



\$30 PER SF FULL SERVICE

5046 Thoroughbred Ln, Brentwood, TN 37027



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\$30 PER SF FULL SERVICE

\$30.00 /SF/YR

2 Story Brick Professional Building.

1st Floor is LEASED to a Medical Professional. 2nd Floor Office FOR LEASE is 3,500 SF.

Private 2nd Floor Entrance. Convenient location just off Old Hickory Blvd in Brentwood....

- Convenient Location close to Restaurants/ Retail
- Lots of Natural Light
- Lots of Individual Offices and 3 Restrooms



Rental Rate:	\$30.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	7,772 SF
Year Built:	2005
Walk Score ®:	56 (Somewhat Walkable)
Rental Rate Mo:	\$2.50 /SF/MO

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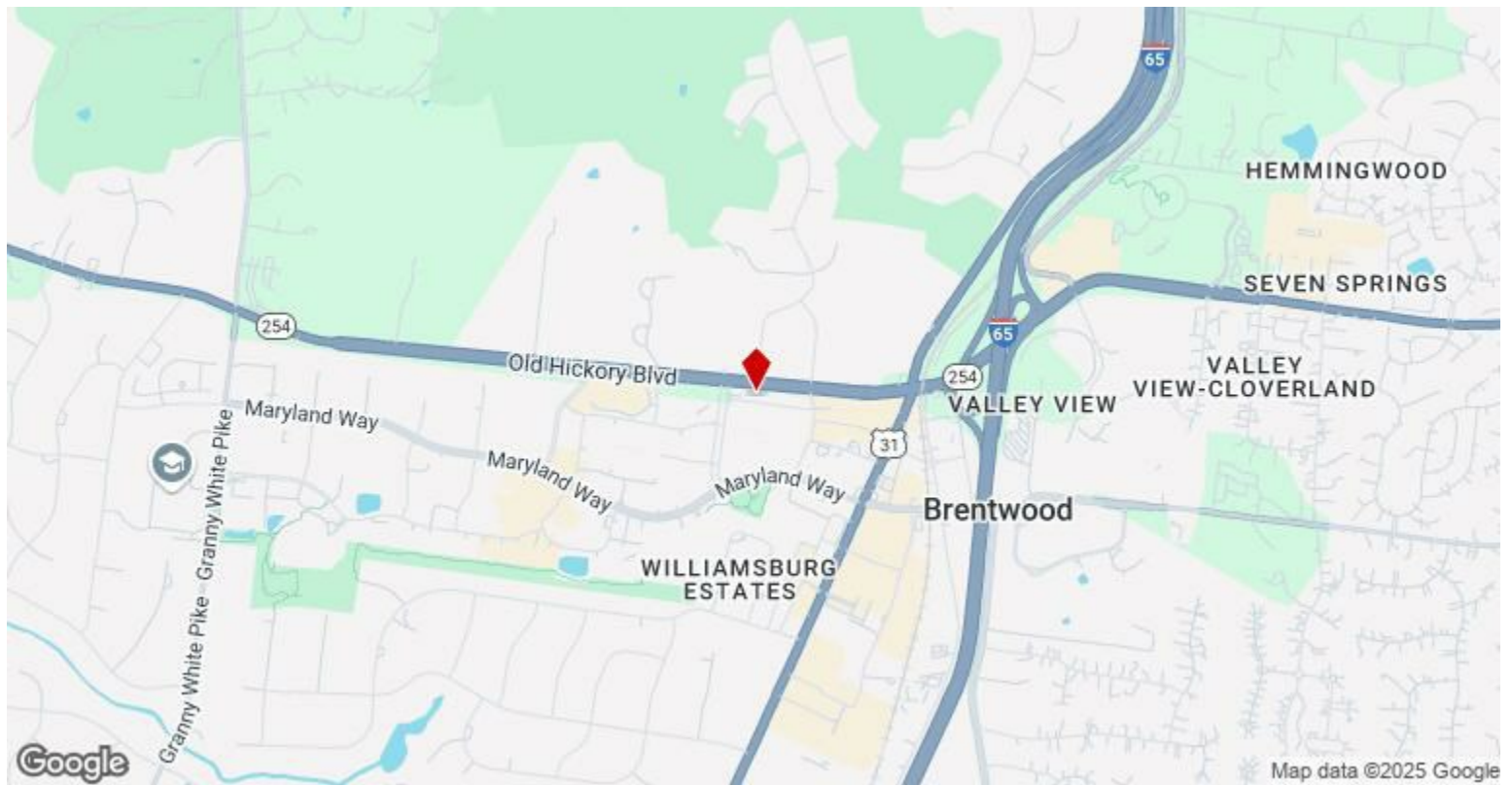
2nd Floor

Space Available	3,500 SF
Rental Rate	\$30.00 /SF/YR
Date Available	August 20, 2025
Service Type	Full Service
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	Negotiable

Very convenient Office Space location in Brentwood just off Old Hickory Blvd.Gross Lease. All Utilities, Expenses, Everything Included except Interior Janitorial. Numerous Individual Offices, Work Spaces, 3 Restrooms, Break/Kitchen Area, Conference Room, Storage. Lots of Windows and Natural Light. 2nd Floor Space.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brentwood Family Care Center Inc	-	



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Property Photos



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