



Waterstone III Office Building

1524 Williams Drive - Murfreesboro, TN

CLASS A OFFICE SPACE FOR LEASE



AMENITIES

- Office Space for Lease at \$27 PSF NNN w/ \$45-\$50 PSF Build-out allowance
- 2,340 SF Suite Available on 2nd Floor
- Near St Thomas Rutherford Hospital & Murfreesboro Medical Clinic
- In Murfreesboro's Prestigious Gateway District & Close to I-24 Exit 76
- Existing Tenants include Ascend Federal Credit Union & Fresenius Kidney Care

ParkTrust
COMMERCIAL

John Harney 615.542.0715

AFFILIATE BROKER

john@parktrust.com

TNLIC# 221569

1225 Garrison Drive, Suite 202

Murfreesboro, TN 37129

615.234.5020

www.parktrust.com

**Investment
Partners, LLC**

Bobby Kirby
(931) 607-8770

Investmentpartnersllc.com











TrustPoint
HOSPITAL

MMC
MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

★
SITE

† Saint Thomas Health | ASCENSION

FOUNTAINS
AT GATEWAY

Saint Thomas Rutherford Hospital

THE AVENUE
MURFREESBORO

Walgreens

Red Robin
GOURMET BURGERS AND BEERS

Wilkinson Pike

Wilkinson Pike

Harding Pl

Van Cleave Ln

N Thompson Ln

Garrison Dr

Gateway Blvd

Williams Dr

Carl Adams Dr

Medical Center Pkwy

Amhart Dr
Gateway Blvd

Searcy St

Tune Ave
Warren St



Stones River National
Battlefield Park

New Vision Church

Coming
Vanderbilt
Pediatric Center

M-Tek Corp
Office

 **TrustPoint**
HOSPITAL


MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

Gateway Park,
Lake & Greenway

Bark Park

Watersone 1

First National
Bank

Tenn.
Pediatrics

Consumer Ins.

Waterstone 2
Medical

LC Community
Apartments

 Saint Thomas
Health

 **ASCENSION**

Red Realty/
Walk in
Clinic


FOUNTAINS
AT GATEWAY

Thompson Lane

THE
GATEWAY
VILLAGE

Franklin Synergy
Bank
Stonegate Corporate
Center

Medical Center Pkwy

 **THE AVENUE**
MURFREESBORO


THE OAKS
MURFREESBORO, TENNESSEE

Gateway Medical
Centers

Old Fort Golf Course

Downtown

Fortress Rosecrans

124
rd County Agri Center

2mi

Demographic Summary Report

1524 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **41,358 SF**
 Typical Floor: **13,786 SF**

