

For Lease

THE RAMPARTS OF BRENTWOOD

155 Franklin Road
Brentwood, TN 37027



615 3rd Avenue S, Suite 500
Nashville, TN 37210
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colliers.com

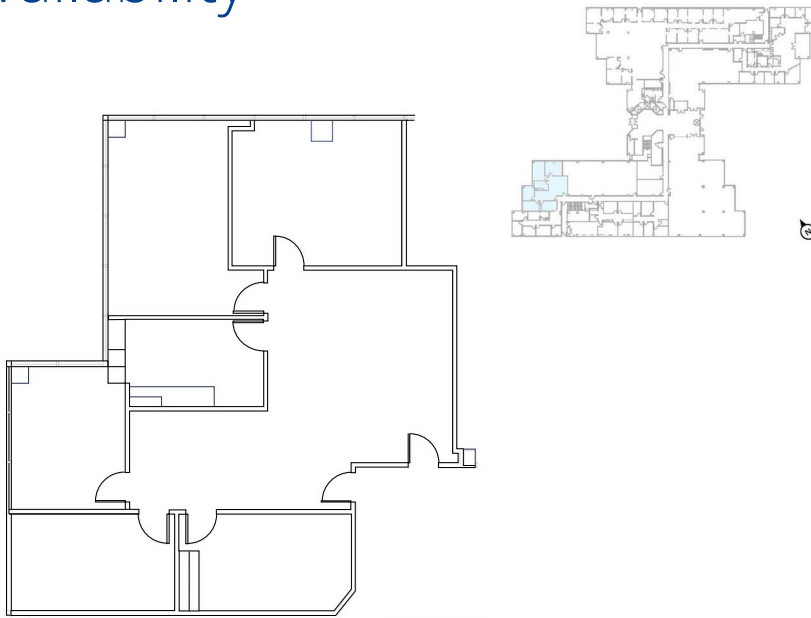


Current Availability

First Floor

Suite 133

