

A workplace re-imagined in Brentwood's desirable Maryland Farms



STREAM

FIDELITY
REAL ESTATE GROUP, INC.

Harpeth Commons I

101 Westpark Dr. | BRENTWOOD, TN



Be in the heart of Brentwood's coveted corporate neighborhood



Harpeth Commons I

📍 101 WESTPARK DR. | BRENTWOOD, TN

Constructed in 1984 and currently 90% through a major renovation program, Harpeth Commons I offers tenants a desirable location within the Maryland Farms Office Park in Williamson County along the Davidson County border. One mile west of I-65 South

and 10 miles south of downtown Nashville, Harpeth Commons I totals 60,000 SF on 3.0 acres, surrounded by a lush landscape and numerous neighborhood amenities.

PROPERTY HIGHLIGHTS

-  60,000 SF Building
-  3.4 per 1,000 SF
-  80 kW generator
-  Fiber optics connection available
-  Exterior renovations recently completed
-  Newly renovated lobby
-  Large open floor plates
-  Part of Maryland Farms office park
-  On-site park with walking paths and benches

Renovation Summary

Harpeth Commons I is finishing a complete interior, exterior, mechanical and life safety renovation. The \$2.5 million investment will upgrade the building to modern design, technology and life safety standards.

COMPLETED RENOVATIONS

- New flooring, ceiling tiles, LED lighting, and signage throughout the building
- Elevator equipment and cabs
- Electronic HVAC controls and energy management system
- Energy-efficient variable air volume boxes
- Fire panel and new sprinkler system
- Modernized lobby with electronic directory, LED lighting, new wall coverings, and pendant lighting
- Revitalized communal park

RENOVATIONS IN PROGRESS

- Elevator finishes with stainless steel doors and modern interiors
- Landscaping including specimen trees and hardscaping.





Neighborhood Amenities

Restaurants

- Starbucks
- Del Frisco's Grill
- Jeni's Splendid Ice Creams
- Uncle Julio's
- Jimmy John's
- Publix
- Pei Wei Asian Kitchen
- Chopt
- Mere Bulles
- The Local Taco
- Bluefin Sushi & Thai
- Blaze Pizza
- BugerFi
- Taziki's
- Just Love Coffee
- Suki Sushi
- 55 South
- Juice Bar
- Moe's Southwest Grill
- Chili's Grill & Bar
- Jet's Pizza
- Duck Donuts
- Jason's Deli
- Chipotle
- McDonalds
- Taco Bell
- Soy Bistro
- Crumbl Cookies
- Greek Café Grill
- Chuy's
- Cinco De Mayo
- Subway
- The Poki
- The Perch
- Corky's Ribs & BBQ
- Chick Fil A
- McAlister's Deli
- Peter's Sushi & Thai
- Five Guys

