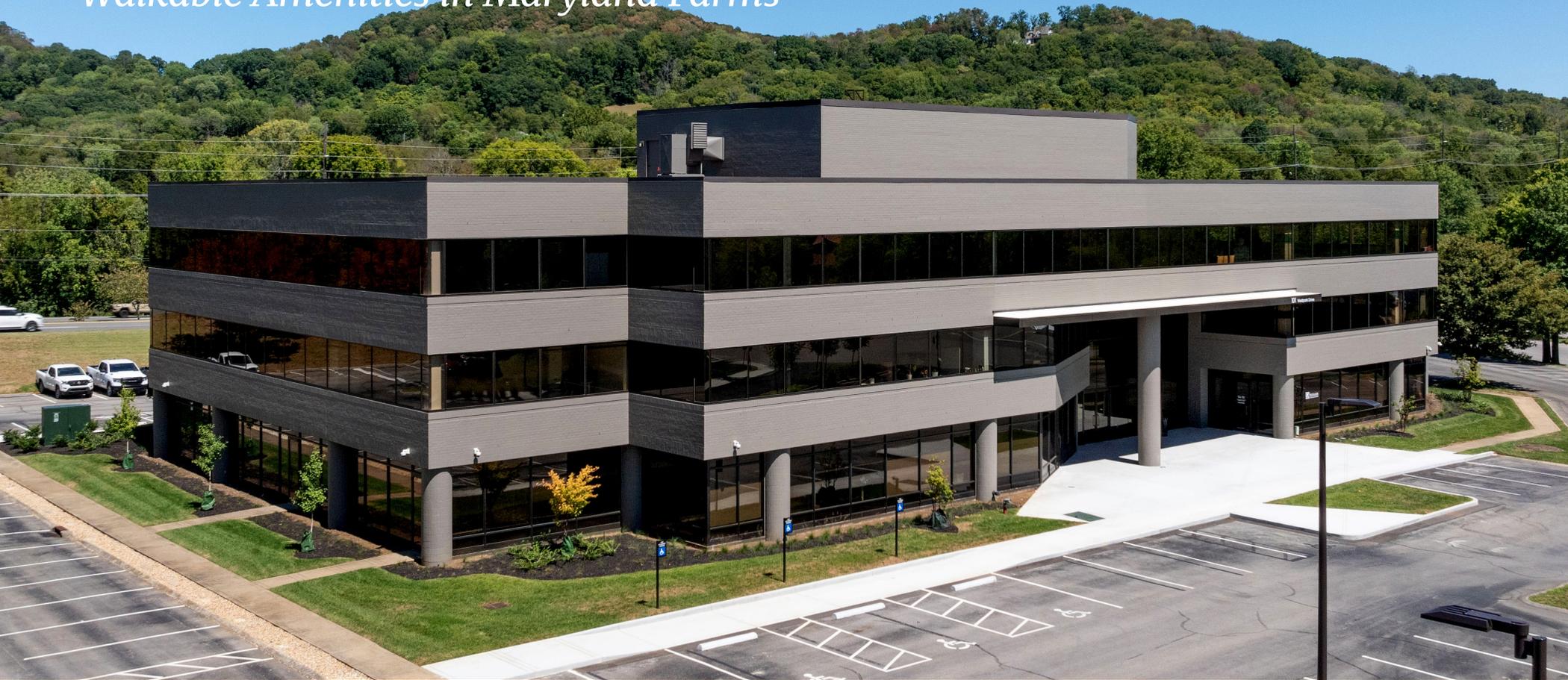


Walkable Amenities in Maryland Farms



STREAM[®]

FIDELITY
REAL ESTATE GROUP, INC.

Harpeth Commons I

101 Westpark Dr. | BRENTWOOD, TN



Be in the heart of Brentwood's coveted corporate neighborhood



Harpeth Commons I

Harpeth Commons I presents tenants with the opportunity to lease space in a strategically located office building that has recently undergone a \$4 million renovation. Locally owned by a group that prioritizes long-term relationships with its tenants, the property is situated in the heart of Maryland Farms Office Park

 101 WESTPARK DR. | BRENTWOOD, TN

in Williamson County, near the Davidson County line. Just one mile west of I-65 South and 10 miles from downtown Nashville, the 60,000 SF building sits on 3.0 acres, surrounded by mature landscaping, a public park, and within walking distance to amenities like Starbucks, Jimmy John's, Moe's, and Publix.

