



5200 MARYLAND WAY | BRENTWOOD, TN

LOCAL @ 5200

SURROUNDED BY THE BEST OF BRENTWOOD


STREAM®

OFFICE HIGHLIGHTS

Recently updated lobbies and common areas feature a modern design and abundant natural light

Move-in-ready spaces with new upgrades

Ample on-site parking

On-site Grab & Go market

Secure building access with key card entry

At a signalized intersection, allowing for convenient entry and exit

Walking distance to local retail, dining, and other amenities

Quick connectivity to Interstate 65

New first-floor fitness center opening soon

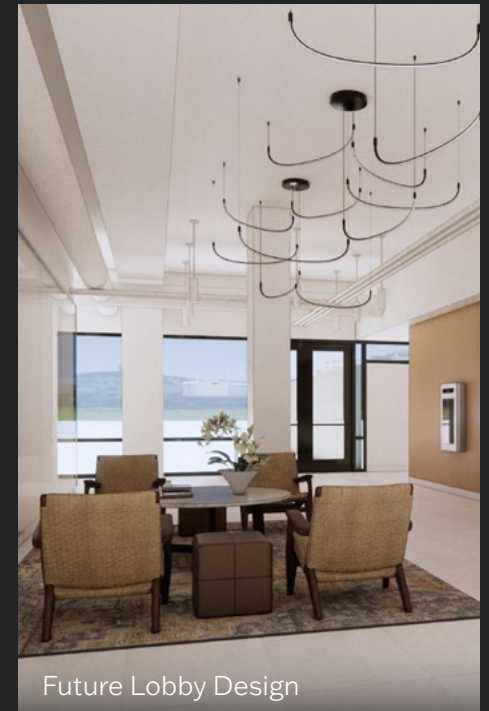




Future Fitness Center



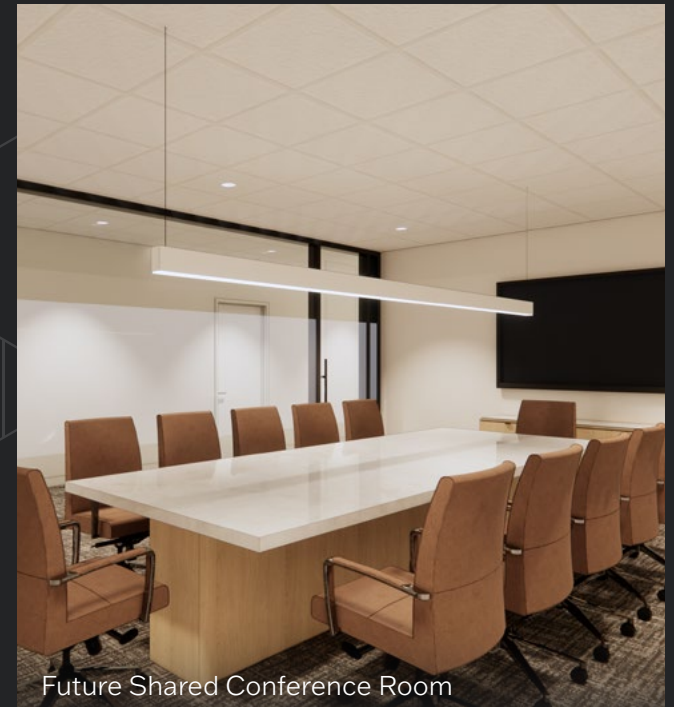
Future Exterior Facade



Future Lobby Design

BUILDING IMPROVEMENTS

- Modernized lobby and corridors with a refreshed design
- Elevated shared amenities including a grab & go market
- **NOW IN 2026:** Updated exterior façade, new lobby, first-floor fitness center, shared conference space and modern spec suite offerings



Future Shared Conference Room

AVAILABILITIES

1ST FLOOR

SUITE 101: 6,526 SF
AVAILABLE 11/1/2026

2ND FLOOR

- **SUITE 200:** 7,837 SF
- **SUITE 204*:** 4,095 SF
*SPEC SUITE AVAILABLE 10/1/2026
- SUITES 200 & 204 CAN BE COMBINED FOR 11,932 SF
- **SUITE 260:** 8,101 SF
AVAILABLE 10/1/26
- **SUITE 280*:** 3,455 SF
*SPEC SUITE AVAILABLE 11/1/2026
- **SUITE 290*:** 2,700 SF
*SPEC SUITE AVAILABLE 11/1/2026
- SUITES 260, 280 & 290 CAN BE COMBINED FOR 14,256 SF

