



5200 MARYLAND WAY | BRENTWOOD, TN

LOCAL @ 5200

SURROUNDED BY THE BEST OF BRENTWOOD



OFFICE HIGHLIGHTS

Recently updated lobbies and common areas feature a modern design and abundant natural light

Move-in-ready spaces with new upgrades

Ample on-site parking

On-site Grab & Go market

Secure building access with key card entry

At a signalized intersection, allowing for convenient entry and exit

Walking distance to local retail, dining, and other amenities

Quick connectivity to Interstate 65



BUILDING IMPROVEMENTS

Modernized lobby and corridors with a refreshed design

Elevated shared amenities including a grab & go market

NOW IN 2026: Updated exterior façade, new lobby, first-floor fitness center, shared conference space and modern spec suite offerings



Future Conference Room



Future Lobby Design



Future Fitness Center

AVAILABILITIES

1ST FLOOR

SUITE 101: 7,309 SF
AVAILABLE 6/1/26

1ST FLOOR SPEC SUITES

SUITE 115: 2,749 SF
DELIVERING Q2 2026

2ND FLOOR

SUITE 201: 6,492 SF

SUITE 260: 7,627 SF
AVAILABLE 10/1/26

2ND FLOOR SPEC SUITES

DELIVERING Q2 2026

SUITE 202: 3,145 SF

SUITE 204: 4,050 SF

CAN BE COMBINED FOR 7,195 SF

3RD FLOOR

SUITE 310: 5,808 SF

3RD FLOOR SPEC SUITES

AVAILABLE 8/1/26

SUITE 350: 3,923 SF

4TH FLOOR

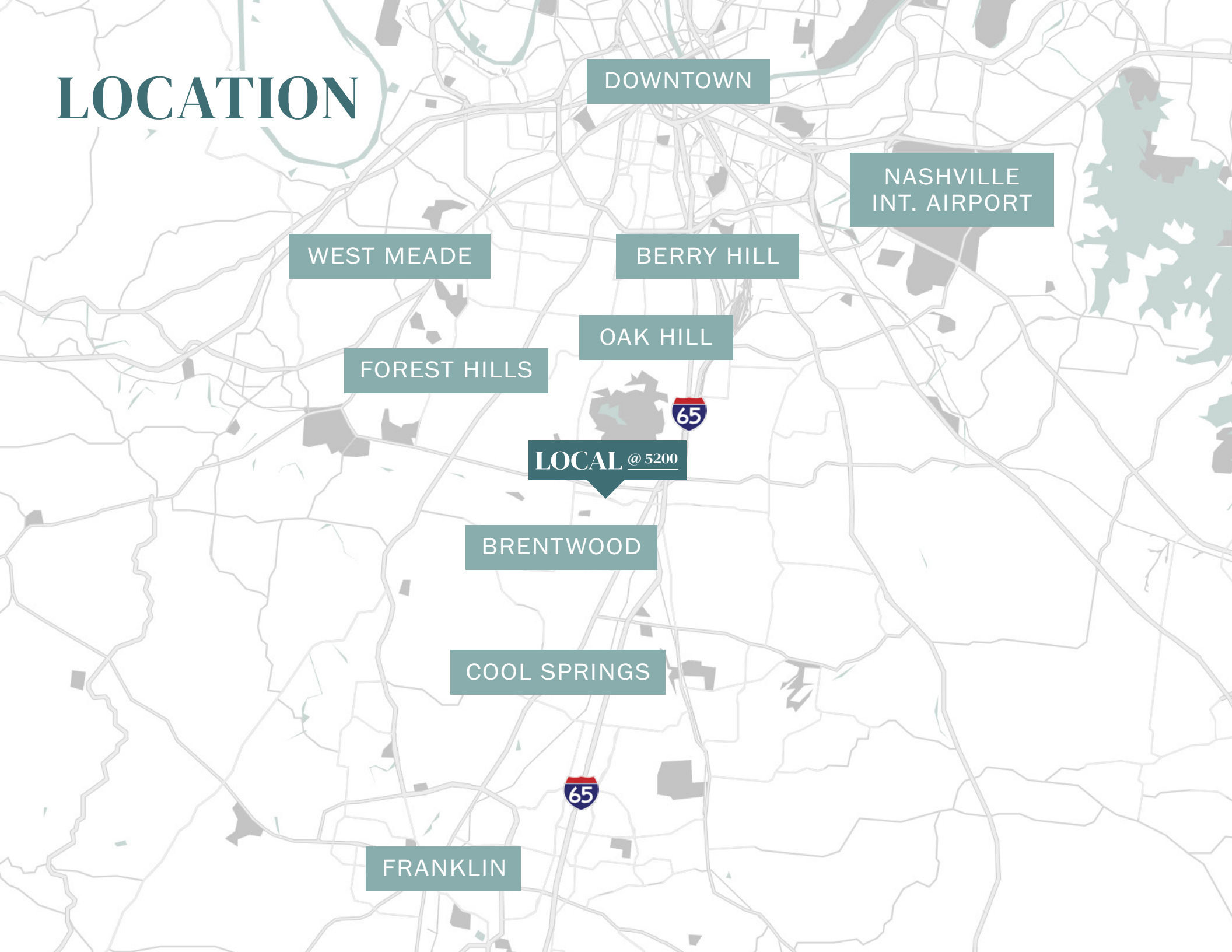
SUITE 400: 15,457 SF
AVAILABLE EARLY 2027 -

