

Walkable Amenities in Maryland Farms



Harpeth Commons I

101 Westpark Dr. | BRENTWOOD, TN



Be in the heart of Brentwood's coveted corporate neighborhood



Harpeth Commons I

Harpeth Commons I presents tenants with the opportunity to lease space in a strategically located office building that has recently undergone a \$3 million renovation. Locally owned by a group that prioritizes long-term relationships with its tenants, the property is situated in the heart of Maryland Farms Office Park

 101 WESTPARK DR. | BRENTWOOD, TN

in Williamson County, near the Davidson County line. Just one mile west of I-65 South and 10 miles from downtown Nashville, the 60,000 SF building sits on 3.0 acres, surrounded by mature landscaping, a public park, and within walking distance to amenities like Starbucks, Jimmy John's, Moe's, and Publix.

PROPERTY HIGHLIGHTS



60,000 SF Building



3.4 per 1,000 SF



80 kW Generator



Fiber Optics Connection Available



Exterior Renovations Recently Completed



Newly Renovated Lobby



Large Open Floor Plates



Part of Maryland Farms Office Park



On-Site Park with Walking Paths
and Benches



Walkable to Starbucks, Publix, Moe's,
Jimmy Johns, and More

Renovation Summary

Harpeth Commons I recently finished a complete interior, exterior, mechanical and life safety renovation. The \$3 million investment modernized the building's design, technology and life safety standards.

COMPLETED RENOVATIONS

- New flooring, ceiling tiles, LED lighting, and signage throughout the building
- Elevator equipment and cabs
- Electronic HVAC controls and energy management system
- Energy-efficient variable air volume boxes
- Upgraded fire panel and new sprinkler system
- Modernized lobby with electronic directory, LED lighting, new wall coverings, and pendant lighting
- Revitalized communal park
- Elevator finishes with stainless steel doors and modern interiors
- Landscaping including specimen trees and hardscape



Neighborhood Amenities

Restaurants

Starbucks
Del Frisco's Grill
Jeni's Splendid Ice Creams
Uncle Julio's
Jimmy John's
Publix
Pei Wei Asian Kitchen
Chopt
Mere Bulles
The Local Taco
Bluefin Sushi & Thai
Blaze Pizza
BugerFi
Taziki's
Just Love Coffee
Suki Sushi
55 South
Juice Bar
Moe's Southwest Grill
Jonathan's Grille
Jet's Pizza
Duck Donuts
Jason's Deli
Chipotle
McDonalds
Taco Bell
Soy Bistro
Crumbl Cookies
Greek Café Grill
Chuy's
Cinco De Mayo
Subway
The Poki
The Perch
Corky's Ribs & BBQ
Chick Fil A
McAlister's Deli
Peter's Sushi & Thai
Five Guys

Hotels

Baymont by Wyndham
Courtyard by Marriott
AC Hotel
Hilton Garden Inn
SpringHill Suites
Homewood Suites
Sonesta Simply Suites
Residence Inn by Marriott
Sonesta ES Suites
MainStay Suites
Hampton Inn

Retailers

UPS
Asurion
Regions Bank
CapStar Bank
Synovus Bank
Truist
Sola Salon
REI
PetPeople
FedEx Office
Sur La Table
Paper Source
Vineyard Vines
Peter Millar

Fitness

Club Pilates
Humble Fitness
Personal Best Fitness
Prevail Rehab & Fitness
Iron Tribe
Redline
Barre3 Brentwood
Cyclebar
Eat the Frog Fitness

Manduu
Pure Sweat + Float Studio
CorePower Yoga
F45 Training
Fitness Together
Neighborhood Barre
Spiral Spine Pilates



39 RESTAURANTS
11 HOTELS
14 RETAILERS
16 FITNESS



Area Snapshot 10-MINUTE DRIVE-TIME RADIUS

Business Highlights

- **3,900** BUSINESSES
- **57,900** TOTAL EMPLOYEES
- **53,300** TOTAL RESIDENTIAL POPULATION

Top 3 industries include:

- 48.2%** Services (hotels, health, legal, etc.)
- 17.6%** Finance, Insurance, RE (FIRE)
- 15.6%** Retail Trade

