

1001 WESTHAVEN BLVD & 1025 WESTHAVEN BLVD |
FRANKLIN, TN 37064

▷ Office | Retail | Medical

STRIDE
COMMERCIAL

WESTHAVEN TOWN CENTER

OFFICE | RETAIL | MEDICAL | FOR LEASE

Building Snapshot

1001 WESTHAVEN BLVD & 1025 WESTHAVEN BLVD |
FRANKLIN, TN 37064

Property: Westhaven Town Center

Address:

1025 Westhaven Blvd, Suites C210, C220, & C230, Franklin, TN 37064

1001 Westhaven Blvd, Suite A125, Franklin, TN 37064

Available Suites:

1025 BUILDING: Suite C210 (1,739 SF), Suite C220 (1,846 SF), and Suite C230 (1,710 SF), second floor. Suites available individually or combined for up to 5,295 SF contiguous.

1001 BUILDING: Suite A125 (1,068 SF) – Ground Floor Retail

Lease Rate: \$33–35 PSF NNN For Office, High \$30s/ SF
NNN For Retail

Estimated OpEx (NNNs): ~\$10/SF/YR

Delivery Condition: Suite 210: second generation med-spa

Suite C220: second generation creative office

Suite 230: second generation physical therapy suite

Suite A125: second generation retail space

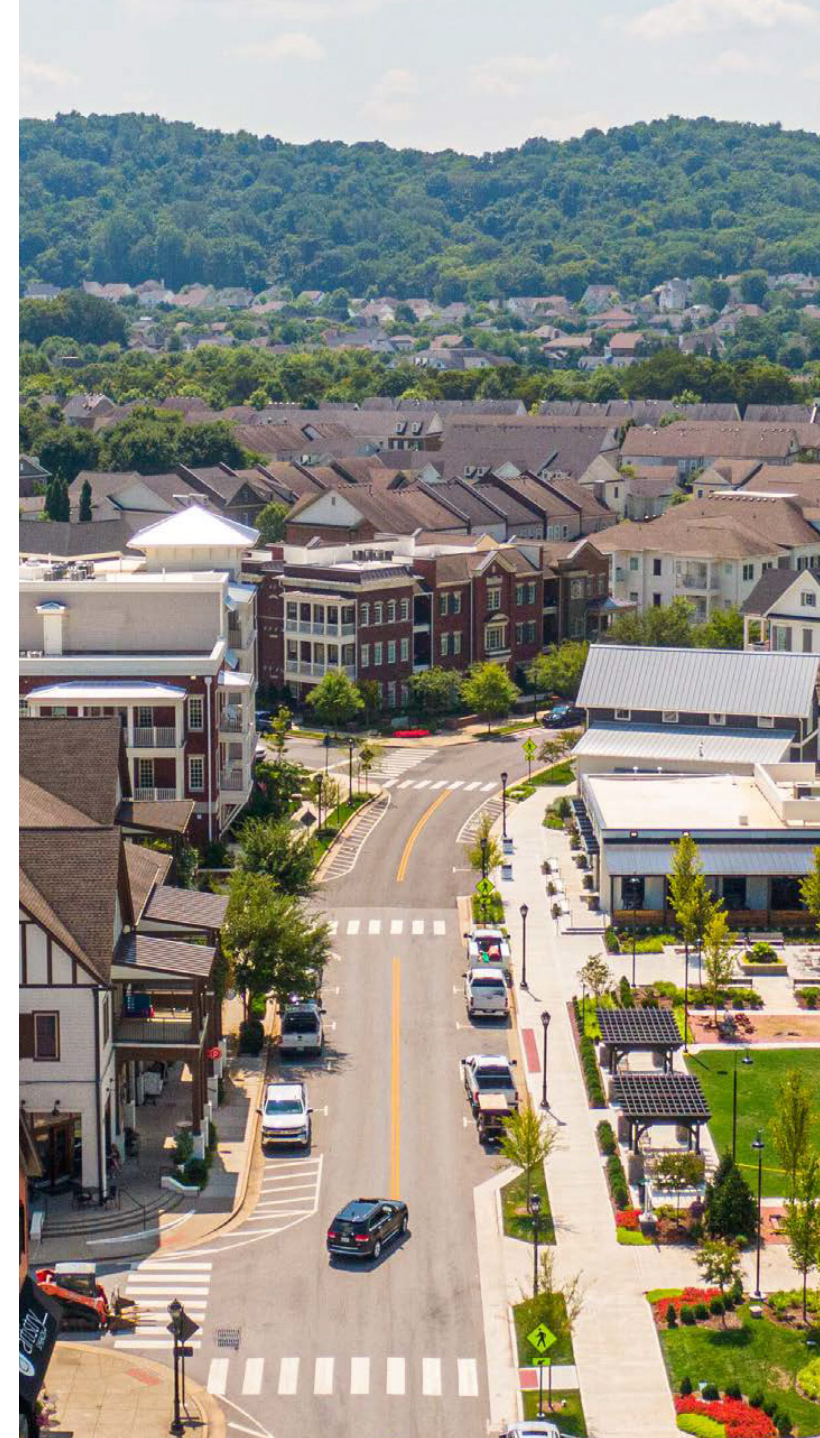
Availability: Immediate

Parking: Shared Westhaven Town Center surface parking

Signage: Exterior signage available per codes

Community: Westhaven — 3,400-home master-planned community, 4 miles from downtown Franklin

Co-Tenants: Vanderbilt Primary Care, RMA Jiu-Jitsu, ReWind Medical Solutions, The Hub Coworking, Pure Barre, FirstBank, Kroger, Nail Salon, and more.



