



**FOR LEASE**

**301,697 SF OF OFFICE & RETAIL ON 23 ACRES**

7100 COMMERCE WAY, BRENTWOOD, TN

# BUILDING HIGHLIGHTS

5-6/1,000 Parking ratio

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Multi-tenant office building

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23 Acre campus, zoned C-3 (Brentwood)

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Heavy power – data centers, dual-feed power & fiber carriers on-site

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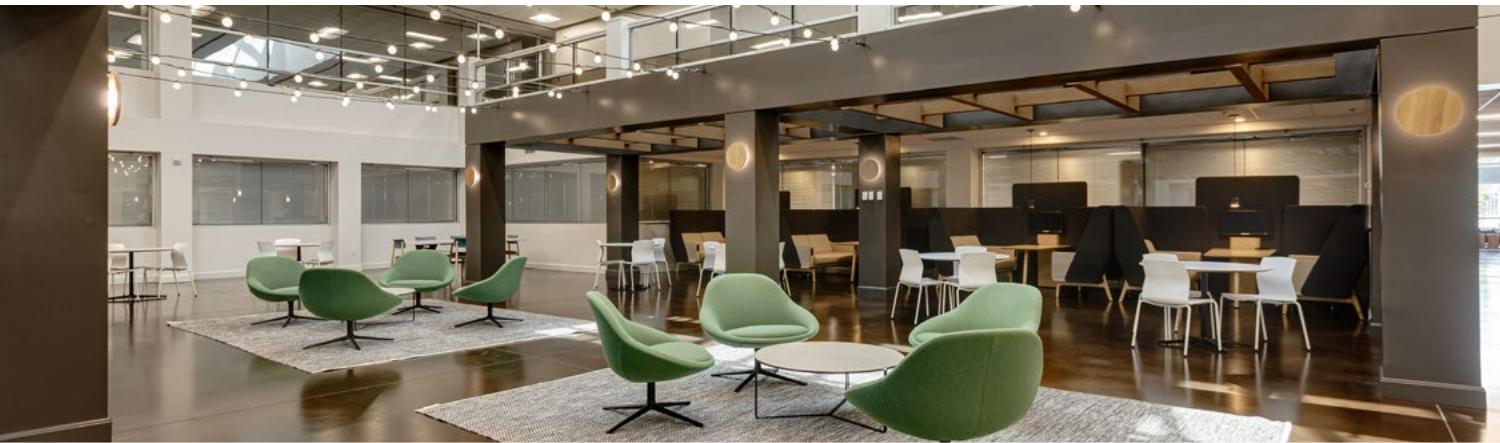
Flexible zoning to allow for office, retail, & industrial use