3RD FLOOR

- **SUITE 310:** 5,874 SF
- **SUITE 320:** 2,285 SF
AVAILABLE 11/1/2026
- **SUITE 350*:** 3,967 SF
*SPEC SUITE AVAILABLE 10/1/2026
- SUITES 310, 320 & 350 CAN BE COMBINED FOR 12,126 SF

4TH FLOOR

- **SUITE 400:** 15,632 SF
[VIRTUAL TOUR](#)
- **SUITE 410:** 15,655 SF
- SUITES 400 & 410 CAN BE COMBINED FOR 32,521 SF

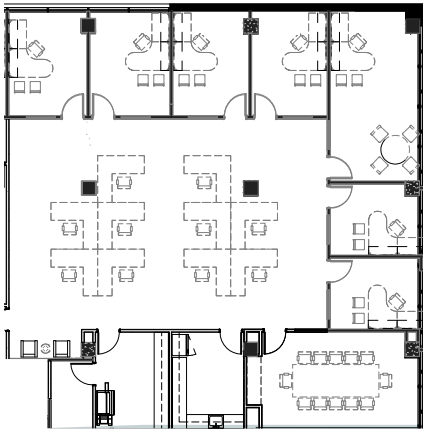


SPEC SUITES

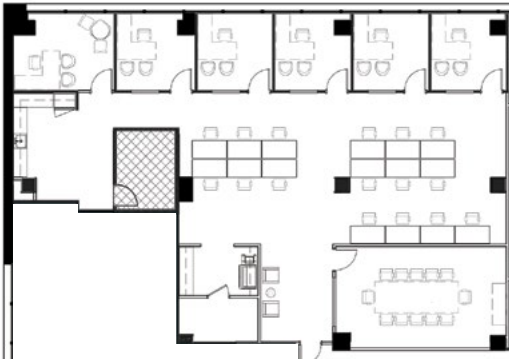
SUITE	SF	AVAILABILITY
204	4,095	10/1/26
280*	3,455	11/1/26
290*	2,700	11/1/26
350	3,967	10/1/26