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Executive Summary

OPPORTUNITY

1025 Westhaven Blvd offers three second-floor suites in the heart of Westhaven Town Center, one of Middle Tennessee's most affluent and walkable master-planned communities. Suite C210 (1,739 SF) is a former med spa with exam rooms, private offices, a lab, break room, and in-suite restroom. Suite C220 (1,846 SF) is a second-generation creative office space ready for occupancy. Suite C230 (1,710 SF) is a former physical therapy space with an open treatment area, private treatment rooms, and a dedicated reception and waiting area. The suites are available individually or can be combined for up to 5,295 SF of contiguous space. Also available is Suite A125 at 1001 Westhaven Blvd, a 1,068 SF street-level retail space with frontage on Westhaven Blvd, ideal for boutique retail, personal services, or wellness uses.



HIGHLIGHTS

- **Three suites available:** 1,710 SF, 1,739 SF, and 1,846 SF, combinable up to 5,295 SF contiguous.
- 1,068 SF street-level retail suite with frontage on Westhaven Blvd
- Located in the heart of Westhaven Town Center, one of Franklin's premier mixed-use communities
- Serving more than 3,400 homes with 4.2% annual population growth within 1 mile
- Join 30+ established businesses anchored by Vanderbilt Primary Care and Kroger
- Immediately available for occupancy

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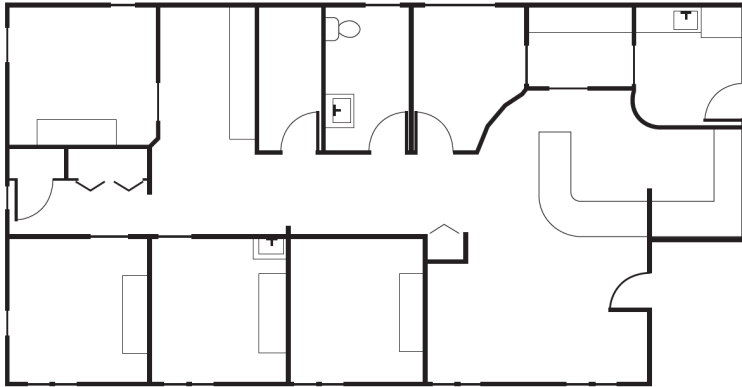
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Availabilities

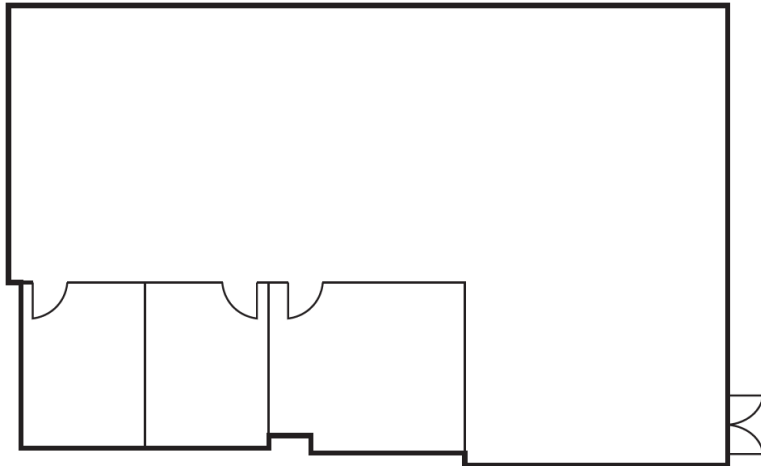
SUITE C210 - 1,739 SF	SUITE C220 - 1,846 SF	SUITE C230 - 1,710 SF	SUITE A125 - 1,068 SF
1025 WESTHAVEN • 4 exam / treatment rooms • 3 private offices • Lab / procedure area • In-suite private restroom • Break room • Second building entry — separate patient / staff access • Ideal for: aesthetics, dermatology, primary care, psychiatry, clinical wellness	1025 WESTHAVEN • Second generation, turnkey office • Ideal for a variety of creative and professional office uses. • Shared restrooms in common area	1025 WESTHAVEN • Open floor plan — flexible for gym or studio configuration • 2 private treatment rooms • Washer / dryer hookups — on-site laundry capability • Waiting area and reception • Ideal for: PT, chiropractic, massage, yoga / Pilates, occupational therapy	1001 WESTHAVEN • Direct street frontage on Westhaven Blvd — walk-up visibility at the town center's main corridor • 1,068 SF — right-sized for a single-operator boutique, studio, or service concept • Ideal for: juice bar, nail studio, boutique retail, skincare, alterations, or similar neighborhood-serving uses

