

For Sale or Lease

CBRE

7103-B Crossroads Boulevard

Brentwood, TN 37027



Premier Office/Flex Opportunity in the Heart of Cool Springs

- ±5,600 SF
- 16' clear height
- One roll-up door

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Property Overview

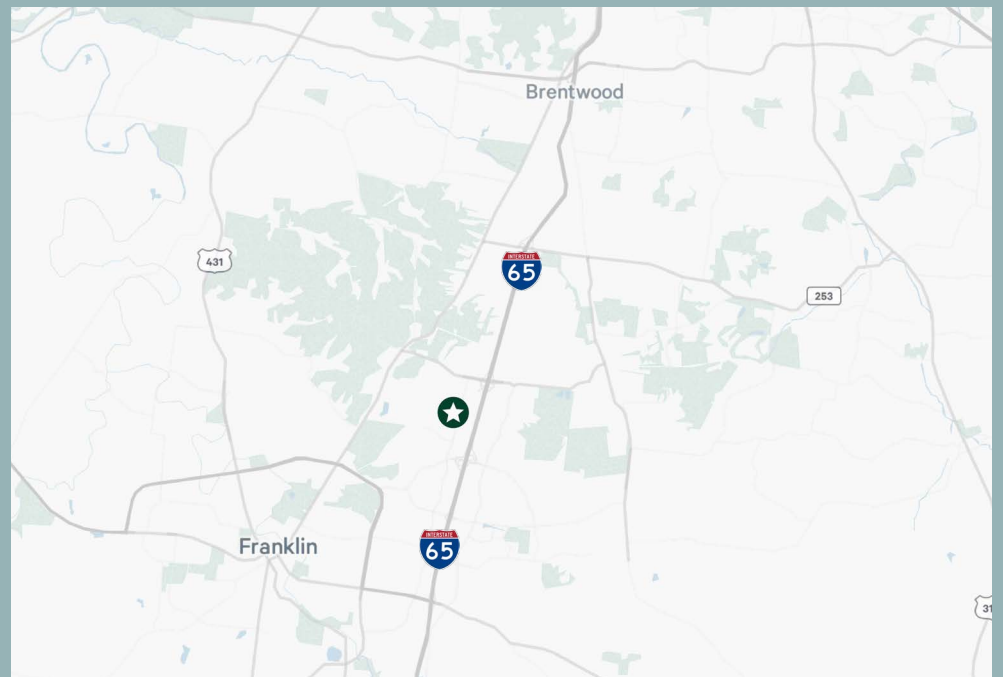
Rarely available in Cool Springs, this ±5,600 SF office/flex property offers an exceptional combination of professional office build-out and functional production space in one of Middle Tennessee's most sought-after suburban submarkets.

The property features a well-appointed private office suite alongside a generous climate-controlled production area with 16' clear height under truss, electrical drops throughout, and roll-up door access — purpose-built for light industrial, showroom, or service-oriented users who need both professional presence and operational functionality under one roof.

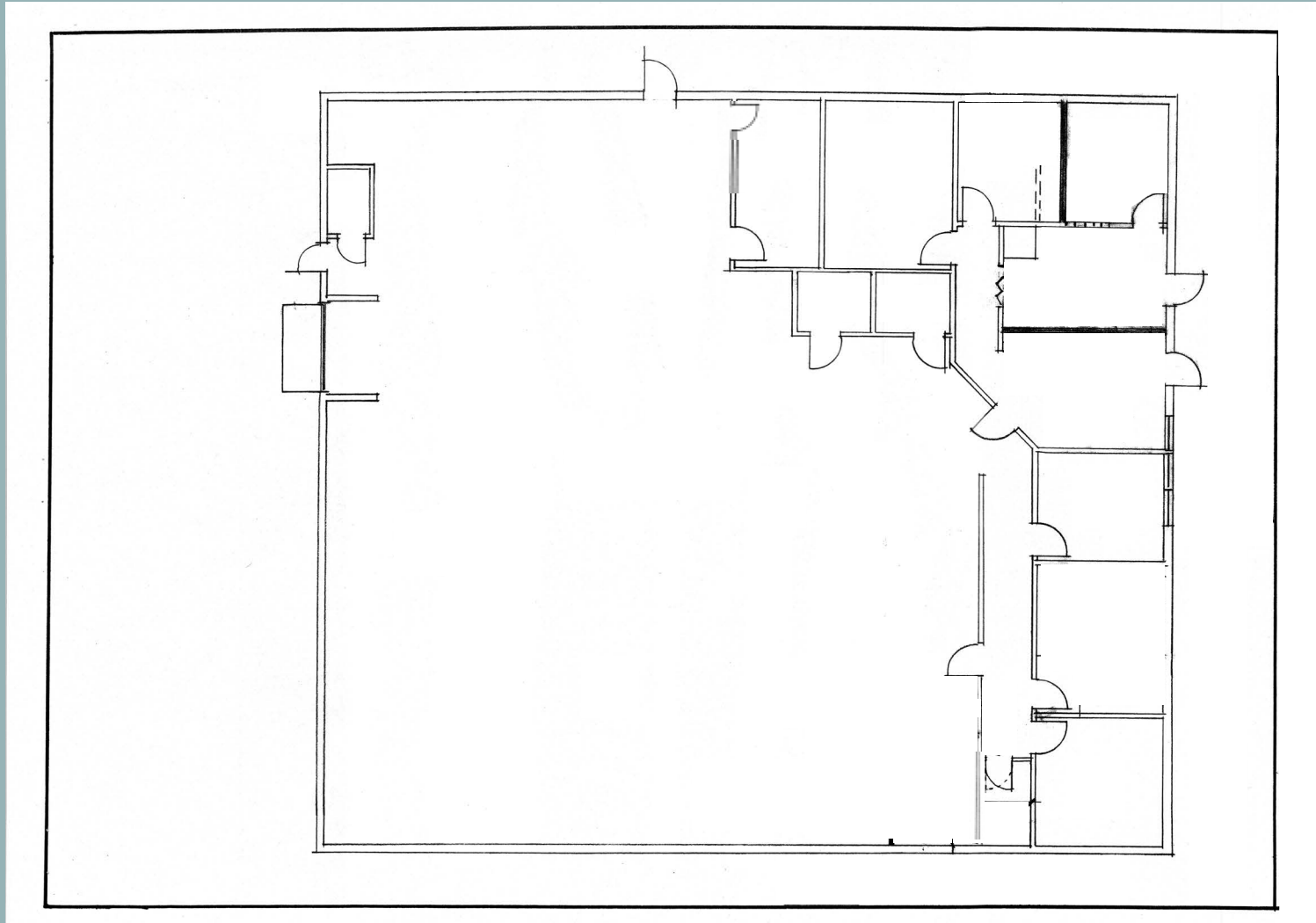
Positioned at the southeast corner of Crossroads Boulevard and Wilson Court, the property sits just west of Cool Springs Galleria and Interstate 65, offering immediate access to the I-65 corridor between the Moore's Lane and Cool Springs Boulevard exits.

Property Highlights

- Building Size: ±5,600 SF
- Lot Size: 0.72 Acres
- Year Built: 1991
- Submarket: Cool Springs / Brentwood
- Key Features
- 16' clear height under truss with climate-controlled open production area
- Electrical drops throughout production floor
- One roll-up door plus two glass storefront entrances — flexible access for operations and clientele
- 19 surface parking spaces + 1 ADA space
- Immediate I-65 access via Moore's Lane and Cool Springs Boulevard exits
- Walkable to Cool Springs Galleria amenities



Site Plan



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