

FOR LEASE

±2,496 SF (*Remodel Under Construction*)
Stand-Alone Office Building Near Franklin Rd and
Veteran's Pkwy Intersection

5845 Franklin Road, Murfreesboro, TN 37128



HIGHLIGHTS

- **Stand-Alone Office Building**
- Near Franklin Rd and Veteran's Pkwy intersection
- Franklin Road Frontage and Visibility
- Under Complete Renovation (turn key delivery)
- New Parking Lot (under construction)
- **Office Space:** ±2,496 SF
- **Land Size:** ±0.64 Acres
- **Lease Rate:** \$22.00/SF NNN
- **Estimated Operating Expenses:** \$4.99/SF
 - Taxes: \$0.77/SF
 - Insurance: \$0.90/SF
 - Management: \$1.66/SF
- **Drive Times:** 5 minutes from I-840, 7 minutes from I-24
- High Traffic Corridor
- Traffic Count >25,000 cars daily
- Ideal for Professional Office uses such as med/dental office, veterinarian, pest control, plumber, HVAC etc.



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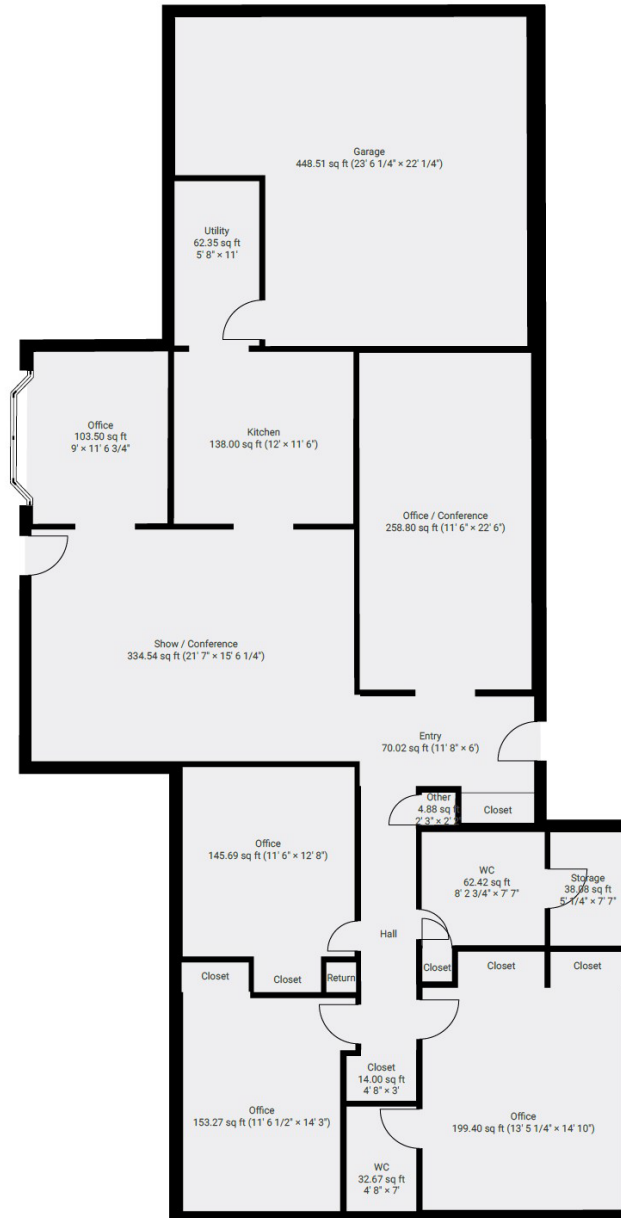
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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T: 615.256.3189

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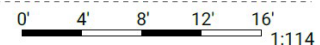
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FLOOR PLAN