PROPERTY HIGHLIGHTS

-  60,000 SF Building
-  3.4 per 1,000 SF
-  80 kW Generator
-  Fiber Optics Connection Available
-  Exterior Renovations Recently Completed
-  Newly Renovated Lobby
-  Large Open Floor Plates
-  Part of Maryland Farms Office Park
-  On-Site Park with Walking Paths and Benches
-  Walkable to Starbucks, Publix, Moe's, Jimmy Johns, and More

Renovation Summary

Harpeth Commons I recently finished a complete interior, exterior, mechanical and life safety renovation. The \$4 million investment modernized the building's design, technology and life safety standards.

COMPLETED RENOVATIONS

- New flooring, dune ceiling tiles, LED lighting, and glass herculite walls are standard in all tenant suites
- Modernized lobby with electronic directory, LED lighting, & expansive ceilings
- Revitalized communal park with wifi
- Electronic HVAC controls and energy management system
- Elevator finishes with stainless steel doors and modern interiors
- Elevator equipment
- Energy-efficient variable air volume boxes
- New fire panel and sprinkler system
- Landscaping including specimen trees and new hardscape



Restaurants

- Starbucks
- Del Frisco's Grill
- Jeni's Splendid Ice Creams
- Uncle Julio's
- Jimmy John's
- Publix
- Pei Wei Asian Kitchen
- Chopt
- Mere Bulles
- The Local Taco
- Bluefin Sushi & Thai
- Blaze Pizza
- BugerFi
- Taziki's
- Just Love Coffee
- Suki Sushi
- 55 South
- Juice Bar
- Moe's Southwest Grill
- Jonathan's Grille
- Jet's Pizza
- Duck Donuts
- Jason's Deli
- Chipotle
- McDonalds
- Taco Bell
- Soy Bistro
- Crumbl Cookies
- Greek Café Grill
- Chuy's
- Cinco De Mayo
- Subway
- The Poki
- The Perch
- Corky's Ribs & BBQ
- Chick Fil A
- McAlister's Deli
- Peter's Sushi & Thai
- Five Guys

Hotels

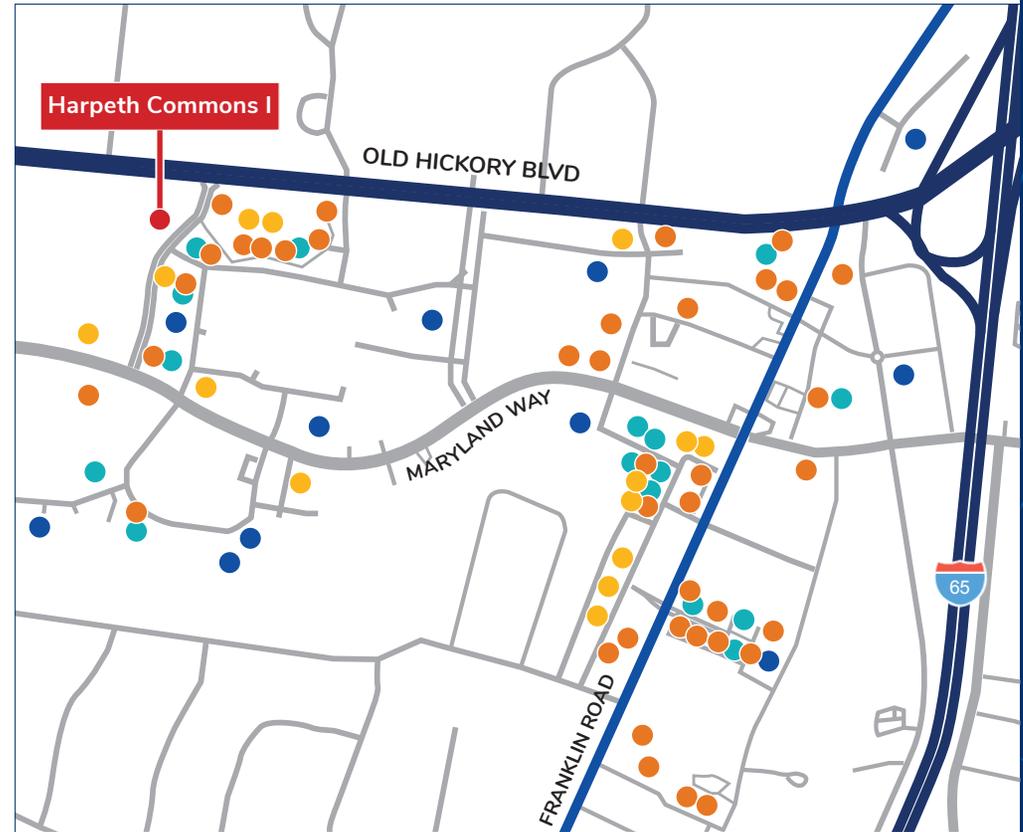
- Baymont by Wyndham
- Courtyard by Marriott
- AC Hotel
- Hilton Garden Inn
- SpringHill Suites
- Homewood Suites
- Sonesta Simply Suites
- Residence Inn by Marriott
- Sonesta ES Suites
- MainStay Suites
- Hampton Inn