*SUITES 280 & 290 CAN BE COMBINED FOR 6,154 SF

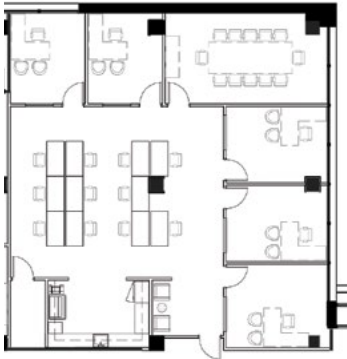
SUITE 204



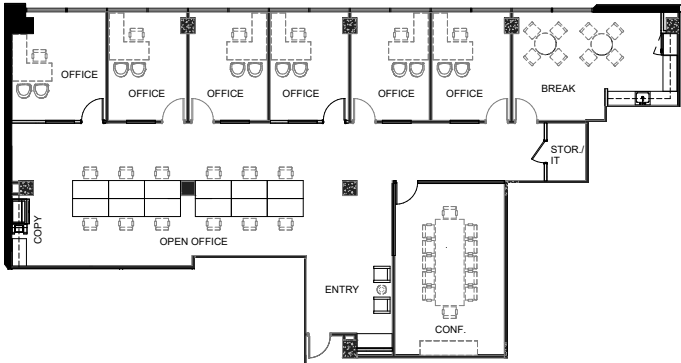
SUITE 280



SUITE 290



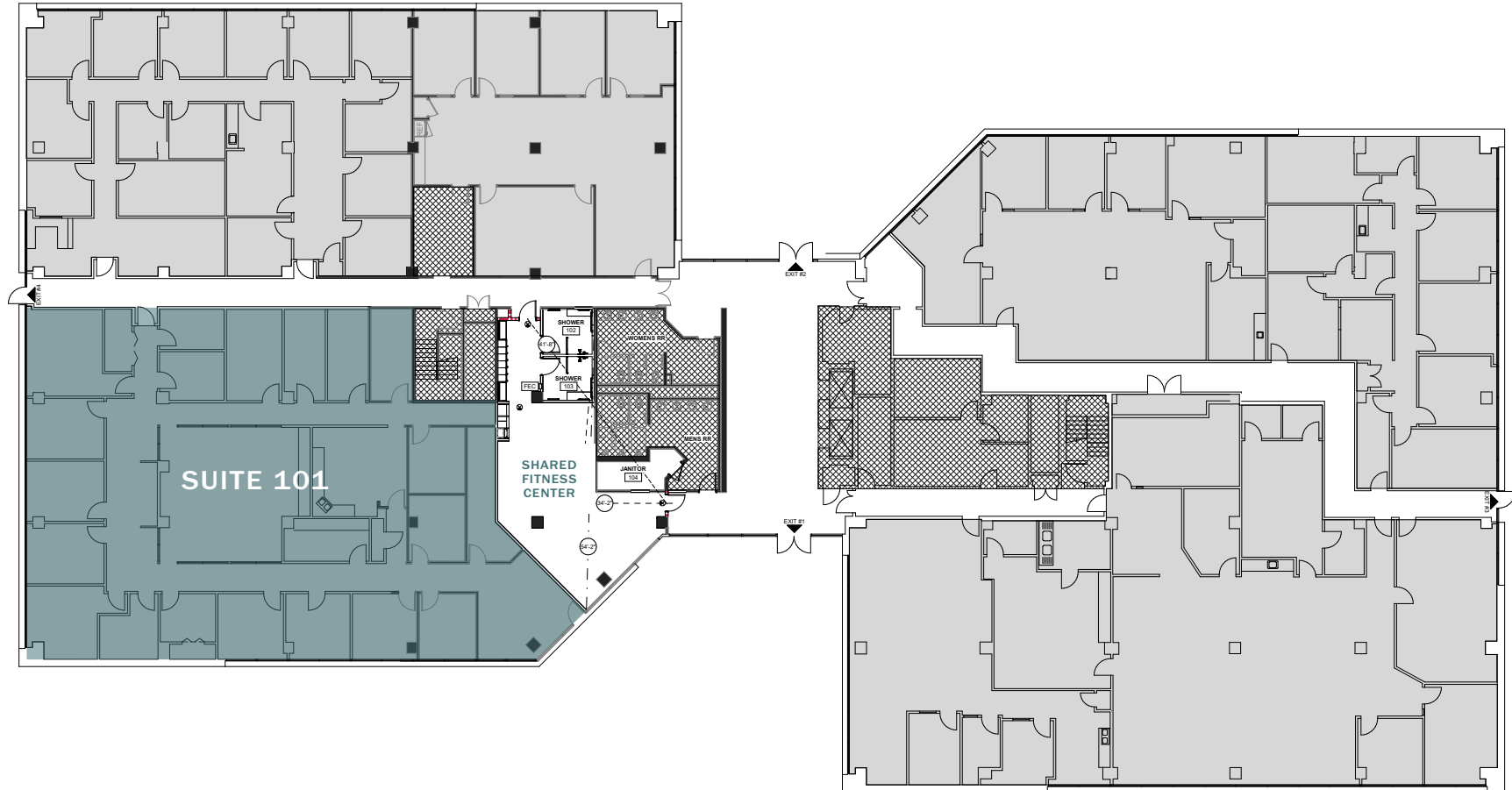
