

EXCLUSIVE OFFERING MEMORANDUM

EDGEFIELD
COMMERCIAL



FIVE (5) ADJACENT MULTI-TENANT BUILDINGS

RIVERGATE EXECUTIVE PARK

907 RIVERGATE PKWY, GOODLETTSVILLE, TN 37072

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Rivergate Executive Park is a multi-building office and service-oriented commercial park located along Rivergate Parkway in the heart of the Rivergate trade area. The Property consists of five adjacent buildings offering a diverse mix of office, retail, and flex suites designed to accommodate a wide range of small business and service users.

The Property features a variety of suite sizes and configurations, including storefront retail spaces, traditional office suites, open floor plans, and flexible layouts suitable for medical, wellness, salon, showroom, professional office, and service-oriented uses. Many suites feature glass storefronts, private offices, kitchenettes, rear access, and shared common area amenities.

Positioned directly within one of North Nashville's most active commercial corridors, Rivergate Executive Park benefits from immediate access to Rivergate Parkway, Gallatin Pike, Vietnam Veterans Blvd, and Interstate 65. The Property is also strategically located near the ongoing Rivergate Mall redevelopment, a \$450M mixed-use project expected to significantly increase nearby residential density, retail activity, and long-term demand throughout the surrounding trade area.

With flexible suite options, full service gross lease structures, and strong accessibility, Rivergate Executive Park offers an increasingly rare opportunity for small and growing businesses seeking practical, well-located commercial space in the Rivergate/Goodlettsville submarket.

PROPERTY DETAILS



**907 Rivergate Pkwy,
Goodlettsville, TN 37072**



**Property Type:
Office/Retail/Service Park**



**Buildings: Five (5) adjacent
multi-tenant buildings**



**Available Space: Multiple suites ranging
from ±130 SF to ±2,070 SF**



**Lease Rate:
Approximately \$22.00–\$28.00 PSF**



Lease Type: Full Service Gross



Availability: Immediate



**Parking: Ample on-site surface parking
throughout the Property**



**Access: Multiple points of ingress/egress
from Rivergate Parkway**



**Utilities: Included within
Full Service Gross lease structure**

A-5 (Approx. ±1,800 SF)

End cap suite with full glass frontage, kitchenette, glass conference room, and multiple plumbing connections. Suitable for medical, wellness, office, or salon users.

A-7 (±376 SF)

Small office suite featuring reception area, private office, and shared restroom access. Ideal for insurance, consulting, or small professional office use.

B-3 (±1,658 SF)

Large open floor plan with full glass storefront, kitchenette, rear hallway access, and ability to demise. Strong fit for showroom, service retail, or office users.

B-6 (±1,147 SF)

End cap suite with front and rear access, kitchenette, private restroom, washer/dryer hookups, and glass frontage facing breezeway.

B-Office (±130 SF)

Small private office located off shared hallway with exterior-facing windows overlooking parking area.

D-4 (±2,070 SF)

Former medical office suites with multiple private offices, open rooms, break area, and plumbing connections. Renovation opportunity for medical or office users.

D-5 (±848 SF)

Former ADT office in strong condition featuring conference room, private offices, glass storefront, and rear hallway access.

D-7 (Approx. ±1,326 SF)

End cap suite with two private offices, rear work area, glass frontage, and shared restroom access.

E-1 (±748 SF)

Interior office suite with flexible demising potential, dual sinks, and shared hallway access. Potential to combine with adjacent suites.

E-10 (±638 SF)

Front-facing office suite along Rivergate Parkway with reception area, conference room, rear hallway access, and strong visibility.

E-11

End cap open floor plan suite with direct parking lot access, full glass frontage, and flexible office or service-oriented use potential.

