

# SUBLEASE

±6,048 SF Available

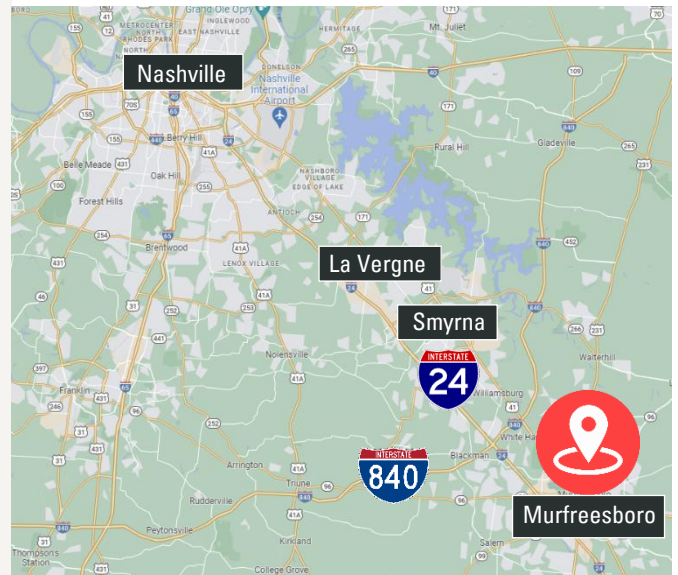
Stand-Alone Flex/Office Building in a Highly  
Trafficked Corridor in the Heart of Murfreesboro

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



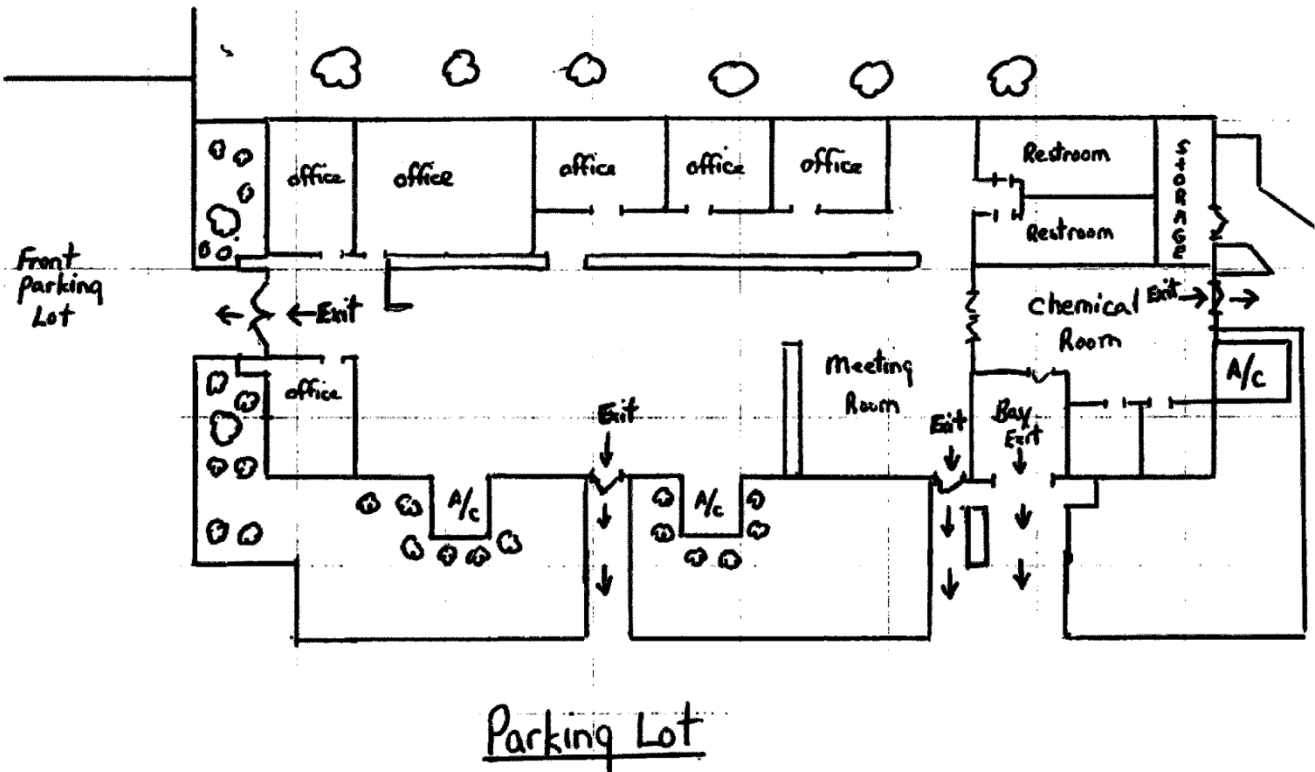
**Paul M. Myers, CCIM, SIOR**  
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**Exclusively listed by:**  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

Sublease  
±6,048 SF  
Office Building

314 W Lokey Ave  
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Rutherford County

CHARLES  
HAWKINS CO.



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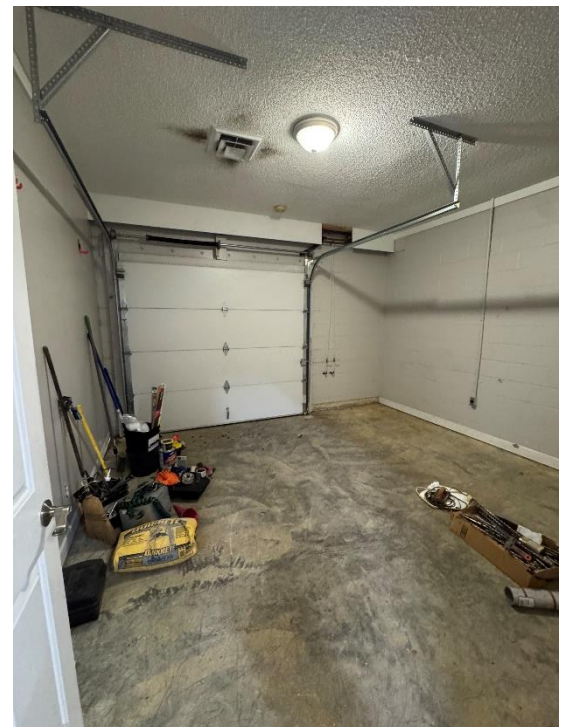
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## RUTHERFORD COUNTY INSIGHTS

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

4<sup>th</sup>

best small city to buy  
a home in the U.S.  
- WalletHub 2021

8<sup>th</sup>

fastest growing  
midsize city in the U.S.  
- Census 2020

50%

of U.S. Population lives  
within 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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## AERIALS



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