

OFFICE SUITES FOR LEASE

## TRUIST BUILDING

201 EAST MAIN STREET, MURFREESBORO, TN 37130



OFFICE SUITES FOR LEASE

**KELLER WILLIAMS REALTY**

450 Saint Andrews Dr  
Murfreesboro, TN 37128

**PRESENTED BY:**

**CHRIS CANARY, CCIM**

Broker  
O: (615) 895-8000  
C: (615) 631-6459  
chrislcanary@gmail.com  
284263, TN

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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201 EAST MAIN STREET



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# EXECUTIVE SUMMARY

201 EAST MAIN STREET



## OFFERING SUMMARY

**LEASE RATE:** Negotiable

**BUILDING SF:** 60,342

**FLOORS:** 4

**PARKING:** On Site

## PROPERTY OVERVIEW

Located Just off of the Historic Murfreesboro Square with Nearby Restaurants, Coffee Shops, and Banking.

Two Large Parking Lots Service the Building.

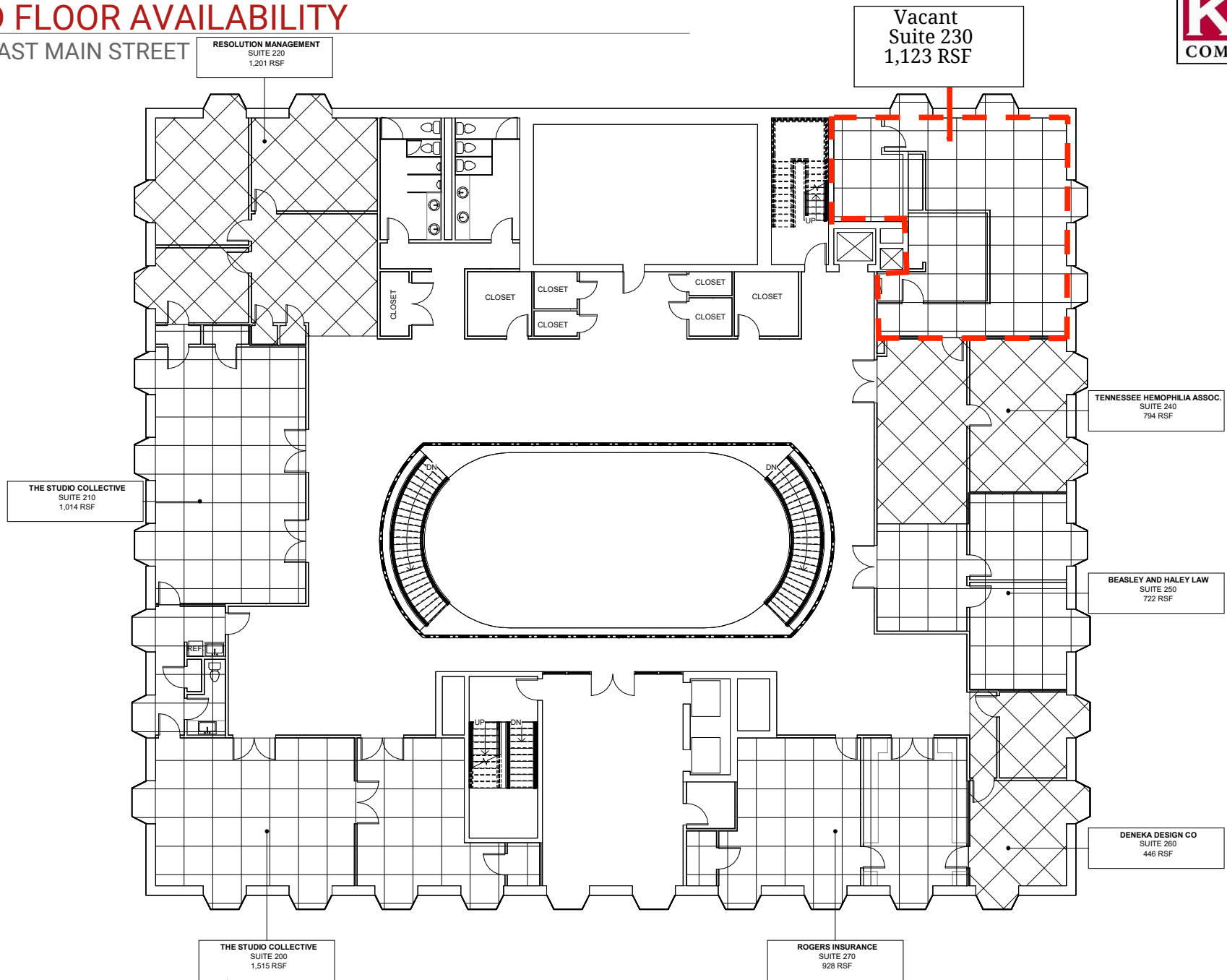
Suites currently available in the basement, second, and third floor.

