

FOR SALE

±2,752 SF Available

Exceptional Office Condo Purchase Opportunity in
Affluent Brentwood, TN

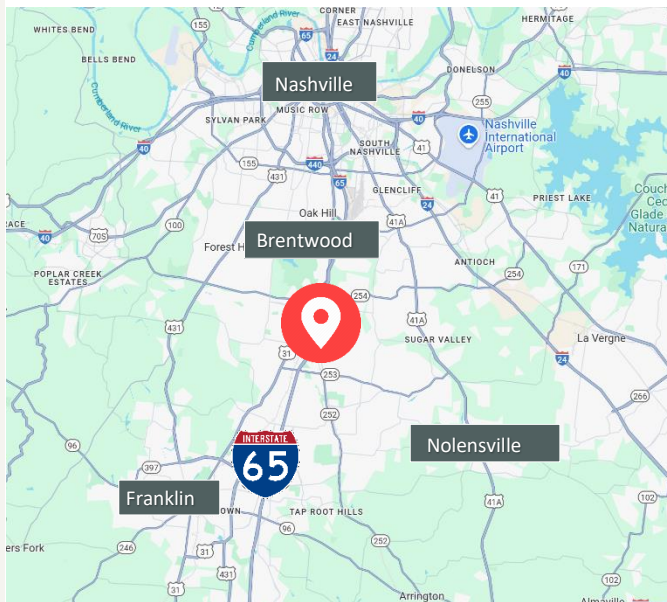
212 Overlook Circle, Suites 201 & 202, Brentwood, TN 37027



HIGHLIGHTS

- Overlook Park Office Condo for Sale
- ±2,752 SF Available
- Sale Price: \$1,650,000
- Many of the furnishings can be included in the sale, if desired
- **Space Features:** The space has 3-4 private offices, a conference room, open classroom/sales area, copier room, kitchen, and private restrooms
- 126,839 People with an average annual income of \$146,491 live within 5 miles of the site
- Steps from restaurants, retail, hotels, fitness & executive services
- Convenient access to Interstate 65, the region's primary corridor
- Prestigious Williamson County address

Thriving business community — **13 miles** to downtown Nashville, **9 miles** to Franklin



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr, Ste 100
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For Sale
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Office Condo

212 Overlook Circle, Suites 201 & 202
Brentwood, TN 37027
Williamson County

CHARLES
HAWKINS CO.

INSIDE THE SPACE

A refined, professional office condo



RECEPTION & LOBBY



TRAINING ROOM



CONFERENCE ROOM



EXECUTIVE OFFICE



PRIVATE OFFICE



CENTRAL CORRIDOR



PRIVATE OFFICE

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CHARLES
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A Premier Commercial Market

Brentwood has long been recognized as one of Nashville's premier suburban office markets, attracting corporate headquarters, professional service firms, healthcare companies, financial firms, and executive users seeking a prestigious address with convenient regional connectivity. The property's location provides an efficient alternative to downtown Nashville while maintaining immediate access to the region's workforce, amenities, and transportation network.

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

Destination

Approximate Drive Time

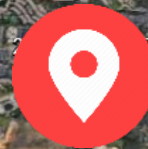
Downtown Nashville	15–20 minutes
Nashville International Airport (BNA)	20–25 minutes
Franklin, TN	10–15 minutes
Cool Springs Business District	10 minutes
I-65 Interstate Access	Minutes away

Premier Brentwood Business Address

VICINITY

Target
Longhorn Steakhouse
Panera Bread
Waffle House

Maryland Farms



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

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.



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