



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

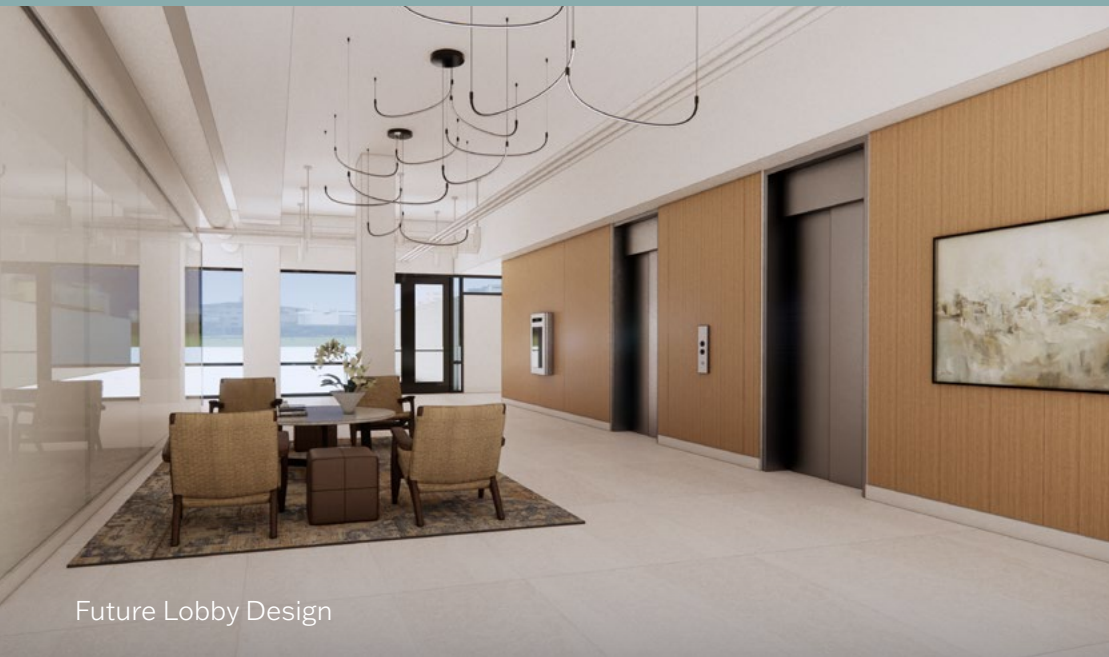
NOW IN 2026: Updated exterior façade, new lobby, first-floor fitness center, shared conference space and modern spec suite offerings