[VIRTUAL TOUR](#)

SUITE 410: 15,480 SF



LOCATION



DOWNTOWN

NASHVILLE
INT. AIRPORT

WEST MEADE

BERRY HILL

OAK HILL

FOREST HILLS

LOCAL @ 5200

BRENTWOOD

COOL SPRINGS

FRANKLIN

EASY ENTRY & EXIT



4
MINUTES TO OLD
HICKORY BLVD

20
MINUTES TO
DOWNTOWN
NASHVILLE

13
MINUTES TO
BERRY HILL

10
MINUTES TO
OAK HILL

FRANKLIN PIKE

OLD HICKORY BLVD

BRENTWOOD

8
MINUTES TO
I-65

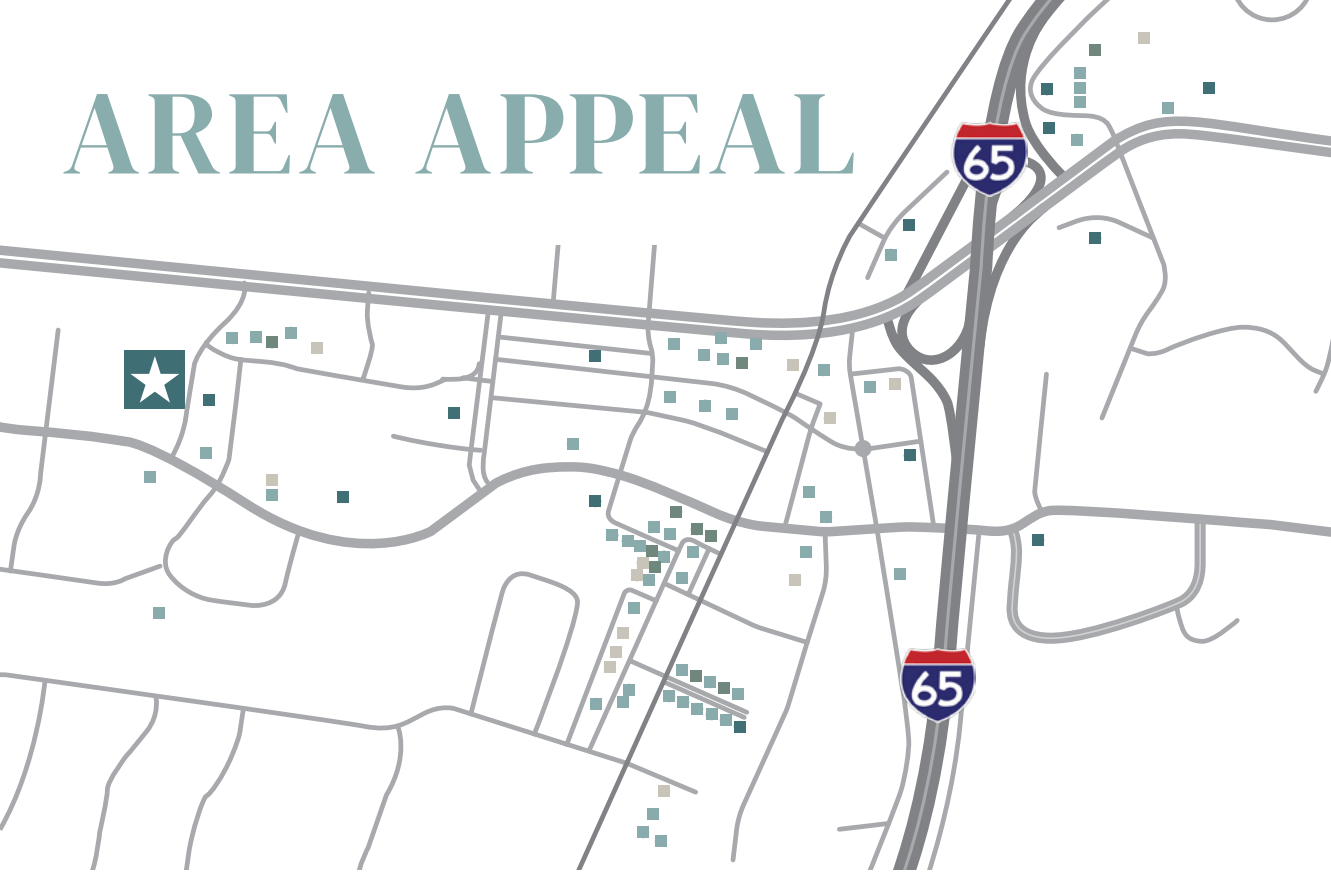


MARYLAND WAY

5
MINUTES TO
HILL CENTER

20
MINUTES TO
FRANKLIN

AREA APPEAL



58

RESTAURANTS

13

HOTELS

12

FITNESS

12

RETAILERS



RESTAURANTS

- Jonathan's Grille
- Dunkin'
- LongHorn Steakhouse
- Firebirds Wood Fired Grill
- Corner Pub
- The Well Coffeehouse
- Firehouse Subs
- Waffle House
- Wendy's
- Just Love Coffee Cafe
- The Perch
- Corky's Ribs & BBQ
- Yard Birds Hot Chicken
- Judge Beans BBQ
- The Local Taco
- Mazatlán Restaurant
- Swig
- Suki Sushi
- Fulin's Asian Cuisine
- Panera Bread
- Juice Bar
- McAlister's Deli
- Chick-fil-A
- Starbucks
- Puffy Muffin
- Papa Johns Pizza
- The Poki
- Smoothie King
- Chopt Creative Salad Co.
- Jason's Deli
- Blaze Pizza
- MOOYAH
- Madai Korean & Sushi
- 55 South
- Sonic Drive-In
- Maple Street Biscuit Co.
- Waldo's Chicken & Beer
- Jeni's Splendid Ice Creams
- Chipotle Mexican Grill
