



Donelson Corporate Centre III

3055 Lebanon Pike
Nashville, TN 37214

Available Square Feet

Up to 136,042 contiguous

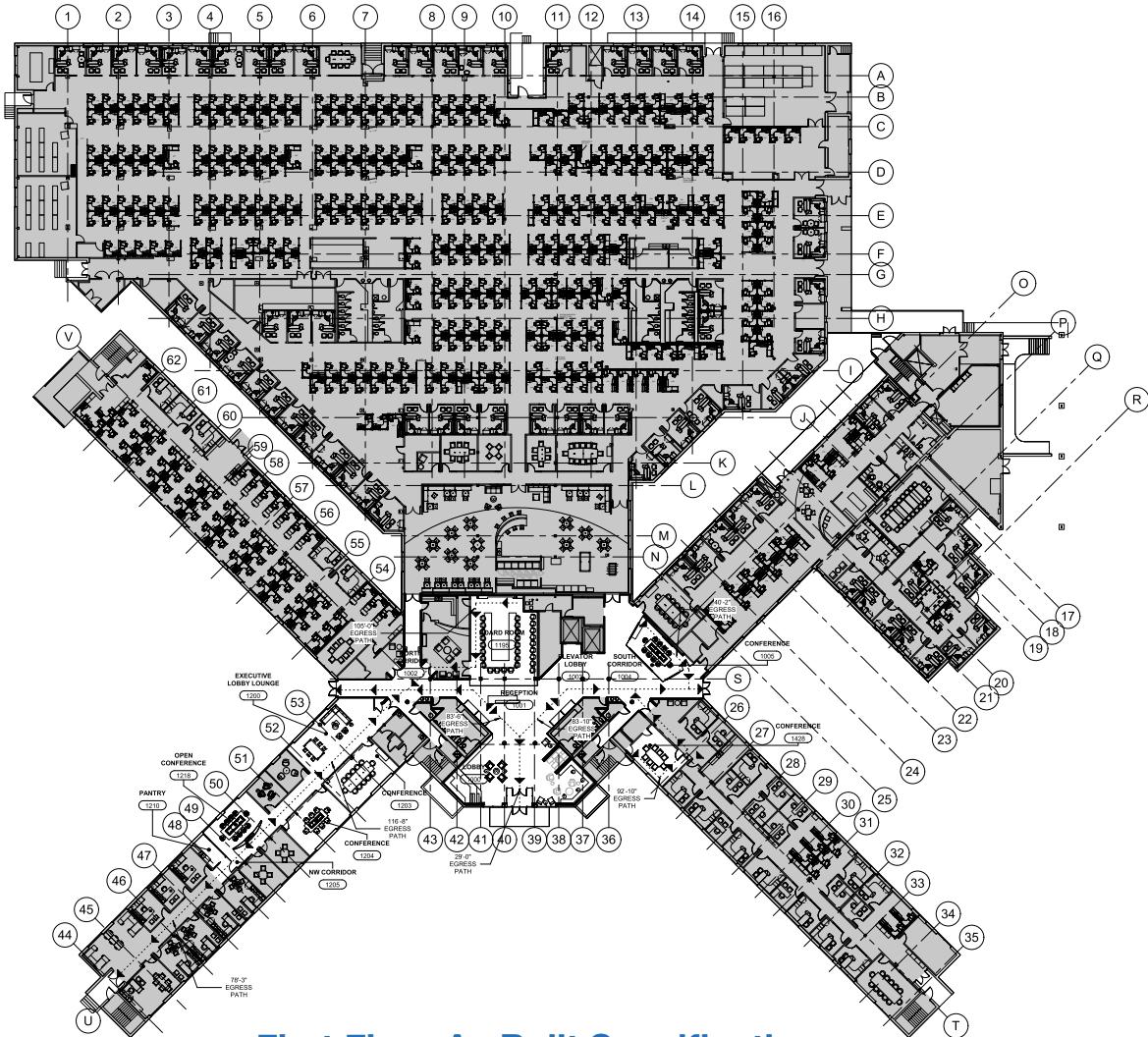
Features:

- 5/1000 Parking
- High Visibility on Lebanon Pike
- Outside Air and HVAC Ventilation exceeds CDC and ASHRAE requirements for Indoor Air Quality
- High Density Fibre and Copper
- ATT, Level 3 and Comcast redundant providers
- Fibre in Sonnet Ring configuration
- Backup generator on-site
- On-Site Management
- Minutes from Nashville International Airport
- Below-Market Rental Rates



