



TRADEMARK BUSINESS CENTER

220 Great Circle Road Suite 132, Nashville, TN 37228

For Sublease | 1,000 SF | Office

Move-In Ready Office Sublease in MetroCenter



ABOUT THE PROPERTY

Take advantage of this turnkey 1,000 SF office sublease in the highly accessible MetroCenter business district. The space features two private offices, a dedicated conference room, two restrooms, and a functional layout ideal for small businesses, professional services, or growing teams.

PROPERTY SPECIFICATIONS

Space Available	1,000 SF
Delivery Condition	Move-in Ready
Delivery Date	Immediate

PROPERTY FEATURES

- Term through August 2030
- One Five-Year Renewal Option
- 2 private offices
- 2 bathrooms
- Conference room
- Minutes from Downtown Nashville
- Immediate access to I-65, I-40, I-24 & I-440
- Free on-site parking
- Professional business park with a diverse mix of office users
- Within a 20-minute drive of approximately 75% of the Nashville MSA population
- Close to Germantown restaurants, coffee shops, and retail amenities





METROCENTER

MetroCenter is one of Nashville's premier office districts, offering convenient interstate access, minutes-to-downtown connectivity, abundant free parking, and a professional business environment. The area continues to attract a diverse mix of corporate offices, government agencies, healthcare users, and professional service firms seeking an accessible and cost-effective office location.

One of Nashville's largest established business districts, home to hundreds of businesses across healthcare, finance, technology, government, and professional services. Just 3 miles from Downtown Nashville, offering convenient access to the city's core without the cost and congestion of the CBD. Direct access to I-65 and minutes from I-24, I-40, and Briley Parkway, providing exceptional regional connectivity. A growing mixed-use neighborhood with nearby restaurants, coffee shops, fitness centers, hotels, and everyday conveniences. Abundant free surface parking, a significant advantage over downtown office locations. Home to more than 2 million square feet of office space, making MetroCenter one of Middle Tennessee's premier office hubs. Convenient access to Germantown, North Nashville, East Nashville, and The Nations, allowing businesses to draw talent from across the city. Minutes from Nashville International Airport, making travel easy for clients and business professionals.

An established corporate environment that offers the convenience and amenities of an urban location with a more accessible, business-friendly setting.



NASHVILLE

The Nashville retail market has taken off, attracting first-in-class, national retailers and restaurant operators who are looking to expand in the Sunbelt markets. Given Nashville's business-friendly practices, the influx of corporations, and the music & entertainment scene, the retail consumer familiar with bespoke retailers & best-in-class restaurants has migrated from primary markets such as Los Angeles, New York, and Chicago. Brands and restaurants with cult followings have paid attention to this migration and are establishing their presence throughout the city's array of emerging urban retail destinations.

National, esteemed restaurateurs and hospitality groups such as **Jean-George** (Drusie & Darr, The Pink Hermit), **Sean Brock** (Audrey, Bar Continental, June), **Andrew Carmellini** (Carne Mare), **Starr Restaurants / Keith McNally** (Pastis), **Boka Restaurant Group** (Momotaro), **Lettuce Entertain You** (Aba, Sushi-San), **Castellucci Restaurant Group** (Iberian Pig), **Ford Fry** (Superica, The Optimist, Le Loup, Star Rover), **Fox Restaurant Concepts** (Pushing Daisies, The Henry), and **Indigo Road Hospitality** (O-Ku, Oak), have all added Nashville to their roster.

Not only has Nashville been the destination for restaurant expansion, but the city has enticed these operators, such as New York – based Anthony Scotto (**Pelato, Luogo**), Tara and Henry Roberts (**Two Hands**), and John Burns Patterson (**Frankies**) to relocate their lives to the city. As Nashville quickly becomes one of the top tourist destinations in the country, an influx of high end hotels including the **Four Seasons, St. Regis, Pendry, 1 Hotel, The Edition**, and **Soho House** have identified locations to plant a flag in the market.

The luxury retail brands are following suit. **Kirna Zabete** recently opened in Green Hills, and others are circling neighborhoods like Wedgewood Houston, having identified their customer through their e-commerce channels. The city's appeal is undeniable, attracting brands such as **La Ligne, Sezane, Roark, Aviator Nation, Little Words Project, Love Shack Fancy, Reformation, Jenni Kayne, Hart**, and **Stoney Clover Lane**. Furthermore, and unprecedented for a city of its size, the city is seeing young brands such as **Buck Mason, Gorjana, STUDS, Faherty**, and **Vuori** executing on second locations within the urban core showing the strength in sales volumes they are experiencing in their first location in the market.

Nashville has a national spotlight, attracting best-in-class **Sid & Ann Mashburn** and **Walt Grace Vintage**, but is also home to artisan, local retailers, including **Savas, Weiss Watch**, and **Imogene + Willie**, who round out the retail offering and create a unique and dynamic retail environment worthy of putting Nashville on the map.



TOP 10

Large Metros for job growth and population growth for the past 9 years (1)

3.2%

Retail Vacancy Rate (2)

15M

Visitors to Nashville in 2023 (1)

\$5B

Generated every year from Nashville's F&B industry (3)

4TH

Best Real Estate Market in the US (4)

75%

Of the US is within a 2-hour flight of Nashville (1)

\$102K

Average Household Income (5)

2.01M

People living in Nashville's Metro Area (6)

(1) Nashville Business Journal (2) Matthews Real Estate Investment Service
(3) Tennessee Hospitality and Tourism Association (4) Rocket Mortgage (5) Point2homes.com
(6) Nashville Chamber of Commerce



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