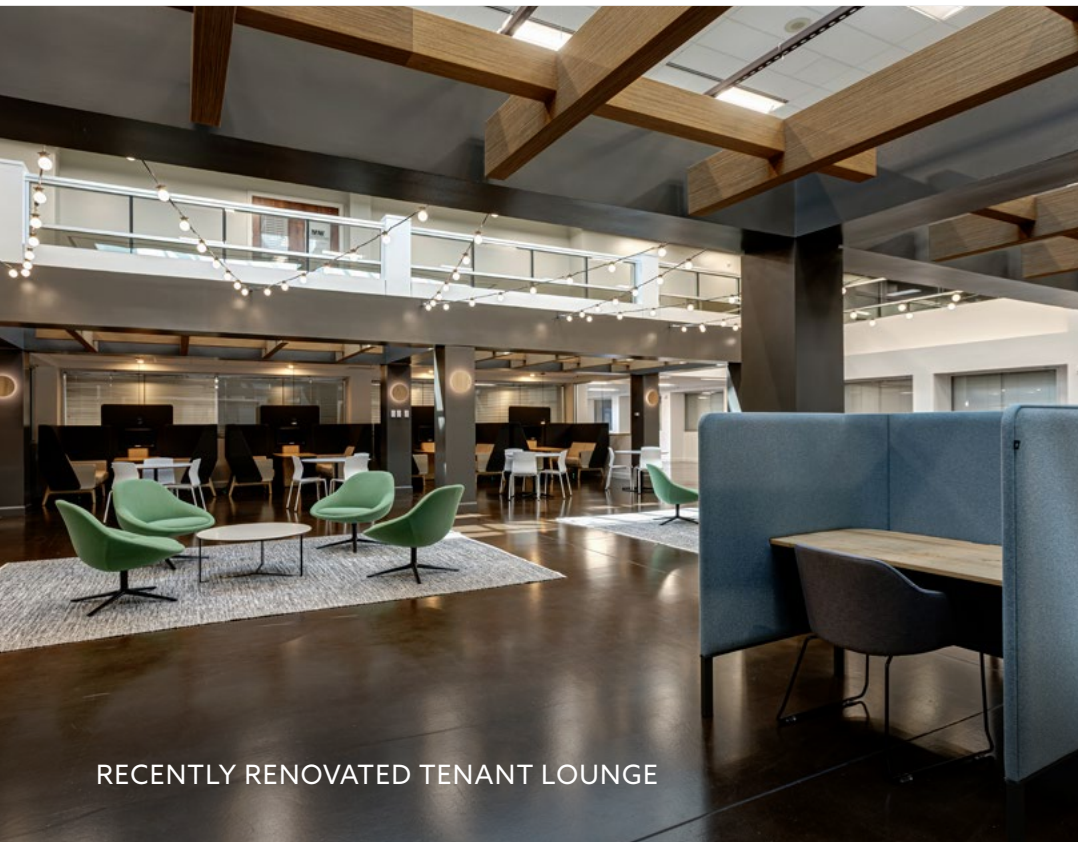
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Exterior building signage available to larger user tenant

## ON-SITE AMENITIES

- Newly built and furnished tenant lounge
- Recently renovated fitness center with showers
- On-site property management
- Walking trail
- Basketball court
- Training room with new AV equipment
- Conference room
- Game room