TENANT ROSTER

RIVERGATE EXECUTIVE PARK

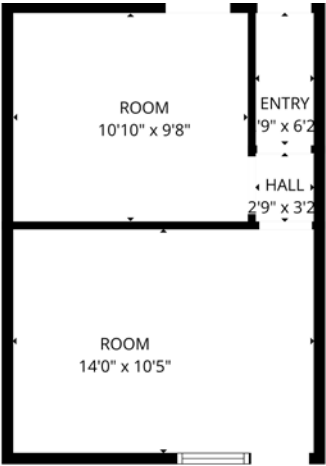
Unit	Unit SF	Tenant Name
A1	1,100	Ashton Tolly
A2	672	United Insurance
A3	485	The Katartizo Foundation
A4	965	Artemis Capital Solutions LLC
A5	1,800	VACANT
A6	546	HME Inc.
A7	376	VACANT
A8	800	Choice Credit
A9	485	NEEP
B1	2,234	Feltz Therapy Services LLC
B2	600	The Academy
B3	1,658	VACANT
B4	3,600	The Academy
B6	1,147	VACANT
B7	400	The Academy
B8	400	The Academy
B-Office	130	VACANT
C1	6,149.5	Jordan & Shaw Consulting
C4	880	Moorish Science Temple of America
C5	1,352	Painful Genius Art & Tattoo
C6	1,366	Pinfull Genius Art & Tattoo
D1	800	Exit Realty
D2	900	EduMed
D3	389	M&B's Impressive Design

Unit	Unit SF	Tenant Name
D4	2,070	VACANT
D5	848	VACANT
D6	810	Sincere Mobile Barber Shop
D7	1,326	VACANT
D8	1,016	K-Power Global Logistics
D9	400	Scissors On The Go
E1	748	VACANT
E2	400	Eric Bateman Photo & Design
E3	1,447	Subway
E4	1,530	Multiple Choices LLC
E5	807	City Wireless-Cricket
E6	1,687	Auto Zone
E7	1,211	Jo's Reflexology
E8	1,000	Vereen Salon
E9	1,356	Cali Vapor 1 LLC
A10	896	Hair Tactics
A1A	400	Brigada LLC
C1B	2,122.5	Deleco Beauty
E10	638	VACANT
E11	638	VACANT
B8KIT	500	EBG

