



VOYAGER REAL ESTATE PARTNERS  
FOR SALE & LEASE · SPRING HILL, TN

FOR SALE & LEASE

# 2210 Spedale Ct

SPRING HILL, TENNESSEE

4,844 RSF

Professional Office

Medical / Healthcare

Furnished Available

C-4 Zoning · Williamson County

**4,844**  
RENTABLE SF

**Market**  
SALE PRICE

**Market**  
LEASE RATE / SF

**C-4**  
ZONING

2210 SPEDALE COURT · SPRING HILL, TN

# One of the Finest Office Buildings in Williamson County

This striking, architecturally designed building is truly in a class of its own. Wrapped in dramatic floor-to-ceiling glass curtainwall on three sides, the property delivers an immediate impression of quality and permanence — a rare combination in the Spring Hill submarket.

Offered for both sale and lease, 2210 Spedale Ct presents an exceptional opportunity for an **owner-user** or **investor** seeking a high-visibility, move-in ready asset. The building can be **delivered fully furnished**, making it one of the most turnkey opportunities in Middle Tennessee.

**IDEAL FOR**

- Professional & Corporate Office
- Medical / Healthcare Practice
- Financial Services & Wealth Management
- Legal, Consulting & Professional Services
- Owner-User or Investment Acquisition

 [VIEW FULL PHOTO GALLERY →](#)

PROPERTY HIGHLIGHTS

<p><b>ADDRESS</b> 2210 Spedale Ct, Spring Hill, TN</p>	<p><b>TOTAL RSF</b> 4,844 SF</p>
<p><b>OFFERING TYPE</b> For Sale &amp; For Lease</p>	<p><b>RATE / PRICE</b> Market</p>
<p><b>ZONING</b> C-4 Commercial</p>	<p><b>FURNISHINGS</b> Full Building — Available</p>
<p><b>CONDITION</b> Move-In Ready</p>	<p><b>GLAZING</b> 3-Sided Curtainwall Glass</p>
<p><b>CONFERENCE ROOMS</b> Multiple Sizes</p>	<p><b>PRIVATE OFFICES</b> Glass-Front Suites</p>
<p><b>KITCHEN / BREAK ROOM</b> Full Build-Out Included</p>	<p><b>CEILING SYSTEMS</b> Exposed Wood + Drop Tile</p>
<p><b>PARKING</b> On-Site Surface Lot</p>	<p><b>OUTDOOR SPACE</b> Covered Patio + Landscaping</p>
<p><b>SUBMARKET</b> Spring Hill / Williamson Co.</p>	<p><b>AVAILABILITY</b> Negotiable</p>

SPRING HILL, TENNESSEE

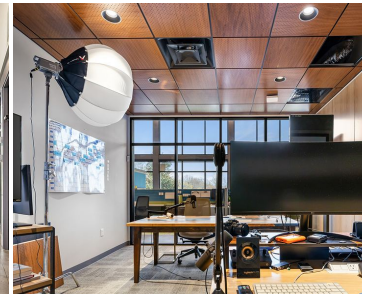
## 2210 Spedale Court — Aerial View



RECEPTION & LOBBY



OPEN OFFICE — FLOOR-TO-CEILING GLASS



PODCAST / MEDIA STUDIO



MAIN CONFERENCE ROOM



FULL KITCHEN & BREAK AREA

## A Building Designed to Impress

Every square foot of 2210 Spedale Ct has been thoughtfully designed and finished to the highest standard. From the moment a client walks through the floor-to-ceiling glass entry, the quality of the space communicates credibility, professionalism, and permanence.



### Reception & Entry Lobby

The two-story glass entry creates an unforgettable first impression the moment clients walk through the door. A custom reception desk with warm wood accents anchors the space, flanked by teal accent chairs beneath soaring curtainwall glazing that floods the room with natural light. The polished concrete floors and exposed ductwork deliver a warm-industrial aesthetic that is simultaneously welcoming and sophisticated — exactly the tone a professional firm wants to set.



### Open Office — Workstation Zone

The primary open office runs the full length of the building's glass facade, bathing every workstation in abundant natural daylight. High-end modular systems furniture with acoustic panels and integrated storage is in place and available with the building. Exposed wood trusses and industrial linear LED lighting create a dynamic, modern workplace that top talent is proud to work in day after day.



### Glass-Wall Main Conference Room

The main conference room seats 10+ and is wrapped in floor-to-ceiling glass on two sides, offering panoramic views of the landscaped grounds. Fitted with an integrated AV display, designer seating, and acoustic wall panels, this room is ideal for client presentations, board meetings, and team collaboration. The space opens directly to the main corridor for seamless flow throughout the building.



### Glass-Front Private Offices

Multiple private offices with glass-front walls and integrated doors provide visual openness while maintaining acoustic privacy. Each office is sized for a principal or senior professional and features high-end carpet tile, built-in cabinetry, and sidelights that carry natural light deep into the floor plate. The glass-on-glass aesthetic is consistent throughout, reinforcing the building's unmistakable premium character.



### Full Kitchen & Break Room

A restaurant-caliber kitchen anchors the amenity core of the building —



### Podcast & Media Production Studio

A purpose-built podcast and media studio that few commercial

full-height navy tile backsplash, white shaker cabinetry, stainless appliances, and a large island with bar seating. This is not a typical office kitchenette — it's a true gathering space designed to foster team culture and support all-day hospitality. Direct access to the covered outdoor patio provides a natural extension of the break area for informal meetings or lunch outside.

buildings anywhere can match. Centered on a stunning live-edge resin table with teal inlay, the room is outfitted with professional-grade microphones, boom arms, multi-camera rigs, broadcast lighting, and acoustic wall treatments. Whether used for content creation, executive video interviews, or client-facing media production, this space is a genuine competitive differentiator — and it comes with the building.