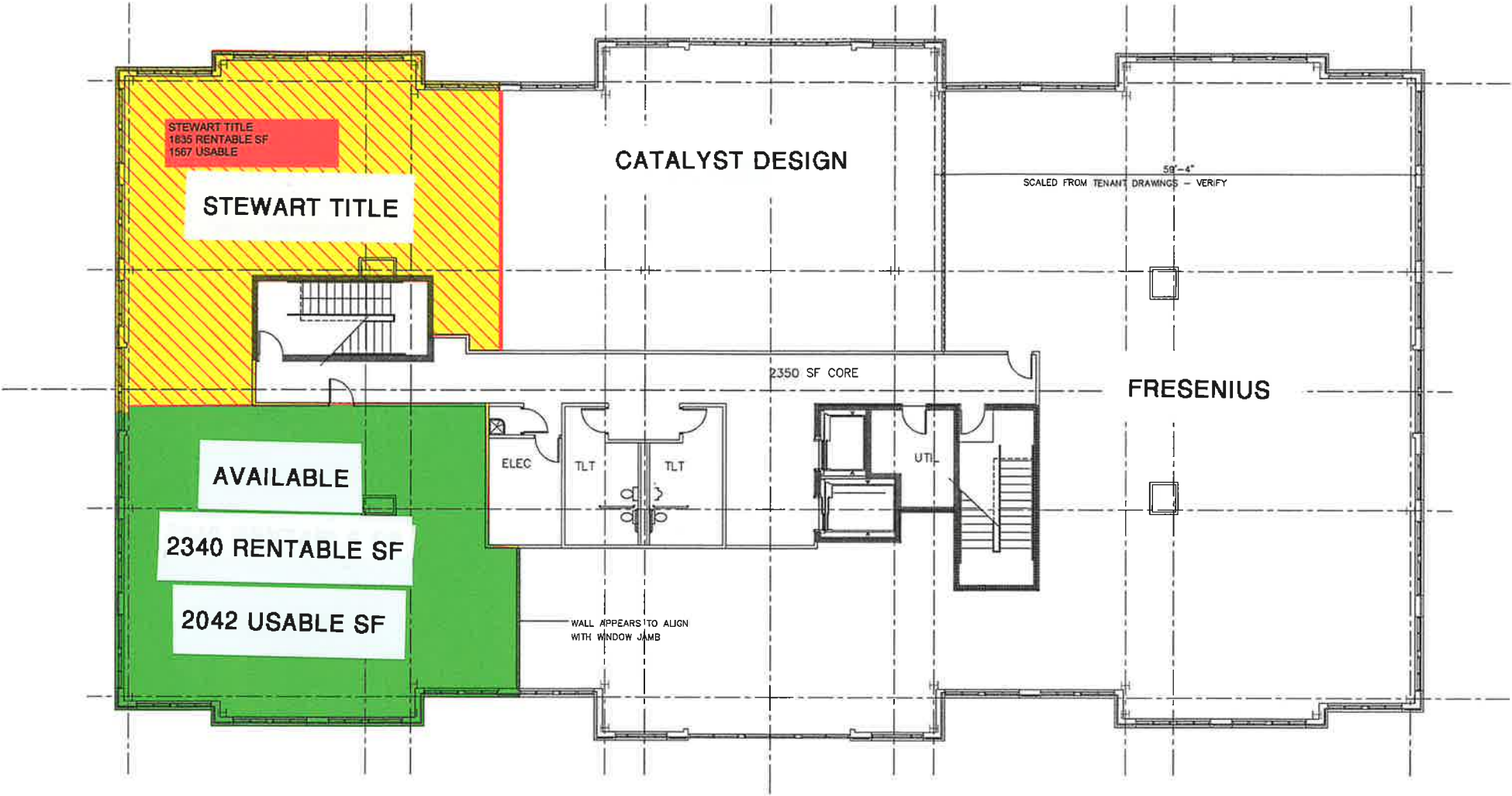
Total Available: **9,233 SF**
 % Leased: **77.68%**
 Rent/SF/Yr: **\$27.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,427		66,542		172,419	
2020 Estimate	2,999		59,400		153,186	
2010 Census	1,939		47,198		115,738	
Growth 2020 - 2025	14.27%		12.02%		12.56%	
Growth 2010 - 2020	54.67%		25.85%		32.36%	
2020 Population by Hispanic Origin	184		4,481		11,569	
2020 Population	2,999		59,400		153,186	
White	2,457	81.93%	44,880	75.56%	115,017	75.08%
Black	357	11.90%	10,335	17.40%	27,107	17.70%
Am. Indian & Alaskan	9	0.30%	305	0.51%	766	0.50%
Asian	103	3.43%	2,077	3.50%	5,717	3.73%
Hawaiian & Pacific Island	0	0.00%	37	0.06%	166	0.11%
Other	74	2.47%	1,766	2.97%	4,414	2.88%
U.S. Armed Forces	0		54		264	
Households						
2025 Projection	1,328		26,476		65,103	
2020 Estimate	1,171		23,701		57,909	
2010 Census	819		19,207		44,204	
Growth 2020 - 2025	13.41%		11.71%		12.42%	
Growth 2010 - 2020	42.98%		23.40%		31.00%	
Owner Occupied	779	66.52%	12,777	53.91%	33,304	57.51%
Renter Occupied	392	33.48%	10,924	46.09%	24,605	42.49%
2020 Households by HH Income	1,171		23,704		57,909	
Income: <\$25,000	203	17.34%	3,960	16.71%	9,426	16.28%
Income: \$25,000 - \$50,000	286	24.42%	5,456	23.02%	13,722	23.70%
Income: \$50,000 - \$75,000	281	24.00%	5,539	23.37%	12,298	21.24%
Income: \$75,000 - \$100,000	167	14.26%	3,754	15.84%	8,850	15.28%
Income: \$100,000 - \$125,000	86	7.34%	2,088	8.81%	5,117	8.84%
Income: \$125,000 - \$150,000	55	4.70%	822	3.47%	2,621	4.53%
Income: \$150,000 - \$200,000	66	5.64%	1,349	5.69%	3,683	6.36%
Income: \$200,000+	27	2.31%	736	3.10%	2,192	3.79%
2020 Avg Household Income	\$71,383		\$73,684		\$76,853	
2020 Med Household Income	\$56,107		\$60,210		\$61,101	