Floor Plan

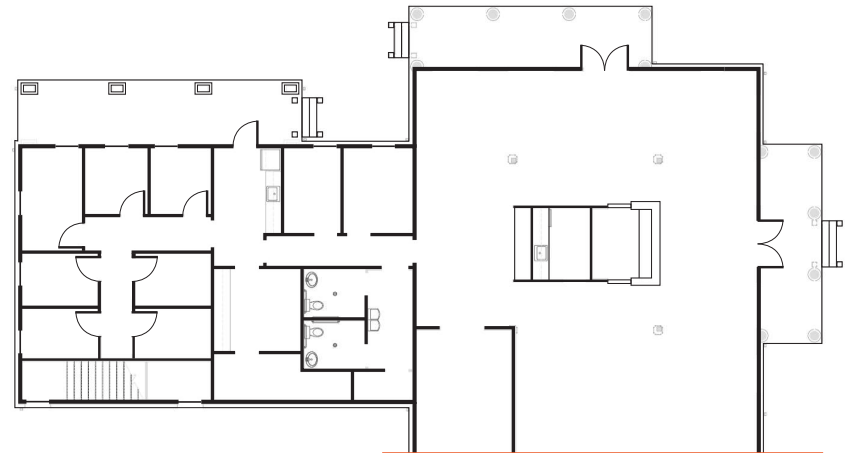
**WESTHAVEN TOWN CENTER | 1025 WESTHAVEN BLVD
| FRANKLIN, TN 37064 | SUITES C210, C220 & C230 |
1,710-5,295 SF | MEDICAL + OFFICE FOR LEASE**



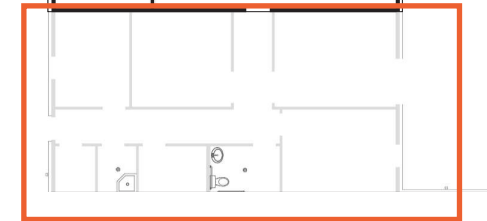
**1025 WESTHAVEN
SUITE C210**



**1025 WESTHAVEN
SUITE C230**



1001 WESTHAVEN



**AVAILABLE: SUITE A125
- 1,068 SF**

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Location & Access



- | | | | | | |
|--------------------------------------|---------------------|------------------------------------|----------------------------|-------------------------------|----------------------|
| 1. Vanderbilt Primary Care Westhaven | 7. FirstBank | 13. Town Planning and Urban Design | 19. Pure Barre | 25. Coal Town Public House | 31. High Brow Coffee |
| 2. RMA Jiu Jitsu Westhaven | 8. Paddle Dog | 14. The Haven Barber Parlour | 20. Sanctuary South | 26. Sage Hair Company | 32. Kroger |
| 3. ReWind Medical Solutions | 9. Palmer Kennedy | 15. 30A Seafood | 21. Fika Cafe | 27. Record Nations | |
| 4. p96 Studio | 10. Valentine House | 16. Stewart Insurance Group | 22. Kokomo Trading Company | 28. Oscar's Taco Shop | |
| 5. Edward Jones Financial Advisors | 11. Vintage Jolie | 17. HONOR Martial Arts | 23. Westhaven Realty | 29. Freeman's Flowers & Gifts | |
| 6. Sweethaven | 12. Boulevard Deli | 18. Scout's Pub | 24. Coal Town Pizza | 30. Ching Asian Bistro | |

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Amenities & Neighborhood



ABOUT WESTHAVEN

Westhaven is Williamson County's premier master-planned community — a 3,400-home development in Franklin centered on a walkable lakeside town center with an amphitheater, 9 miles of trails, and top-rated schools. Designed around a live-work-shop ecosystem, Westhaven Town Center provides residents with retail, dining, fitness, healthcare, and professional services within walking distance of their homes. Medical and wellness operators benefit from a built-in, high-income community with strong and consistent foot traffic from residents who don't need to leave the neighborhood for routine services.

WESTHAVEN TOWN CENTER

- Vanderbilt Primary Care — flagship health system anchor
- Kroger — full-service grocery anchor
- Pure Barre — boutique fitness studio
- FirstBank — community banking
- Coal Town Pizza, 30A Seafood, Fika Cafe, Oscar's Taco Shop — dining
- The Haven Barber Parlour, 25 Sage Hair Company — personal services
- 25+ additional retail, dining, wellness, and professional service tenants

COMMUNITY AMENITIES

- Westhaven Lake and lakeside trails — central community gathering space
- Amphitheater — concerts, community events, and seasonal gatherings
- 9 miles of walking and biking trails throughout the community
- Pearre Creek Elementary — top-rated Williamson County school serving pre-K through 5th grade
- Private 18-hole Arthur Hills-designed golf course
- 4 miles to downtown Franklin — Main Street, Puckett's, The Factory, boutique dining
- I-65 corridor — 2 miles to on-ramp for Nashville metro access

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Westhaven Town Center

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