



FOR LEASE

301,697 SF OF OFFICE SPACE ON 23 ACRES

7100 COMMERCE WAY, BRENTWOOD, TN

BUILDING HIGHLIGHTS

5-6/1,000 Parking ratio

Multi-tenant office building

23 Acre campus, zoned C-3 (Brentwood)

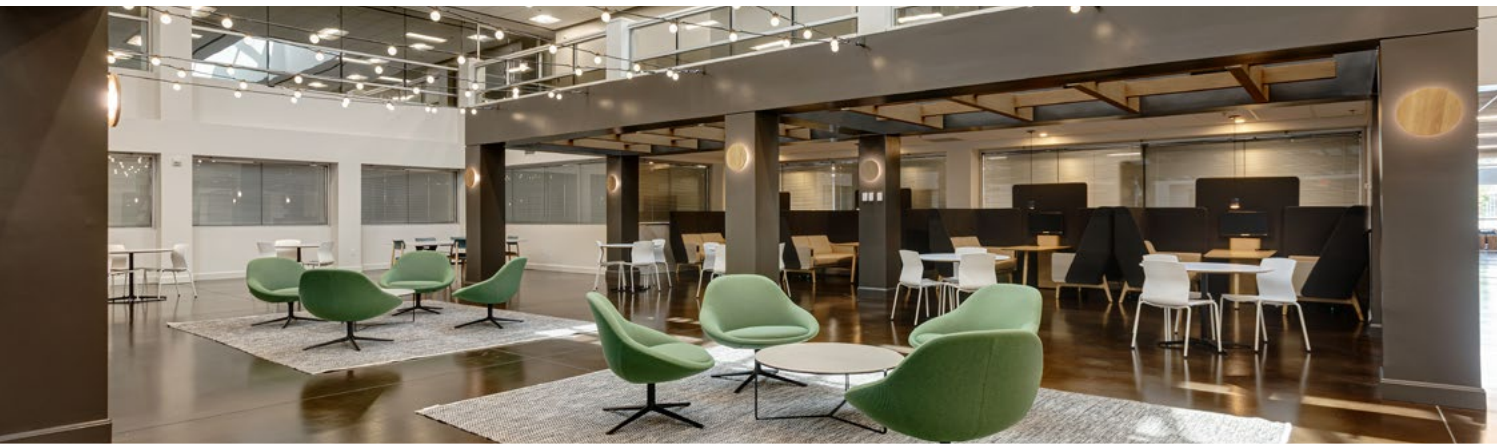
Heavy power – data centers, dual-feed power & fiber carriers on-site