1524 WILLIAMS DR 2ND FLOOR PLAN

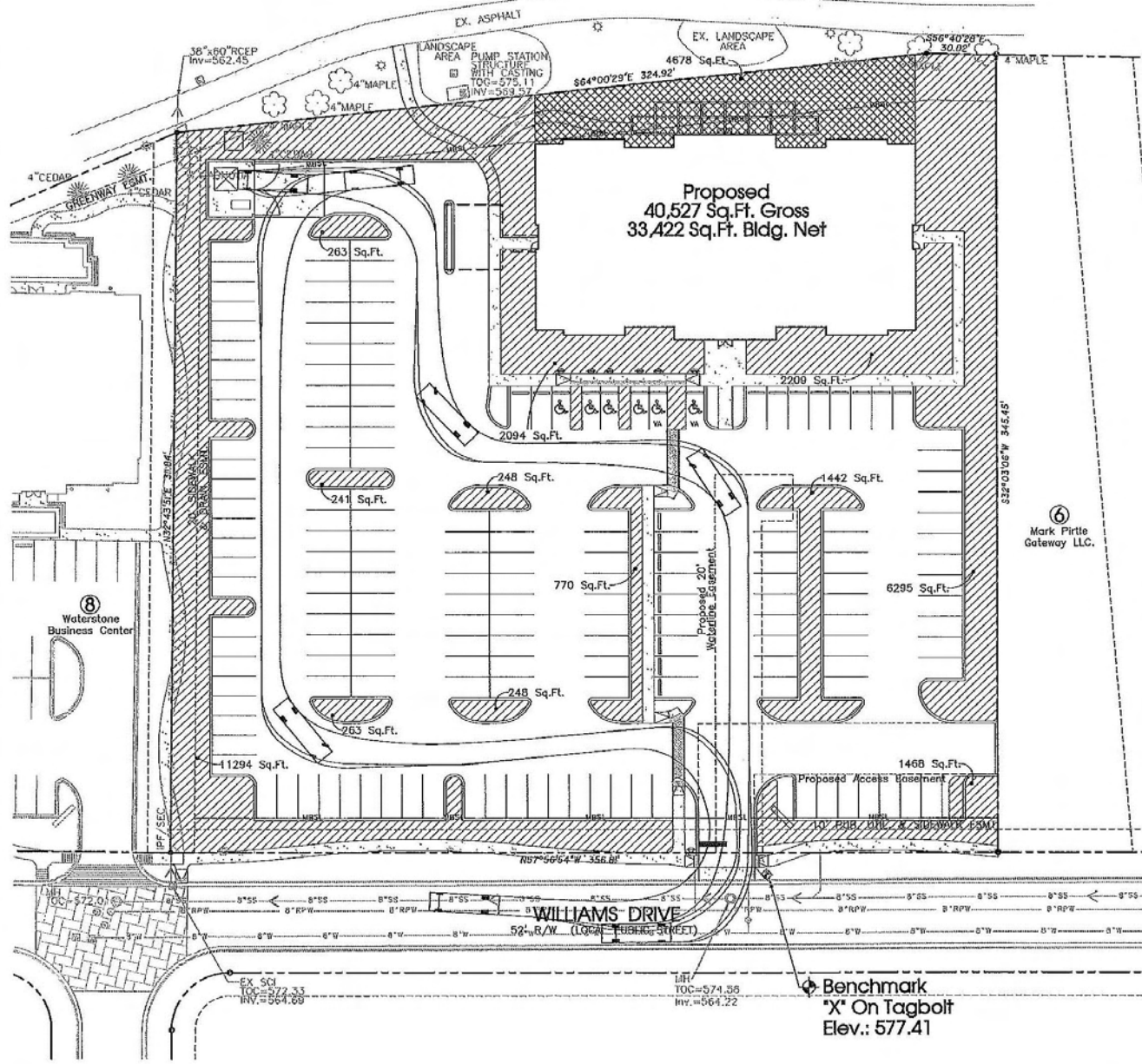
14.6% RENTABLE FACTOR



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





⑥ Mark Pirtle Gateway LLC.

