

# FOR LEASE

±2,496 SF (Remodel Under Construction)

Stand-Alone Office Building Near Franklin Rd and  
Veteran's Pkwy Intersection

5845 Franklin Road, Murfreesboro, TN 37128



## HIGHLIGHTS

- Stand-Alone Office Building
- Near Franklin Rd and Veteran's Pkwy intersection
- The building is currently under complete renovation
- **Lease Rate:** \$25.50/SF NNN
- **Estimated Operating Expenses:** \$4.99/SF
  - Taxes: \$0.77/SF
  - Insurance: \$0.90/SF
  - Management: \$1.66/SF
- **Office Space:** ±2,496 SF
- **Land Size:** ±0.64 Acres
- **Drive Times:** 5 minutes from I-840, 7 minutes from I-24
- High Traffic Corridor
- Traffic Count >25,000 cars daily



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Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189



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CHARLES  
HAWKINS CO.



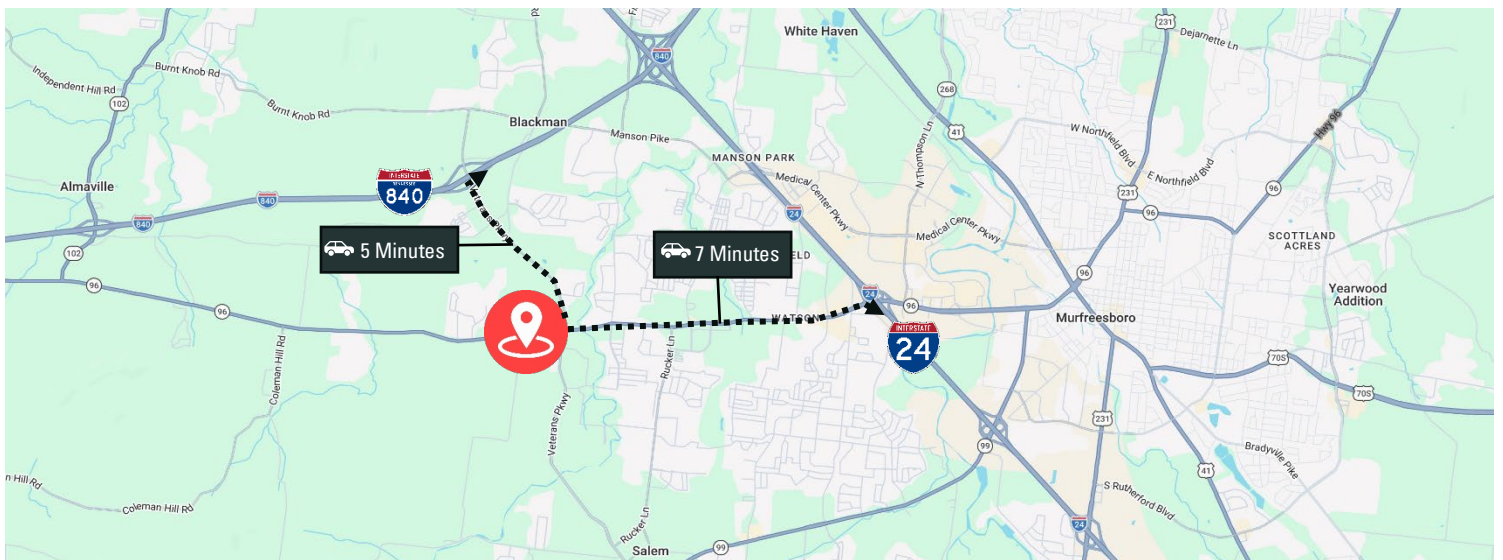
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