- Taziki's Mediterranean Cafe
- Bluefin Sushi & Thai
- Del Frisco's Grille
- Baskin-Robbins
- E+ROSE Wellness Cafe
- Cinco De Mayo Mexican
- Golden Pizza & Indian Cuisine
- Uncle Julio's
- Cold Stone Creamery
- First Watch Breakfast
- Chuy's
- Moe's Southwest Grill
- Greek Cafe Grill
- Jefferson's
- Mere Bulles Restaurant
- Pei Wei
- Soy Teriyaki Bistro

FITNESS

- Orangetheory Fitness
- StretchLab
- Cyclebar
- F45 Training
- Fitness Together
- Neighborhood Barre
- Bodyrok
- CorePower Yoga
- barre3
- Manduu EMS Fitness
- BFT Brentwood
- Club Pilates

RETAILERS

- Walgreens
- Target
- REI
- The Fresh Market
- FedEx Office
- United States Postal Service
- B & C Ace Hardware
- Kroger
- CVS
- Publix
- Par Golf TN
- Lululemon

HOTELS

- Four Points by Sheraton
- Holiday Inn Express & Suites
- Best Western
- AC Hotel by Marriott
- Hampton Inn
- Hilton Garden Inn
- Brentwood Suites
- Hilton
- Hyatt Place
- SpringHill Suites by Marriott
- Comfort Inn Suites
- Homewood Suites
- MainStay Suites



FOR MORE INFORMATION, CONTACT:

CHARLIE GIBSON

charlie.gibson@streamrealty.com
615.260.3286

ROSS SMITH

ross.smith@streamrealty.com
615.818.9688

Copyright © 2026 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.



501 Commerce Street
Suite 1120
Nashville, TN 37203
615.795.0000