Population Demographics



20.6%

OF THE POPULATION
ARE MILLENNIALS

72%



OF RESIDENTS HAVE A
BACHELOR'S, GRADUATE,
OR PROFESSIONAL DEGREE

\$124k



MEDIAN HOUSEHOLD
INCOME

84%



OF THE EMPLOYMENT
IS WHITE COLLAR





Floor Plans

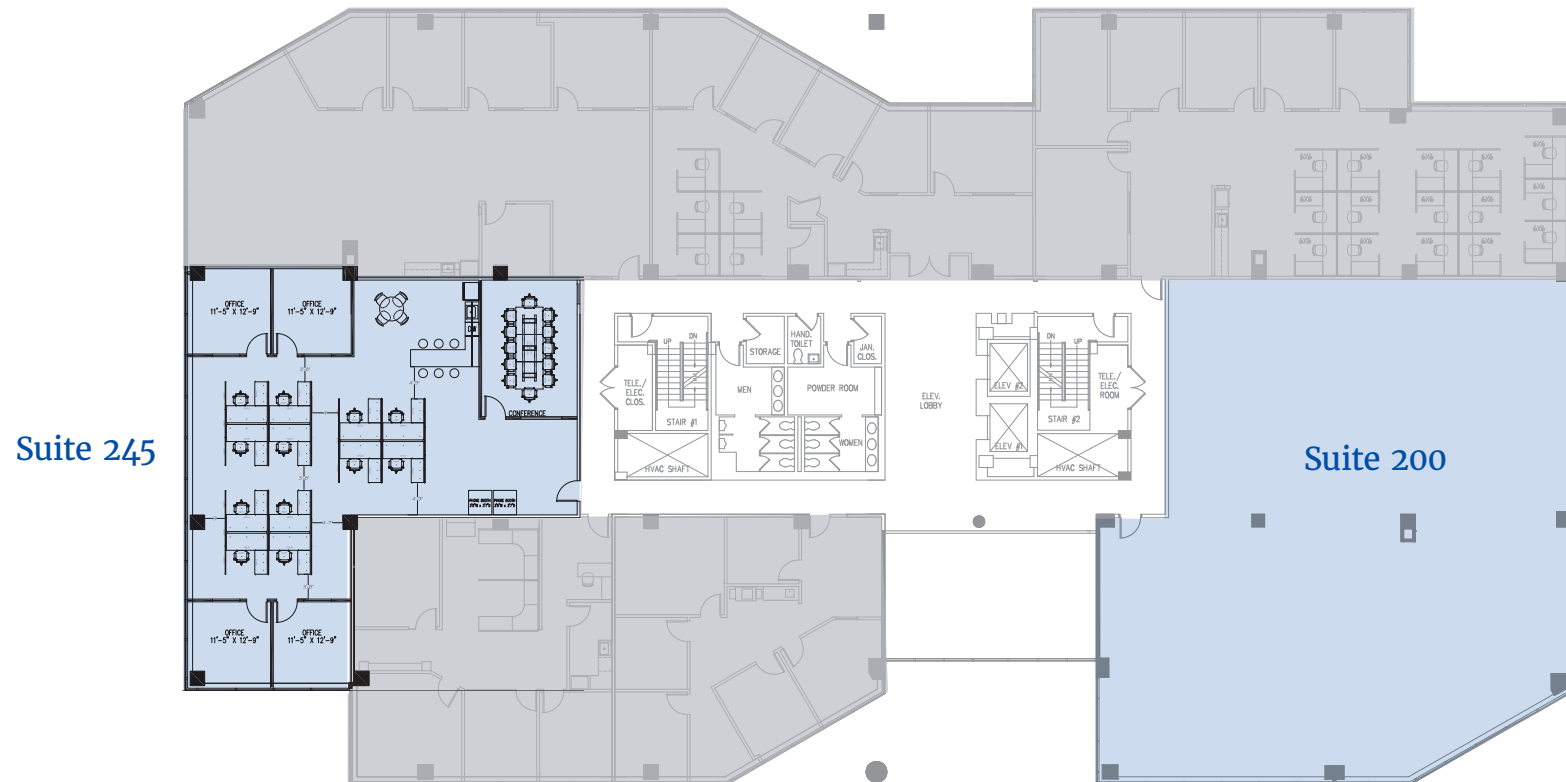
