



WESTPARK EXCHANGE

FLEXIBLE OFFICE LEASING OPPORTUNITIES IN MARYLAND FARMS

UNDER NEW LOCAL OWNERSHIP

OVERVIEW



Located in the heart of Maryland Farms, this four-story office building offers flexible leasing opportunities ranging from 2,250 to 74,607 SF, 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 2,237 - 74,607 SF
See floor plans for availability

RATE \$29 PSF FSG

PARKING 4:1000

ADDITIONAL NOTES Now under new 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

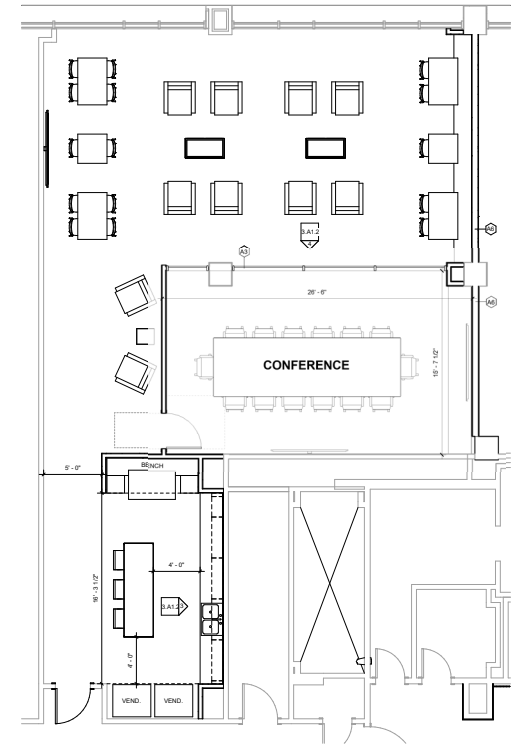
**EXPECTED
DELIVERY
Q2 2026**

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

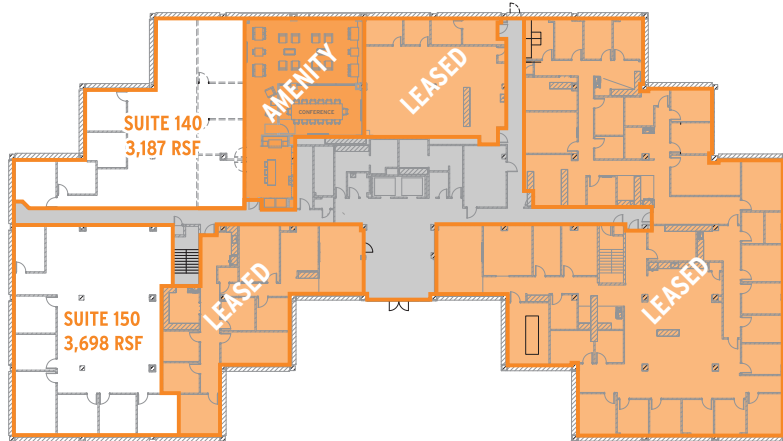
Designed to create a modern, convenient space for collaboration, productivity, and connection — all just steps from your office.