Future Exterior Facade



Future Conference Room



Future Lobby Design



Future Fitness Center

AVAILABILITIES

1ST FLOOR

SUITE 101: 7,309 SF
AVAILABLE Q3 2026

2ND FLOOR

SUITE 201: 6,492 SF

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

SUITE 204*: 4,050 SF
*SPEC SUITE AVAILABLE Q3 2026

3RD FLOOR

SUITE 310: 5,808 SF

SUITE 320: 2,260 SF
AVAILABLE 11/1/2026

SUITE 350*: 3,923 SF
*SPEC SUITE AVAILABLE Q4 2026

SUITES 310, 320 & 350 CAN BE
COMBINED FOR 11,991 SF

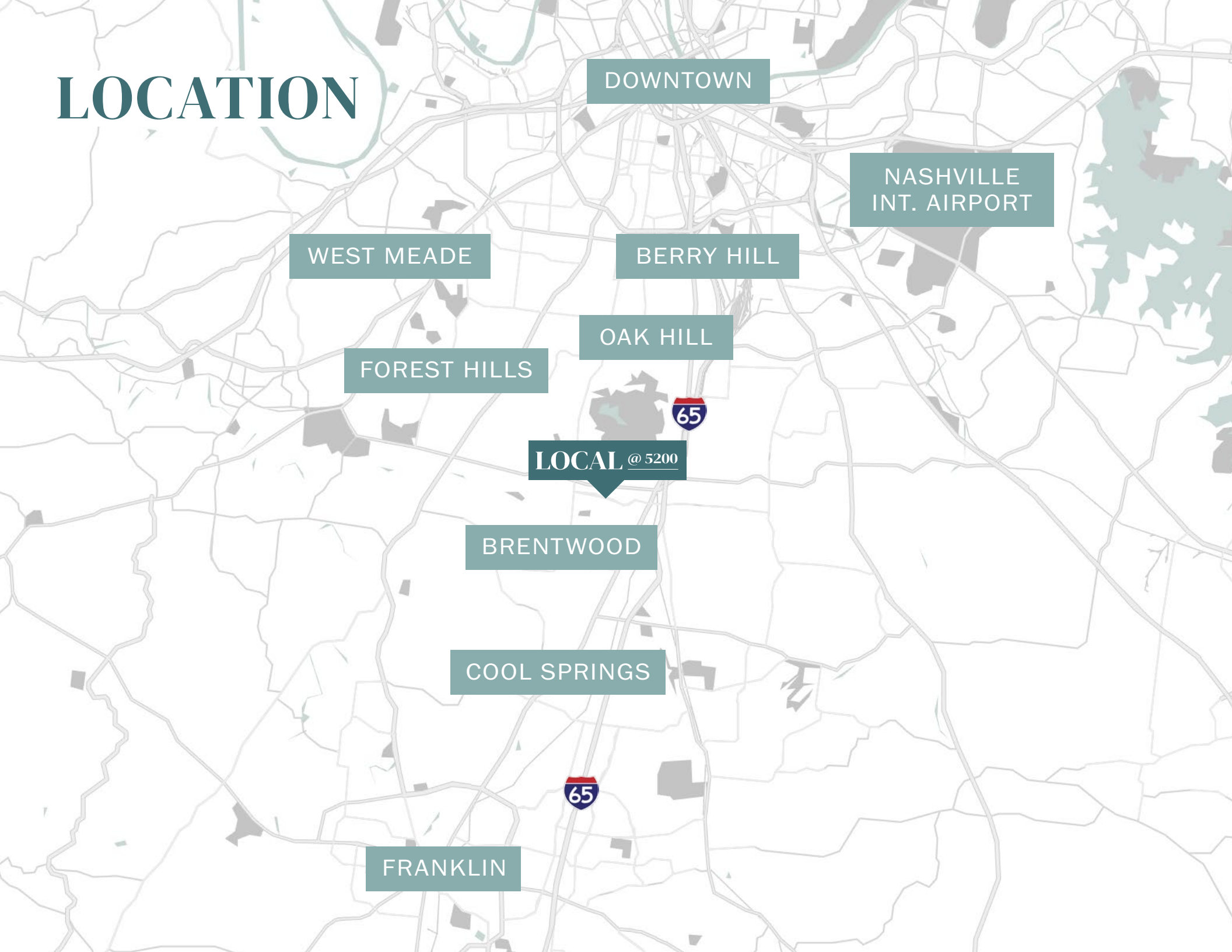
4TH FLOOR

SUITE 400: 15,457 SF
[VIRTUAL TOUR](#)

SUITE 410: 15,480 SF
SUITES 400 & 410 CAN BE
COMBINED FOR 32,521 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

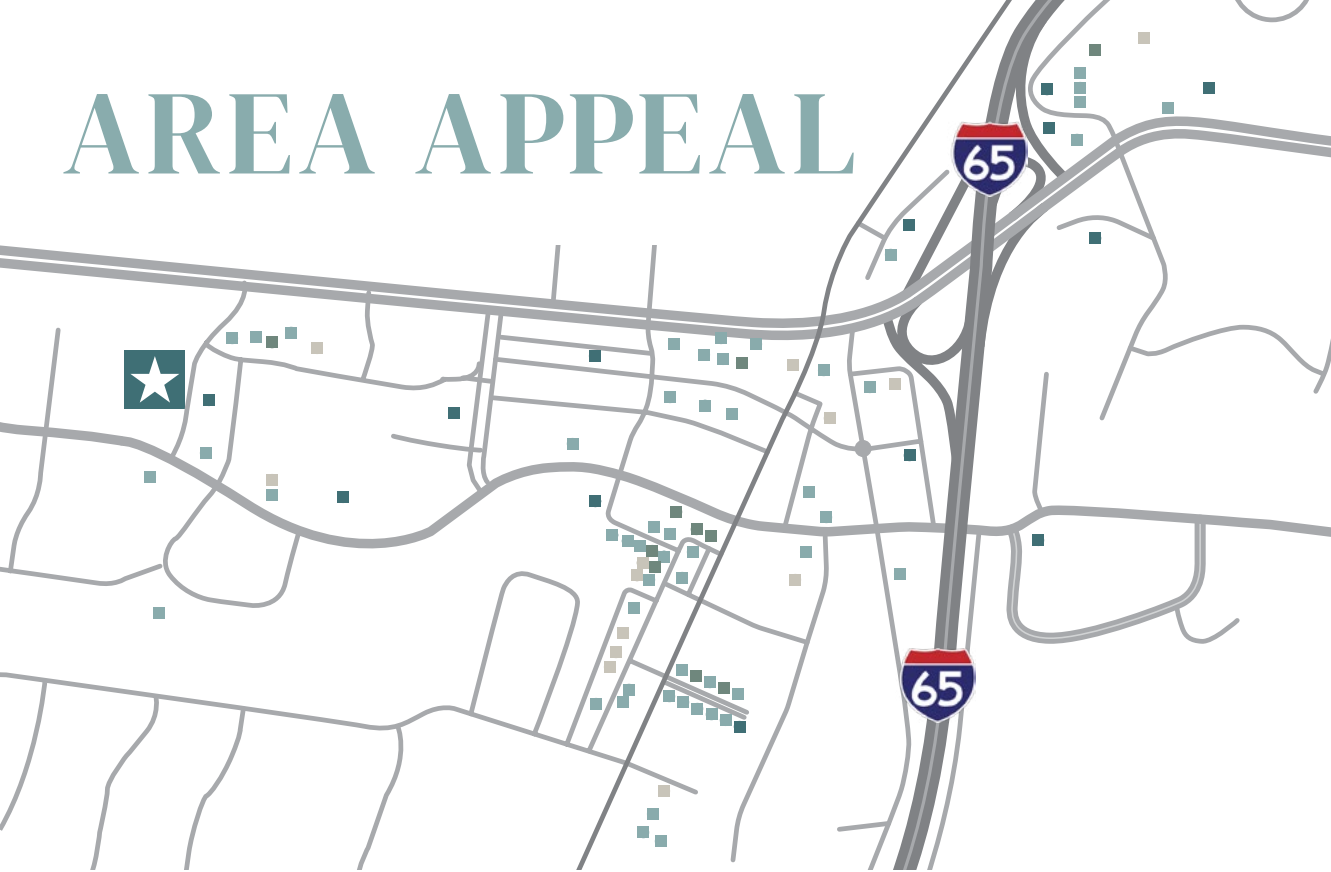


5
MINUTES TO
HILL CENTER

20
MINUTES TO
FRANKLIN

MARYLAND WAY

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



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