



Maryland Park Center

BRENTWOOD, TENNESSEE

AVISON
YOUNG

Executive summary

Maryland Park Center (the “Property”), is situated at 115 East Park Drive in the distinguished submarket of Brentwood, Tennessee. The property is a 43,698-sf quality three-story class B office property in one of the most sought after submarkets in Nashville. Built in 1997 and located in the heart of Maryland Farms Park, the property offers tenants an amenity-rich environment with walkability to the existing and newly constructed mixed-use projects in the area.

Sign CA to view full OM



Situated within an amenity-rich environment with newly-constructed and existing retail, hospitality and restaurants



Fully leased to three full floor tenants



Ideal location for users in the market



Staggered lease expirations with 11.7 years of historical tenancy



Rare Brentwood office opportunity

- 100% leased to three quality tenants
- Excellent future owner/user opportunity
- Square floorplates with highly flexible layouts for single or multi-tenant use
- Substantial renovations and upgrades throughout the building
- Convenient surface parking with a ratio of 3.18/1,000

Location overview and area amenities

MOE'S
SOUTHWEST GRILL

Starbucks

Publix

chili's

COURTYARD
BY MARRIOTT

McDonald's

Chung King

Cinco de Mayo

DUNKIN'

TACO BELL

Broken Egg Cafe

Walgreens

CORRY'S
RIBS & BBQ

ACE
Hardware

Valvoline

Fabian's
Mexican Restaurant

SPRINGHILL
SUITES
BY MARRIOTT

Hampton Inn

Wendy's

LONGHORN
STEAKHOUSE

BW | Best Western
Hotels & Resorts

FOUR POINTS
BY SHERATON

HYATT
PLACE

Old Hickory Boulevard

254

Maryland Park Center

Franklin Pike

Old Hickory Boulevard

65

Church Street

Comfort
INN

MainStay
SUITES

extended
STAY
AMERICA

McDougal's

HOMWOOD
SUITES
BY HILTON

Sonesta
ES
SUITES

THE ERICSON'S
GRILLE

MAPLE & STREET
BISCUIT COMPANY

MOOYAH
BURGERS - FRIES - SHAKES

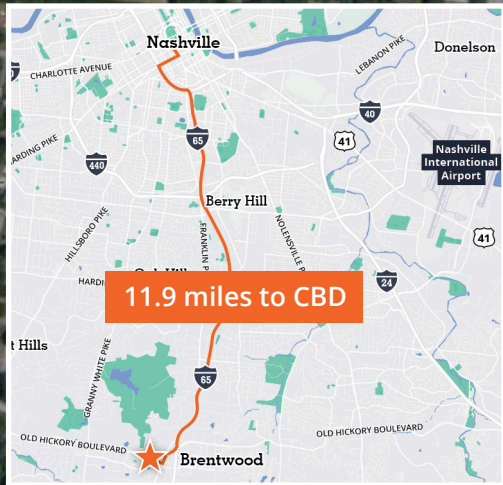
CHIPOTLE
MEXICAN GRILL

jenie's

Jason's deli

UNCLE JULIO'S
MEXICAN

MainStay
SUITES



HomeGoods

Total Wine
& MORE

NORDSTROM
rack

t.j.maxx

SUBWAY

BURGERFI

SUKI X SUSHI

JUST LOVE
COFFEE CAFE

peters

Kroger

SMOOTHIE
KING

Chick-fil-z

tazikis
MEDITERRANEAN CAFE

Hilton
Garden
Inn

Bluefin
SUSHI & THAI

FIRST WATCH

BLAZE
PIZZA

crumbl
cookies

McALISTER'S
DELI

Investment contacts

CAPITAL MARKETS

Lisa Maki, CCIM
Principal, Managing Director
+1 615 727 7411
lisa.maki@avisonyoung.com

Mike Jacobs, CCIM
Principal
+1 615 727 7415
mike.jacobs@avisonyoung.com

Jordan Powell
Vice President
+1 615 727 7438
jordan.powell@avisonyoung.com

FINANCIAL ANALYST

Kyle Borda
Associate
+1 301 500 8120
kyle.borda@avisonyoung.com

DEBT

Michael Yavinsky
Principal
+1 202 602 1729
michael.yavinsky@avisonyoung.com

Wesley Boatwright
Principal
+1 202 374 6703
wes.boatwright@avisonyoung.com

Connor Burke
Vice President
+1 202 508 5292
connor.burke@avisonyoung.com

© 2026 Avison Young – Tennessee, LLC. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South | Suite 200 | Nashville, TN 37203

Visit us online
avisonyoung.com

**AVISON
YOUNG**