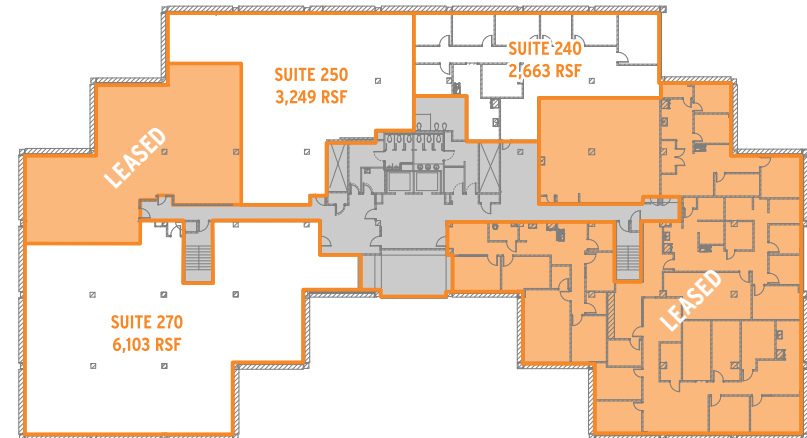
BUILDING AVAILABILITY



1ST FLOOR MIN. DIVISIBLE 3,187 SF

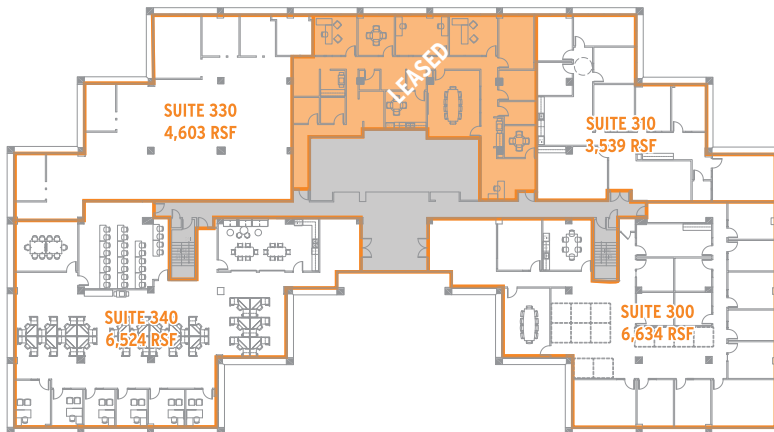


2ND FLOOR MIN. DIVISIBLE 2,250 SF

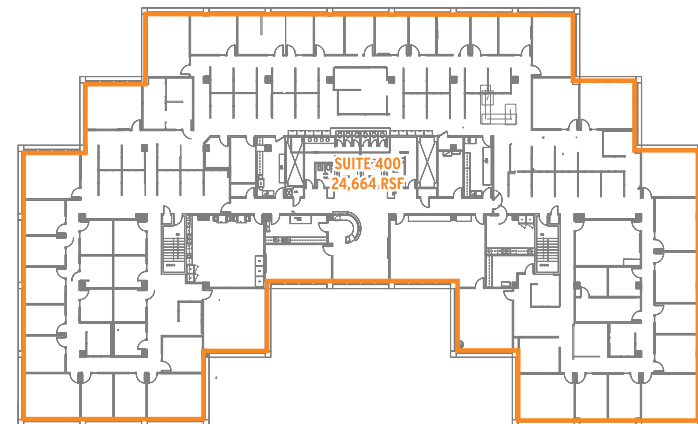


FLEXIBLE LEASING OPPORTUNITIES | CONTIGUOUS SPACES CAN BE COMBINED!