Hotels

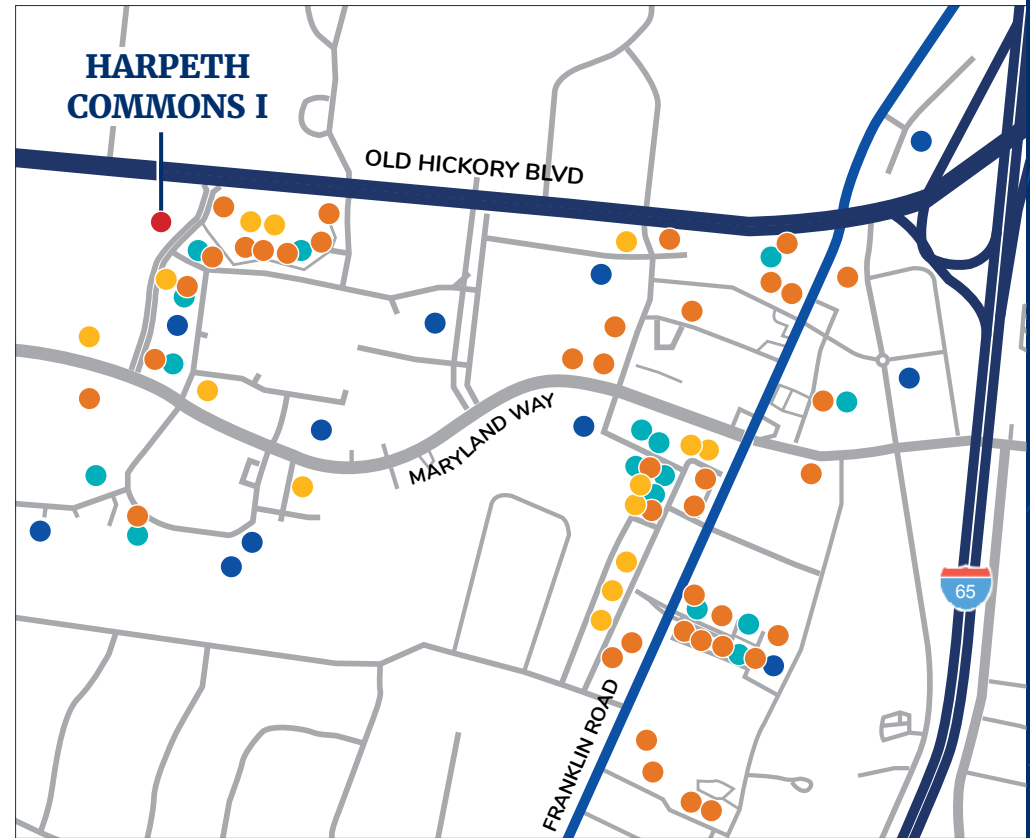
- Baymont by Wyndham
- Courtyard by Marriott
- AC Hotel
- Hilton Garden Inn
- SpringHill Suites
- Homewood Suites
- Sonesta Simply Suites
- Residence Inn by Marriott
- Sonesta ES Suites
- MainStay Suites
- Hampton Inn

Retailers

- UPS
- Asurion
- Regions Bank
- CapStar Bank
- Synovus Bank
- Truist
- Sola Salon
- REI
- PetPeople
- FedEx Office
- Sur La Table
- Paper Source
- Vineyard Vines
- Peter Millar

Fitness

- Club Pilates
- Humble Fitness
- Personal Best Fitness
- Prevail Rehab & Fitness
- Iron Tribe
- Redline
- Barre3 Brentwood
- Cyclebar
- Eat the Frog Fitness
- Manduu
- Pure Sweat + Float Studio
- CorePower Yoga
- F45 Training
- Fitness Together
- Neighborhood Barre
- Spiral Spine Pilates



- 39** RESTAURANTS
- 11** HOTELS
- 14** RETAILERS
- 16** FITNESS



Area Snapshot 10-MINUTE DRIVE-TIME RADIUS

Business Highlights

- **3,900** BUSINESSES
- **57,900** TOTAL EMPLOYEES
- **53,300** TOTAL RESIDENTIAL POPULATION

Top 3 industries include:

- 48.2%** Services (hotels, health, legal, etc.)
- 17.6%** Finance, Insurance, RE (FIRE)
- 15.6%** Retail Trade