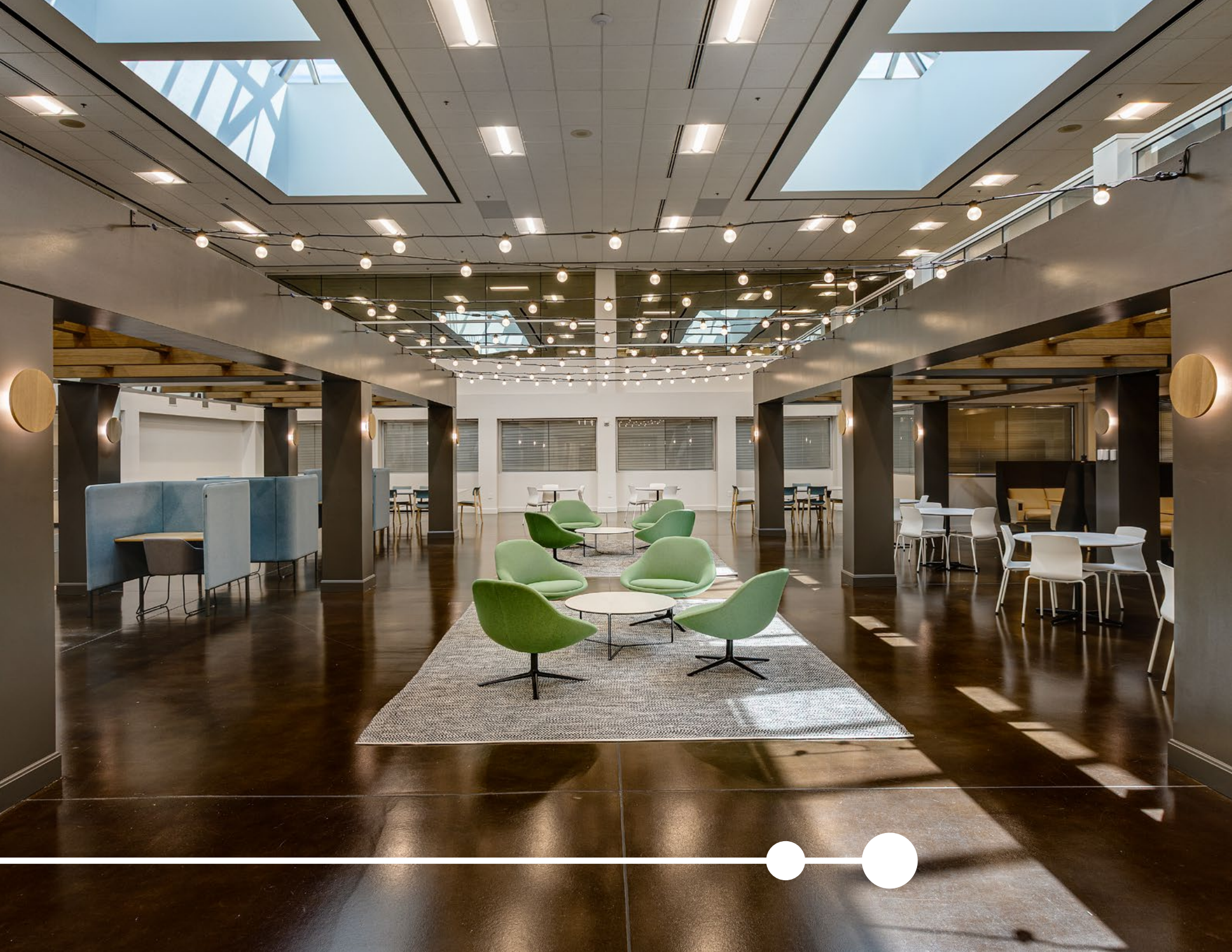
RECENTLY RENOVATED TENANT LOUNGE



# BUILDING RENOVATIONS

NEW TENANT LOUNGE, FITNESS CENTER & EXTERIOR UPGRADES





# LOCATION

MAJOR RETAIL AREA



## retail

- 1 Thoroughbred Village II**  
McAlister's  
Burger Up  
Moe's  
Starbase 1552
- 2 McEwen Northside**  
Shake Shack  
Condado  
Jeni's  
Just Love Coffee  
North Italia  
Perry's Steakhouse
- 3 McEwen Southside**  
Whole Foods  
Pure Barre  
Bricktop's  
Lululemon  
Pei Wei  
Blo
- 4 Thoroughbred Village**  
TJ Maxx  
Loft  
Office Depot  
Starbucks  
Carrabba's
- 5 Mallory Lane**  
Walmart  
Kohl's  
Petco  
Buffalo Wild Wings
- 6 Cool Springs Crossing**  
Target  
J Alexander's
- 7 Cool Springs Galleria**  
Apple Store  
M.A.C.  
Dillard's  
Cheesecake Factory  
Macy's  
JC Penney  
Pottery Barn  
King's Entertainment  
Connors
- 8 Cools Spring Market**  
Kroger  
JoAnn  
Staples  
Marshalls  
Dick's  
DSW
- 9 Cool Springs Pointe**  
Best Buy  
Nike  
Ross
- 10 Cool Springs Festival**  
Publix  
Michaels  
Home Depot  
Petsmart  
Outback
- 11 Carother's Crossing East**  
Chicken Salad Chick  
Buttermilk Sky  
Juice Bar
- 12 P.F. Chang's**
- 13 AMC Theatres**
- 14 AnyTime Fitness**
- 15 CVS**
- 16 Costco**
- 17 Orangetheory**
- 18 Bonefish Grill**
- 19 Lowes**
- 20 Sam's Club**
- 21 Lifetime Fitness**

## multifamily

- 1** McEwen Northside Apartments
- 2** Legacy at Cool Springs Apartments
- 3** The Harper Apartments
- 4** Camden Franklin Park
- 5** Cadence Cool Springs
- 6** Venue at Cool Springs