3RD FLOOR MIN. DIVISIBLE 2,237 SF



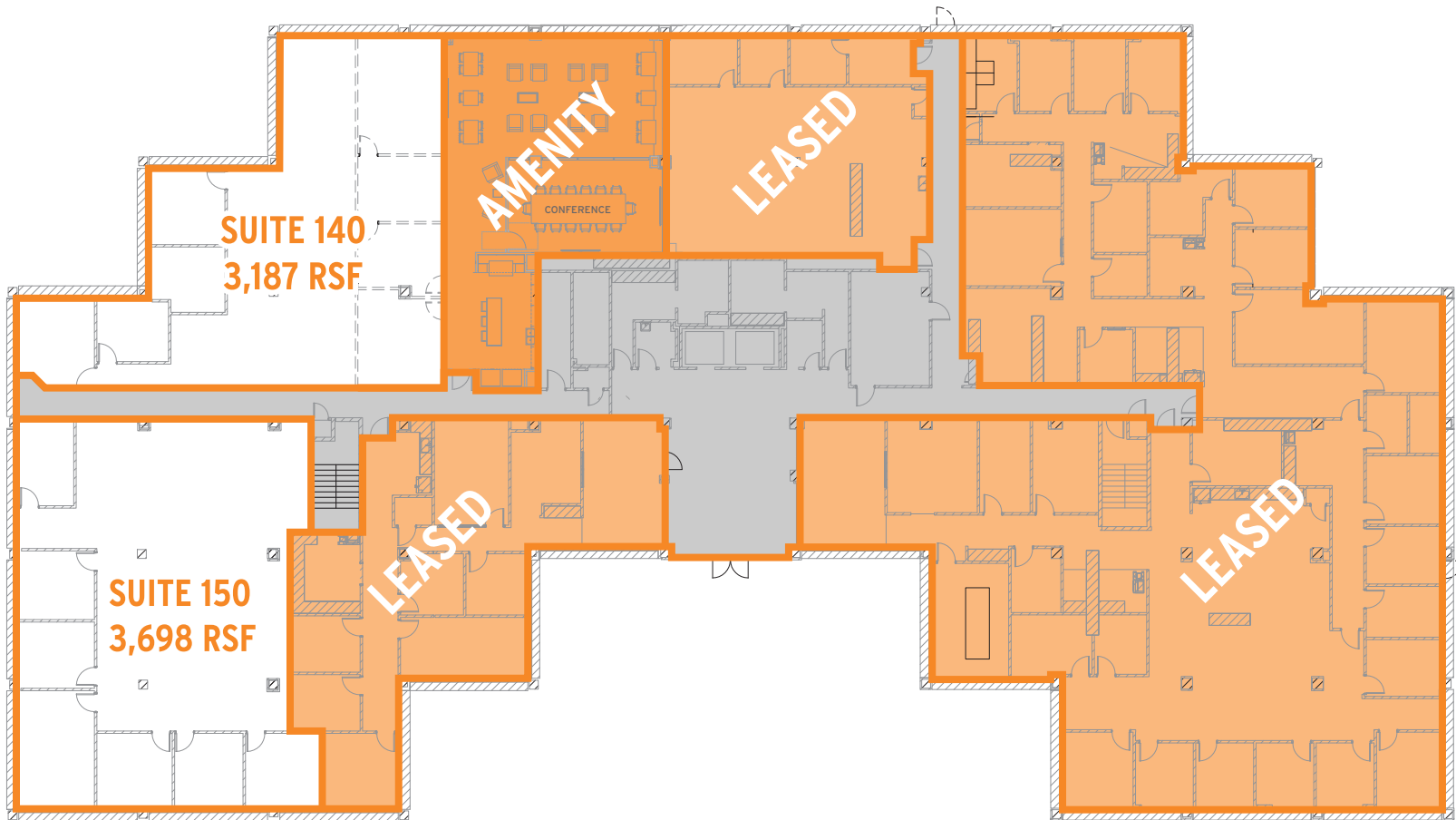
4TH FLOOR ENTIRE FLOOR AVAILABLE



FIRST FLOOR DEMISING OPTIONS

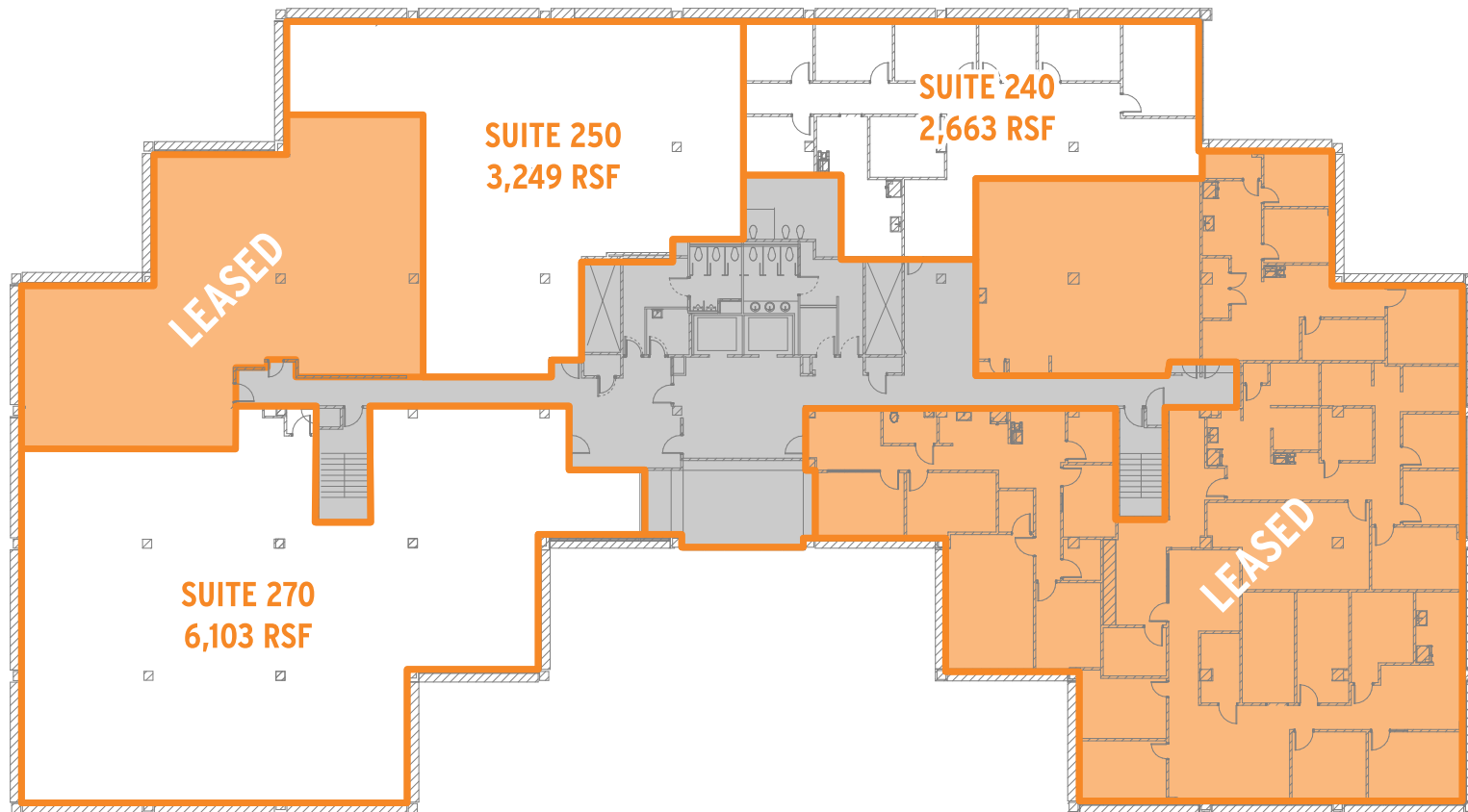
SPEC DESIGN CONCEPT PLAN