SUITE 350



FIRST FLOOR

SUITE 101: 6,526 SF

AVAILABLE 11/1/26



SECOND FLOOR

SUITE 200*: 7,837 SF

SUITE 260**: 8,101 SF
AVAILABLE 10/1/26

2ND FLOOR SPEC SUITES

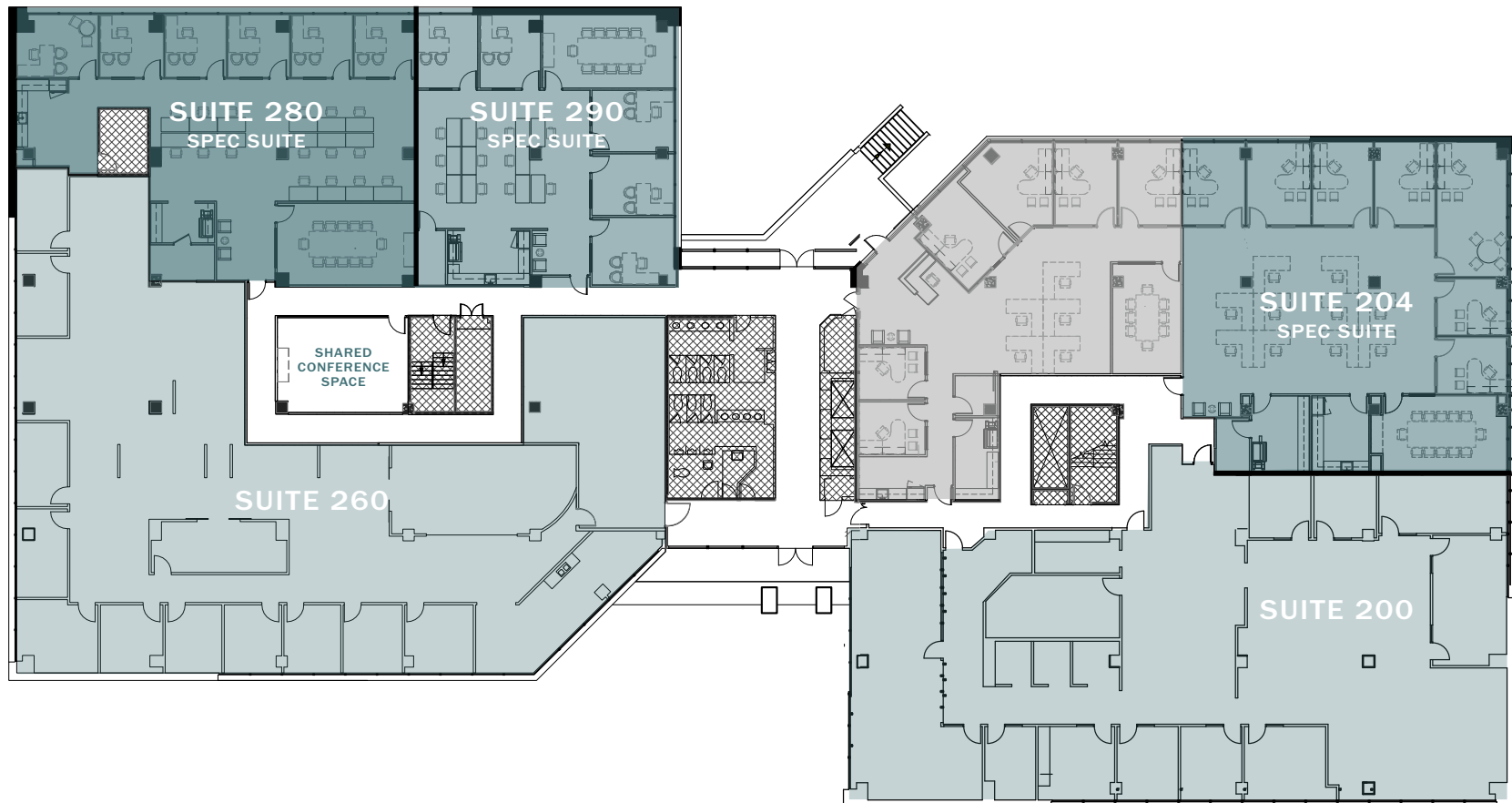
