



WESTPARK
EXCHANGE

FLEXIBLE OFFICE LEASING OPPORTUNITIES IN MARYLAND FARMS

OVERVIEW



Located in the heart of Maryland Farms, this four-story office building offers flexible leasing opportunities, including the full top floor. Contiguous spaces can be combined to suit tenant needs. Now under new local ownership, the property is undergoing major exterior and common area renovations. Ample parking, monument signage, and building naming rights are available. Situated within close proximity to dining, retail, and fitness options, with easy access to I-65 and downtown Nashville.

ADDRESS 111 Westwood Place,
Brentwood, TN 37027

AVAILABLE *See floor plans for availability*

RATE \$29.50 PSF FSG

PARKING 4:1000

ADDITIONAL NOTES Local ownership
Monument signage available
Building naming rights available



RECENTLY COMPLETED UPDATES

- New Façade and Front Entrance
- Lobby and Amenity Area Upgrades

UPCOMING MAJOR RENOVATIONS INCLUDE

- New Hardscaping
- New Landscaping
- Elevator Upgrades

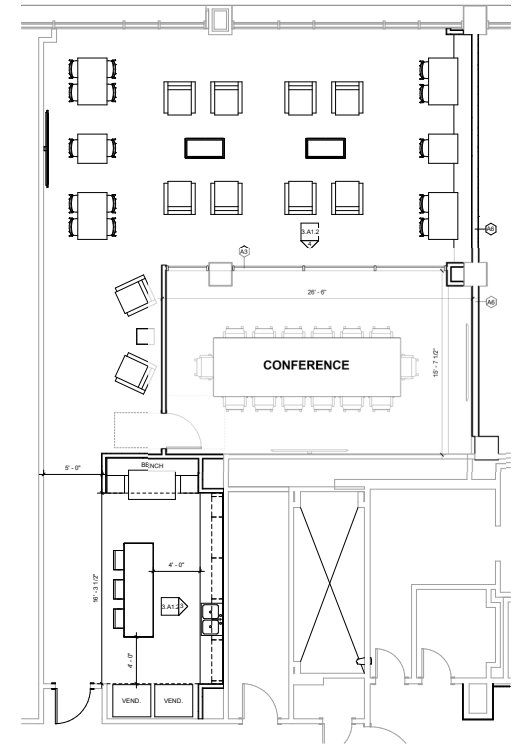
**EXPECTED
DELIVERY
Q2 2026**

FIRST FLOOR AMENITY SPACE

An updated, thoughtfully designed first-floor amenity area is NOW OPEN, bringing convenience and flexibility to tenants, including:

- Grab-and-Go Market for quick snacks and refreshments
- Executive-Style Boardroom with seating for 14
- Tenant Lounge with comfortable seating and casual workspaces
- Open, Flexible Space ideal for informal training, team meetings, or social gatherings

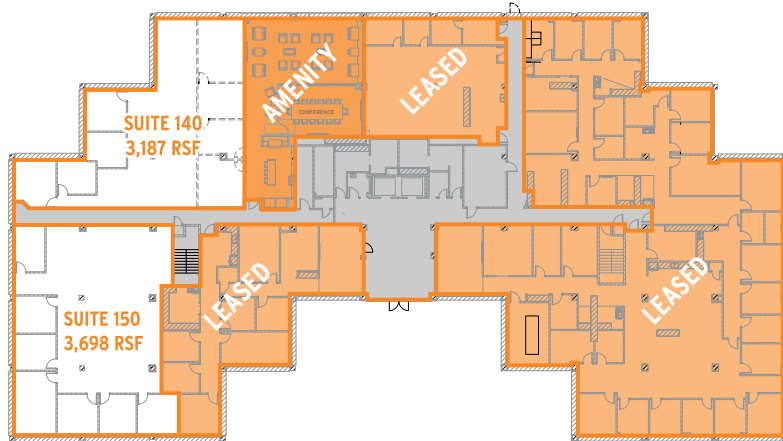
Designed to create a modern, convenient space for collaboration, productivity, and connection — all just steps from your office.