Population Demographics



20.6%

OF THE POPULATION
ARE MILLENNIALS

72%



OF RESIDENTS HAVE A
BACHELOR'S, GRADUATE,
OR PROFESSIONAL DEGREE

\$124k



MEDIAN HOUSEHOLD
INCOME

84%



OF THE EMPLOYMENT
IS WHITE COLLAR



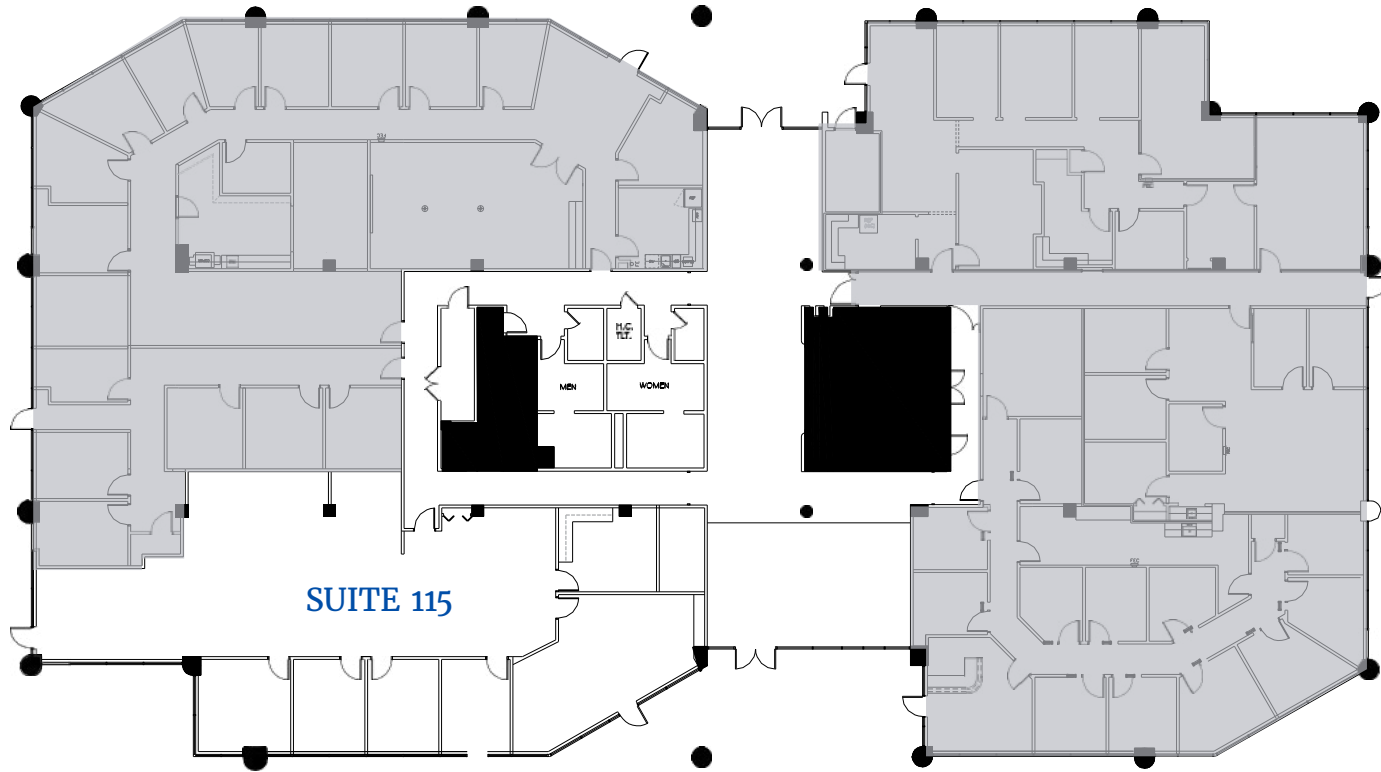


Floor Plans

1ST FLOOR

AVAILABLE 5/1/25

SUITE 115 3,780 SF





Floor Plans

2ND FLOOR

AVAILABLE

AVAILABLE 4/1/25

SUITE 200 2,985 SF

SUITE 245 3,000 SF

SUITE 210 2,510 SF





