

# 301 SEVEN SPRINGS WAY, SUITE 150 BRENTWOOD, TENNESSEE

±4,400 RSF CLASS A OFFICE/MEDICAL SPACE FOR LEASE  
±247' OF FRONTAGE ON OLD HICKORY BLVD  
BUILDING SIGNAGE AVAILABLE FACING OLD HICKORY BLVD

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THE  
REAL EQUITY  
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COMMERCIAL



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BRENTWOOD, TN  
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## PROPERTY OVERVIEW

### Well-Maintained Class A Office or Medical Space in Brentwood

Suite 150 at 301 Seven Springs Way offers approximately 4,400 rentable square feet within an established professional building in Brentwood's Seven Springs development. The existing improvements are in very good condition and provide a functional mix of private offices, conference rooms, reception space, and open work areas.

With first-floor accessibility, building and monument signage opportunities, controlled access, and convenient proximity to Interstate 65, the suite is well suited for professional office or medical users seeking an established Brentwood location.



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## OFFERING DETAILS

|                  |                                         |
|------------------|-----------------------------------------|
| Available Suite  | Suite 150                               |
| Rentable Area    | ±4,400 SF                               |
| Usable Area      | ±3,700 SF                               |
| Building Parking | ±65 surface spaces                      |
| Signage          | Building and monument signage available |
| Access           | Fob-controlled                          |
| Construction     | Building Class   Class A                |
| Fire Protection  | Fully sprinklered                       |
| Lease Rate       | Contact Agent                           |





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## SUITE 150 HIGHLIGHTS

- Approximately nine private offices
- Two conference rooms
- Reception and lobby area
- Break room
- Bullpen/open work area
- Shared restrooms located in the building's main lobby
- Existing improvements in very good condition
- Efficient layout accommodating private and collaborative work
- Suitable for professional office or medical users
- Building signage available with the suite
- Monument signage opportunity
- Fob-controlled building access
- Fully sprinklered
- Located within a Class A office building
- Approximately 8-foot finished drop ceiling
- Approximately 10–11 feet to the structure above
- Ample surface parking serving the building





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## FLOOR PLAN | SUITE 150 | ±4,400 SF

- ±9 private offices
- 2 conference rooms
- Reception/lobby
- Break room
- Bullpen/open work area
- Shared lobby restrooms



Floor plan is for general informational purposes only and is not drawn to scale. Prospective tenants should independently verify all measurements and space configurations.



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## LOCATION & AMENITIES

### A Business-Friendly Location Surrounded by Walkable Amenities

301 Seven Springs Way is located in one of Brentwood's most convenient business districts, offering immediate access to an extensive mix of restaurants, coffee shops, fitness concepts, and everyday services. Employees and clients can walk to E+ROSE Wellness Café, Orangetheory Fitness, Firebirds Wood Fired Grill, HoneyFire BBQ, Firehouse Subs, First Watch, and The Well Coffeehouse.

The property is also less than one mile from Interstate 65, providing convenient connectivity to Nashville, Franklin, Maryland Farms, and the broader Williamson and Davidson County business communities.

## LOCATION HIGHLIGHTS

- Walkable to numerous restaurants, coffee shops, and fitness concepts
- Less than one mile from Interstate 65
- 49,239 vehicles per day on Old Hickory Boulevard
- Convenient access to Nashville, Franklin, and Maryland Farms
- Established Brentwood business location
- Strong surrounding mix of office, retail, dining, and residential uses