⑧ Waterstone Business Center

WILLIAMS DRIVE
52'-R/W (LOCAL TIERING STREET)

Benchmark
"X" On Tagbolt
Elev.: 577.41

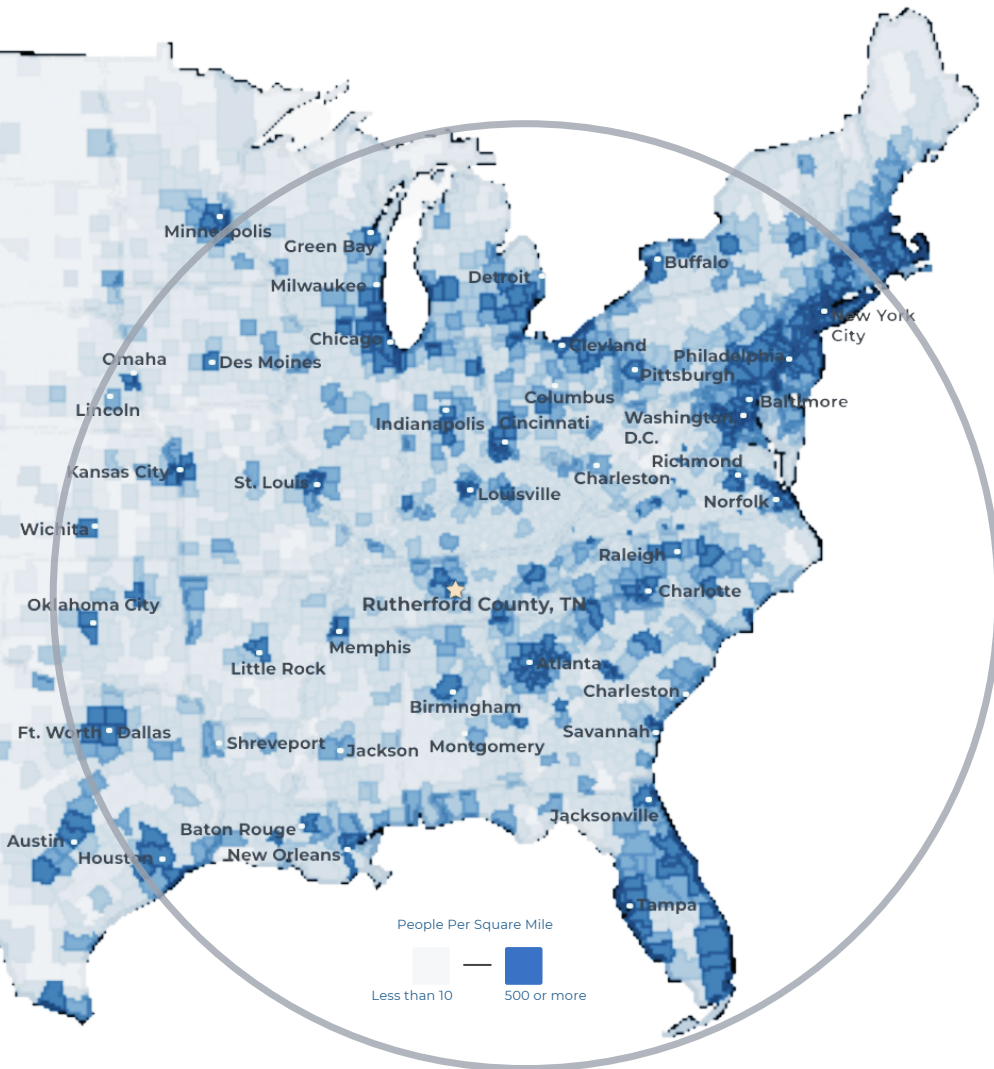
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#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

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

5 hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population 369,868	Median Home Price \$415,000	3 Colleges 25,000 students
Median Age 34	Median HH Income \$81,505	College Degrees 43% hold Associate or above

LABOR FORCE DATA	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS



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



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.


SEWART'S
— LANDING —

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos



