



MURFREESBORO | TN

2500 MEMORIAL BLVD

Available - **403,206 SF** Suburban Office Headquarters

CBRE

PROPERTY OVERVIEW

Property Overview

Building Sq Ft	403,206 Sq Ft, single story
Land Area	63.11 acres
Parking	<ul style="list-style-type: none"> • 1,635 surface stalls • +4/1,000 parking ratio
Furnishings	Current building occupant can transfer a majority of furnishings, cubicles, furniture, artwork, etc. to future occupant
Workstations	2,010 6'X6' workstation cubicles plus management offices
Major Renovations	<ul style="list-style-type: none"> • 2011 – cafeteria/dining hall complete renov. • 2014 – all restrooms renovated • 2016 – complete re-roof • 2018 – revolving doors, security/access controls, key readers
Ceiling Heights	<ul style="list-style-type: none"> • Floor to Acoustical Ceiling: 11'-00" • Floor to bottom of structure: 13'-6"
Space Mix	<ul style="list-style-type: none"> • 16,250 Sq Ft raised floor data area • 31,000 Sq Ft warehouse, 30' clear height • 29,500 Sq Ft of demountable-wall meeting rooms (Conference, Meeting/Huddle & Dialog Rooms) • 13,250 Sq Ft cafeteria & dining hall • 13,400 Sq Ft executive offices

Additional Specifications

Ceiling Heights	Floor to Acoustical Ceiling: 11'-00" Floor to bottom of structure: 13'-6"
HVAC	<ul style="list-style-type: none"> • Redundant HVAC capacity – Three (3) York – 430 ton chillers with Three (3) matched Marley cooling towers. One 150 ton screw chiller and Marley cooling tower. Chiller #1 is both cool and heat recovery chiller. • One Aeon unit was installed in 2011 to service the café hoods.
Energy & Electrical	<ul style="list-style-type: none"> • Two (2) independent boilers, Clever Brooks 50hp • Redundant Power Feed–2,500 KVA per feed • One (1) 100 KW backup generator serving life safety lighting, a single boiler and air compressors. • Full automated interior and exterior lighting controller by the facility building management system • Fully-automated building automation system controlling all facility HVAC and time-based systems
Security	<ul style="list-style-type: none"> • Card access security and on-site security monitoring station • Access-controlled revolving doors installed 2018
Data	<ul style="list-style-type: none"> • Building includes 18,000 SF Raised Floor Data Center • Building has fiber entrance from: AT&T, Windstream, Level 3/ Century Link and Nextlink • All data lines at the building has been updated to CAT-6A

MURFREESBORO HIGHLIGHTS

Murfreesboro is located just 35 minutes southeast of Downtown Nashville and is the fastest-growing County in the State of Tennessee. The community offers wonderful amenities along with an attractive cost of living relative to peer communities.



#8

Murfreesboro, TN Ranked Fastest Growing Midsize City in the US. 20 Residents move to Murfreesboro per day.

Source: Census 2019

#6

Murfreesboro, TN Ranked Best Place to Buy a Home in the US.

Source: WalletHub 2020

#1

Largest Suburb in the Nashville MSA

50%

of the US Population Lives within 650 Miles of Murfreesboro, TN



City of Murfreesboro Demographics

2021 Population:	149,258
2026 Projection:	159,756
Households:	56,774
Avg. HH Income:	\$82,310
Med. HH Income:	\$64,403

Source: 2021 Claritas Report

Rutherford County is one of the healthiest counties in the state of Tennessee.

Sources: 2019 Vanderbilt University Medical Center report



Rutherford County Demographics

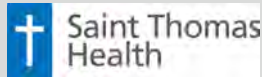
2021 Population:	344,329
2026 Projection:	369,889
Households:	125,957
Avg. HH Income:	\$83,720
Med. HH Income:	\$67,859

Source: 2021 Claritas Report

MAJOR EMPLOYERS IN MURFEESBORO



2,700 Employees



1,741 Employees



1,068 Employees



1,000 Employees



1,000 Employees

MAJOR EMPLOYERS IN RUTHERFORD COUNTY



8,000 Employees



1,918 Employees



1,250 Employees



987 Employees



CardinalHealth

816 Employees



Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	185,733	3,298,593	160,397,000
Unemployment Rate	4.1%	5.1%	6.2%
Available Labor Pool	7,687	167,333	9,905,000



Low Cost of Living

* No State or Local Tax on Wages, Salaries or Estates

Source: Red Realty Annual Report

* 2020 Average Home Sale Price: \$291,250. TN

Ranked #1 for Business Climate.