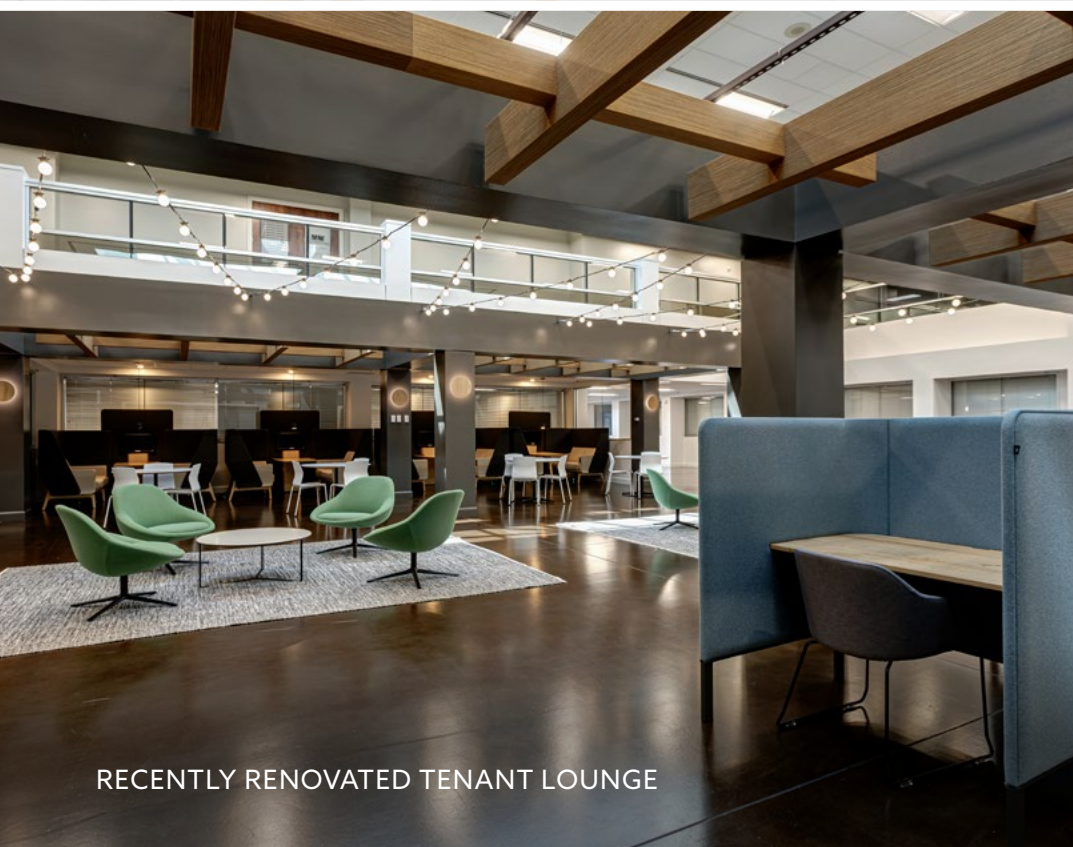
Flexible zoning to allow for office and industrial use

Exterior building signage available to larger user tenant

ON-SITE AMENITIES

- Newly built and furnished tenant lounge
- Recently renovated fitness center with showers
- On-site property management
- Walking trail
- Basketball court
- Training room with new AV equipment
- Conference room
- Game room



