN 37072

**±4,000 SF BRICK OFFICE BUILDING COMPLEMENTED BY
A DETACHED ±1,500 SF STORAGE BUILDING**

www.edgefieldcommercial.com

EXECUTIVE SUMMARY

909 MEADOW LARK LN, GOODLETTSVILLE, TN 37072

909 Meadow Lark Lane offers a rare opportunity to lease a freestanding professional office property with a detached storage building in the heart of Goodlettsville. Situated on approximately 1.11 acres, the Property provides an ideal environment for medical, dental, therapy, legal, accounting, and other professional office users seeking a standalone presence with abundant parking and exceptional functionality.

The Property features a $\pm 4,000$ SF brick office building complemented by a detached $\pm 1,500$ SF storage building, creating a unique combination of professional office space and secure storage rarely available within the market. Whether utilized for medical supplies, equipment storage, fleet vehicles, or general business operations, the detached structure adds meaningful operational flexibility.

Conveniently located just minutes from Interstate 65, Rivergate Parkway, and Gallatin Pike, the Property offers excellent regional accessibility while maintaining a professional campus-like setting. With generous parking, a spacious site, and multiple building improvements, 909 Meadowlark Lane presents an outstanding opportunity for businesses seeking a highly functional standalone office property in one of North Nashville's most established commercial corridors.

PROPERTY DETAILS

PROPERTY ADDRESS:	909 Meadow Lark Ln, Goodlettsville, TN 37072
SPACE SIZE:	$\pm 4,000$ SF (Main Building)
LOT AREA:	± 1.11 acres
AVAILABILITY:	Immediate
LEASE TYPE:	Triple Net (NNN)
LEASE RATE:	\$16.25/SF (\$3.25/SF Opex)
ZONING:	6ZZ (City Of Goodlettsville)





Freestanding Office

Standalone professional office building providing exclusive occupancy and signage opportunities

Detached Storage Building

±1,500 SF accessory building ideal for equipment storage, records, fleet vehicles, or operational support

Medical / Professional Office

Well-suited for medical, dental, therapy, legal, accounting, engineering, financial services, and other professional office users

Parking

Ample on-site parking situated on approximately 1.11 acres

Flexibility

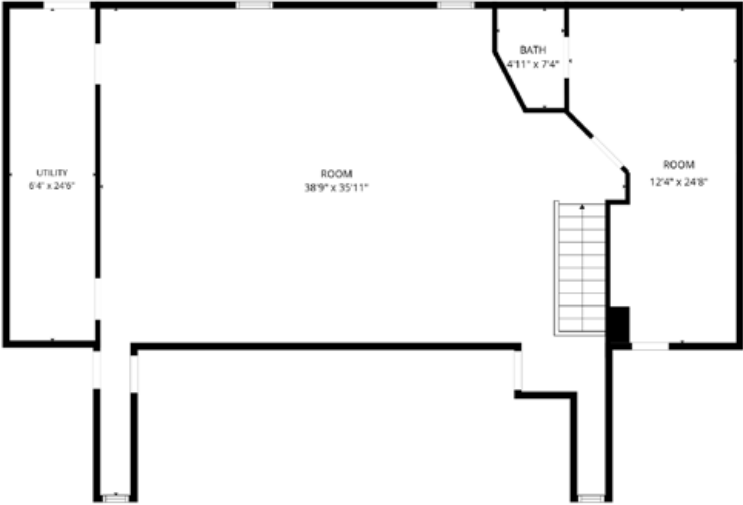
Combination of office space and detached storage provides functionality rarely found in traditional office properties

Accessibility

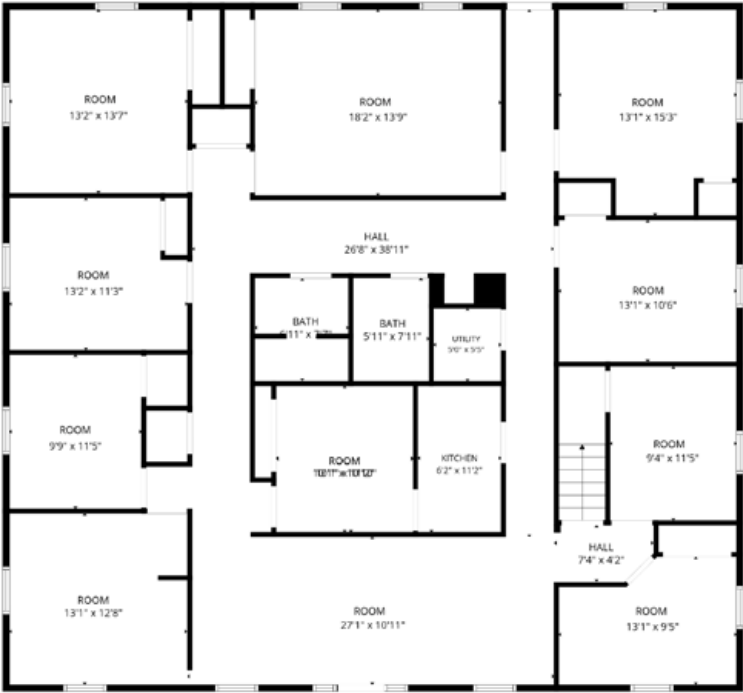
Convenient access to Interstate 65, Rivergate Parkway, and Gallatin Pike

Business Presence

Excellent opportunity for businesses seeking a standalone office environment with enhanced operational flexibility



2nd floor





AERIAL MAP

909 MEADOW LARK LN, GOODLETTSVILLE, TN 37072



AERIAL MAP

909 MEADOW LARK LN, GOODLETTSVILLE, TN 37072



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MAP

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CONTACT INFO:

TYLER BROCK

(615) 804-6590

Tyler@EdgefieldCommercial.com

ANTHONY RUBINO

(203) 253-5966

Anthony@EdgefieldCommercial.com

(615) 721-2515

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