

SECOND FLOOR  
OFFICE SPACES  
**FOR LEASE**

**1600 WESTGATE CIRCLE**  
**SUITES 255, 275**  
BRENTWOOD, TN 37027







- 1 Publix Super Market
- 2 Michaels
- 3 The Home Depot
- 4 Amerigo Italian Restaurant
- 5 Cheddar's Scratch Kitchen
- 6 Old Navy
- 7 Best Buy
- 8 McDonald's
- 9 Target
- 10 Taco Bell
- 11 J. Alexander's
- 12 Stoney River Steakhouse and Grill
- 13 Subway

## PROPERTY INFORMATION



**1600 WESTGATE CIRCLE, FLOOR 2  
BRENTWOOD, TN 37027**



## TENANTS

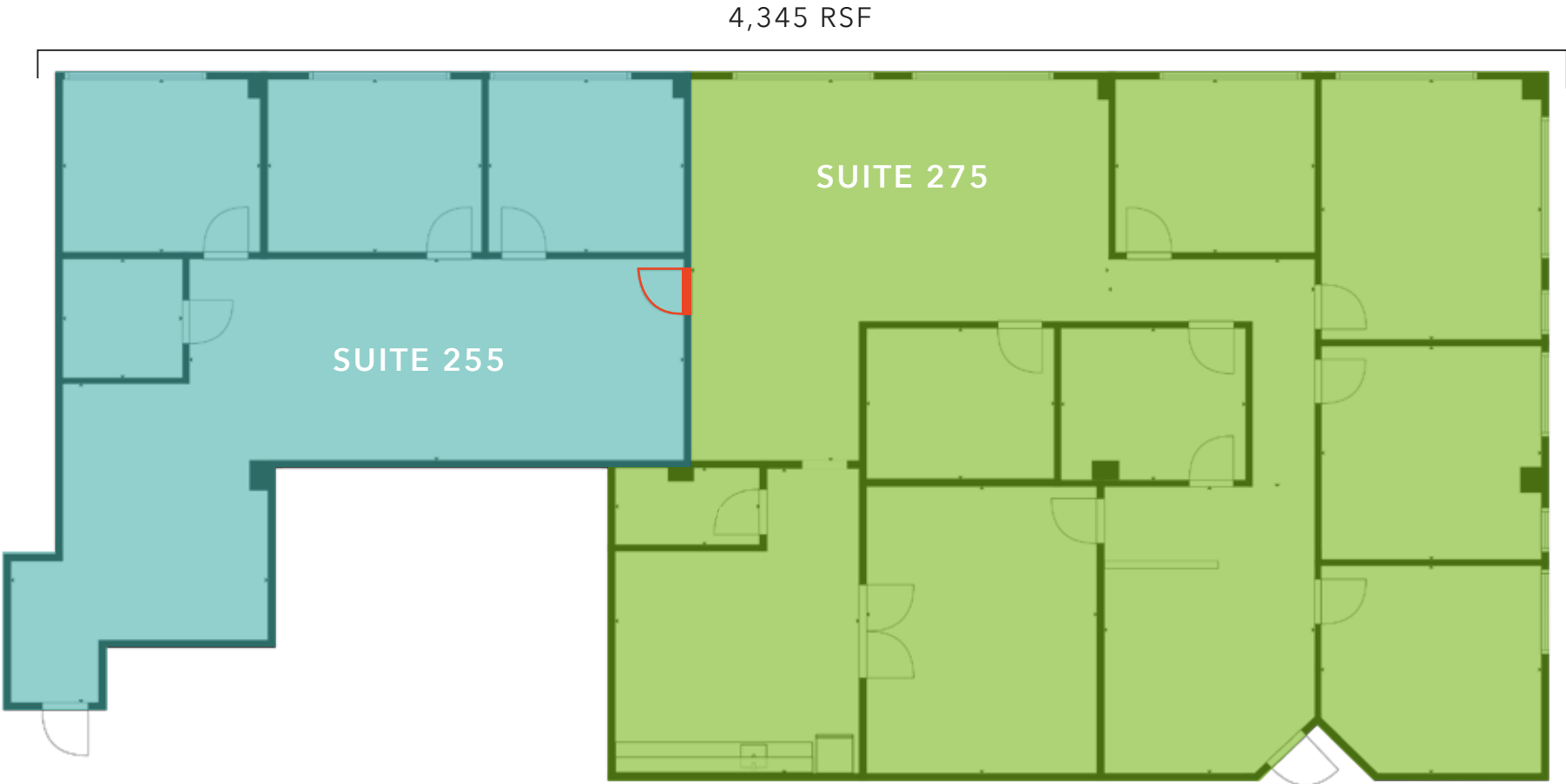
Realty Trust, LLC	Farmington Mortgage
Westgate Enterprises, Inc.	Ehd Corp
Westgate Dental	Legacy Tree Foundation
AllergyCare Cool Springs	Tennessee Dental Professionals PC
Bankers Life & Causalty Co.	Lee Medical Inc.

## HIGHLIGHTS

- Beautiful garden-style offices in the rapidly growing Cool Springs area
- Great parking and numerous front door spots
- Excellent Accessibility to I-65
- Extensive Ammenities Located within Westgate Commons

## PROPERTY SUMMARY

Price	Suite 255/275: \$24.50/SqFT
Property Type	Office
Space Available	Suite 275: 2,898 RSF   Suite 255: 1,447 RSF
Land Area	2.00 AC
Floor	2nd Floor
Year Built	2001
Date Available	Now



AVAILABLE: 4,345 RSF



SUITE 255: 1,447 RSF



SUITE 275: 2,898 RSF



Door can be shut or  
closed in with wall

Floor Plan Render by Matterport



- Open floorplan
- Large kitchenette
- Spacious offices with natural lighting
- Several offices that can hold multiple working spaces
- Two separate Suite entrances

2019 MARKET PROFILE	1 MILE	3 MILE	5 MILE
Population	2,667	29,419	92,339
2024 Population	3,006	33,397	104,846
Pop Growth '19 - '24	12.71%	13.52%	13.54%
Households	995	11,296	33,782
Avg Household Incomes	\$113,439	\$111,927	\$115,077
Total Businesses	1,208	4,086	8,835



# FOR MORE INFORMATION

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