WHY THIS PROPERTY

## A Great Investment. An Even Better Place to Work.

2210 Spedale Ct is the kind of asset that rarely comes to market — a purpose-built, institutionally finished office in one of Tennessee's hottest growth corridors. Whether you're an owner-user establishing your firm's permanent home, or an investor seeking a premium Williamson County asset, this building checks every box.

The building can be **delivered fully furnished** — move your team in from day one.



### Williamson County's Premier Office

One of the most architecturally distinguished buildings in the submarket



### Fully Furnished — Turnkey Ready

High-end systems furniture, executive offices & conference rooms included



### Strong Submarket Fundamentals

Spring Hill among TN's fastest-growing markets with rising rents & limited supply



### Medical / Healthcare Ready

Single-story, ADA accessible, plumbing infrastructure supports clinical conversion



### For Sale or Lease — Maximum Flexibility

Structure as an acquisition or NNN lease to fit your strategy

AS-MEASURED · MARCH 2026 · ANSI/BOMA 2024

## Floor Plan

**PREPARED FOR:**

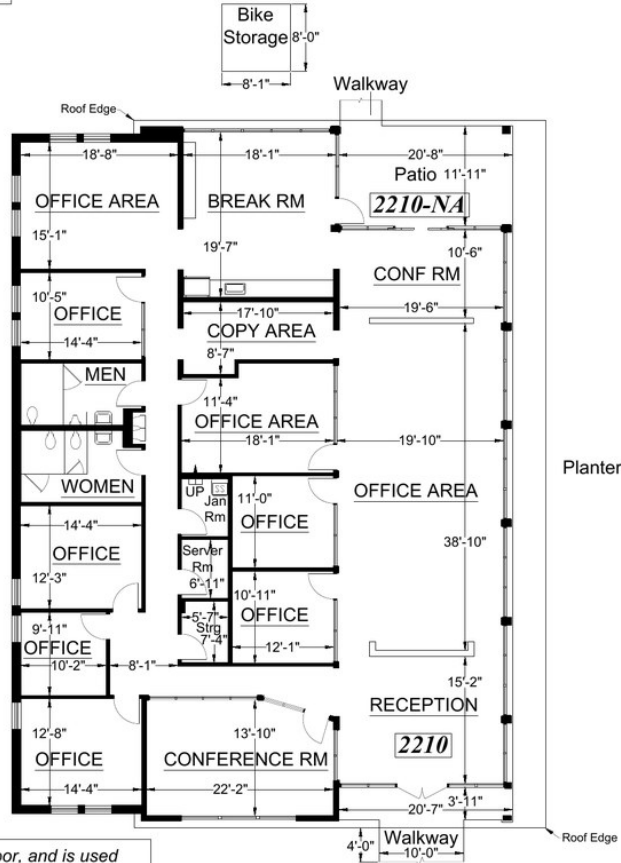
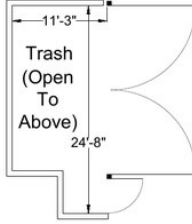
Holmes Commercial Holdings LLC  
 2210 Spedale Ct  
 Spring Hill, TN  
 Tel (615) 861-0358

**2210 SPEDALE CT  
 SPRING HILL, TN**

(As Measured: March 2026)

**FLOOR PLAN**

Floor Billing Summary 1	SQ.FT.
*Measured Area:	5,132
Exterior Area:	65



\*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

**Note:** All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

Building Billing Summary	SQ.FT.
*Measured Area:	5,132
Exterior Area:	65

Survey Accuracy: +/- 0.06 %

**SPEDALE CT**



SCALE: 1/16" = 1' - 0"

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 FILE: 26-095

**Zoning: C-4 Commercial** · Total Rentable: 4,844 SF · Total Usable: 4,047 SF · Survey Accuracy: ±0.06%

For permitted uses and development standards, contact the **City of Spring Hill** or review the **Unified Development Code (Revised December 2025)** →

SPRING HILL, TENNESSEE · WILLIAMSON COUNTY

## 2210 Spedale Court — Location Map



### NEARBY AMENITIES

#### DINING

Chuy's Tex-Mex — 0.4 mi

Panera Bread — 0.5 mi

Starbucks — 0.3 mi

Chick-fil-A — 0.6 mi

#### HEALTHCARE

Vanderbilt Health Spring Hill — 1.2 mi

Spring Hill Medical Group — 0.8 mi

#### RETAIL

Publix Super Market — 0.5 mi

Target — 0.7 mi

Home Depot — 0.9 mi

#### ACCESS

I-65 On-Ramp — 1.5 mi

Nashville BNA Airport — 28 mi

Downtown Nashville — 30 mi

## Why Spring Hill & Williamson County?

- Williamson County consistently ranks as one of the wealthiest and fastest-growing counties in the United States
- Spring Hill is experiencing explosive residential and commercial growth with strong daytime population and household income
- ~30 minutes south of Nashville via I-65 with direct highway access and excellent regional connectivity
- Surrounded by national retailers, healthcare providers, and major employers including GM's electric vehicle campus
- Top-rated schools, low crime, high discretionary spending — driving sustained demand for premium office
- Limited supply of institutional-quality office product creates durable competitive advantage for this asset

### LISTING AGENT

PRINCIPAL

**Benjamin Smith**

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