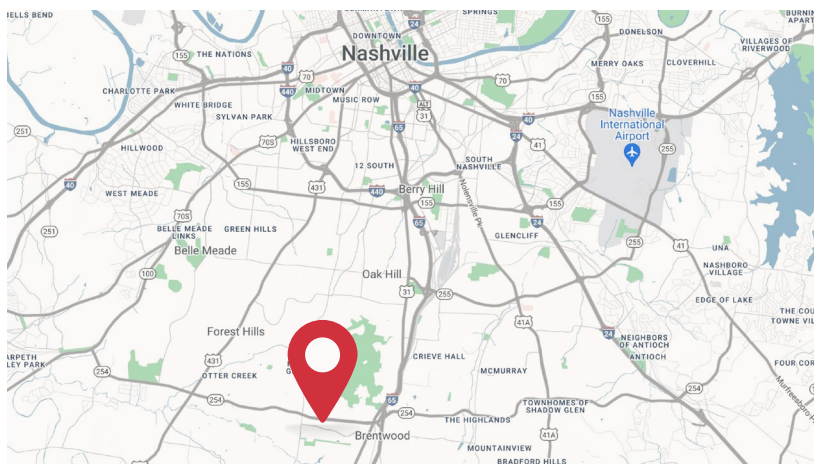




## PROPERTY SUMMARY

ADDRESS	111 Westwood Place, Brentwood, TN 37027
SIZE	Minimum 2,250 SF Office + 988 SF IT Room see floor plan
RATE	\$28 PSF FSG
PARKING	4:1000
BUILDING NOTES	Now under new local ownership Monument signage available Potential building naming rights available



## MAJOR UPCOMING BUILDING RENOVATIONS

- New Façade and Front Entrance
- Lobby and Amenity Area Upgrades
- New Hardscaping
- New Landscaping
- Elevator Upgrades
- **EXPECTED DELIVERY Q4 2025**





IT ROOM SPECS

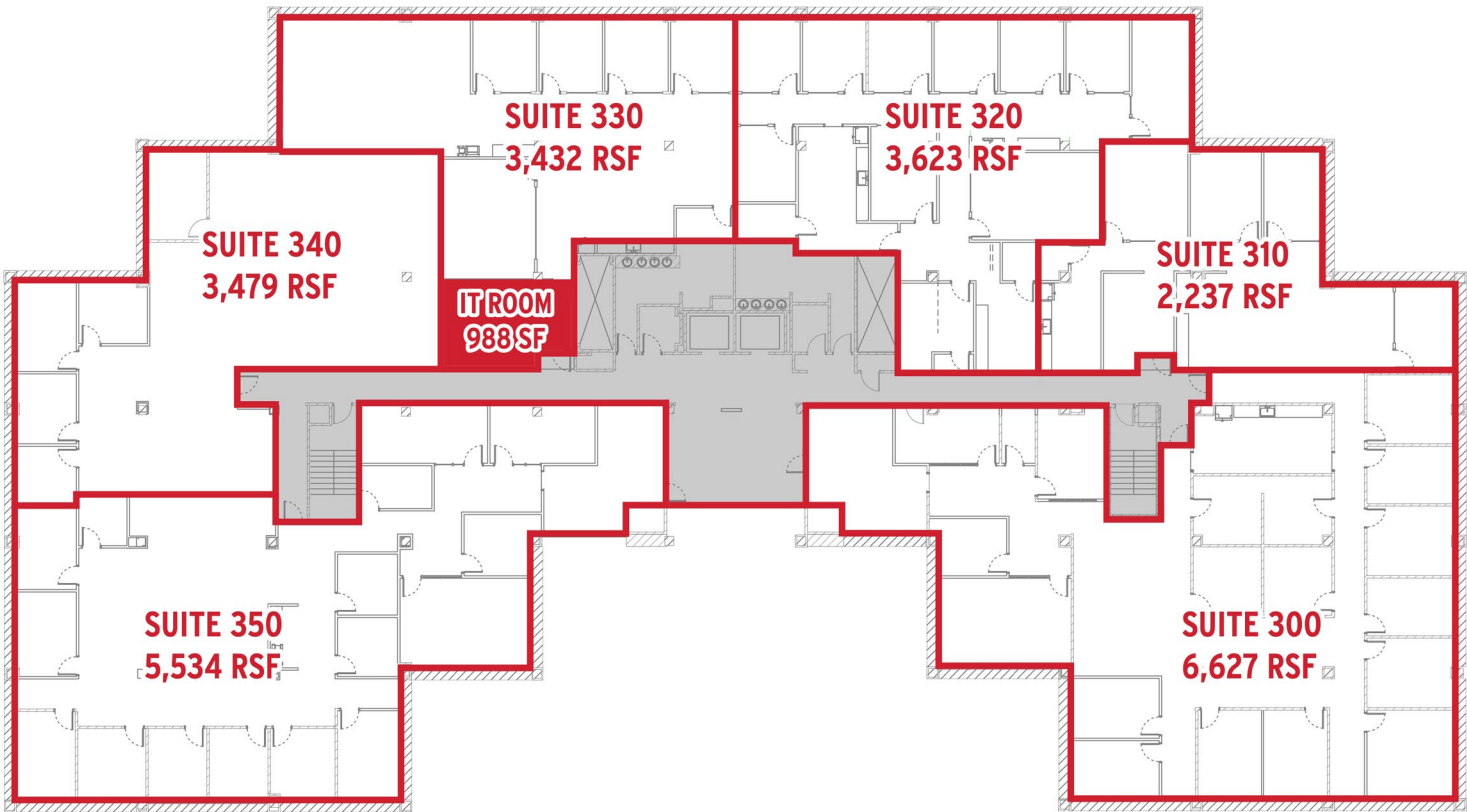
DIMENSIONS	26' X 38'
KEY FEATURES	(4) APV Inflow RP Towers (1) APC Empty Spare Tower (2) Main Server Racks  Cummins Generator and ATS  Dedicated Fire Alarm and Fire Suppression System
BEST USES	Private Server and Network Hosting  On-Site Network Management  Cybersecurity Threat Detection  System Monitoring, Backup System, and Data Storage and Processing  Technical Support Operations and Services



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FLOOR PLAN / 3RD FLOOR



Spec design concept plan

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## LOCATION HIGHLIGHTS



## DISCOVER MARYLAND FARMS

Maryland Farms is a well-established business center in Brentwood, located just off I-65 and surrounded by a mix of office and commercial businesses. The area features a wide range of amenities including Hill Center Brentwood, Publix, Maryland Farms Tennis Complex, Starbucks, Crumbl Cookies, Chuy's, Uncle Julio's, hotels, country clubs, and abundant shopping, as well as access to green space with Maryland Way Park and a nearby greenway. The subject property, Westpark Exchange, is located within Maryland Farms between Maryland Way and Old Hickory Blvd, offering convenient access to I-65, Franklin Pike, and Hillsboro Pike. The location is just a short drive from Downtown Nashville, Nashville International Airport, and Downtown Franklin.

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