SUITE 204*: 4,095 SF
AVAILABLE 10/1/26

SUITE 280**: 3,455 SF
AVAILABLE 11/1/26

SUITE 290**: 2,700 SF
AVAILABLE 11/1/26

*SUITES 200 & 204 CAN BE COMBINED FOR 11,932 SF

**SUITES 260, 280 & 290 CAN BE COMBINED FOR 14,256 SF



THIRD FLOOR

SUITE 310: 5,874 SF

SUITE 320: 2,285 SF

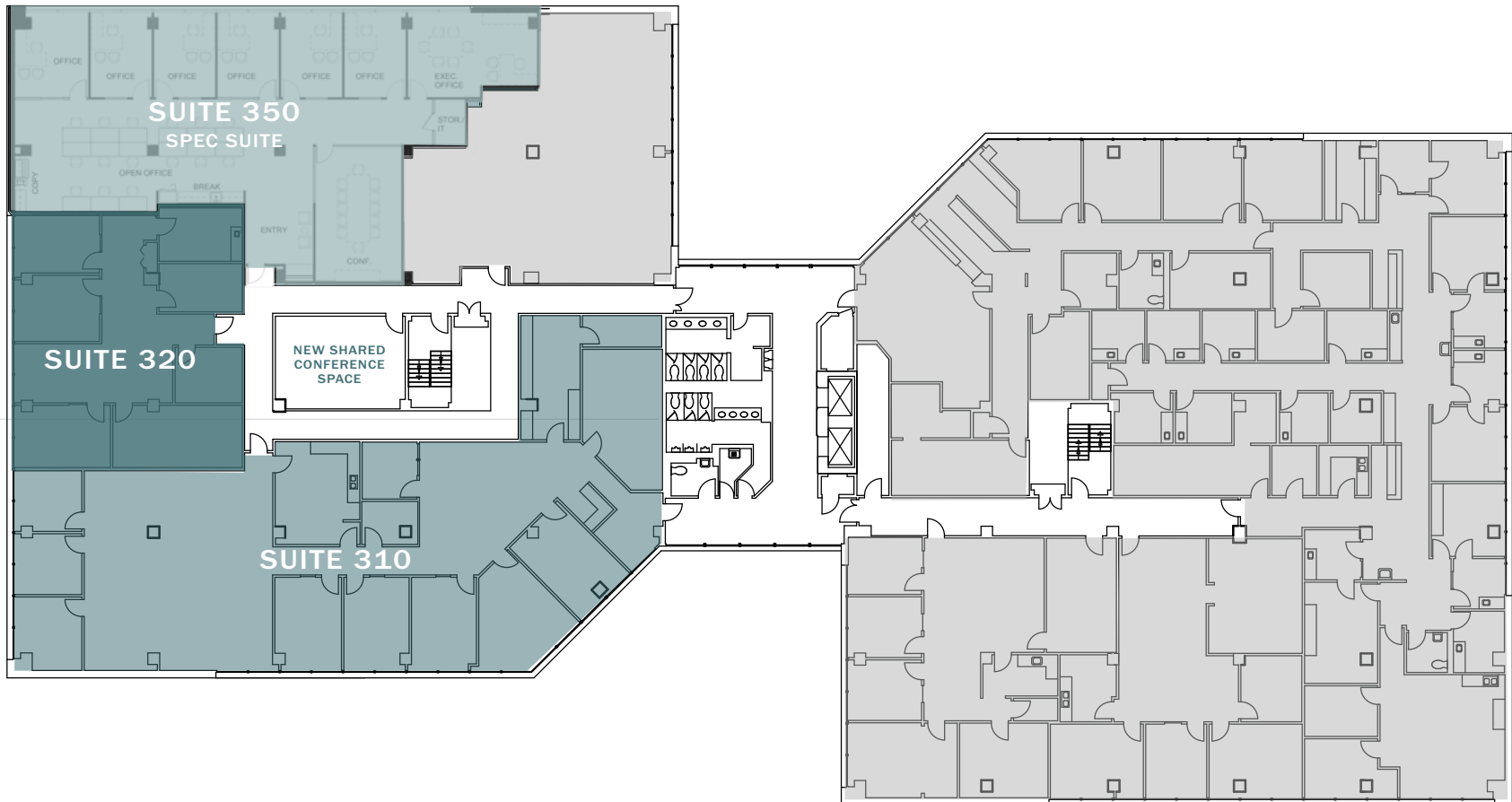
AVAILABLE 11/1/26

SUITES 310, 320 & 350 CAN BE
COMBINED FOR 12,126 SF