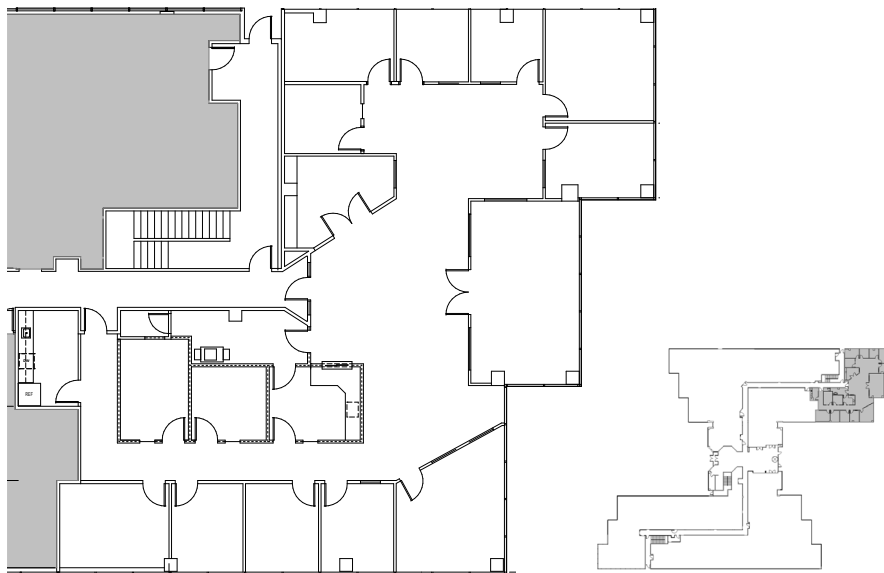
2,105 RSF



First Floor

Suite 190

4,702 RSF



Building Features

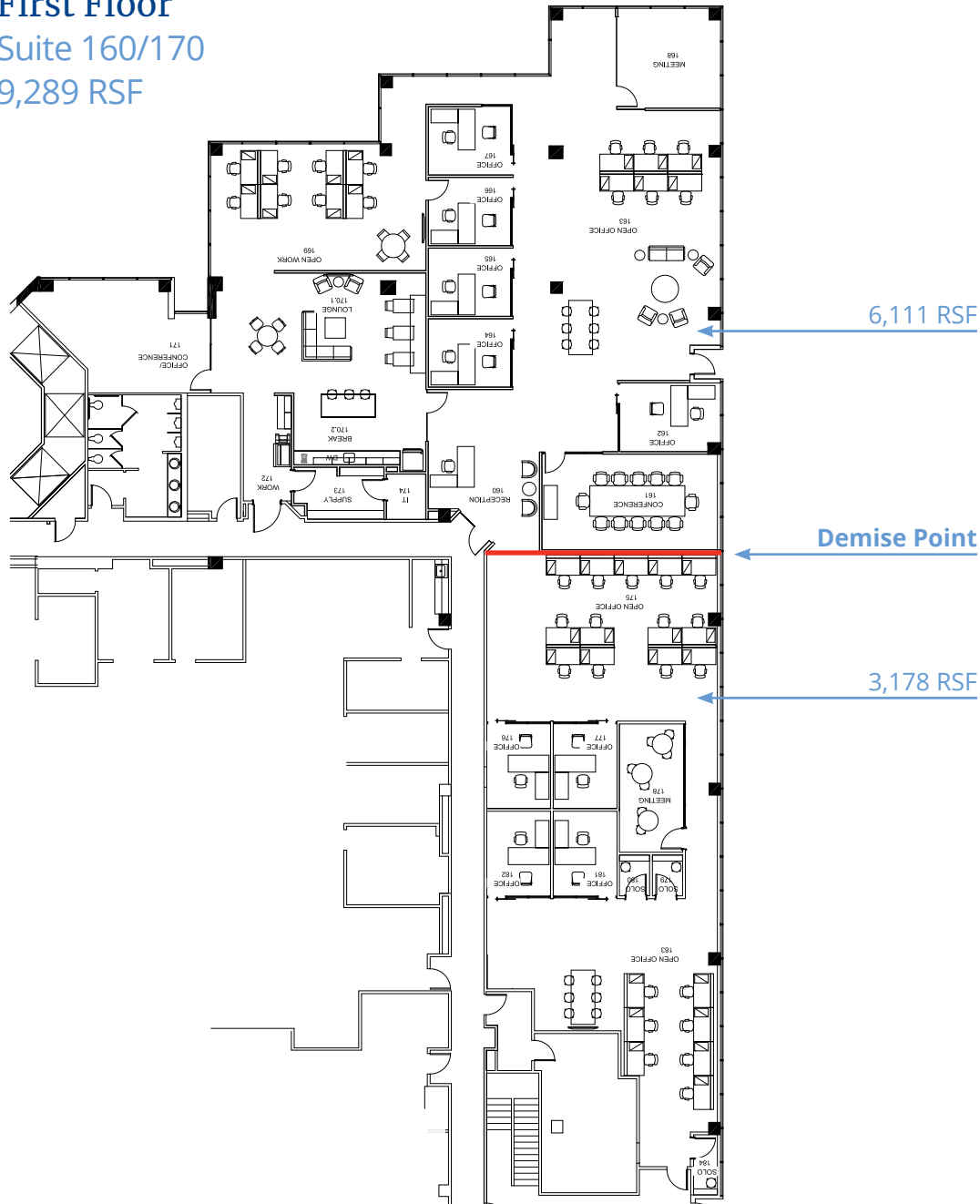
- Renovated in 2022
- Controlled Access
- On-site Property Manager
- 24 Hour Access
- Security System
- 3.5/1,000 Parking Ratio
- New 24/7 Honor Market
- Conference Facility