Retailers

- UPS
- Asurion
- Regions Bank
- CapStar Bank
- Synovus Bank
- Truist
- Sola Salon
- REI
- PetPeople
- FedEx Office
- Sur La Table
- Paper Source
- Vineyard Vines
- Peter Millar

Fitness

- Club Pilates
- Humble Fitness
- Personal Best Fitness
- Prevail Rehab & Fitness
- Iron Tribe
- Redline
- Barre3 Brentwood
- Cyclebar
- Eat the Frog Fitness
- Manduu
- Pure Sweat + Float Studio
- CorePower Yoga
- F45 Training
- Fitness Together
- Neighborhood Barre
- Spiral Spine Pilates



- 39** RESTAURANTS
- 11** HOTELS
- 14** RETAILERS
- 16** FITNESS



Area Snapshot 10-MINUTE DRIVE-TIME RADIUS

Business Highlights

- **3,900** BUSINESSES
- **57,900** TOTAL EMPLOYEES
- **53,300** TOTAL RESIDENTIAL POPULATION

Top 3 industries include:

- 48.2%** Services (hotels, health, legal, etc.)
- 17.6%** Finance, Insurance, RE (FIRE)
- 15.6%** Retail Trade

Population Demographics



20.6%
OF THE POPULATION
ARE MILLENNIALS



72%
OF RESIDENTS HAVE A
BACHELOR'S, GRADUATE,
OR PROFESSIONAL DEGREE



\$124k
MEDIAN HOUSEHOLD
INCOME



84%
OF THE EMPLOYMENT
IS WHITE COLLAR



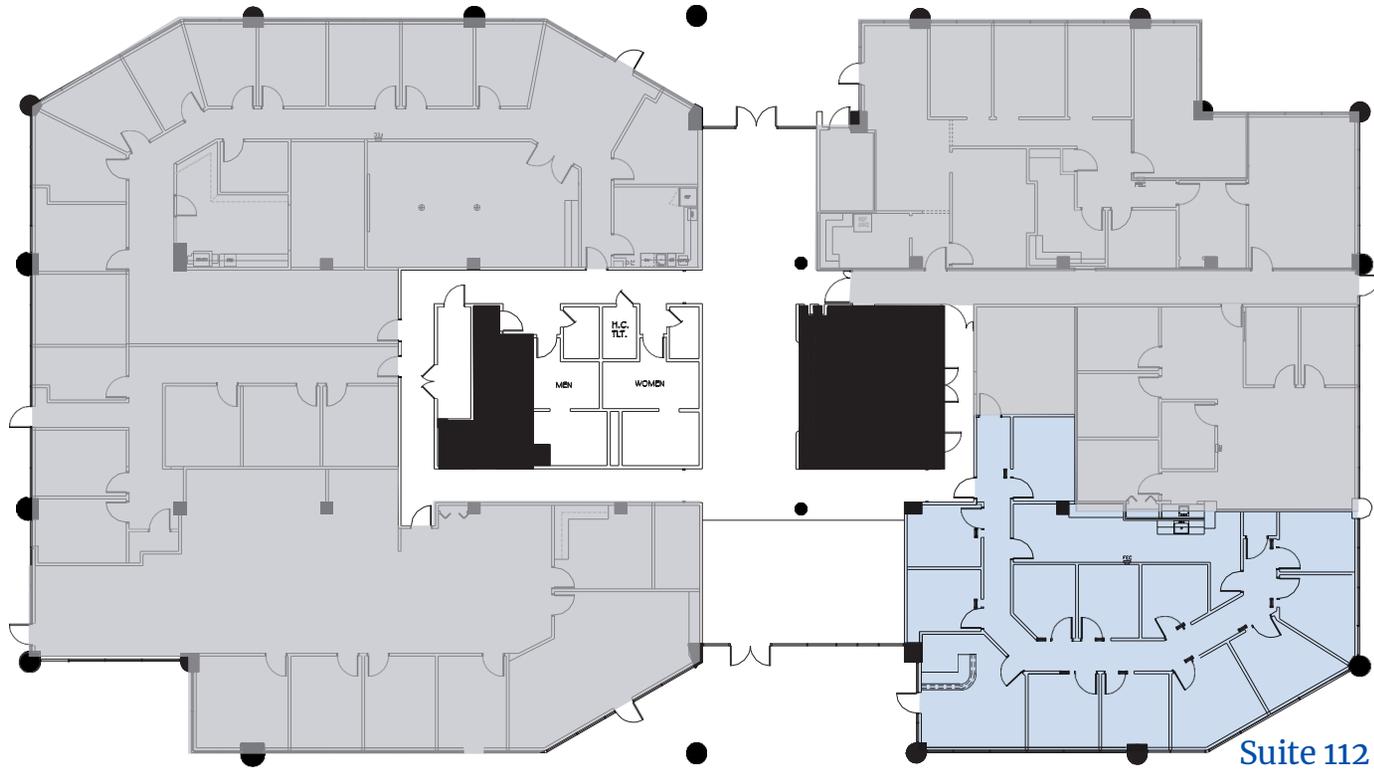


Floor Plans

1ST FLOOR

AVAILABLE 7/1/2026

SUITE 112 2,920 SF





Floor Plans

2ND FLOOR

AVAILABLE

SUITE 200 5,740 SF





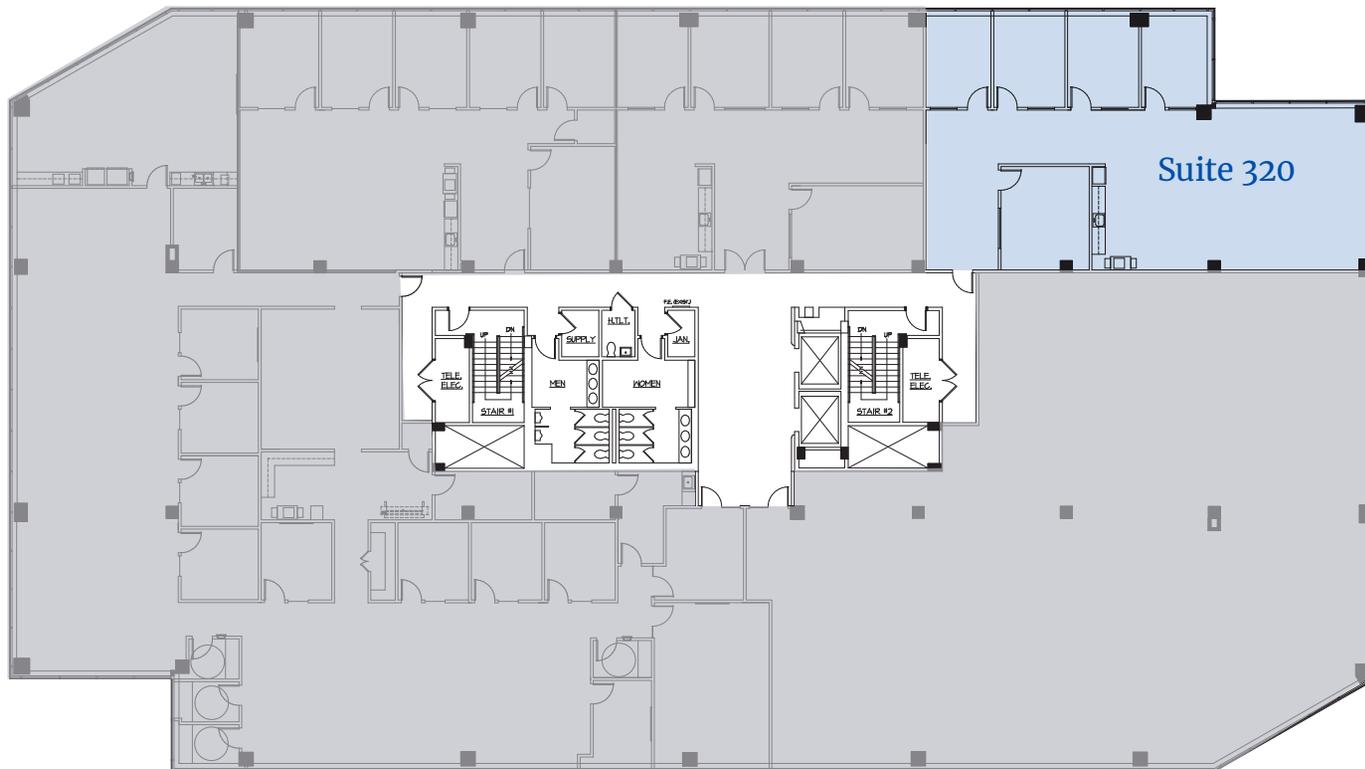
Floor Plans

3RD FLOOR

AVAILABLE

SUITE 320* 2,717 SF

*SPEC SUITE



For information, please contact:

Chris Smith

EXECUTIVE MANAGING PRESIDENT

csmith@fidelityreg.com

T 615.727.0114



101 Westpark Drive
Suite 120
Brentwood, TN 37027

Ross Smith

ASSOCIATE

ross.smith@streamrealty.com

T 615.818.9688



501 Commerce Street
Suite 1120
Nashville, TN 37203
T 615.795.0000