3RD FLOOR SPEC SUITE

SUITE 350: 3,967 SF

AVAILABLE 10/1/26



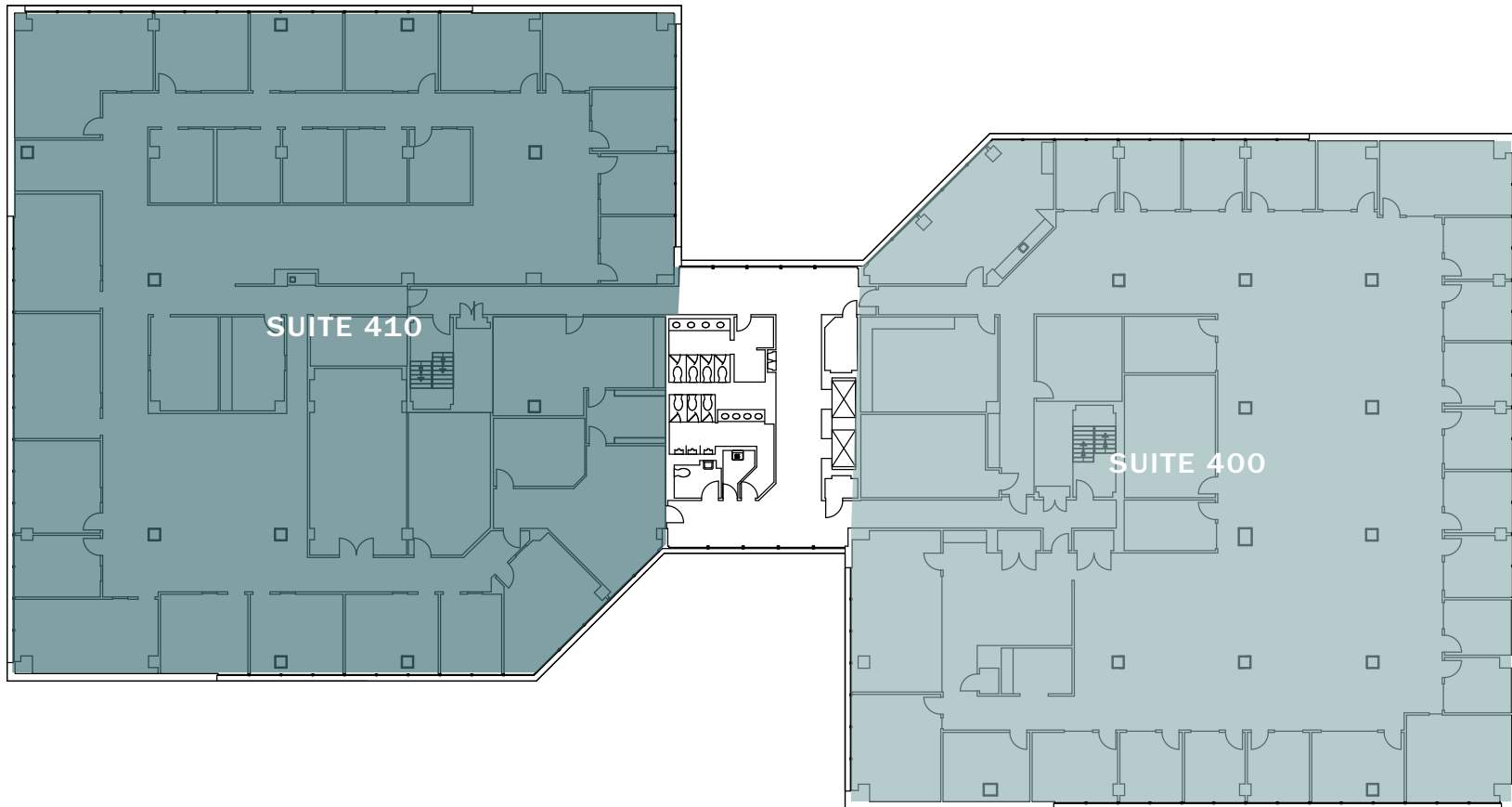
FOURTH FLOOR

SUITE 400: 15,632 SF

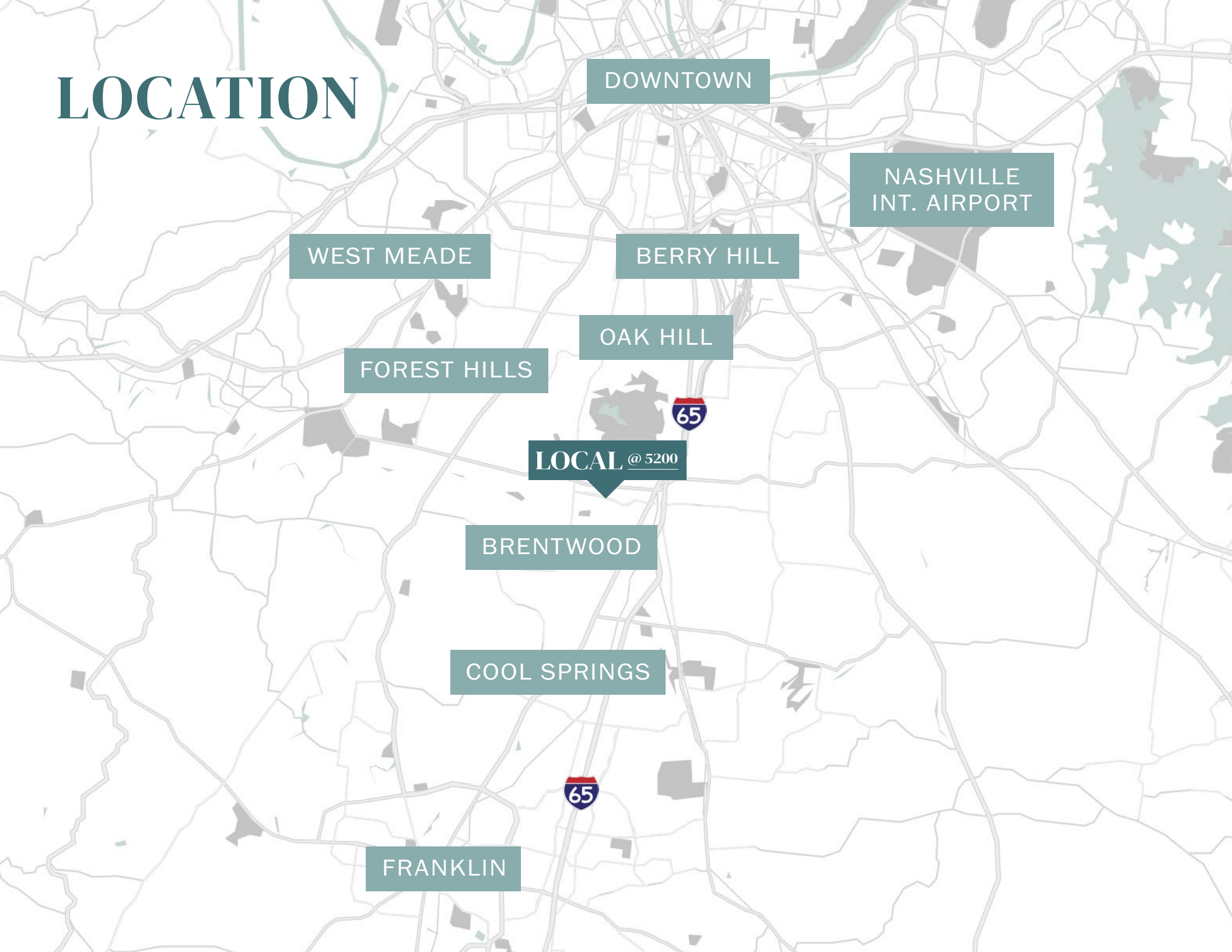
AVAILABLE NOW - [VIRTUAL TOUR](#)