Source: Business Facilities, 2019 Report



★ 2500 Memorial Blvd

DRIVE TIMES:

- > Downtown Nashville: 45 Minutes
- > Smyrna: 21 Minutes
- > Nashville International Airport: 38 Minutes

NASHVILLE

SMYRNA

TENNESSEE

2500 MEMORIAL BLVD



2500 MEMORIAL BLVD

The Oaks Shopping Mall

- Moe's
- PEI WEI
- the Vitamin Shoppe
- SMASH BURGER
- CHIPOTLE
- PANDA EXPRESS
- FIVE GUYS
- ALDI
- ROSS DRESS FOR LESS
- Marshall's
- Stain Mart

The Avenue at Murfreesboro

- WHICH WICH
- STARBUCKS COFFEE
- LONGHORN STEAKHOUSE
- GNC LIVE WELL
- Subway
- BEST BUY
- belk
- BARNES & NOBLE
- Massage Envy

Sam's Club

- TEXAS ROADHOUSE
- O'Charley's RESTAURANT + BAR
- TRACOR SUPPLY CO
- Papa Murphy's TAKE 'N BAKE PIZZA

Publix

- Kroger
- WingStreet
- AMC
- UPS
- Jersey Mike's SUBS
- Waffle House
- KOHL'S

Towne Centre

- Lowe's
- Cheddar's casual cafe
- Target
- Chick-fil-A
- Subway

Stone River Mall

- Dillard's
- STAPLES
- FedEx
- Olive Garden
- sears
- JCPenney

OUTBACK STEAKHOUSE

- Panera BREAD
- STARBUCKS COFFEE
- Planet Fitness
- THE KROGER MARKET
- WALMART
- GNC LIVE WELL

- Kroger
- Subway
- GNC LIVE WELL
- Curves

Kmart

- BIG LOTS!