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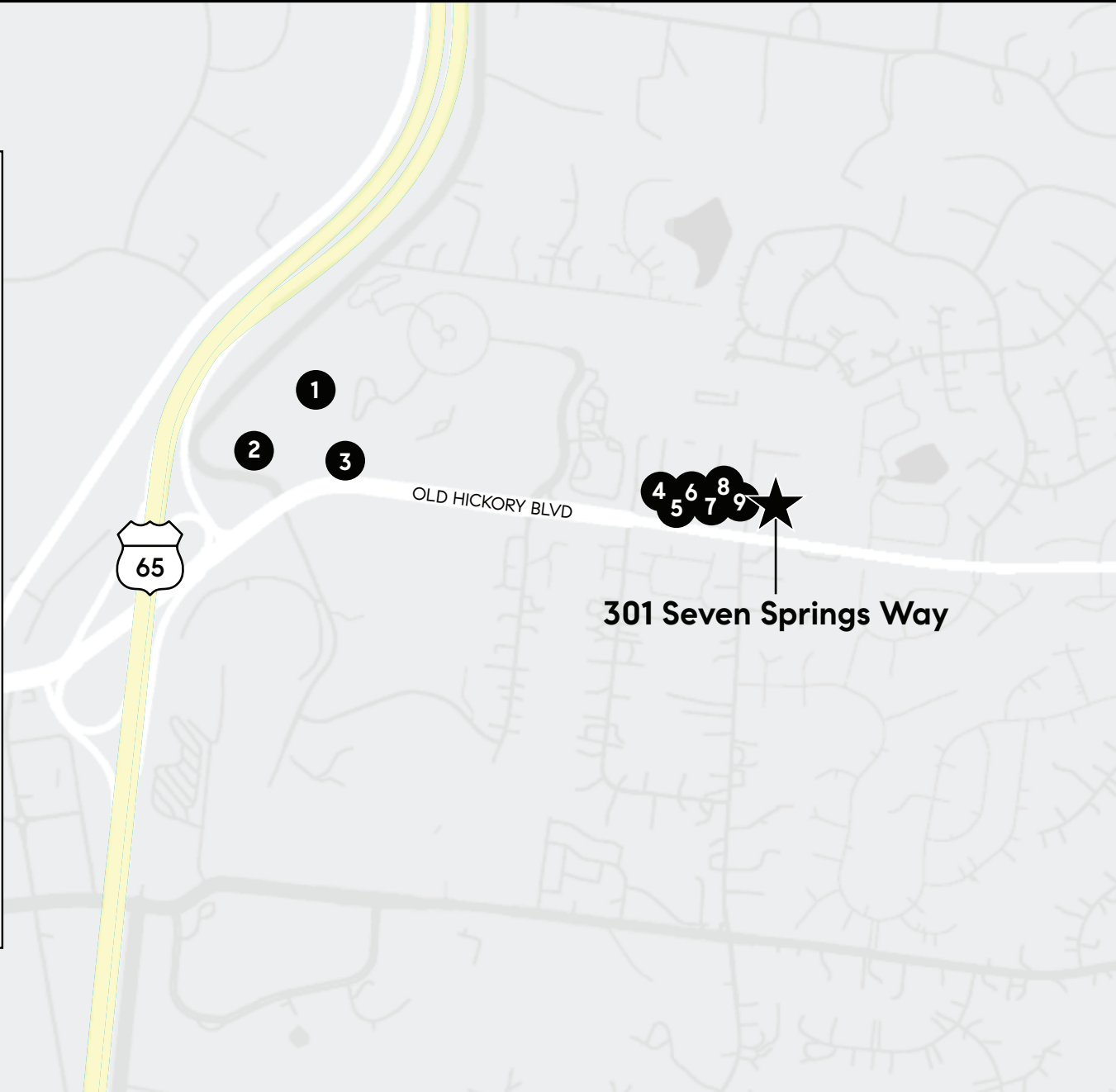
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### LOCATION ADVANTAGES

- Less than one mile to I-65
- Convenient access to Nashville, Franklin, and Maryland Farms

### NEARBY AMENITIES

1. Target
2. Panera Bread
3. LongHorn Steakhouse
4. First Watch
5. HoneyFire BBQ
6. Firebirds Wood Fired Grill
7. Orangetheory Fitness
8. E+ROSE Wellness Cafe
9. The Well Coffeehouse





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