

FOR LEASE | SECOND FLOOR OFFICE SPACE

1005 Flagpole Court

BRENTWOOD, TENNESSEE 37027



STRATEGICALLY LOCATED OFFICE SPACE IN THE HEART OF COOL SPRINGS

Jamie Brandenburg, SIOR
Commercial Real Estate Advisor
jamie@realequitycre.com
615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL

1005 Flagpole Court

BRENTWOOD, TN 37027

FOR LEASE | SECOND FLOOR OFFICE SPACE

THE
REAL EQUITY
GROUP

PROPERTY DESCRIPTION

Position your business in one of Brentwood's most established office corridors at 1005 Flagpole Court. This Class B, two-story office property offers ±4,860 SF available for lease on the second floor and features a flexible layout ideal for a variety of professional, client-facing, or service-oriented users. The available suite includes a mix of private offices, open workspace areas, conference or collaborative space potential, kitchenette access, multiple restrooms, and a private balcony.

The building is home to a diverse tenant mix and is conveniently located just off Mallory Station Road with immediate access to Moores Lane and I-65, providing excellent connectivity throughout the Nashville market. Surrounded by Brentwood's premier automotive and retail destinations — including Porsche, BMW, Audi, and Lamborghini dealerships — the property offers a highly recognizable and amenity-rich business environment.

Ideal for professional office users seeking a functional layout, central Brentwood location, and strong surrounding business presence.



AVAILABILITY & LEASE TERMS

Suite #	105
Lease Rate	Negotiable
Lease Type	NNN
Availability Date	July 1

PROPERTY FACTS

Address	1005 Flagpole Court, Franklin, TN 37067
Year Built	2007
Total SF	25,320 SF
Available SF	4,860 SF
Stories	2
Parking Ratio	3.32/1,000 SF
Construction Type	Masonry

1005 Flagpole Court

BRENTWOOD, TN 37027

FOR LEASE | SECOND FLOOR OFFICE SPACE

THE
REAL EQUITY
GROUP

SPACE HIGHLIGHTS

- Second Floor – ±4,860 SF
- Mix of private offices and open workspace areas
- Multiple conference / collaborative meeting room opportunities
- Reception area opportunity
- Private balcony access
- Abundant natural light throughout
- Kitchenette / break area
- Multiple restrooms within suite
- Flexible layout for professional or service-oriented users
- Corridor frontage with excellent Brentwood accessibility
- Immediate access to I-65, Moores Lane & Mallory Station Road
- Surrounded by premier luxury automotive dealerships and retail amenities



1005 Flagpole Court

BRENTWOOD, TN 37027

FOR LEASE | SECOND FLOOR OFFICE SPACE

THE
REAL EQUITY
GROUP

PROPERTY HIGHLIGHTS

- High-Profile Cool Springs Location with strong daytime population and business demographics
- Ample on-site surface parking with easy ingress/egress
- Accessible to major arterials and interstates — connecting Franklin, Brentwood, and Nashville
- Functional office floor plan supporting professional, creative, or service-oriented tenants
- Offered at \$32/SF/YR NNN



IDEAL USES

- Professional services (legal, financial, engineering)
- Healthcare support services / medical office
- Creative or tech firms
- Administrative headquarters
- Insurance, consulting, and design practices



1005 Flagpole Court

BRENTWOOD, TN 37027

FOR LEASE | SECOND FLOOR OFFICE SPACE

THE
REAL EQUITY
GROUP

1005 Flagpole Court



3

2

5

1

4

LOCATION ADVANTAGES

- 3 minutes to I-65
- 20 minutes to Nashville

NEARBY AMENITIES

1. CoolSprings Galleria
2. Amerigo Italian Restaurant
3. Planet Fitness
4. D1 Training
5. Hyatt Place

1005 Flagpole Court

BRENTWOOD, TN 37027

FOR LEASE | SECOND FLOOR OFFICE SPACE

FLOOR PLAN | SUITE # (4,860 SF)



1005 Flagpole Court
BRENTWOOD, TN 37027
FOR LEASE | SECOND FLOOR OFFICE SPACE

THE
REAL EQUITY
GROUP



FOR LEASE | SECOND FLOOR OFFICE SPACE

1005 Flagpole Court

BRENTWOOD, TENNESSEE 37027



Jamie Brandenburg, SIOR
Commercial Real Estate Advisor
jamie@realequitycre.com
615.487.2100

THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL

The Real Equity Group, LLC is a team of real estate agents affiliated with Compass RE, a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions. No guarantee, warranty or representation of any kind is made regarding the completeness or accuracy of descriptions or measurements (including square footage measurements and property condition), such should be independently verified, and The Real Equity Group, LLC and Compass expressly disclaim any liability in connection therewith.