



SUBLEASE

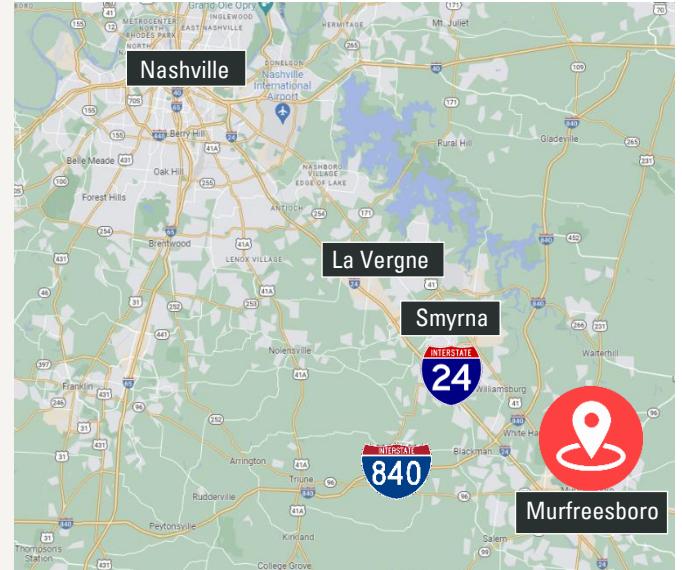
±6,048 SF Available

Stand-Alone Flex/Office Building in a Highly Trafficked Corridor in the Heart of Murfreesboro

314 W Lokey Ave, Murfreesboro, TN 37130

HIGHLIGHTS

- Stand-Alone Flex/Office Building
- ±6,048 SF Office
- Lease Rate: \$16 /SF MG
 - Tenant pays Landscaping and Utilities
- Land Size: ±0.76 acres
- Zoning: Commercial Highway (CH)
- Monument Road Signage
- Tons of Parking (44 spaces)
- Storage area with overhead door
- Sublease expires 5/31/2028
- ***Opportunity for extended term**
- Ideal for business that needs open space, individual offices, and storage
- Easy access to all parts of the city
- Convenient access to I-24



Paul M. Myers, CCIM, SIOR

Senior Vice President

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Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

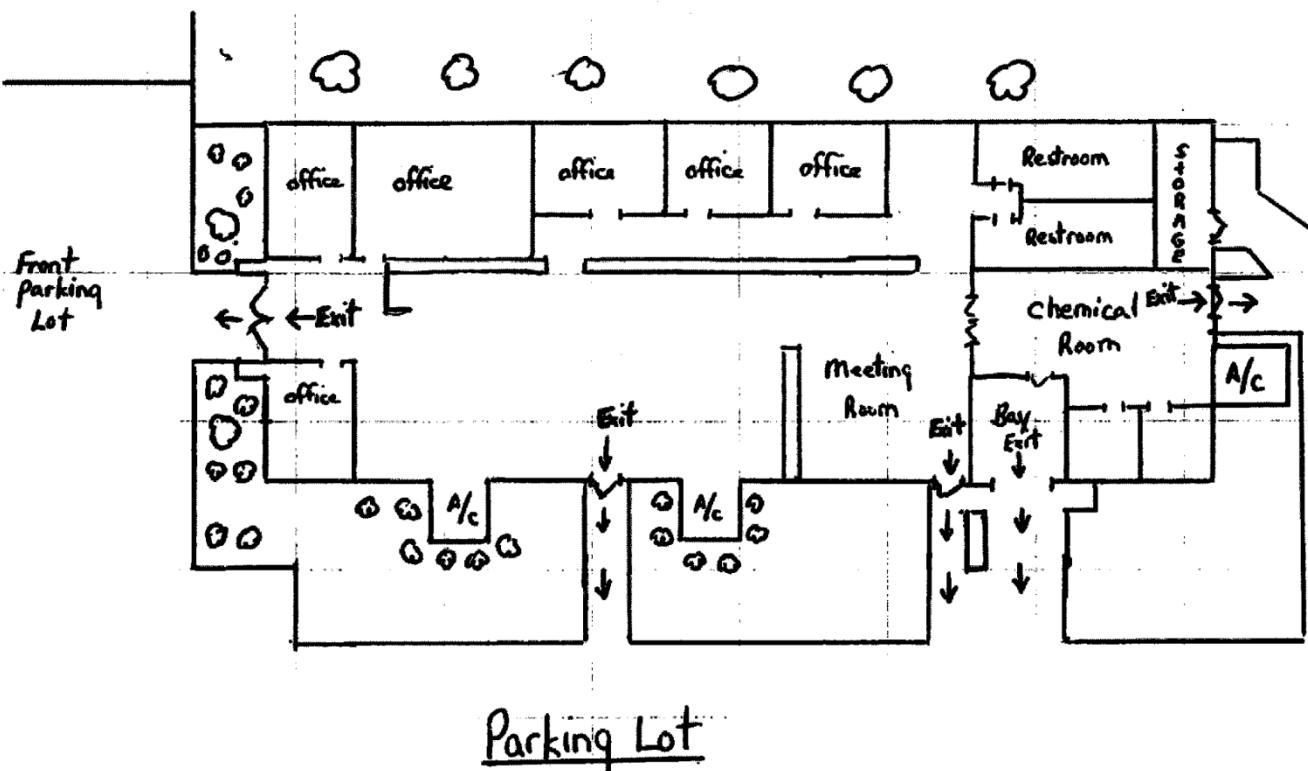
Nashville, TN 37204

T: 615.256.3189

Sublease
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Office Building

314 W Lokey Ave
Murfreesboro, TN 37230
Rutherford County

CHARLES
HAWKINS CO.