Floor Plans

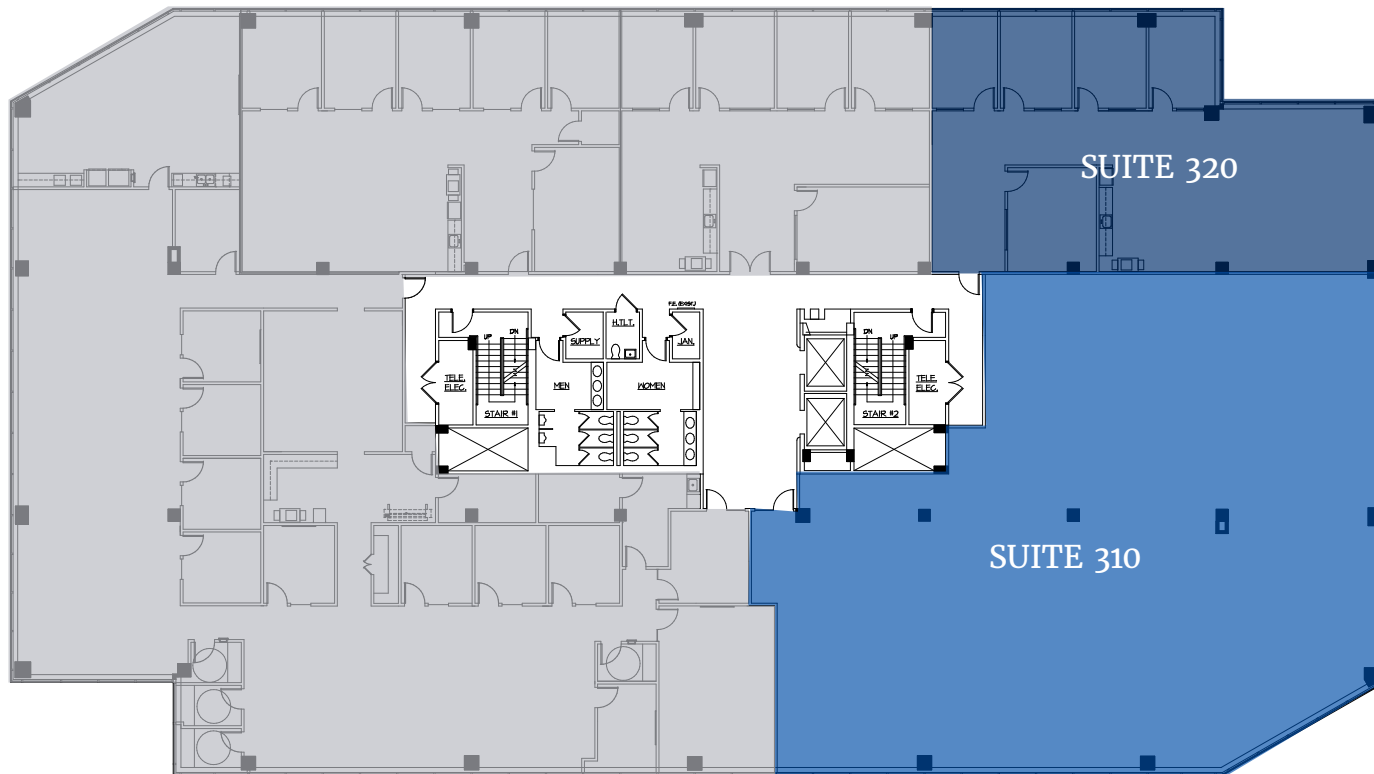
3RD FLOOR

AVAILABLE

SUITE 310 6,780 SF

SUITE 320 2,717 SF

9,497 SF CONTIGUOUS





Spec Suites

DETAILS

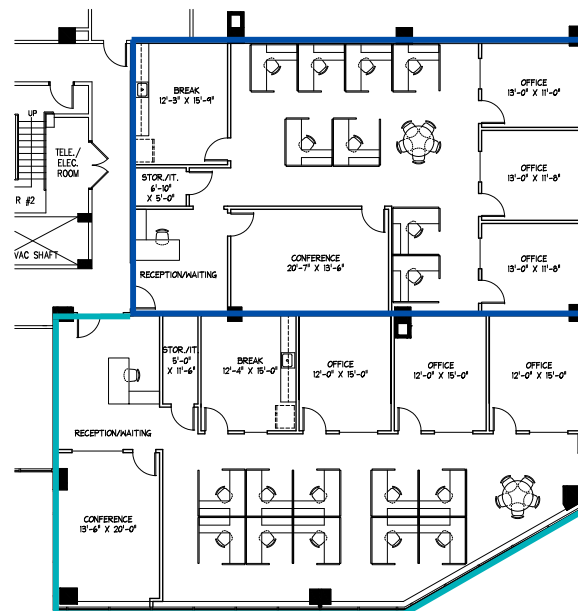
- Delivery Date: Q1 2025
- Mix of private office and open work space
- Open break area
- Reception area
- Abundant natural light

2ND FLOOR

AVAILABLE

SUITE 200 2,985 SF

SUITE 210 2,510 SF



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