

SUBLEASE - OFFICE
OAK BARREL BLDG

BERRY HILL
100 OAKS AREA

2934 SIDCO DRIVE

AVAILABLE SPACE +/- 5,830 sf



SNIPES
PROPERTIES

A photograph of a modern office space. In the foreground, there is a long, low green sofa with two patterned pillows. Behind the sofa is a white wall and a series of glass-walled offices. The ceiling is high with exposed ductwork and modern lighting fixtures. The floor is covered in a patterned carpet.

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- Suite SF ± 5,830 SF
- Term Expiration 9-30-27
- Open Reception
- Private Touch Down / Phone Booth Office
- Open Office Spaces in Front and Back of Suite
- 6 Hard - Walled Offices
- Copy/Print/Podcast Rooms
- 1 Large Conference Room with White Boards
- Server Closet
- Open Plan Kitchen / Break Room
- Open Design / Library Area
- 2 ADA Restrooms
- Outdoor Area



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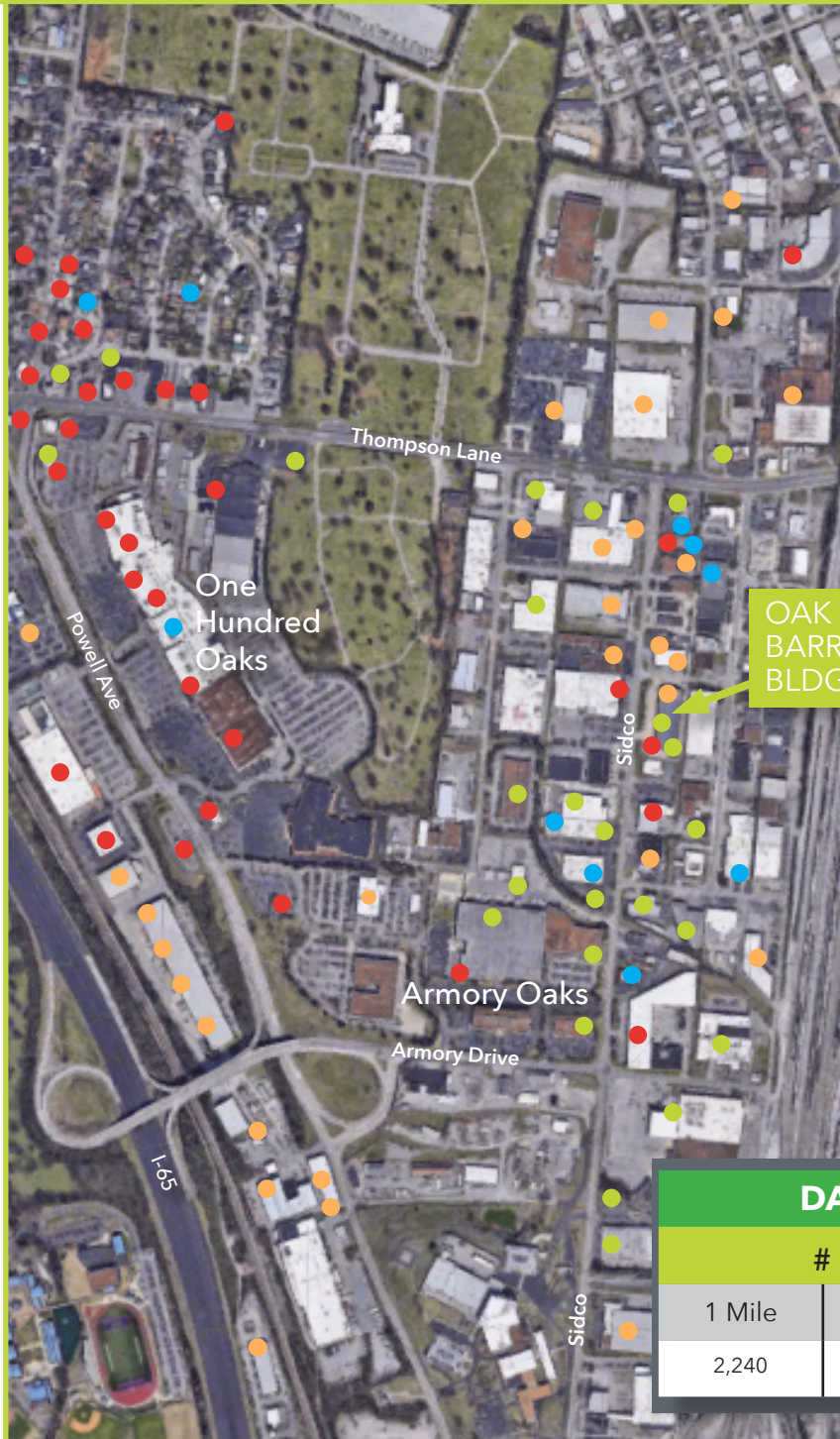
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SHOWROOM

CarMax
 BMW
 Buy Floors Direct
 English & Company Inc
 National Pool Tile Group
 Superior Pool Products
 GasLamp Too
 Blind & Shutter Gallery
 Alfred Williams & Co.
 Kenny & Company
 Designers Gallery
 Stone Source
 Redo Home + Design
 Myers Flooring
 Builders Window Supply
 Meridian Home Furnishings
 Isenhour Door Products
 Wyatt Johnson Ford
 Sears Outlet
 Southeastern Salvage
 Accent Flooring
 The Iron Gate
 Ferguson Bath, Kitchen & Lighting Gallery
 The L&L Flooring Co.
 Accent Flooring
 Great Kitchens
 Interiors International Inc.
 AG&M Architectural Granite+Marble