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450 Saint Andrews Dr  
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# 2ND FLOOR AVAILABILITY

201 EAST MAIN STREET



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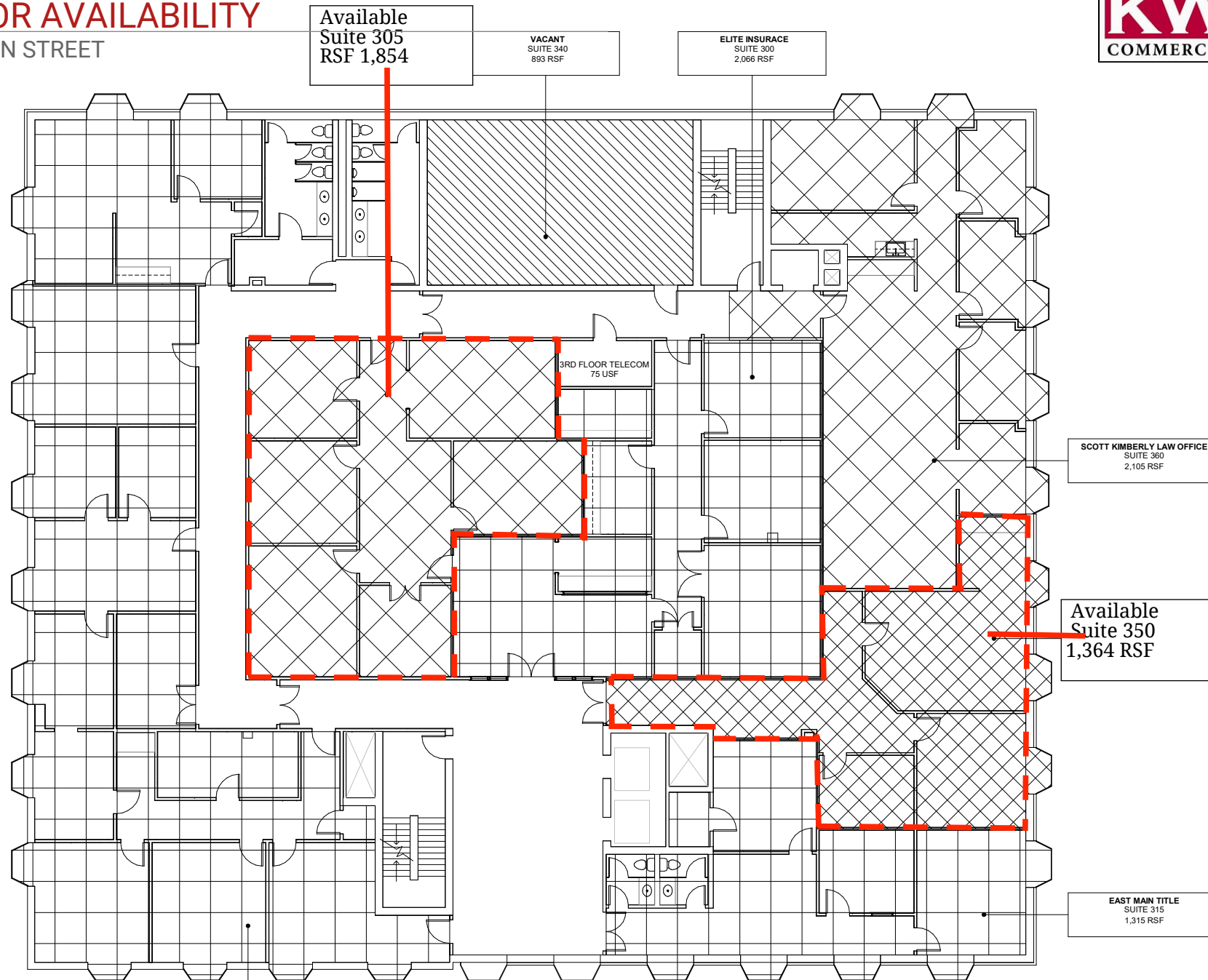
**The Simpson Organization**  
Murfreesboro, Tennessee  
Second Floor

BOMA SQUARE FOOTAGE HAS BEEN CALCULATED BY CAD  
DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED.