SUITE 410: 15,655 SF

SUITES 400 & 410 CAN BE COMBINED FOR 32,521 SF



LOCATION



DOWNTOWN

NASHVILLE
INT. AIRPORT

WEST MEADE

BERRY HILL

OAK HILL

FOREST HILLS

LOCAL @ 5200

BRENTWOOD

COOL SPRINGS

FRANKLIN

EASY ENTRY & EXIT



4

MINUTES TO OLD
HICKORY BLVD

20

MINUTES TO
DOWNTOWN
NASHVILLE

13

MINUTES TO
BERRY HILL

10

MINUTES TO
OAK HILL

8

MINUTES TO
I-65

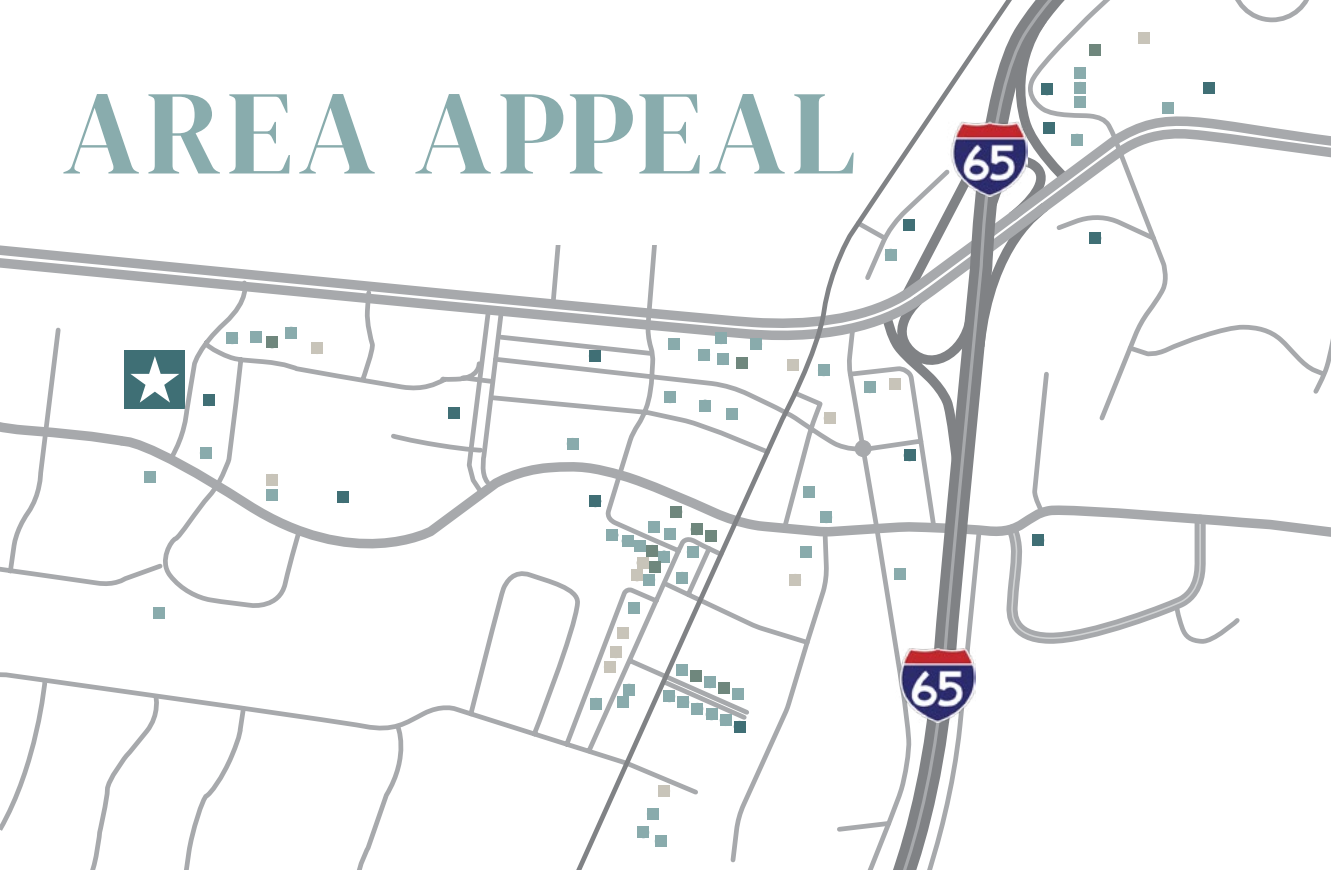
5

MINUTES TO
HILL CENTER

20

MINUTES TO
FRANKLIN

AREA APPEAL



58

RESTAURANTS

13

HOTELS

12

FITNESS

12

RETAILERS



RESTAURANTS

Jonathan's Grille
Dunkin'
LongHorn Steakhouse
Firebirds Wood Fired Grill
Corner Pub
The Well Coffeehouse
Firehouse Subs
Waffle House
Wendy's
Just Love Coffee Cafe
The Perch
Corky's Ribs & BBQ
Yard Birds Hot Chicken
Judge Beans BBQ
The Local Taco
Mazatlán Restaurant
Swig
Suki Sushi
Fulin's Asian Cuisine
Panera Bread
Juice Bar
McAlister's Deli
Chick-fil-A
Starbucks
Puffy Muffin
Papa Johns Pizza
The Poki
Smoothie King

Chopt Creative Salad Co.
Jason's Deli
Blaze Pizza
MOOYAH
Madai Korean & Sushi
55 South
Sonic Drive-In
Maple Street Biscuit Co.
Waldo's Chicken & Beer
Jeni's Splendid Ice Creams
Chipotle Mexican Grill
Taziki's Mediterranean Cafe
Bluefin Sushi & Thai
Del Frisco's Grille
Baskin-Robbins
E+ROSE Wellness Cafe
Cinco De Mayo Mexican
Golden Pizza & Indian Cuisine
Uncle Julio's
Cold Stone Creamery
First Watch Breakfast
Chuy's
Moe's Southwest Grill
Greek Cafe Grill
Jefferson's
Mere Bulles Restaurant
Pei Wei
Soy Teriyaki Bistro

FITNESS

Orangetheory Fitness
StretchLab
Cyclebar
F45 Training
Fitness Together
Neighborhood Barre

Bodyrok
CorePower Yoga
barre3
Manduu EMS Fitness
BFT Brentwood
Club Pilates

RETAILERS

Walgreens
Target
REI
The Fresh Market
FedEx Office
United States Postal Service

B & C Ace Hardware
Kroger
CVS
Publix
Par Golf TN
Lululemon

HOTELS

Four Points by Sheraton
Holiday Inn Express & Suites
Best Western
AC Hotel by Marriott
Hampton Inn
Hilton Garden Inn
Brentwood Suites

Hilton
Hyatt Place
SpringHill Suites by Marriott
Comfort Inn Suites
Homewood Suites
MainStay Suites



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