2ND FLOOR

AVAILABLE

SUITE 200 5,740 SF

*SUITE 245 3,000 SF

*SPEC SUITE





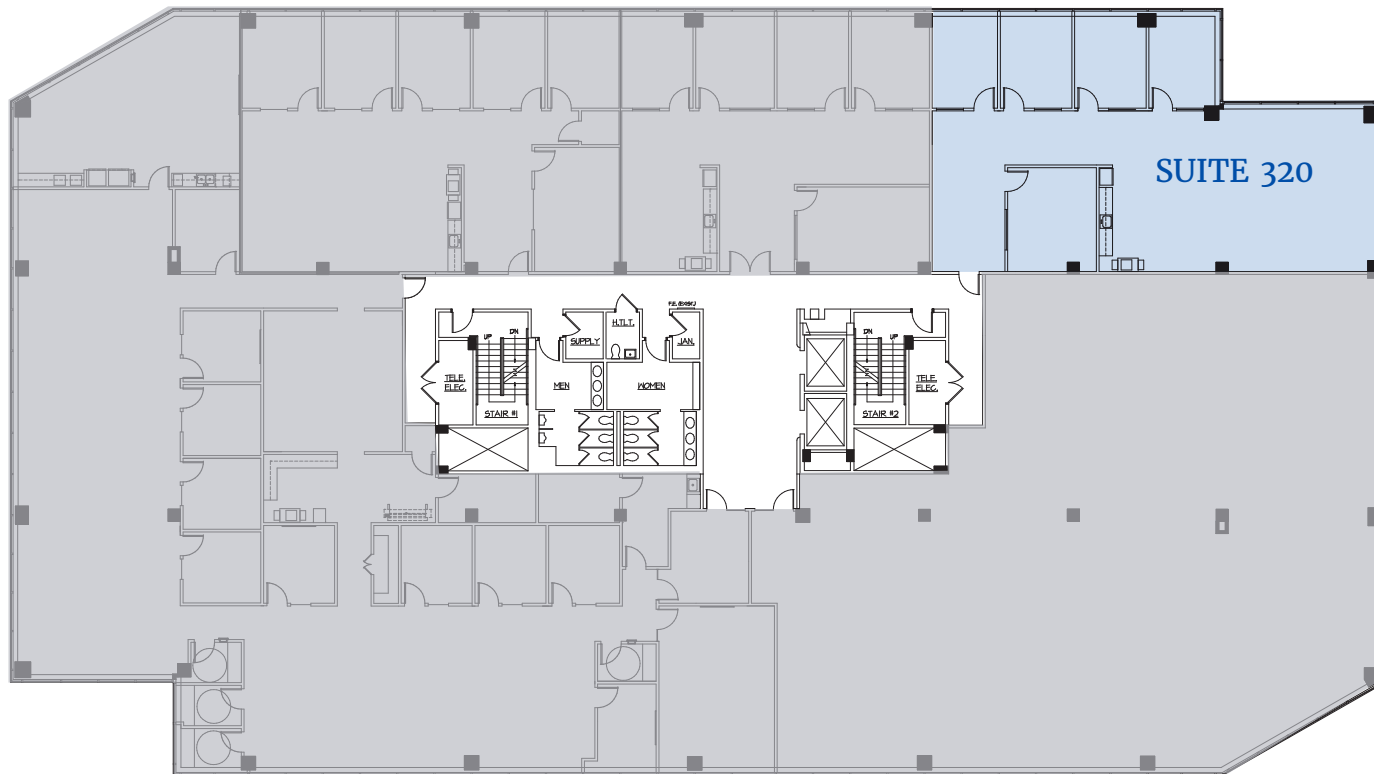
Floor Plans

3RD FLOOR

AVAILABLE

***SUITE 320 2,717 SF**

*SPEC SUITE



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