

FOR LEASE

±2,598 SF Available

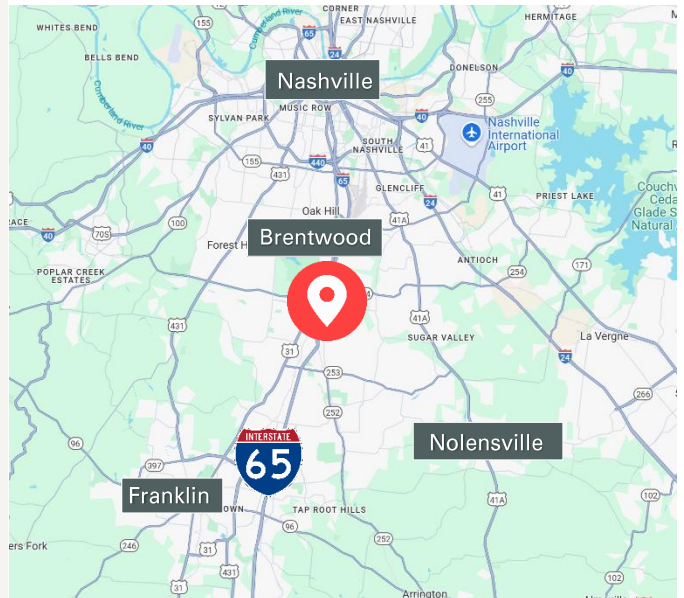
Rare Opportunity to Lease an Overlook Park Office
Condo in Brentwood

213 Overlook Circle, Suite A4, Brentwood, TN 37027



HIGHLIGHTS

- Rare Opportunity to Lease an Office Condo in Overlook Park
- ±2,598 square feet
- Lease Rate: \$32/SF MG
- The space contains 8 private offices, 2 private restrooms, a breakroom, and reception area
- Condo comes completely furnished
- Unreserved and convenient parking with an abundance of spaces
- Convenient access to I-65
- Surrounded by numerous restaurants and other sought-after amenities



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Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221
T: 615.256.3189 / F: 615.254.4026

For Lease
±2,598 SF
Office Condo

213 Overlook Circle, Ste A4
Brentwood, TN 37027
Williamson County

**CHARLES
HAWKINS CO.**



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- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



USA TODAY: 10 Best Main Streets in USA

Southern Living



SOUTHERN LIVING: Small Towns We Love

#6: Out of 95 Counties in the State for Tourism Spending

FAST GROWING COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)

Brentwood stands out as a premier location for luxury living.

Maryland Farms

VICINITY

Target
Longhorn Steakhouse
Panera Bread
Waffle House



VICINITY

Uncle Julio's
55 South
Puffy Muffin
Chick-fil-A
PetCo
Crumbi
Nordstrom Rack
TJ Maxx
Suki Sushi
Just Love Coffee
Blaze Pizza
Juice Bar
Tiff's Treats
REI
Jason's Deli
The Fresh Market
Etc.

Tremendous Location

Located just a short drive from Music City, USA, Brentwood has become a sought-after location. It's strategic position along major highways facilitates easy commutes to Nashville, Franklin, Murfreesboro, and surrounding areas.

Brentwood is also home to a diverse mix of local amenities that is supported by strong demographics making it a top choice for businesses in Middle Tennessee.

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