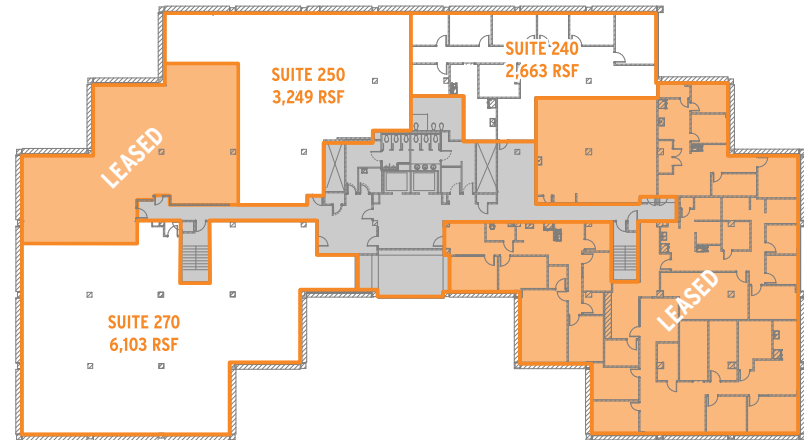
BUILDING AVAILABILITY



1ST FLOOR



2ND FLOOR

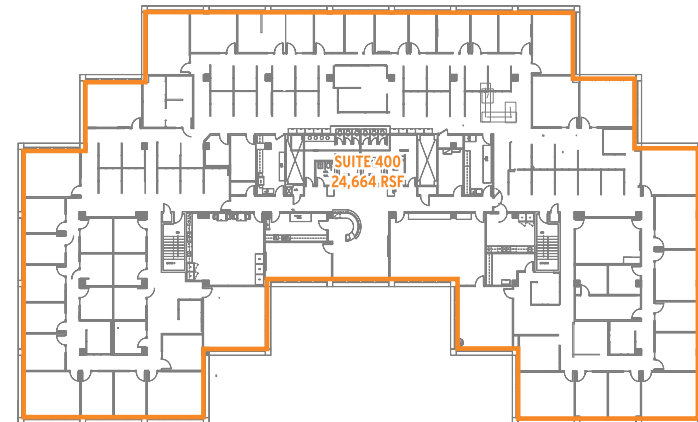


FLEXIBLE LEASING OPPORTUNITIES | CONTIGUOUS SPACES CAN BE COMBINED!