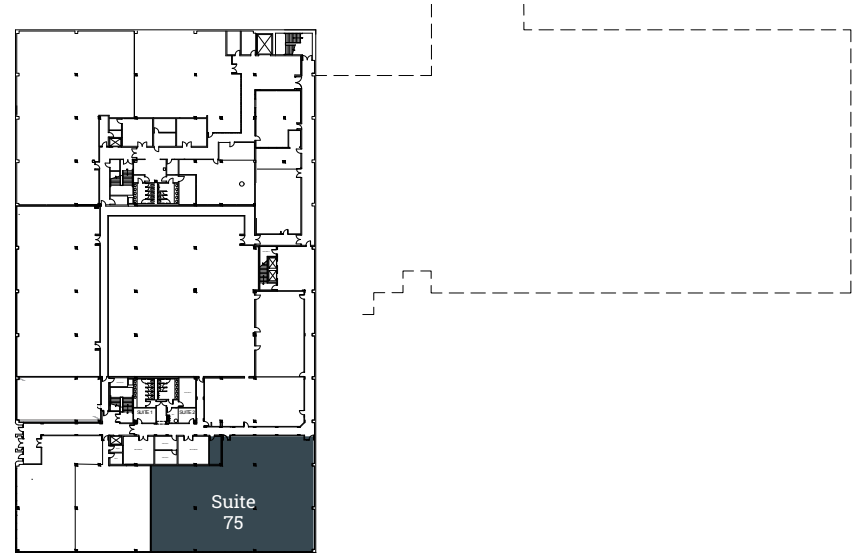
## lodging

- 1** Aloft Hotels
- 2** Hyatt Place
- 3** Embassy Suites
- 4** Courtyard
- 5** Hilton
- 6** Residence Inn
- 7** Home2 Suites
- 8** Marriott
- 9** Homewood Suites
- 10** Drury Plaza Hotel