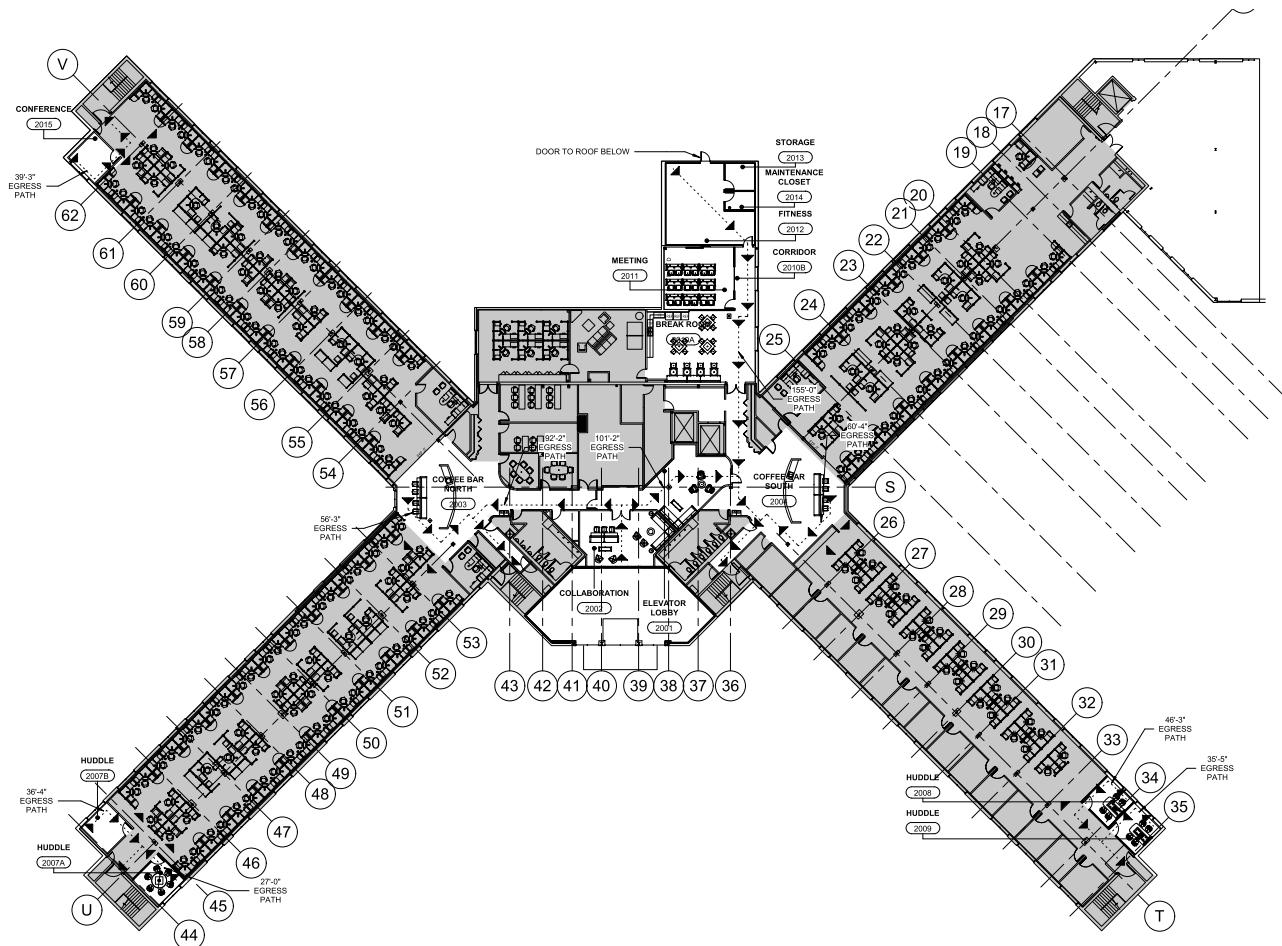
Floyd Shechter
President SmartSpace
o 615.251.8900
floyd@smart-space.com

Jennifer Smith
Vice President of Operations SmartSpace
o 615.251.8900 | m 615.828.5862
jennifer@smart-space.com



First Floor As Built Specifications

- 98,849 rentable square feet
- 503 total seats (5.1 seats/1,000 RSF)
- Main entrance lobby & 11 additional secure points of ingress/egress
- One large board room and open collaborative space
- Three elevator cabs
- One large employee lunchroom/break area
- One large employee lounge
- One secure mail/shipping/receiving room with dock
- Two large training rooms
- Six large conference rooms (12-seat table)
- Six medium conference rooms (8-seat table)
- 3 huddle rooms
- 79 exterior glass offices
- 25 interior offices
- 394 workstations
- 5/1000 parking



Second Floor As Built Specifications

- 37,193 rentable square feet
- 218 total seats (5.8 seats/1,000 RSF)
- One glass-walled, large conference/collaborative space
- Floor to ceiling glass - all seats have exterior views
- 17 exterior hard wall offices
- Three huddle rooms
- Three medium conference rooms
- One large employee break/lunchroom
- Two large beverage bars
- Fitness center
- Large training room
- Data room with Liebert unit