FLEXIBLE LEASING OPPORTUNITIES
CONTIGUOUS SPACES CAN BE COMBINED



SECOND FLOOR DEMISING OPTIONS

FLEXIBLE LEASING OPPORTUNITIES



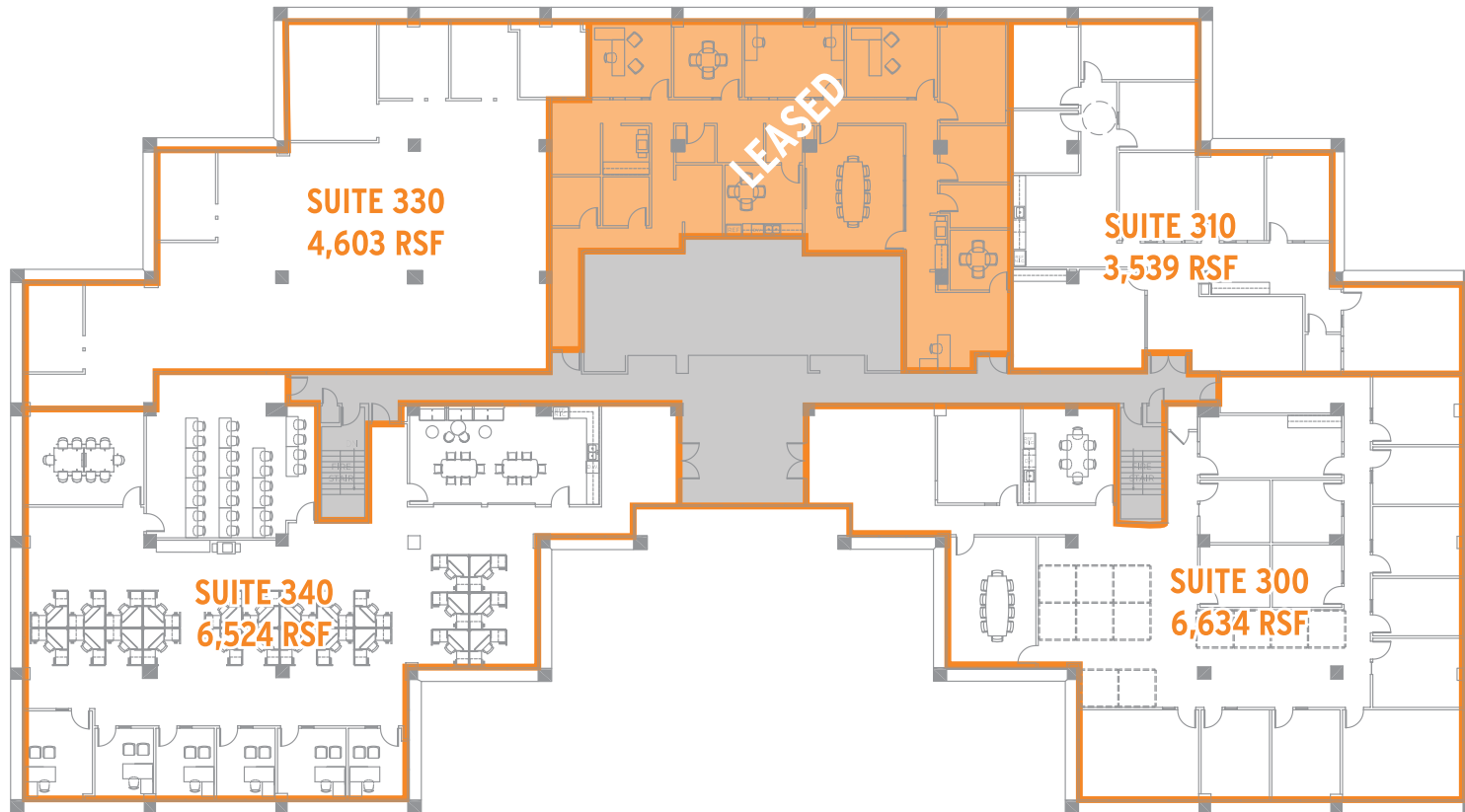
THIRD FLOOR DEMISING OPTIONS