# AVAILABILITY

## BUILDING II

Lower Level



## BUILDING II

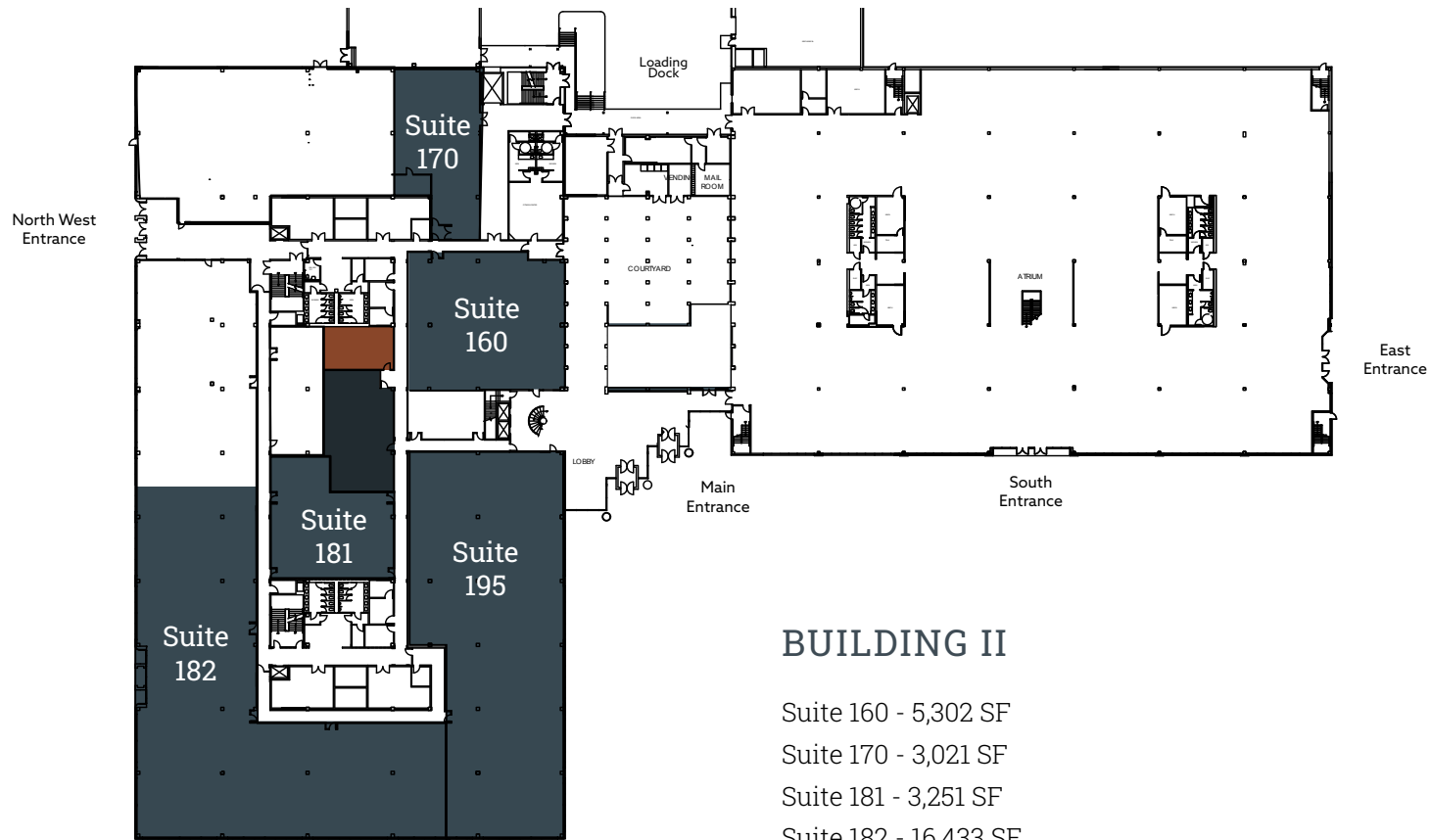
Suite 75 - 9,241 SF



# FIRST FLOOR

BUILDING II



BUILDING I



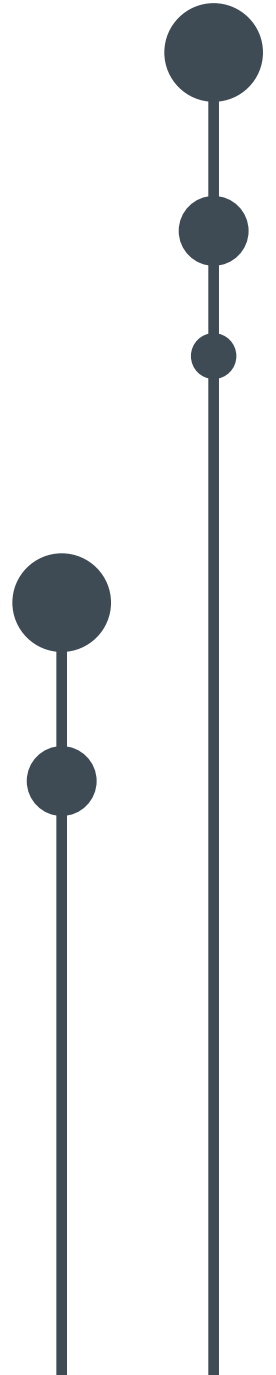
## BUILDING II

- Suite 160 - 5,302 SF
- Suite 170 - 3,021 SF
- Suite 181 - 3,251 SF
- Suite 182 - 16,433 SF
- Suite 195 - 13,435 SF



