Nashville Stanton Group

For Lease

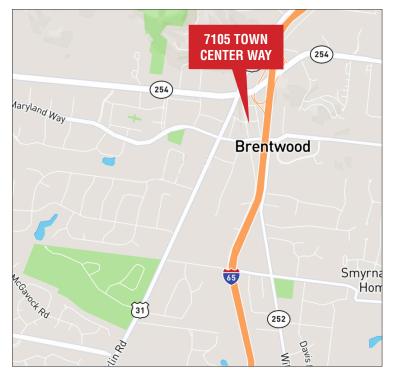
 \pm 864 to \pm 4,700 SF New Construction Retail/Restaurant/Office



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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Floor **Plan** Customized for Tenant Needs

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

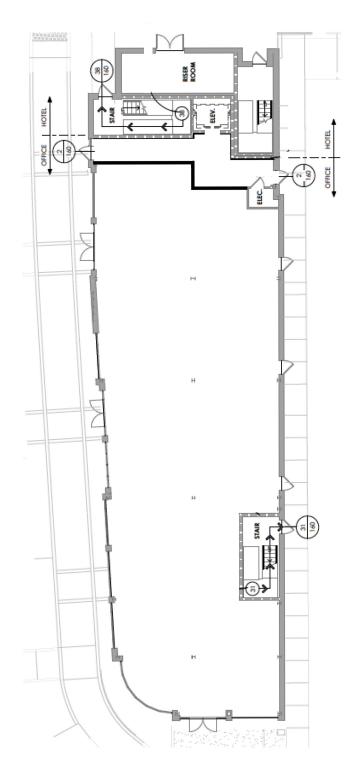
SPACE FEATURES

- 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





Floor **Plan** Customized for Tenant Needs

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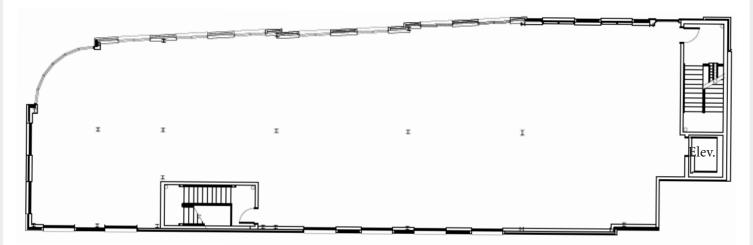
± 4,700 SF New Construction Office Space

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