Current Availability

First Floor

Suite 160/170

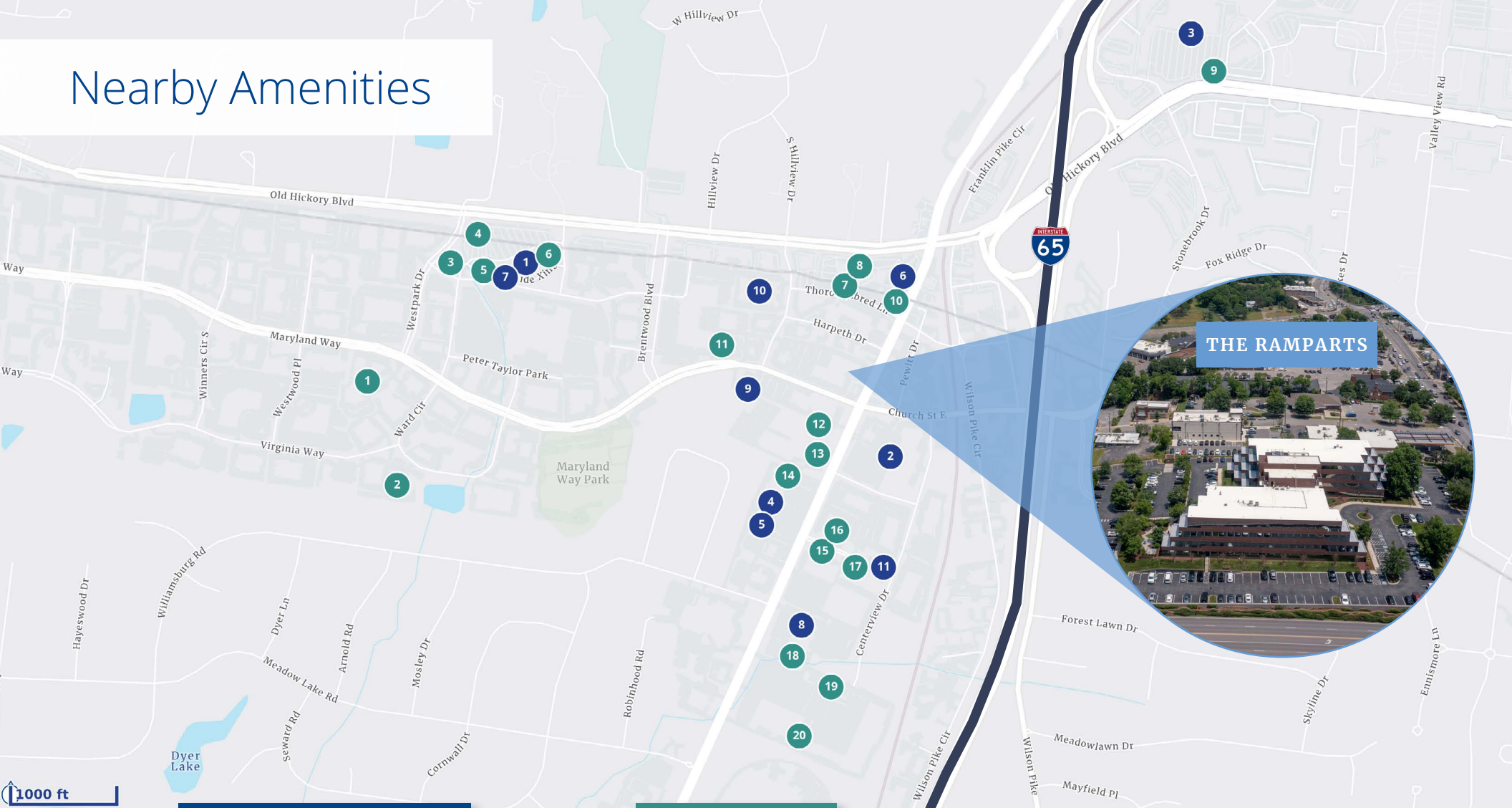
9,289 RSF



Space Features

- Available 5/1/2025
- 9,289 RSF can demise into:
 - 6,111 RSF
 - 3,178 RSF
- Modern design
- 9 private offices
- Open space for ~40 desks
- Conference Rooms (capacity):
 - Large (12)
 - Medium x2 (8-10)
 - Small (4)
- Large open break area
- Additional open area for lounge/ games/etc.
- Direct access to/from parking lot

Nearby Amenities



THE RAMPARTS

RETAIL & HOSPITALITY

- | | |
|----------------|--------------------------|
| 1 Publix | 7 UPS |
| 2 Kroger | 8 CVS |
| 3 Target | 9 AC Hotel by Marriott |
| 4 Fresh Market | 10 Courtyard by Marriott |
| 5 Fedex | 11 Hilton Garden Inn |
| 6 Walgreens | |

DINING

- | | | |
|----------------------------|----------------------------|--------------------------|
| 1 Mere Bulles | 8 Another Broken Egg Café | 15 Blaze Pizza |
| 2 Jefferson's | 9 LongHorn Steakhouse | 16 Just Love Coffee Café |
| 3 Starbucks | 10 The Perch Brentwood | 17 55 South |
| 4 Chili's Grill & Bar | 11 Soy Bistro | 18 Chick-fil-a |
| 5 Pei Wei Asian Kitchen | 12 Del Frisco's Grille | 19 Crema Coffee Roasters |
| 6 Moe's Southwest Grill | 13 Uncle Julio's Brentwood | 20 Ludlow & Prime |
| 7 Amaravati Indian Cuisine | 14 Puffy Muffin | |



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