-  Conference Room
-  Training Room

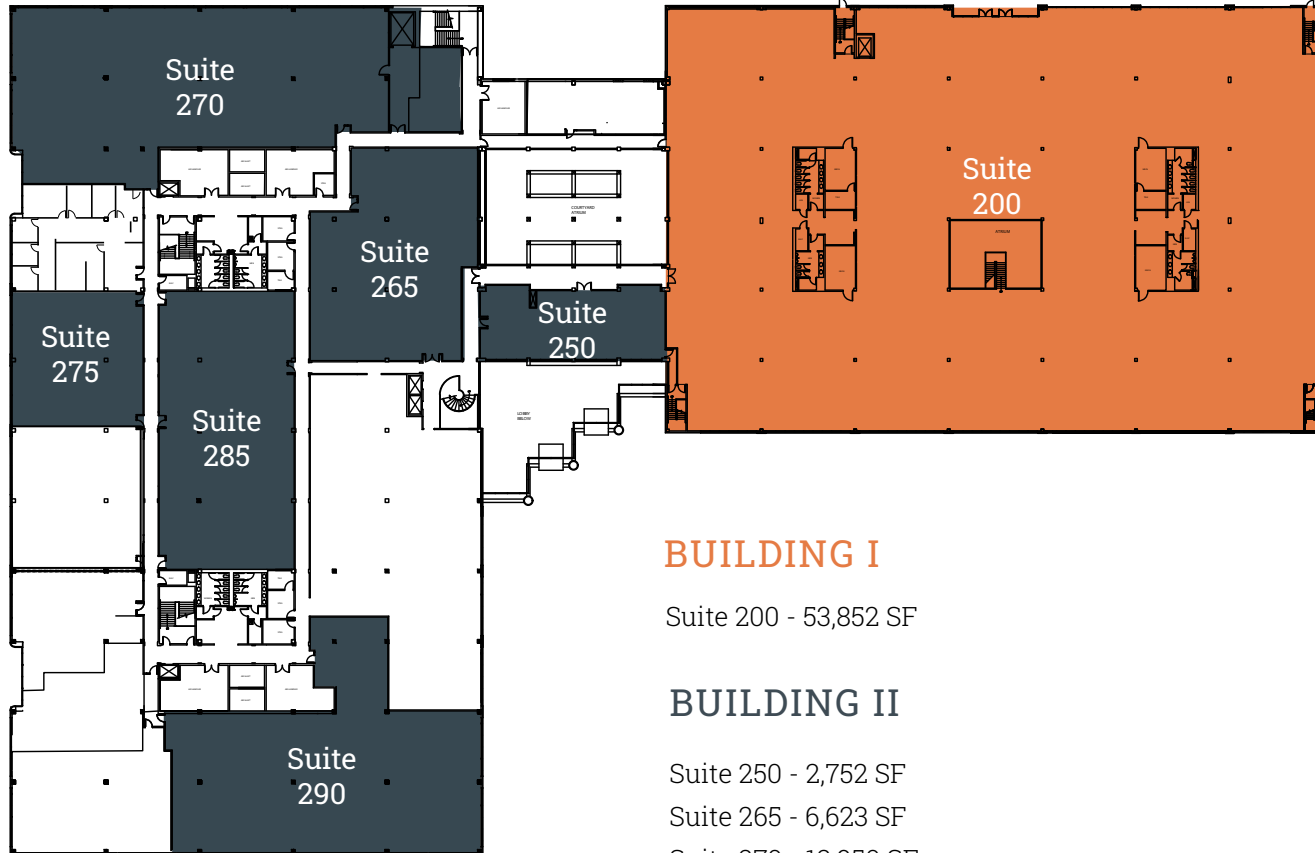
 Click for virtual tour



# SECOND FLOOR

BUILDING II

BUILDING I

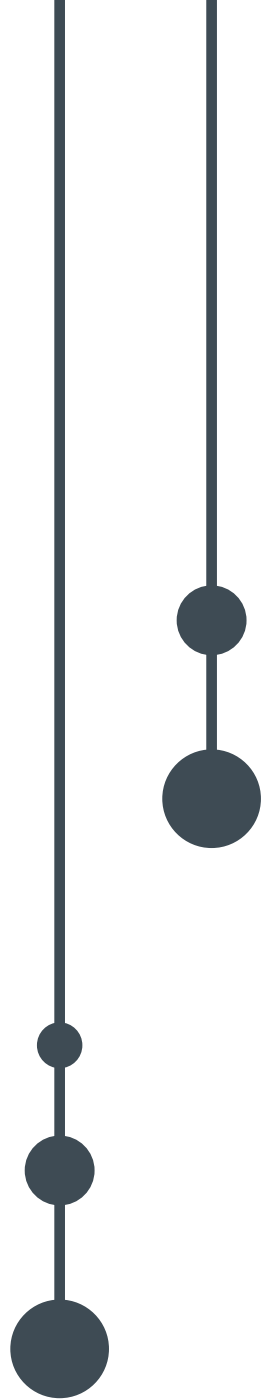


BUILDING I

Suite 200 - 53,852 SF

BUILDING II

- Suite 250 - 2,752 SF
- Suite 265 - 6,623 SF
- Suite 270 - 12,950 SF
- Suite 275 - 3,629 SF
- Suite 285 - 7,860 SF
- Suite 290 - 10,679 SF





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