

FOR SALE · SPRING HILL, TENNESSEE · WILLIAMSON COUNTY

2210 Spedale Ct

A purpose-built office building unlike anything else in the submarket.

*One of the **finest single-tenant office buildings in Williamson County** — architecturally distinguished, institutionally finished, and delivered **fully furnished**. An exceptional opportunity for an owner-user or investor in one of the most supply-constrained premium office submarkets in the Southeast.*

RENTABLE AREA

4,844 SF

ZONING

C-4 Commercial

CONDITION

Move-In Ready

FULL INVESTMENT PACKAGE AND
FINANCIALS AVAILABLE UNDER NDA.

SCHEDULE A
PRIVATE TOUR

THE ASSET

Built to an Institutional Standard, Delivered Fully Furnished.

2210 Spedale Ct was purpose-built with materials, systems, and finishes rarely seen at this scale in a suburban submarket. Every space is move-in ready — premium systems furniture, full kitchen, multiple conference rooms, and a flexible media-ready room are included with the building.



01 TWO-STORY GLASS RECEPTION



02 OPEN WORKSPACE · CURTAINWALL GLASS



03 GLASS-WALL CONFERENCE ROOM



04 FULL EXECUTIVE KITCHEN

Premium Finishes

Exposed wood ceilings, polished concrete floors, and floor-to-ceiling curtainwall glazing on three sides deliver immediate visual impact and lasting material quality.

Turnkey Inclusions

High-end systems furniture, conference room AV, executive kitchen with full appliance package, and reception furnishings convey with the property at closing.

Flexible Layout

Open workstation zones, glass-front private offices, multiple conference spaces, and a specialty media room reconfigure easily to any professional use.

THE SUBMARKET

Williamson County: The Southeast's Premier Growth Corridor.

Spring Hill sits at the southern edge of one of the wealthiest, fastest-growing counties in the United States — a market where institutional-quality office product is scarce and durably in demand.

Top 1%

U.S. COUNTY BY INCOME

Williamson County consistently ranks among the wealthiest counties in the nation, with one of the highest median household incomes in the Southeast.

~30 min

SOUTH OF NASHVILLE · I-65

Direct interstate access to downtown Nashville and BNA International Airport, with the GM electric vehicle campus and major employers nearby.

Growth

PERSISTENT NET IN-MIGRATION

Spring Hill has experienced sustained residential and commercial growth, driving daytime population, household income, and demand for premium office.

Scarcity

LIMITED INSTITUTIONAL OFFICE

Few buildings in the submarket match the architectural quality, finish level, and turnkey delivery offered at 2210 Spedale Ct — creating a durable competitive advantage.

The thesis is simple. Williamson County combines the demand fundamentals of a top-tier U.S. growth market — corporate relocations, high household income, top-rated schools, low crime — with the supply constraints of a submarket where institutional-quality office product is genuinely scarce. The result is durable rent growth and resilient asset values.

For an owner-user, the building is an immediate operational platform in a market where rented Class A space is increasingly costly and increasingly difficult to find. For an investor, it is a defensive, supply-constrained asset in one of the strongest sub-markets in the Southeast.

WHY THIS ASSET

A Defensive Asset in a Supply-Constrained Market.

2210 Spedale Ct works as an acquisition under multiple strategies — owner-occupancy, single-tenant lease, or 1031 capital deployment. The building's architectural identity, location, and turnkey delivery create optionality rarely available at this price point.

I. Architecturally Distinguished, Institutionally Finished

Three-sided curtainwall glass, exposed wood ceilings, polished concrete, premium systems furniture. A building that signals quality the moment a client walks in the door — and a quality level that cannot be replicated in this submarket at this price.

II. Turnkey Delivery — Operational Day One

The building can be delivered fully furnished. For an owner-user, this eliminates 60–90 days of buildout, six-figure furnishing costs, and the logistical drag of standing up new operations. For an investor, it materially shortens lease-up and improves asset velocity.

III. Flexible Floor Plate, Multiple Use Cases

Open workspace, glass-front private offices, multiple conference rooms, and a purpose-built media room reconfigure easily. The asset supports professional services, executive office, financial advisory, consulting, technology, healthcare, and many other premium professional uses.