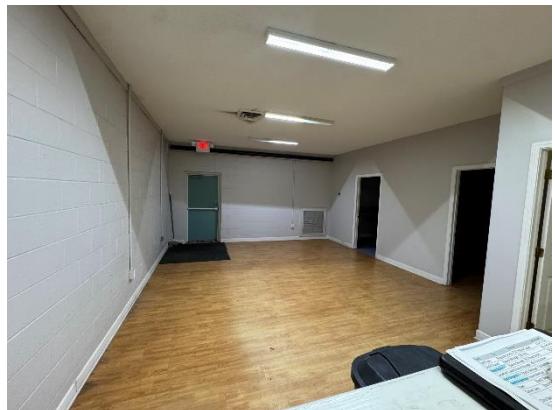
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RUTHERFORD COUNTY INSIGHTS

3

major
interstates

1.6

million residents
within a 45 min
drive

12

million people
within a 2.5 hour
drive

#1

elementary, middle
and high schools in
Tennessee

30

minutes to
Nashville
attractions

47

colleges, universities
and training
institutions within 50
miles

source: rutherfordcountydata.com

RUTHERFORD CO. INFORMATION

Graphics & Data Provided by Rutherford Works



- #3** Boomtown in America
- SmartAsset 2022
- #1** largest suburb
of Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #4** metro for economic
strength
- Policom 2022
- 4th** best small city to buy
a home in the U.S.
- WalletHub 2021
- 8th** fastest growing
midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives
with 650 mile radius

RECENT ANNOUNCEMENTS

Schneider
Electric

Schneider Electric adds
100 new jobs and \$3M of
investment at its Smyrna
facility to expand its
manufacturing capacity
of critical electrical
infrastructure.

McNeilus

Oshkosh Corporation
subsidiary McNeilus creates
230 jobs to manufacture
commercial vehicles within
Murfreesboro in a 845K sf
building.

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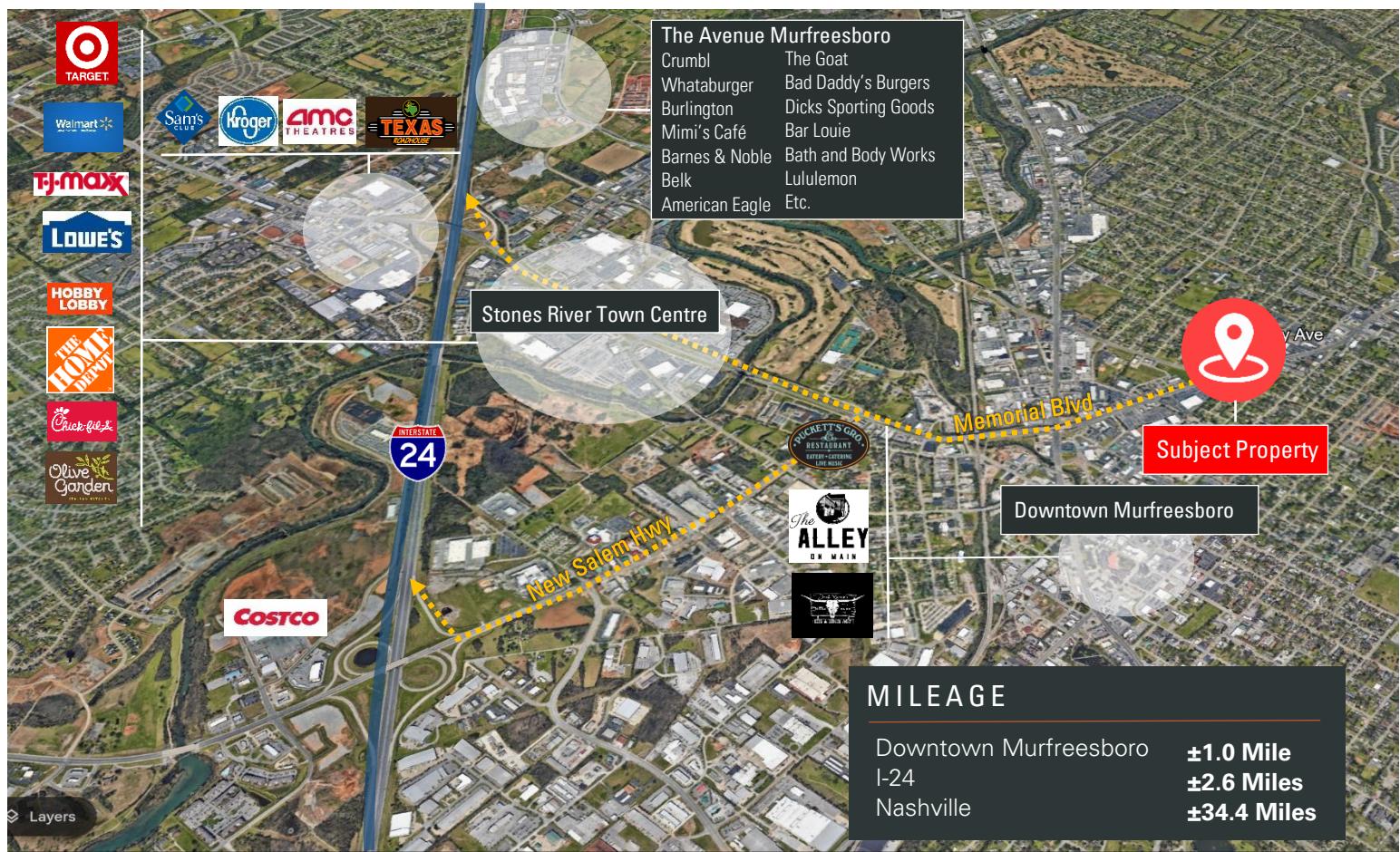
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AERIALS



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