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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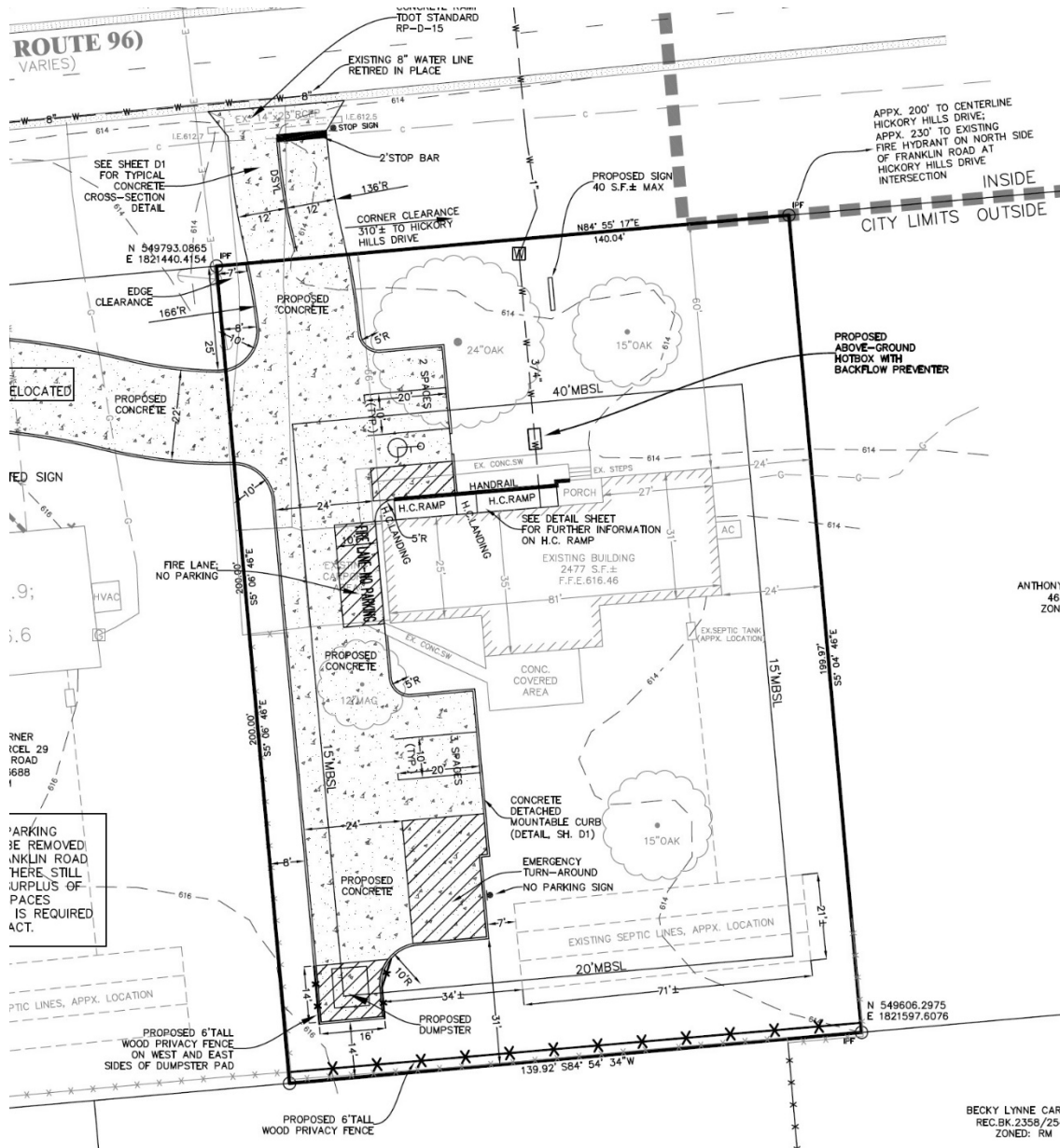
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SITE PLAN



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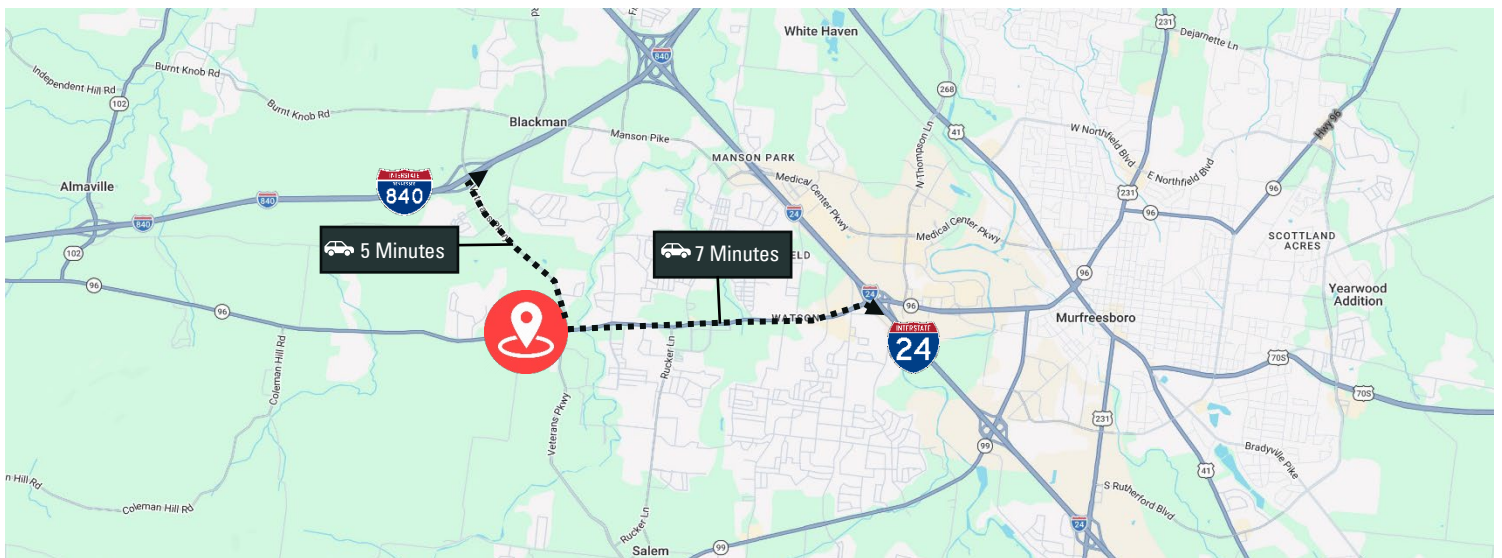
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