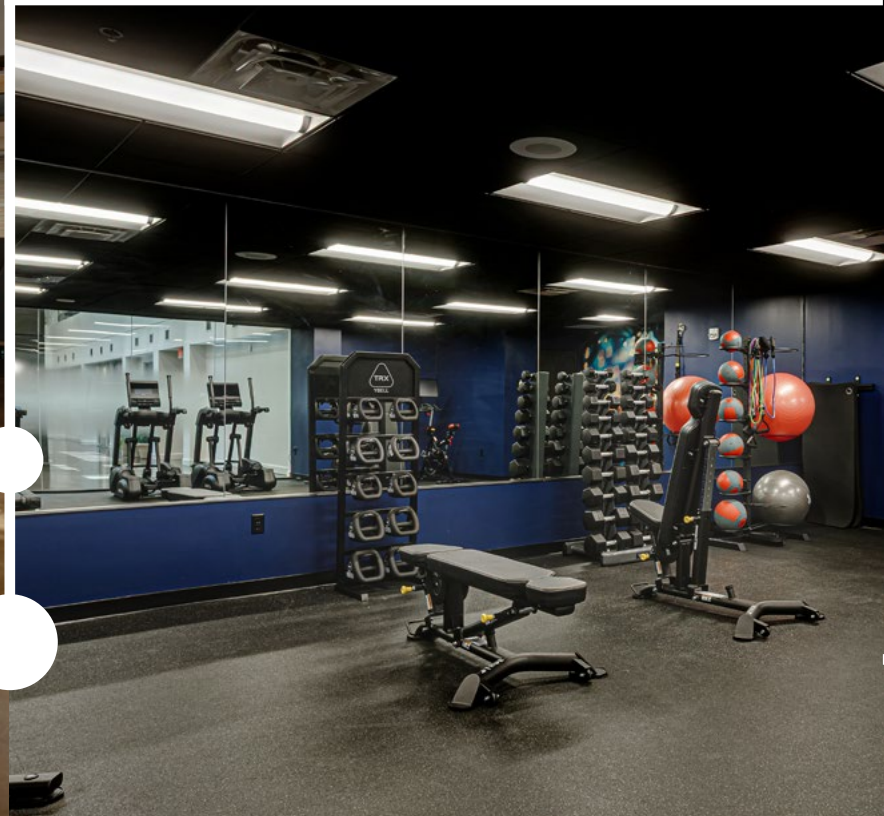


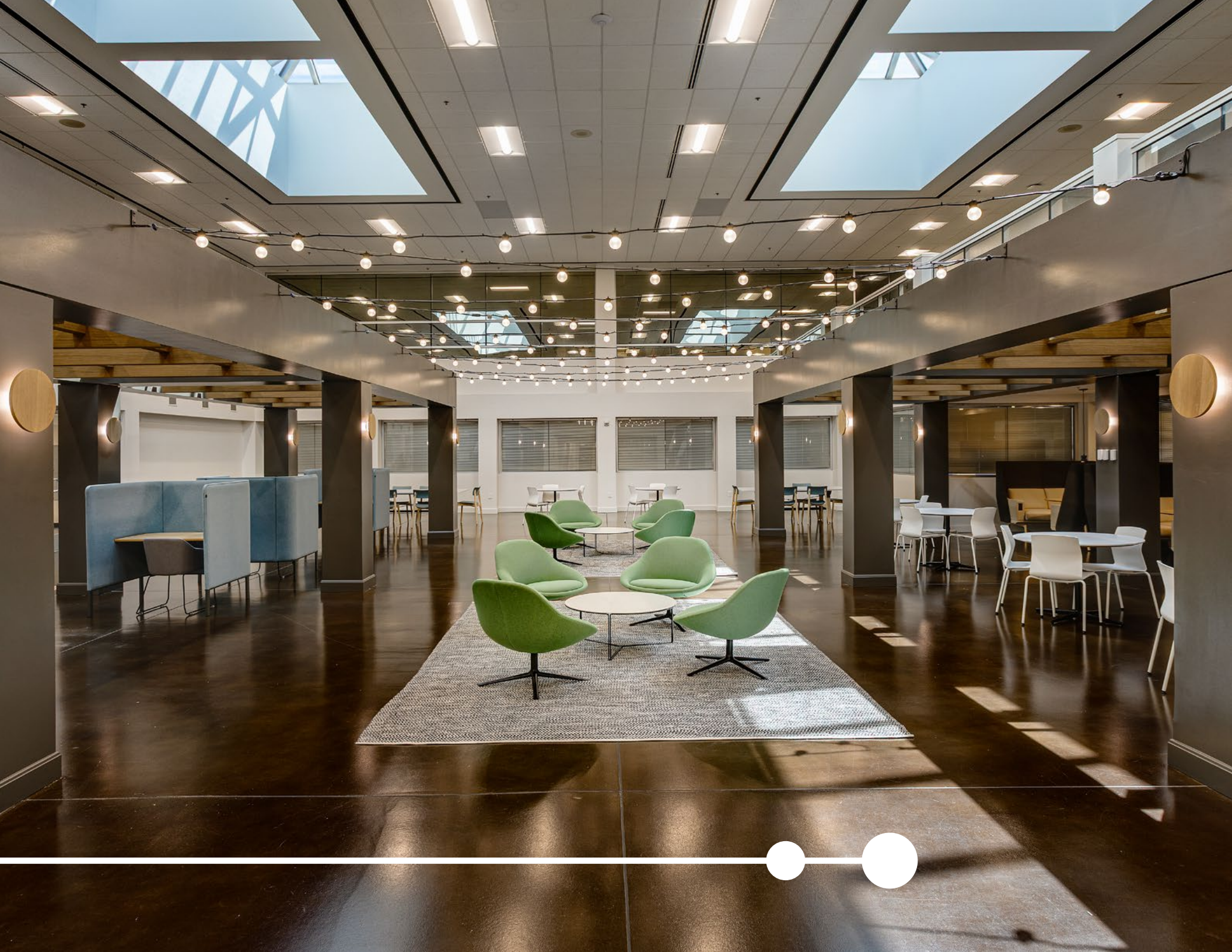
RECENTLY RENOVATED TENANT LOUNGE



BUILDING RENOVATIONS

NEW TENANT LOUNGE, FITNESS CENTER
& EXTERIOR UPGRADES





LOCATION

MAJOR RETAIL AREA



retail

- 1 Thoroughbred Village II**
McAlister's
Burger Up
Moe's
Starbase 1552
- 2 McEwen Northside**
Shake Shack
Condado
Jeni's
Just Love Coffee
North Italia
Perry's Steakhouse
- 3 McEwen Southside**
Whole Foods
Pure Barre
Bricktop's
Lululemon
Pei Wei
Blo
- 4 Thoroughbred Village**
TJ Maxx
Loft
Office Depot
Starbucks
Carrabba's
- 5 Mallory Lane**
Walmart
Kohl's
Petco
Buffalo Wild Wings
- 6 Cool Springs Crossing**
Target
J Alexander's
- 7 Cool Springs Galleria**
Apple Store
M.A.C.
Dillard's
Cheesecake Factory
Macy's
JC Penney
Pottery Barn
King's Entertainment
Connors
- 8 Cools Spring Market**
Kroger
JoAnn