RETAIL / RESTAURANT

The Black Abbey Brewing Co.
 Ultra Beauty
 PetSmart
 TJ Max
 Ross Dress For Less
 Staples
 Home Depot
 Guitar Center
 Kirkland's
 Logan's Roadhouse
 Wendy's
 Applebee's Grill + Bar
 Baja Burrito
 Sunflower Cafe
 Vui's Kitchen
 Firehouse Subs
 Calypso Cafe
 Chipotle
 Taco Bell
 Panera Bread
 Rafferty's Restaurant + Bar
 Office Resources, Inc
 Designer Renaissance
 The Escape Game Nashville
 Flowers By Design
 Paddywax Candle Bar

MEDICAL

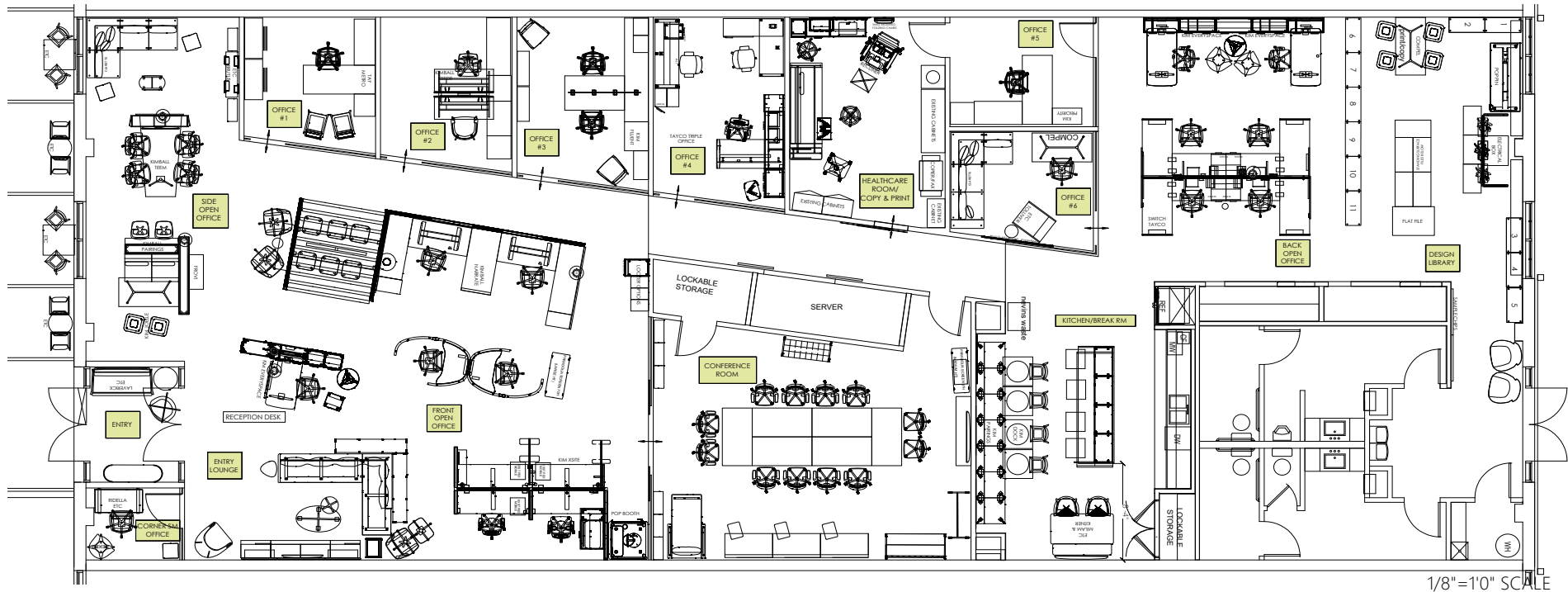
Vanderbilt University Med Center
 Promise Dental
 Nashville Cosmetic & Implant Dentistry
 DCI Laboratory
 Test America
 Nashville Veterinary Specialist
 Peace Massage Therapy

OFFICE

Pinnacle Financial Partners
 Regions Bank
 UPS Store
 Pepsi Bottling Group
 Comfort Group
 Wells Fargo
 Bank of America
 First Tennessee Bank
 Uniguest, Inc.
 Paddywax
 Facility Planners
 I.C. Thomasson Associates
 Ankura (Previously c3/consulting)
 Lumina Foods
 Logan's Roadhouse HQ
 Benefit Communications
 BLT Management
 Tennessee Electric Coop. Assoc.
 Mail Source
 Smith Seckman Reid Inc
 ADS Security Nashville
 Horrell Company
 Tennessee Bun Company
 Lanter Distributing

DAYTIME EMPLOYMENT DEMOGRAPHICS

# Businesses			# Employees		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
2,240	6,729	29,642	18,778	62,760	367,119



Space Amenities:

- Carpet and LVT Flooring
- 30-Foot Exposed Ceilings With beautiful wood beams
- Ceiling to floor front windows
- Office Front Glass Walls
- Abundance of Natural Light
- High-end Finishes
- Fresh, bright, modern furnishings are negotiable
- Collaborative Spaces
- Outdoor Seating Space
- Kitchen/Break Area
- Side-by-side refrigerator with bottom freezer. Ice & water in the door.
- Dishwasher
- Large Island and banquette seating

Suite 110

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