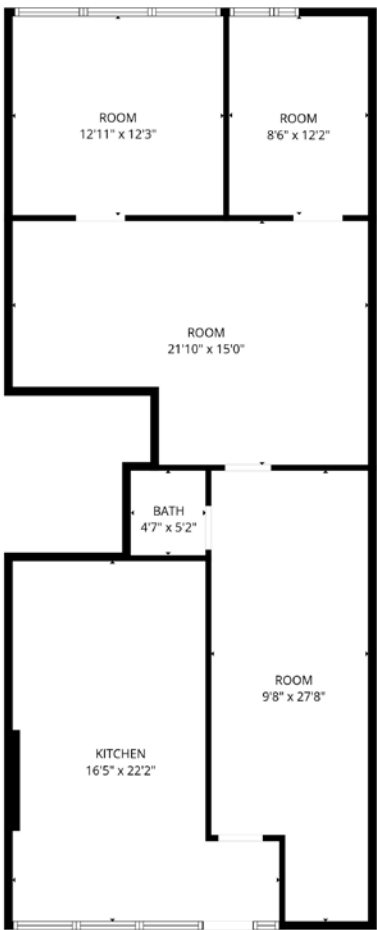
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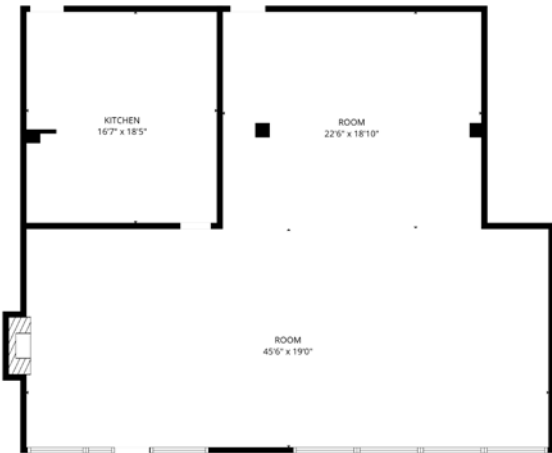
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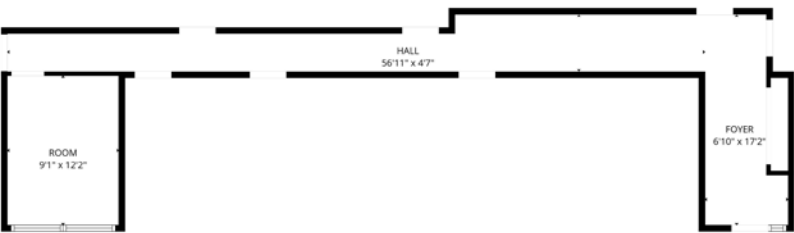
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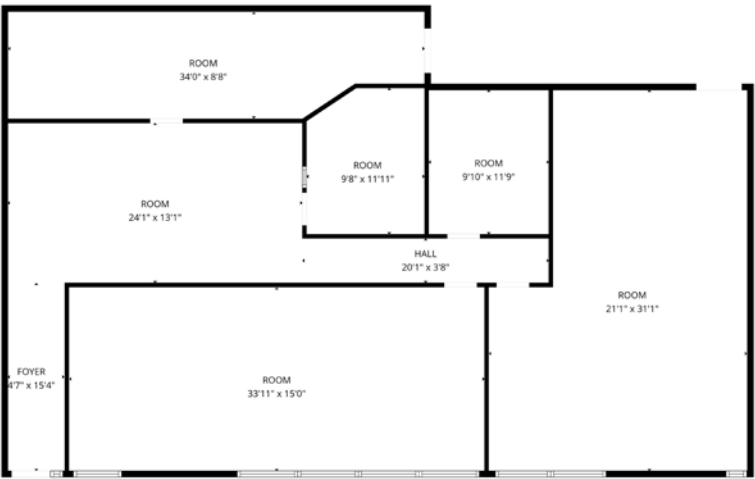
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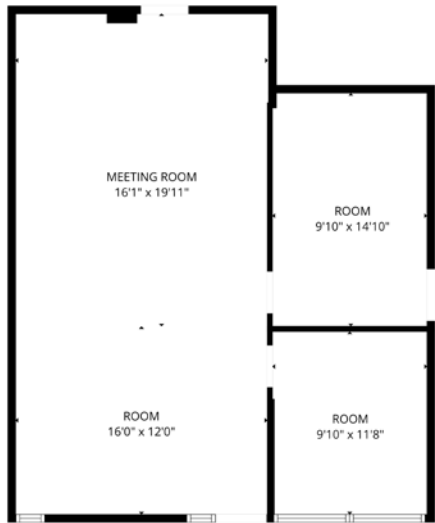
B-OFFICE



