

FOR LEASE | SECOND FLOOR OFFICE SPACE

1005 Flagpole Court

BRENTWOOD, TENNESSEE 37027



STRATEGICALLY LOCATED OFFICE SPACE IN THE HEART OF COOL SPRINGS

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THE
REAL EQUITY
GROUP

COMPASS RE
COMMERCIAL

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PROPERTY DESCRIPTION

Position your business in one of Brentwood's most established office corridors at 1005 Flagpole Court. This Class B, two-story office property offers ±4,860 SF available for lease on the second floor and features a flexible layout ideal for a variety of professional, client-facing, or service-oriented users. The available suite includes a mix of private offices, open workspace areas, conference or collaborative space potential, kitchenette access, multiple restrooms, and a private balcony.

The building is home to a diverse tenant mix and is conveniently located just off Mallory Station Road with immediate access to Moores Lane and I-65, providing excellent connectivity throughout the Nashville market. Surrounded by Brentwood's premier automotive and retail destinations — including Porsche, BMW, Audi, and Lamborghini dealerships — the property offers a highly recognizable and amenity-rich business environment.

Ideal for professional office users seeking a functional layout, central Brentwood location, and strong surrounding business presence.



AVAILABILITY & LEASE TERMS

Suite #	105
Lease Rate	Negotiable
Lease Type	NNN
Availability Date	July 1

PROPERTY FACTS

Address	1005 Flagpole Court, Franklin, TN 37067
Year Built	2007
Total SF	25,320 SF
Available SF	4,860 SF
Stories	2
Parking Ratio	3.32/1,000 SF
Construction Type	Masonry

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SPACE HIGHLIGHTS

- Second Floor – ±4,860 SF
- Mix of private offices and open workspace areas
- Multiple conference / collaborative meeting room opportunities
- Reception area opportunity
- Private balcony access
- Abundant natural light throughout
- Kitchenette / break area
- Multiple restrooms within suite
- Flexible layout for professional or service-oriented users
- Corridor frontage with excellent Brentwood accessibility
- Immediate access to I-65, Moores Lane & Mallory Station Road
- Surrounded by premier luxury automotive dealerships and retail amenities



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PROPERTY HIGHLIGHTS

- High-Profile Cool Springs Location with strong daytime population and business demographics
- Ample on-site surface parking with easy ingress/egress
- Accessible to major arterials and interstates — connecting Franklin, Brentwood, and Nashville
- Functional office floor plan supporting professional, creative, or service-oriented tenants



IDEAL USES

- Professional services (legal, financial, engineering)
- Healthcare support services / medical office
- Creative or tech firms
- Administrative headquarters
- Insurance, consulting, and design practices



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3

2

5

1

4

LOCATION ADVANTAGES

- 3 minutes to I-65
- 20 minutes to Nashville

NEARBY AMENITIES

1. CoolSprings Galleria
2. Amerigo Italian Restaurant
3. Planet Fitness
4. D1 Training
5. Hyatt Place

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FLOOR PLAN | SUITE # (4,860 SF)



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