- Walmart
- AT&T

- WingStreet
- STARBUCKS COFFEE

- Subway

Clark's Shopping Center

- Hooters
- Office DEPOT
- DOLLAR GENERAL
- DUNKIN' DONUTS
- Leaky's ROADHOUSE

MIDDLE TENNESSEE STATE UNIVERSITY

- WingStreet
- Citi Trends

- Kroger

- STARBUCKS COFFEE
- WALMART
- TRACOR SUPPLY CO
- Applebees

LOCATION

2500 MEMORIAL BLVD



CLIKOB



SPORTS*COM
PUBLIC POOL, FITNESS
& SPORTS FIELDS



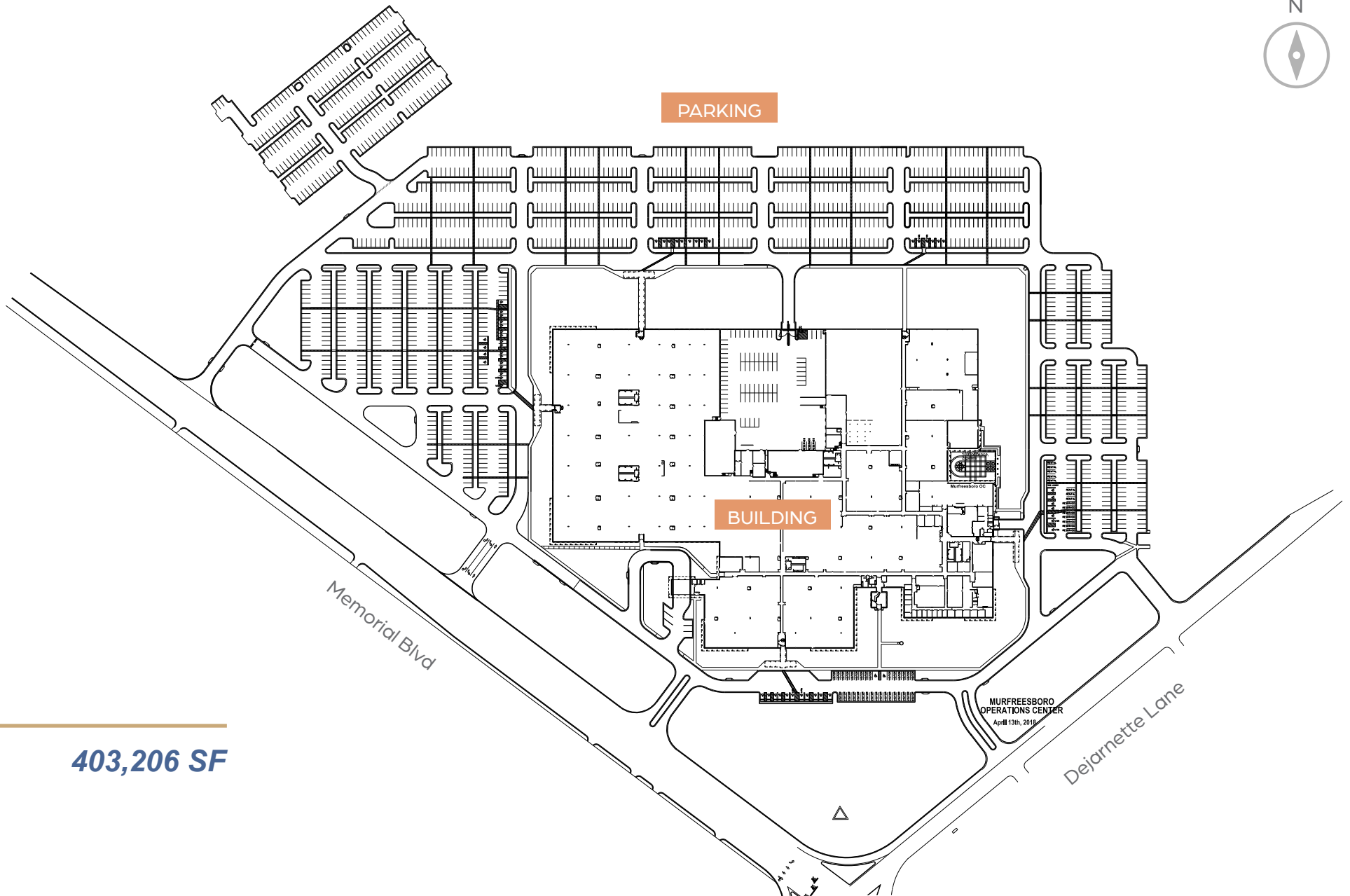
Dejarnette Lane

Haynes Drive

2500 MEMORIAL BLVD

North Memorial Blvd





403,206 SF

MURFREESBORO
OPERATIONS CENTER
April 13th, 2019



DINING HALL



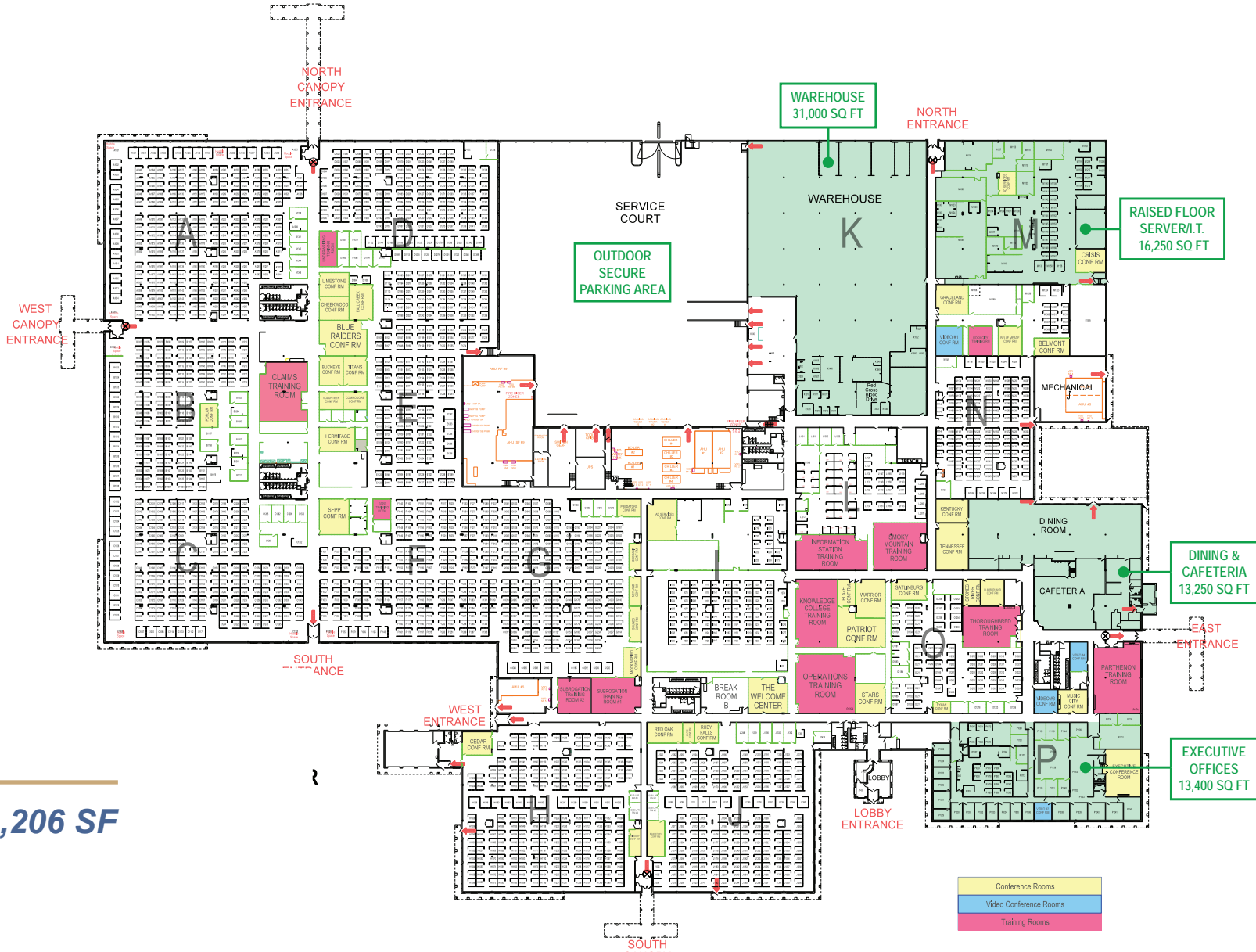
WAREHOUSE



RESTROOM FACILITIES



EXAMPLE WORKSTATION AREA



2500 MEMORIAL BLVD



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