

FOR SALE | OFFICE COMPLEX

1005 Flagpole Court

BRENTWOOD, TENNESSEE 37027



STRATEGICALLY LOCATED OFFICE SPACE IN THE HEART OF COOL SPRINGS

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PROPERTY SUMMARY

Address	1005 Flagpole Court Brentwood, TN 37027
Parcel Number	036M B 003.00 000
Building Size	±25,320 SF
Lot Size	1.69 Acre
Year Built	2007
Building Stories	2
Zoning	C-3
Loading	3 Dock-High Doors
Drive-In Door	1
Ceiling Heights	14'
Parking	32 parking spaces
Roof	Metal
Sale Type	Owner/User or Investment
Sale Price	Negotiable



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PROPERTY DESCRIPTION

1005 Flagpole Court presents an exceptional investment opportunity in the heart of Brentwood's highly sought-after Cool Springs submarket. The $\pm 25,320$ SF, two-story office/flex property is currently configured with five suites, including four leased spaces and one vacant suite, offering immediate cash flow with additional upside through lease-up potential. The offering is anticipated to trade at approximately a 6.75% cap rate.

Constructed in 2007 on 1.69 acres, the property combines professional office functionality with flexible industrial features, including three dock-high doors, one drive-in door, 14' clear heights, and 32 surface parking spaces. The versatile layout and C-3 zoning accommodate a wide range of tenants, making the asset attractive for long-term investment stability.

Strategically located with convenient access to I-65 via Moores Lane and Cool Springs Blvd., the property benefits from its position within one of Brentwood's premier business corridors. The surrounding area includes major corporate offices, retail destinations, restaurants, hotels, and luxury automotive dealerships including Porsche, BMW, Audi, and Lamborghini.

With in-place income, leasing upside, and a strategically positioned location, 1005 Flagpole Court offers investors the opportunity to acquire a well-located office/flex asset in the heart of Cool Springs.



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REVENUE	SF	2025	2026	2027	2028	2029	2030	2031	2032	2033
Nashville Krav Maga	4064	\$110,802.60	\$114,126.68	\$117,550.48	\$121,076.99	\$124,709.30	\$128,450.58	\$132,304.10	\$136,273.22	\$140,361.42
Franklin Selections	2170	\$70,129.20	\$72,233.08	\$74,400.07	\$76,632.07	\$78,931.03	\$81,298.96	\$83,737.93	\$86,250.07	\$88,837.57
Nashville Clearbra	4500	\$124,125.36	\$127,849.12	\$131,684.59	\$135,635.13	\$139,704.19	\$143,895.31	\$148,212.17	\$152,658.54	\$157,238.29
Fellowship School of Creative Arts	6156	\$163,323.48	\$168,223.18	\$173,269.88	\$178,467.98	\$183,822.02	\$189,336.68	\$195,016.78	\$200,867.28	\$206,893.30
VACANT (\$30 per SF)	4860	\$145,800.00	\$150,174.00	\$154,679.22	\$159,319.60	\$164,099.18	\$169,022.16	\$174,092.82	\$179,315.61	\$184,695.08
Revenue		\$614,180.64	\$632,606.06	\$651,584.24	\$671,131.77	\$691,265.72	\$712,003.69	\$733,363.80	\$755,364.72	\$778,025.66
OPEX Revenue										
Nashville Krav Maga	4064	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16	\$9,347.16
Franklin Selections	2170	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00	\$7,251.00
Nashville Clearbra	4500	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00	\$10,350.00
Fellowship School of Creative Arts	6156	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80	\$16,780.80
VACANT (\$30 per SF)	4860	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92	\$13,258.92
Total OPEX Revenue		\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72	\$47,640.72
Total OPEX Expense		-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72	-\$47,640.72
NOI Proforma		\$614,180.64	\$632,606.06	\$651,584.24	\$671,131.77	\$691,265.72	\$712,003.69	\$733,363.80	\$755,364.72	\$778,025.66

NOTE: All Leases are NNN Leases with 3% annual escalators

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MARKET OVERVIEW

Brentwood is widely regarded as one of the most affluent and desirable business communities in Middle Tennessee, driven by high household incomes, strong residential growth, and a highly educated workforce. The area attracts a mix of professional service firms, healthcare users, financial groups, and client-facing businesses seeking proximity to Nashville while maintaining a prestigious suburban presence. 1005 Flagpole Court benefits from immediate access to I-65 and surrounding retail, dining, and luxury automotive developments, positioning the property within one of the region's strongest office and commercial submarkets.

DEMOGRAPHICS

Population (5 miles)	109,700
Avg Household Income	\$257,000
Daytime Population	98,000
Median Home Value	\$1.05M



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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

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