

FOR SALE

±6,060 SF Available

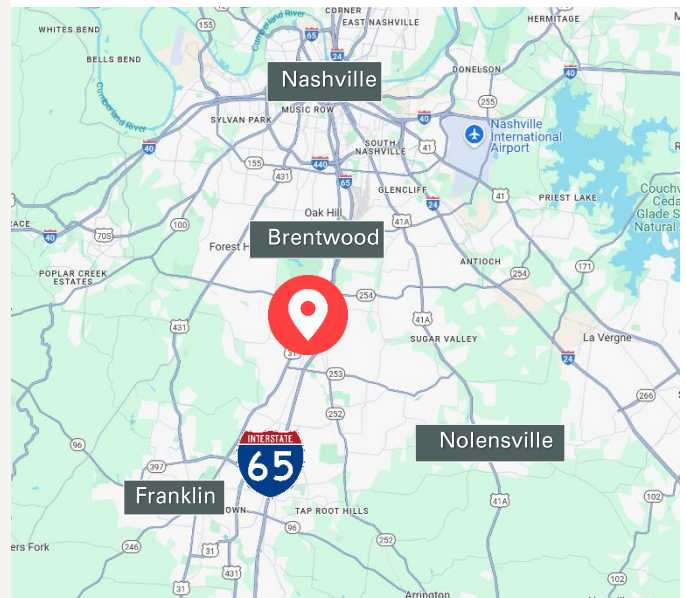
Office Ownership Opportunity in Brentwood's
Premier Business District

229 Ward Circle C11-C13, Brentwood, TN 37027



HIGHLIGHTS

- Maryland Farms Office Condo for Sale
- ±6,060 SF Available
- Sale Price: \$2,200,000
- **Property Features:** 15+ Private offices, Breakroom, Two Kitchens, Private Restrooms, and other amenities
- Maryland Farms is recognized as Brentwood's premier Class A office district
- New HVAC and Updated Lighting installed
- Within minutes of upscale restaurants and cafés, hotels and conference facilities, and fitness centers and wellness services
- Convenient access to Interstate 65, the region's primary corridor



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Exclusively listed by:
Charles Hawkins Co.
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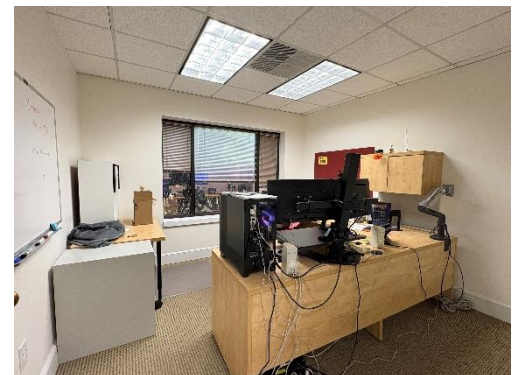
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Williamson County

CHARLES
HAWKINS CO.

PROPERTY PHOTOS

A Complete Office Condo.



