

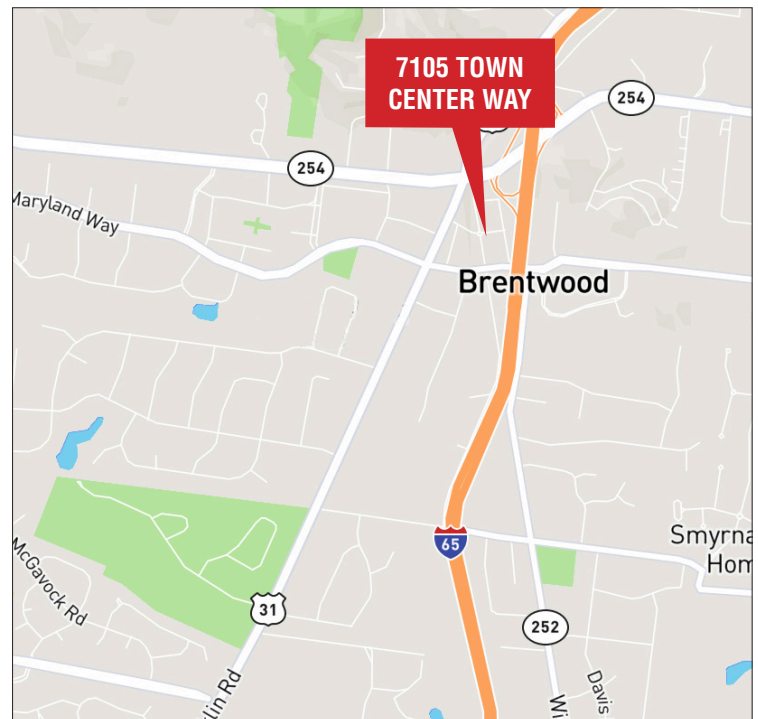


7105 TOWN CENTER WAY

Brentwood, TN 37027

PROPERTY FEATURES

- New construction retail/restaurant and office spaces available
- ± 864 to ± 4,489 SF retail/restaurant on first floor
- ± 4,700 SF office on second floor with elevator access directly to suite
- Generous tenant improvement allowance
- Ample parking
- Located in the heart of downtown Brentwood with easy access to I-65
- Part of a mixed-use building with retail/restaurant space on first floor, offices on the second and third floors. Adjacent to SpringHill Suites by Marriott



For more information:

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For Lease

± 864 to ± 4,489 SF
New Construction
Retail/Restaurant Space

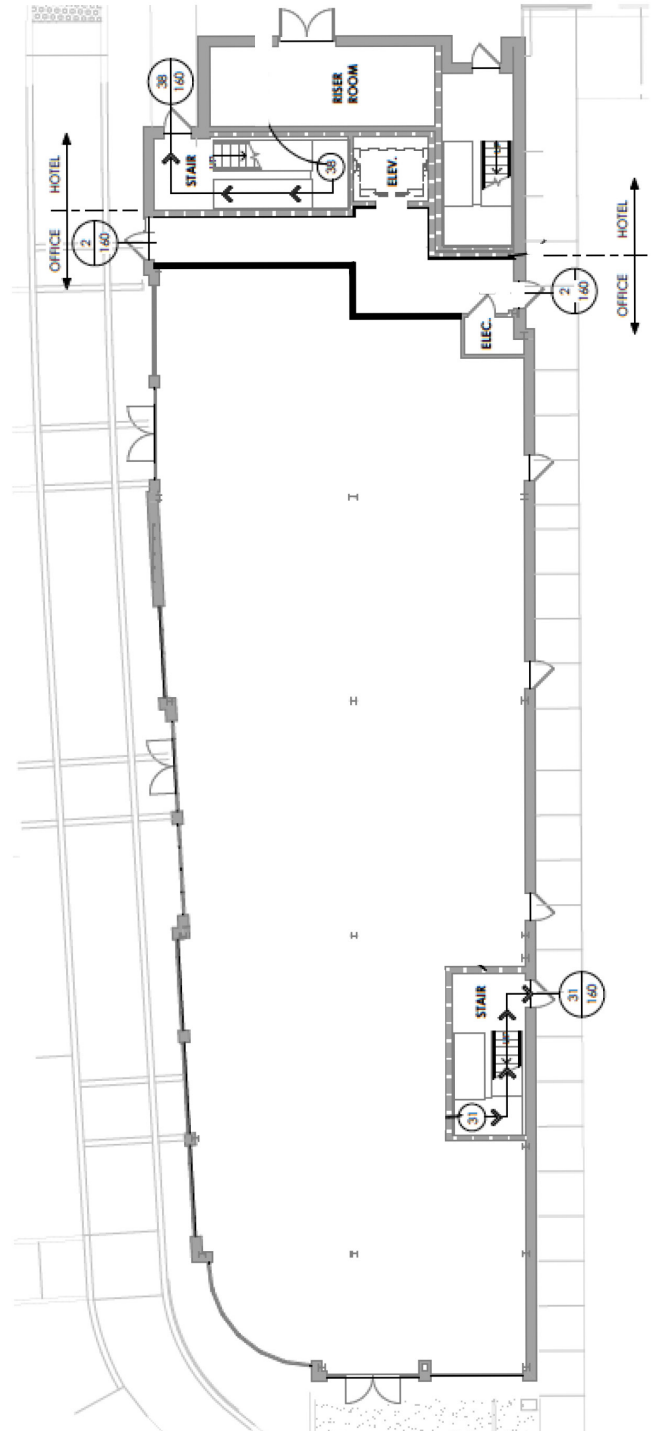
Floor Plan

Customized for Tenant Needs

SPACE FEATURES

- Option 1: ± 864 SF retail
- Option 2: ± 3,625 SF restaurant with grease trap installed
- Option 3: ± 4,489 SF combined space
- Divisible space at step down due to topography
- Limited outdoor seating available
- 27 surface parking spaces dedicated to retail/restaurant users
- 9 immediate street parking spaces
- 134 garage parking spaces
- Potential for valet

Retail/Restaurant Shell Floor Plan



For Lease

± 4,700 SF
New Construction
Office Space

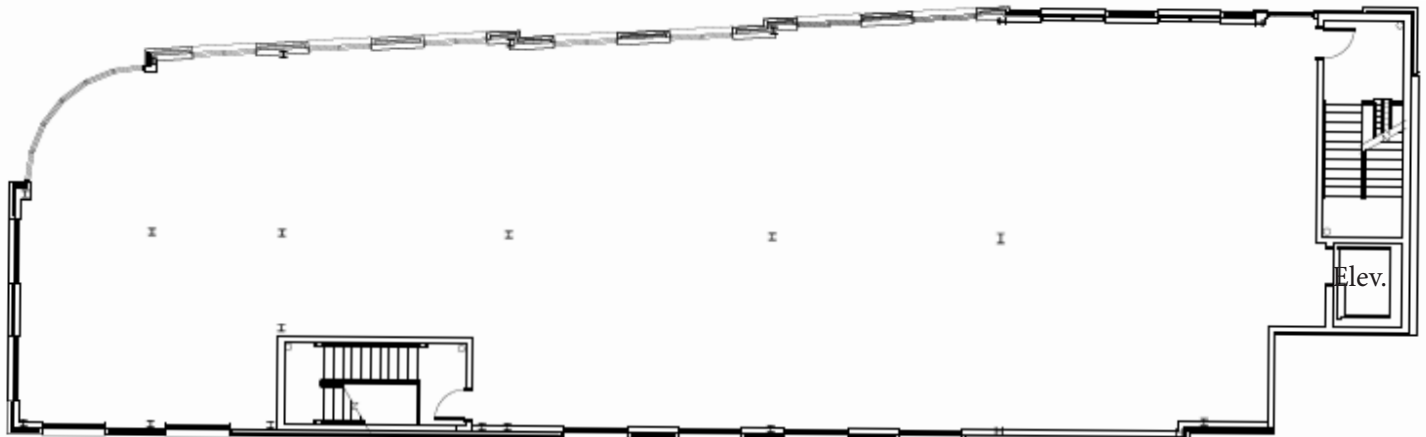
Floor Plan Customized for Tenant Needs

SPACE FEATURES

- ± 4,700 SF
- Elevator access directly to suite
- Generous tenant improvement allowance
- Windows on three sides providing lots of natural light
- Free parking



Office Shell Floor Plan



Sample Floor Plan