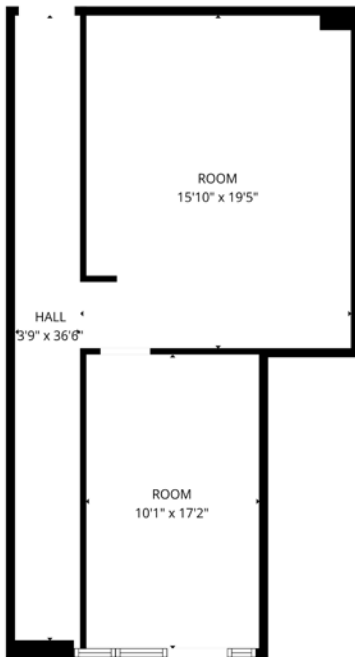
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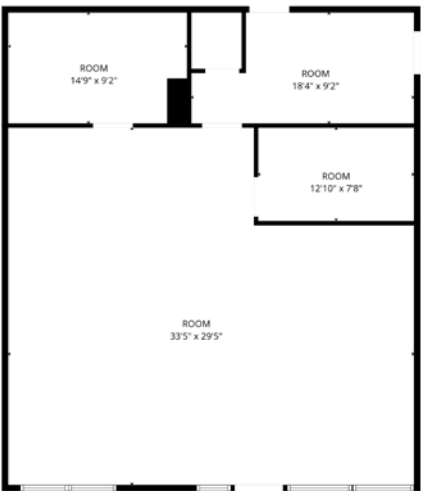
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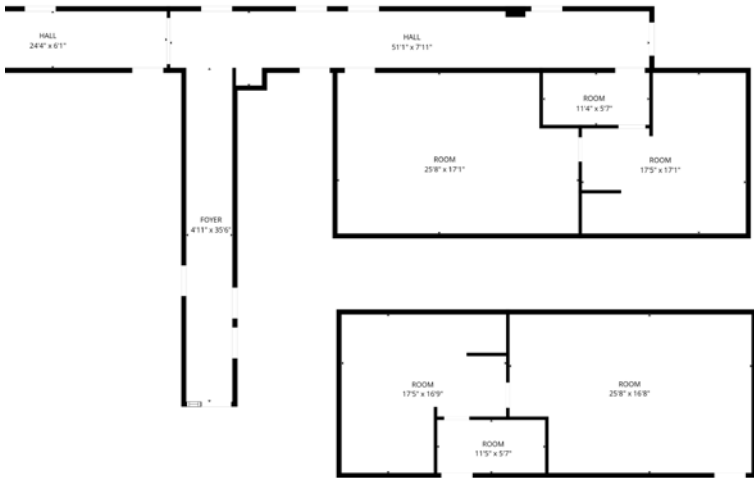
E-10



D-7



E-1 OFFICE



SUITE A-5



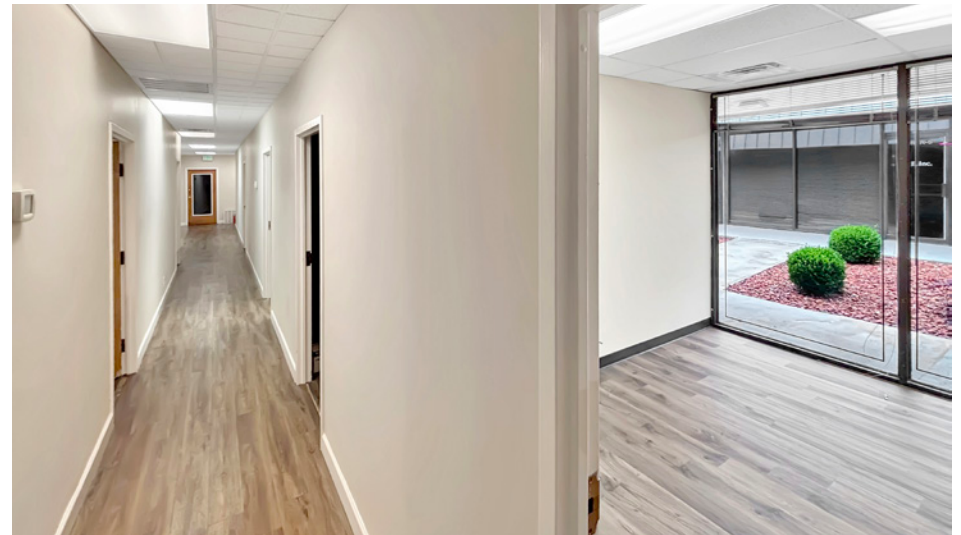
SUITE A-7



SUITE B-3



SUITE B-OFFICE



SUITE D-4



SUITE D-5



SUITE D-7



SUITE E-1 OFFICE



SUITE E-10



SUITE E-11



AERIAL MAP

RIVERGATE EXECUTIVE PARK



AERIAL MAP

RIVERGATE EXECUTIVE PARK





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