05 SEP 2023

# 3RD FLOOR AVAILABILITY

201 EAST MAIN STREET



**KELLER WILLIAMS REALTY**  
450 Saint Andrews Dr  
Murfreesboro, TN 37128

BOMA SQUARE FOOTAGE HAS BEEN CALCULATED BY  
CAD DRAWINGS AND NOT BY FIELD VERIFICATION.

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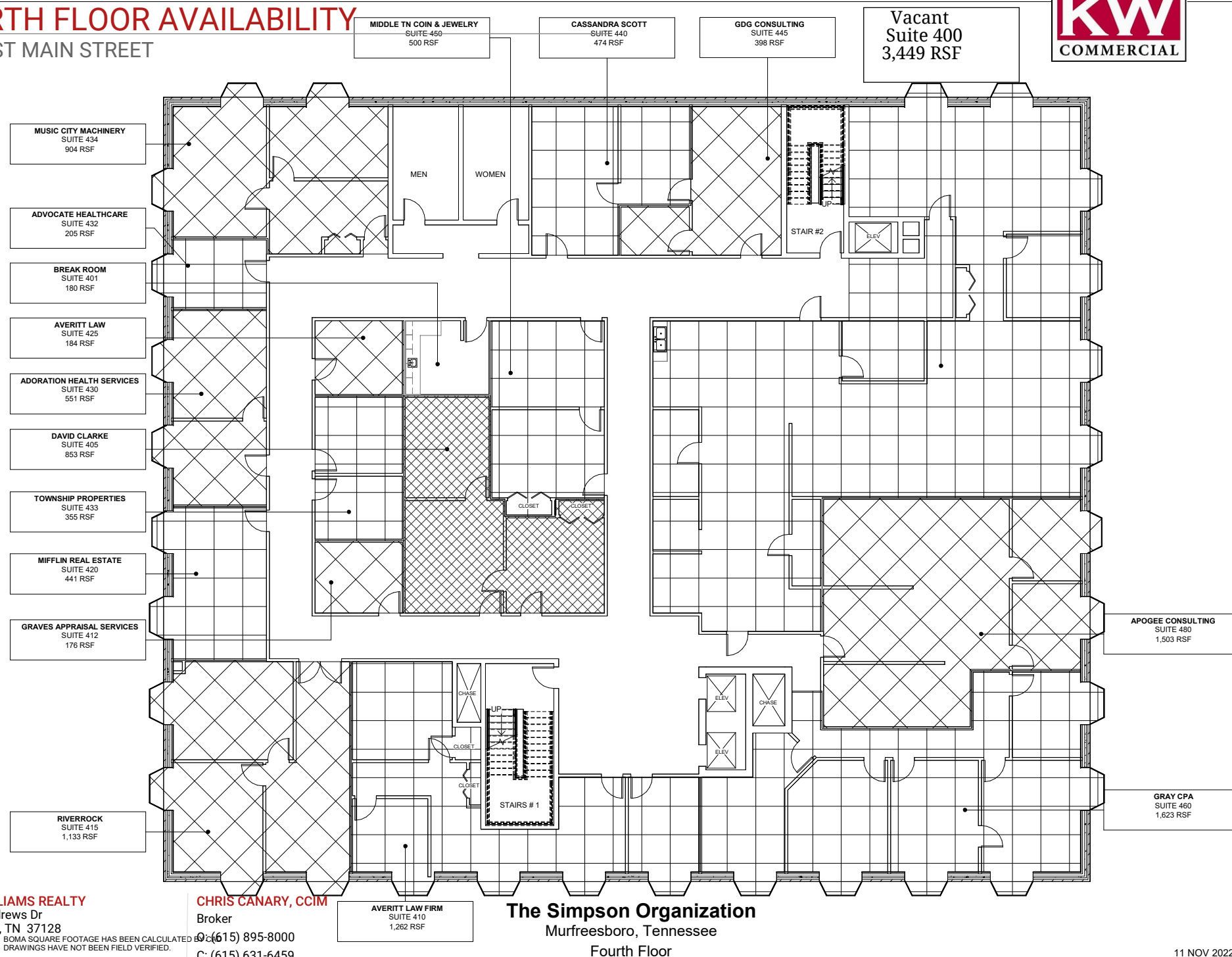
chrislcanary@gmail.com  
284263, TN