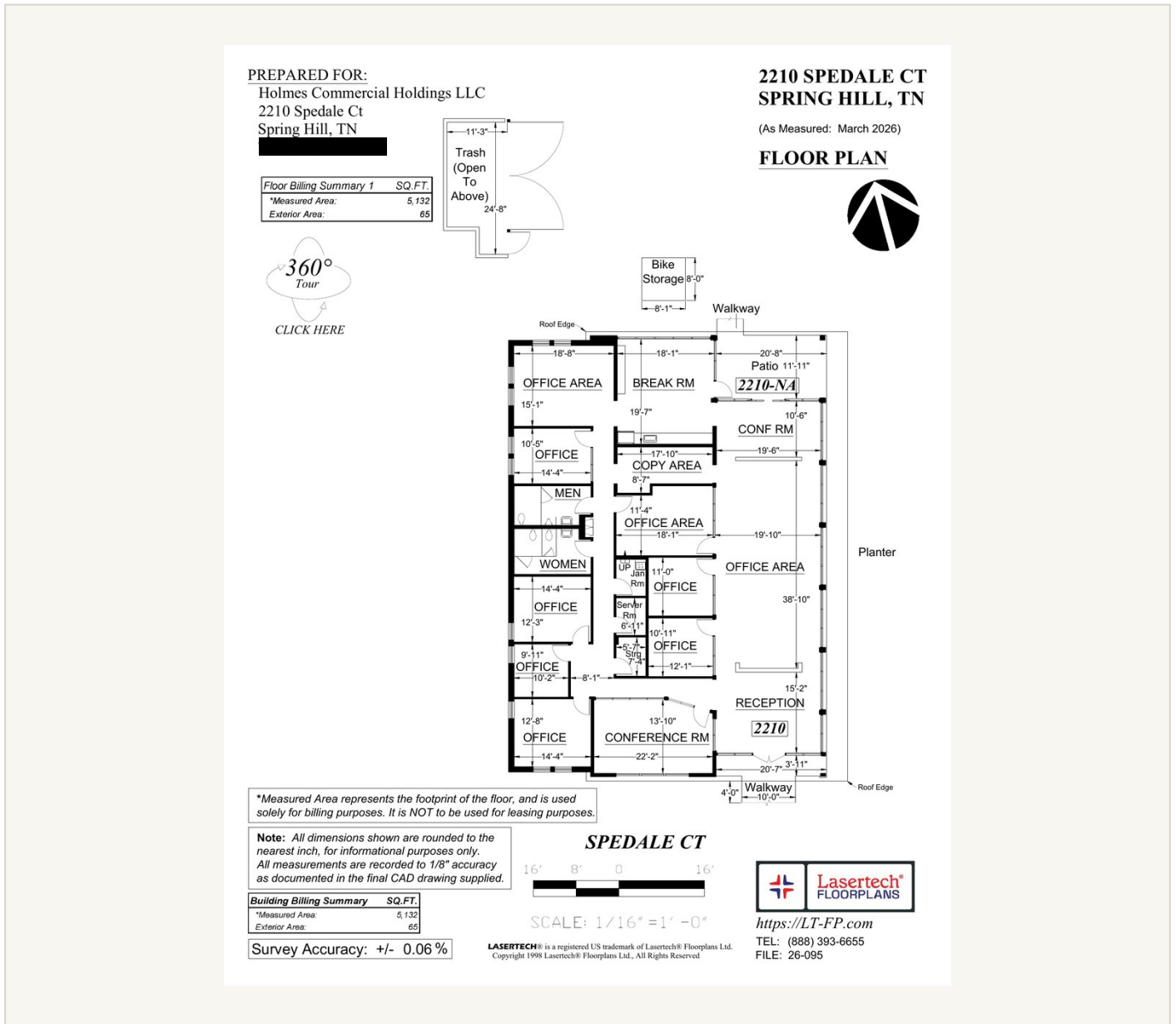
IV. For Sale or Lease — Structural Flexibility

The asset is being offered for sale and is also available on long-term lease, allowing a qualified counterparty to structure the transaction to fit their balance sheet, tax position, or 1031 timeline. Confidential financial information is available under NDA.

FLOOR PLAN

As-Measured · March 2026 · ANSI/BOMA 2024.

Certified measurement performed in accordance with ANSI/BOMA 2024 standards. Total rentable area: 4,844 SF. Total usable area: 4,047 SF. Survey accuracy: ±0.06%.



Zoning: C-4 Commercial · Rentable: 4,844 SF · Usable: 4,047 SF · Accuracy: ±0.06%

NEXT STEPS

Request the Full Investment Package.

Detailed financials, lease structure, and operating history are available to qualified parties under NDA. Private tours can be arranged on short notice.

LISTING AGENT

Benjamin Smith

PRINCIPAL · VOYAGER REAL ESTATE PARTNERS

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PROPERTY

2210 Spedale Ct

SPRING HILL, TN · WILLIAMSON COUNTY

4,844 SF · C-4 Commercial
For Sale and Available for Lease

A typical engagement follows three steps:

I.

PRIVATE TOUR

A confidential walk-through of the building at your convenience, scheduled to minimize disruption to current operations.

II.

NDA & FINANCIALS

Upon execution of a confidentiality agreement, the full investment package is provided — financials, lease terms, operating history.

III.

OFFER & STRUCTURE

Acquisition can be structured as a sale, long-term NNN lease, or 1031 exchange property — to fit your strategy and timeline.