3RD FLOOR

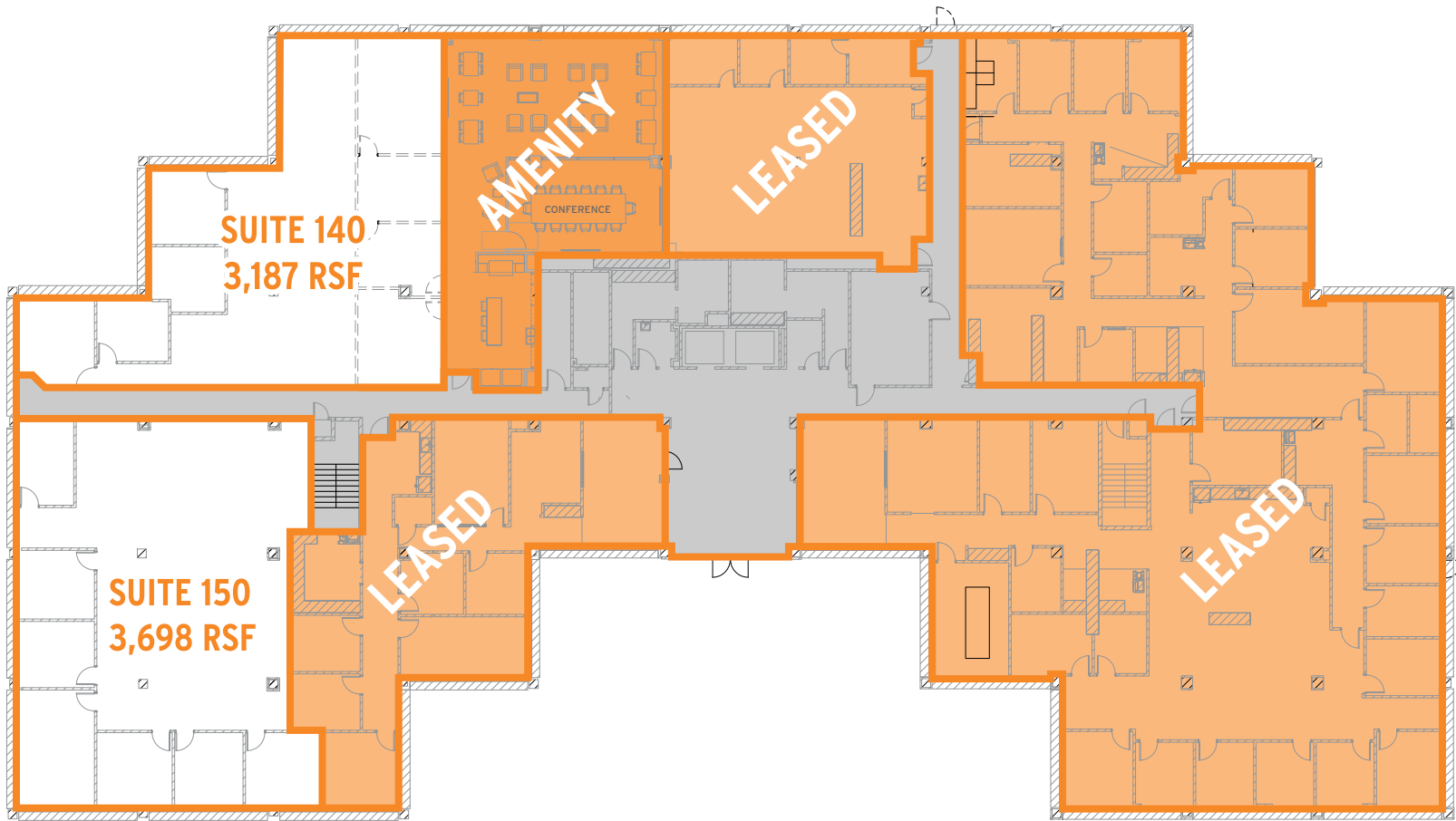


4TH FLOOR ENTIRE FLOOR AVAILABLE

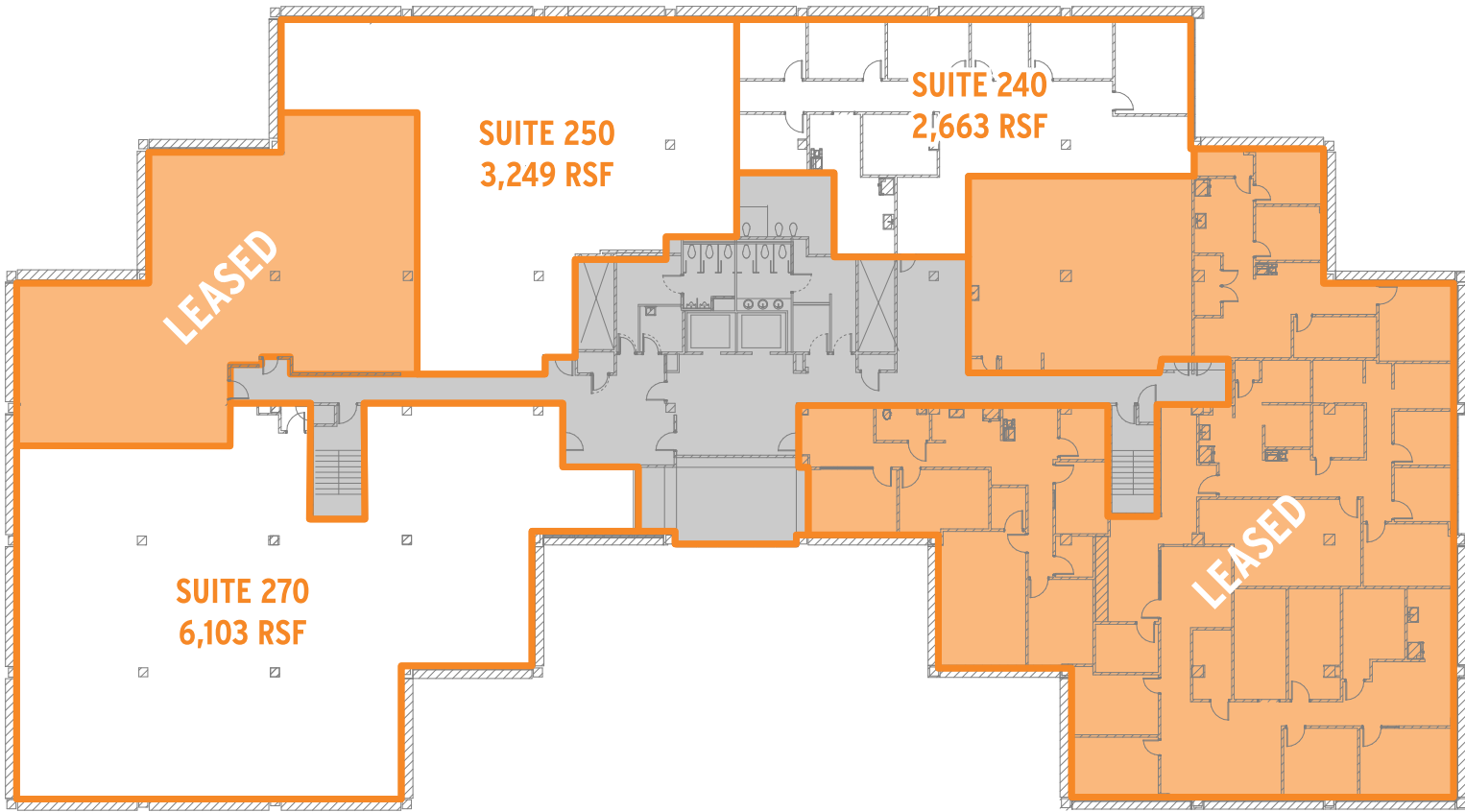


FIRST FLOOR

FLEXIBLE LEASING OPPORTUNITIES
CONTIGUOUS SPACES CAN BE COMBINED



SECOND FLOOR



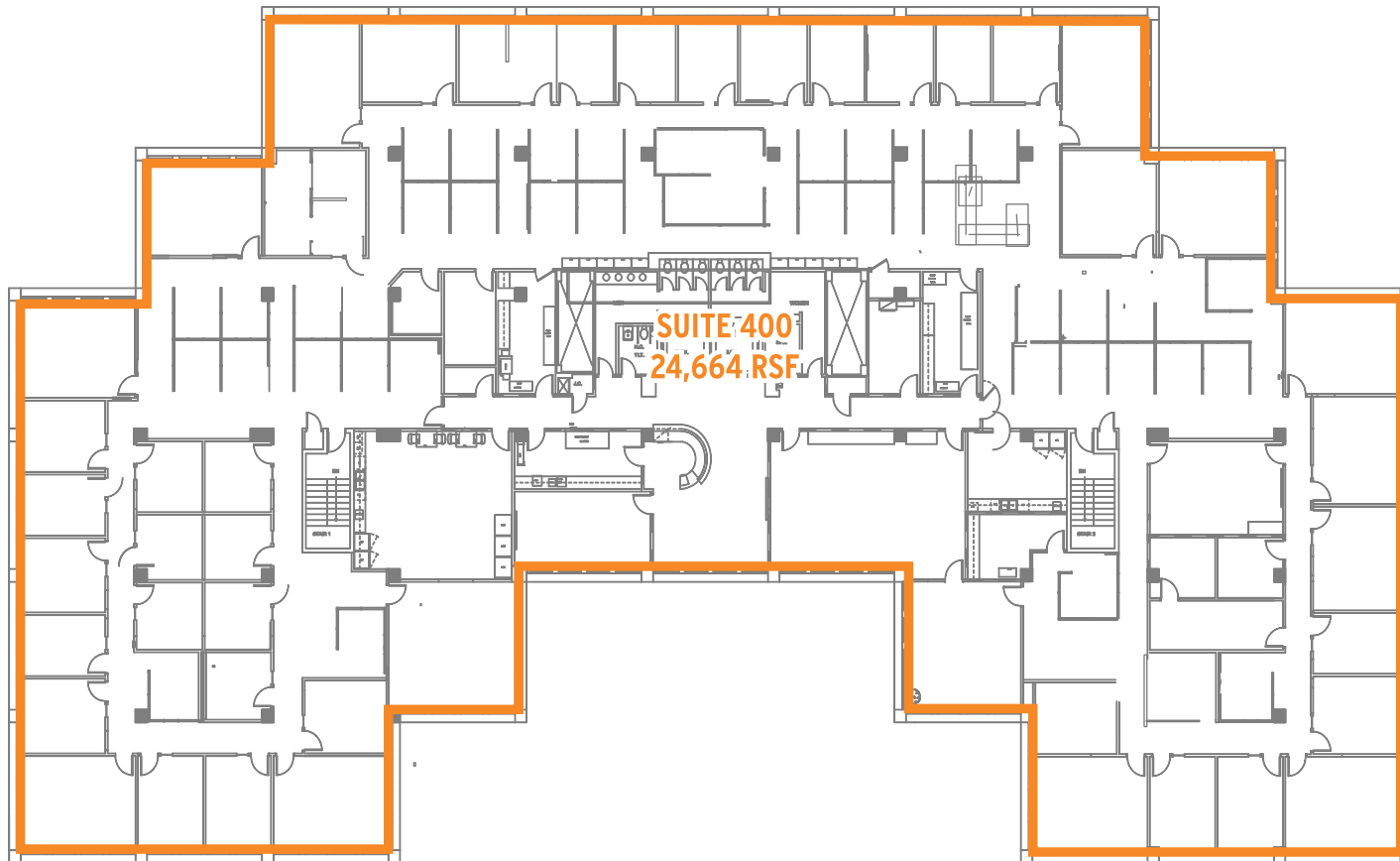
THIRD FLOOR

FLEXIBLE LEASING OPPORTUNITIES
CONTIGUOUS SPACES CAN BE COMBINED
MIN. DIVISIBLE 2,237 SF



FOURTH FLOOR

IDEAL FOR FULL-FLOOR USER
FLEXIBLE LEASING OPPORTUNITIES



MARYLAND FARMS / BRENTWOOD

Located just 12 miles south of downtown Nashville, Maryland Farms is one of Brentwood's most established and sought-after office parks. With easy access to I-65, top-tier amenities, and walkable dining and retail nearby, the area attracts a wide range of corporate tenants. Maryland Farms offers a professional, accessible setting with strong demographics and a growing business community—making it a prime location for office users.

PUBLIX
CLUB PILATES
UPS STORE
JIMMY JOHN'S
PEI WEI
STARBUCKS



TARGET

OLD HICKORY BLVD

HILL CENTER BRENTWOOD
DEL FRISCO'S
FRESH MARKET
UNCLE JULIO'S
REI
FEDEX

KROGER

BLAZE PIZZA
JUST LOVE COFFEE
WALDO'S CHICKEN
55 SOUTH



TENNIS
COMPLEX

MERE BULLES

MARYLAND WAY

MARYLAND FARMS GREENWAY



FOR MORE INFORMATION, CONTACT

TOM CORCORAN

615.351.9254

tcorcoran@southeastventure.com

MICHAEL FINUCANE

615.250.8671

mfinucane@southeastventure.com



SOUTHEAST VENTURE

615.833.8716 / southeastventure.com