SPEC DESIGN CONCEPT PLAN

FLEXIBLE LEASING OPPORTUNITIES

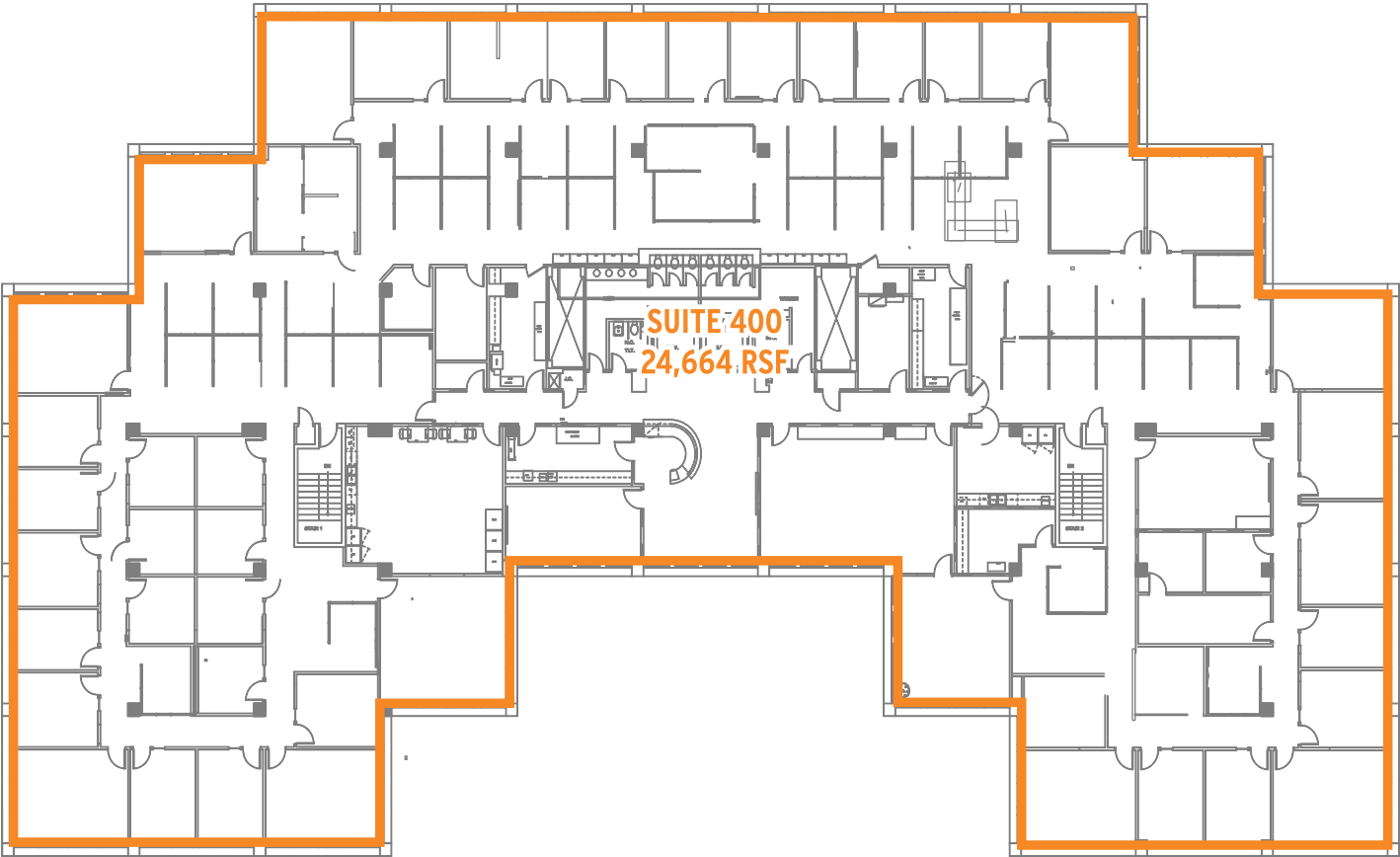
CONTIGUOUS SPACES CAN BE COMBINED

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

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

BLAZE PIZZA
JUST LOVE COFFEE
WALDO'S CHICKEN
55 SOUTH

KROGER

TENNIS
COMPLEX

MERE BULLES



MARYLAND WAY

MARYLAND FARMS GREENWAY



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