**The Simpson Organization**  
Murfreesboro, Tennessee  
Third Floor

05 SEP 2023

# FOURTH FLOOR AVAILABILITY

201 EAST MAIN STREET



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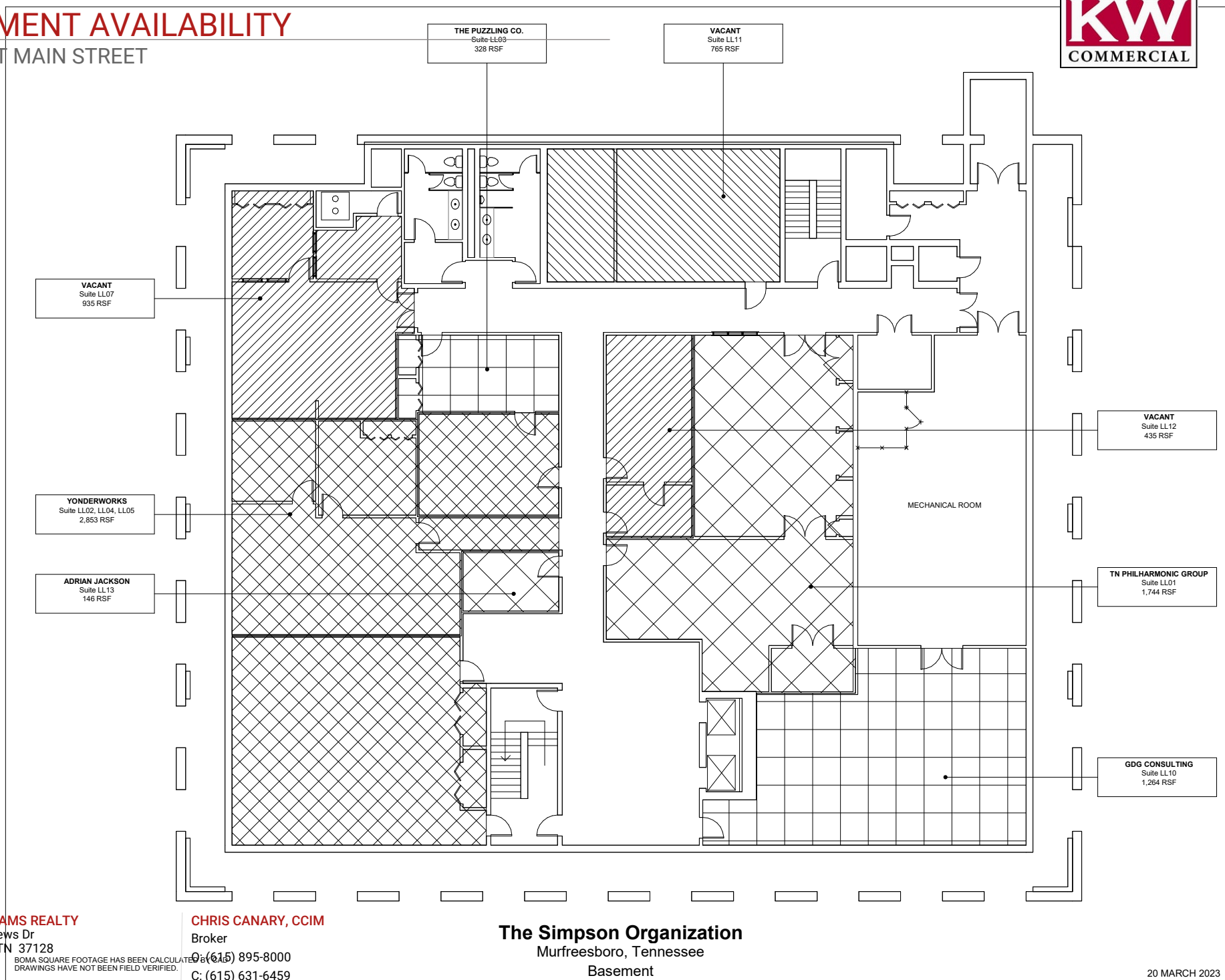
**The Simpson Organization**  
Murfreesboro, Tennessee  
Fourth Floor

BOMA SQUARE FOOTAGE HAS BEEN CALCULATED BY C. CANARY  
DRAWINGS HAVE NOT BEEN FIELD VERIFIED.

11 NOV 2022

# BASEMENT AVAILABILITY

201 EAST MAIN STREET



20 MARCH 2023



# DOWNTOWN MURFREESBORO

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# BUSINESS MAP

201 EAST MAIN STREET



Puckett's Grocery & Restaurant - Downtown Murfreesboro

First National Bank Mortgage



Pinnacle Financial Partners

Miller Loughry Beach Insurance

Bank of America Financial Center



Marina's on the Square



The Alley on Main



Milano II & Jack's place



Regions Bank