Staples
Marshalls
Dick's
DSW
- 9 Cool Springs Pointe**
Best Buy
Nike
Ross
- 10 Cool Springs Festival**
Publix
Michaels
Home Depot
PetSmart
Outback
- 11 Carothers Crossing East**
Chicken Salad Chick
Buttermilk Sky
Juice Bar
- 12 P.F. Chang's**
- 13 AMC Theatres**
- 14 AnyTime Fitness**
- 15 CVS**
- 16 Costco**
- 17 Orangetheory**
- 18 Bonefish Grill**
- 19 Lowes**
- 20 Sam's Club**
- 21 Lifetime Fitness**

multifamily

- 1** McEwen Northside Apartments
- 2** Legacy at Cool Springs Apartments
- 3** The Harper Apartments
- 4** Camden Franklin Park
- 5** Cadence Cool Springs
- 6** Venue at Cool Springs

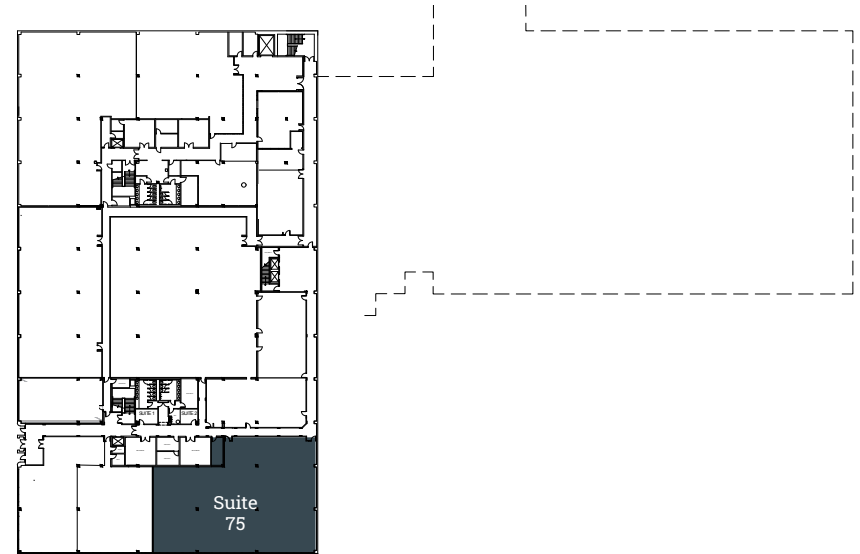
lodging

- 1** Aloft Hotels
- 2** Hyatt Place
- 3** Embassy Suites
- 4** Courtyard
- 5** Hilton
- 6** Residence Inn
- 7** Home2 Suites
- 8** Marriott
- 9** Homewood Suites
- 10** Drury Plaza Hotel