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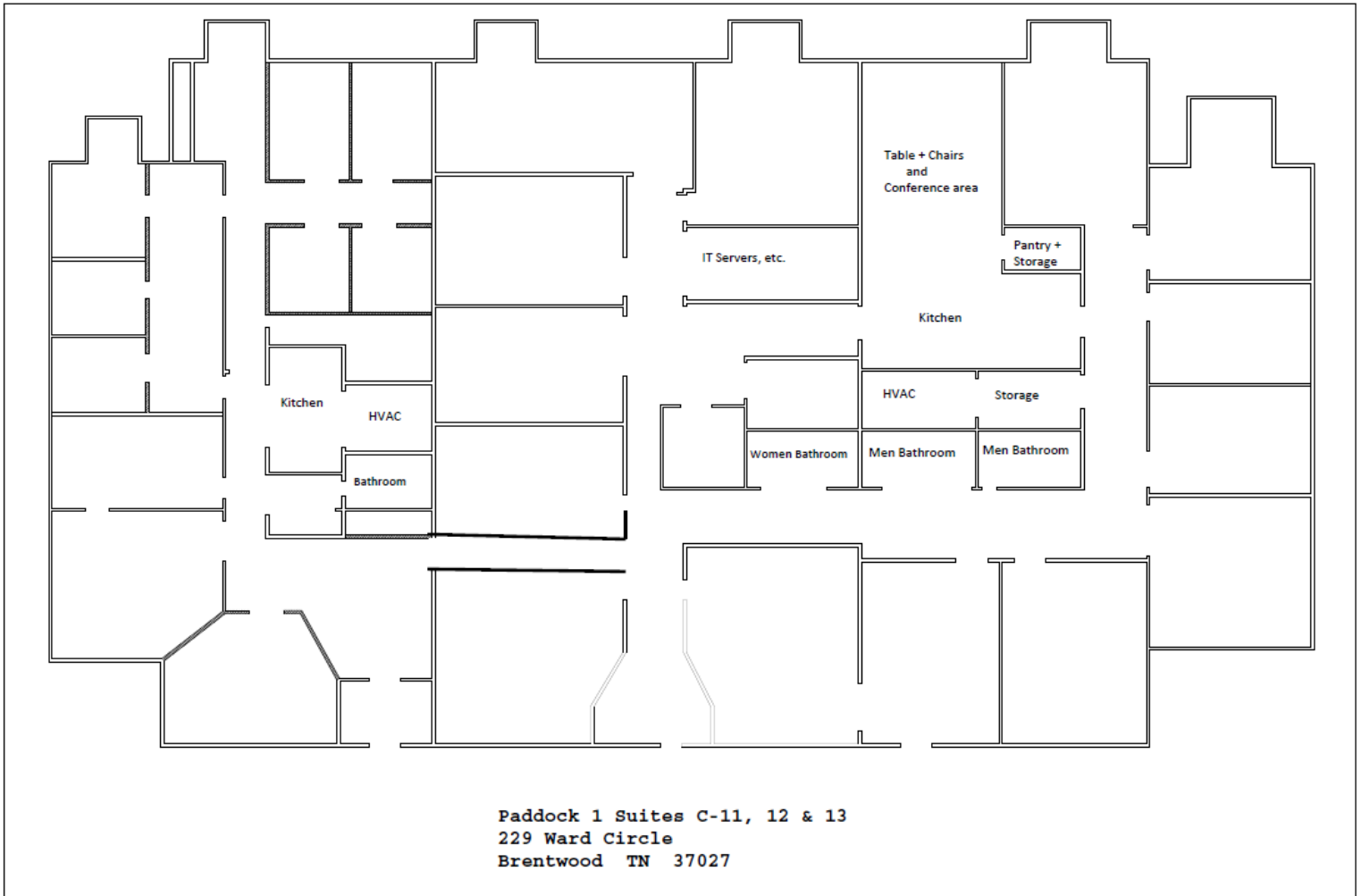
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FLOOR PLAN

Built for Business.



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Premier Location. Exceptional Accessibility.

Maryland Farms is one of Middle Tennessee's most prestigious office submarkets, offering an exceptional blend of corporate prestige, accessibility, and executive amenities. Home to regional headquarters, professional services firms, healthcare companies, and financial institutions, the area continues to attract businesses seeking a high-quality office environment.

Strong Accessibility & Regional Connectivity

One of the property's greatest advantages is its proximity to **Interstate 65**, Middle Tennessee's primary north-south transportation corridor connecting Nashville, Brentwood, Franklin, and surrounding employment hubs. The location allows employees and clients to easily access the property from throughout Williamson County and the greater Nashville metropolitan area.

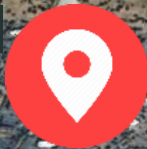
Destination

Approximate Drive Time

Downtown Nashville	15–20 minutes
Nashville International Airport (BNA)	20–25 minutes
Franklin, TN	10–15 minutes
Cool Springs Business District	10 minutes
I-65 Interstate Access	Minutes away

Premier Business Environment

Maryland Farms



Tremendous Location

Located just a short drive from Music City, USA, Brentwood has become a sought-after location. Its strategic position along major highways facilitate easy commutes to Nashville, Franklin, Murfreesboro, and surrounding areas.

Brentwood is also home to a diverse mix of local amenities that is supported by strong demographics, making it a top choice for businesses in Middle Tennessee.

VICINITY

Target
Longhorn Steakhouse
Panera Bread
Waffle House

VICINITY

Uncle Julio's
55 South
Puffy Muffin
Chick-fil-A
PetCo
Crumbi
Nordstrom Rack
TJ Maxx
Suki Sushi
Just Love Coffee
Blaze Pizza
Juice Bar
Tiff's Treats
REI
Jason's Deli
The Fresh Market

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