AVAILABILITY

BUILDING II

Lower Level



BUILDING II

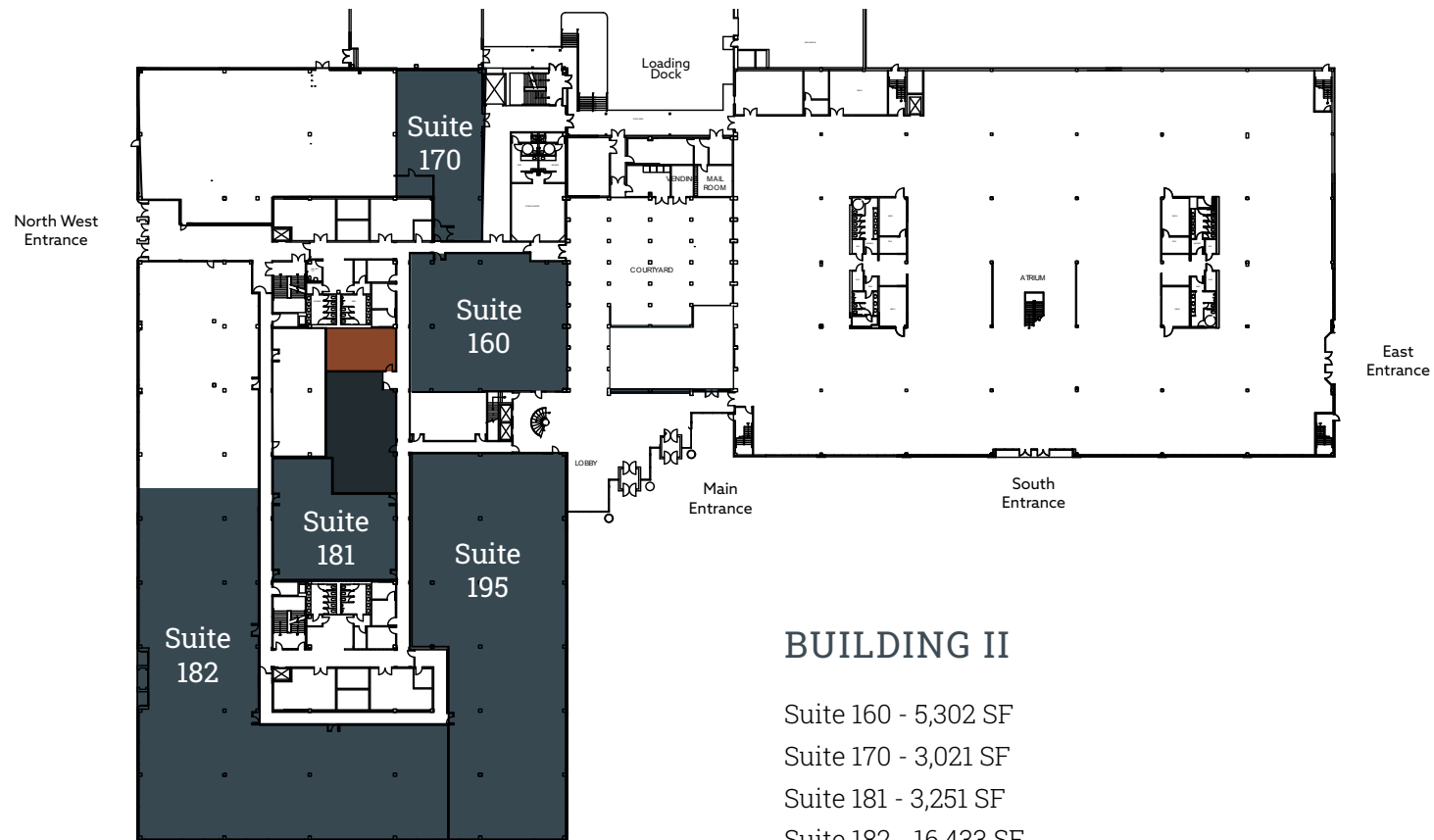
Suite 75 - 9,241 SF



FIRST FLOOR

BUILDING II

BUILDING I



BUILDING II

Suite 160 - 5,302 SF

Suite 170 - 3,021 SF

Suite 181 - 3,251 SF

Suite 182 - 16,433 SF

Suite 195 - 13,435 SF 

 Conference Room

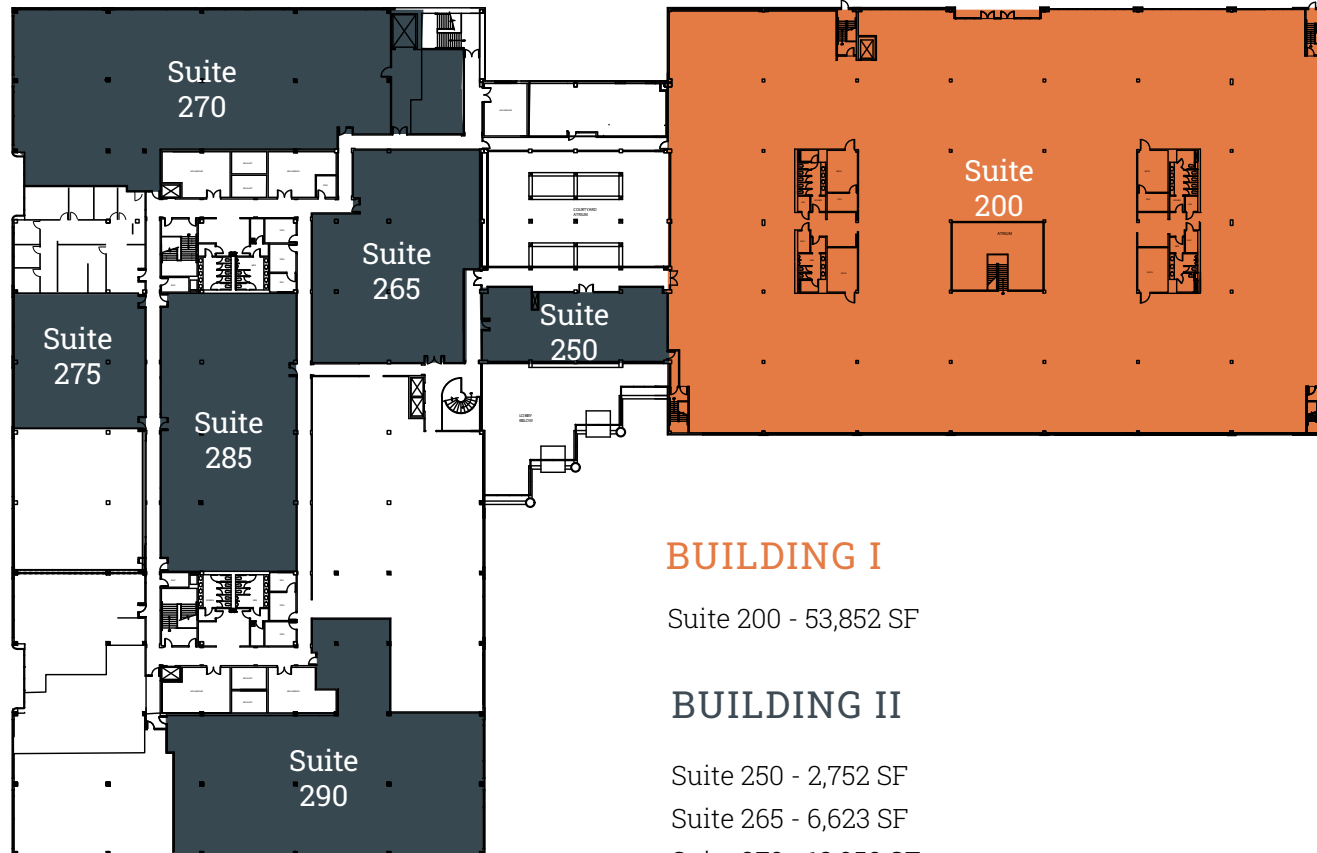
 Training Room

 Click for virtual tour

SECOND FLOOR

BUILDING II

BUILDING I



BUILDING I

Suite 200 - 53,852 SF

BUILDING II

Suite 250 - 2,752 SF
Suite 265 - 6,623 SF
Suite 270 - 12,950 SF
Suite 275 - 3,629 SF
Suite 285 - 7,860 SF
Suite 290 - 10,679 SF



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