

CHARLES  
HAWKINS CO.

**REDUCED RATE!**

# FOR LEASE

±1,484 SF Available (*New Construction*)

Stand-Alone Office Building

High Traffic Corridor in Murfreesboro

3167 Franklin Road, Murfreesboro, TN 37128



## HIGHLIGHTS

- New Construction
- ±1,484 SF Stand-Alone Office Building
- Lease Rate: \$20.25 /SF NNN
- Estimated Operating Expenses: \$3.51/ SF
  - Taxes: \$1.32 /SF
  - Insurance: \$0.85 /SF
  - Management: \$1.34 /SF
- **Total Estimated Monthly Rent: \$2,938.32**
- ±0.38-Acre site
- Open floor plan
- Pylon Signage
- Parking: 14 spaces
- High Traffic Corridor
- Traffic Count >30,000 cars daily
- Note: Additional ±25 parking space fleet parking lot available for lease
- Zoning: Office



**Paul M. Myers, CCIM, SIOR**  
Senior Vice President  
C: 615.598.4848  
pmyers@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr, Suite 100  
Nashville, TN 37204  
T: 615.256.3189

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

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Office Building

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Rutherford County

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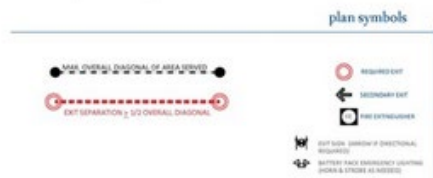
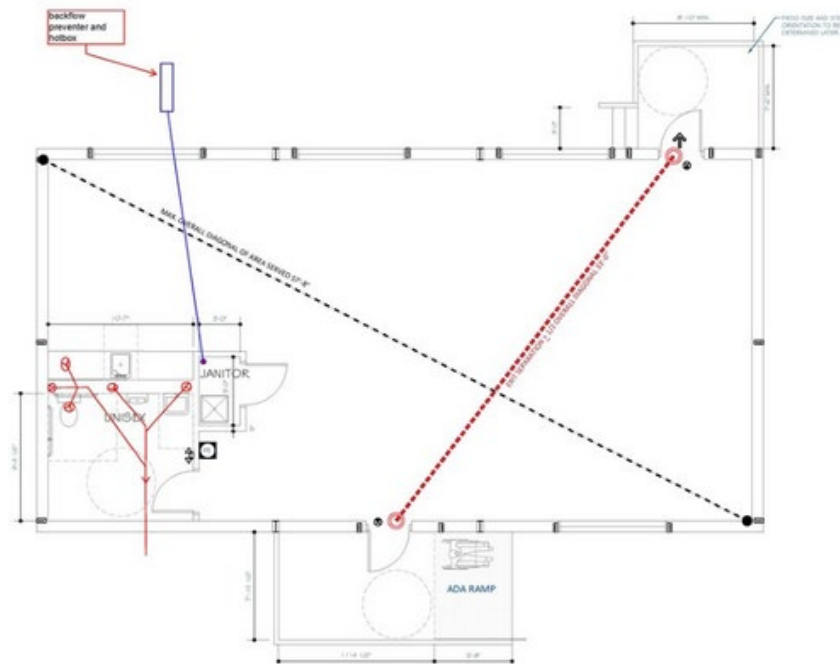
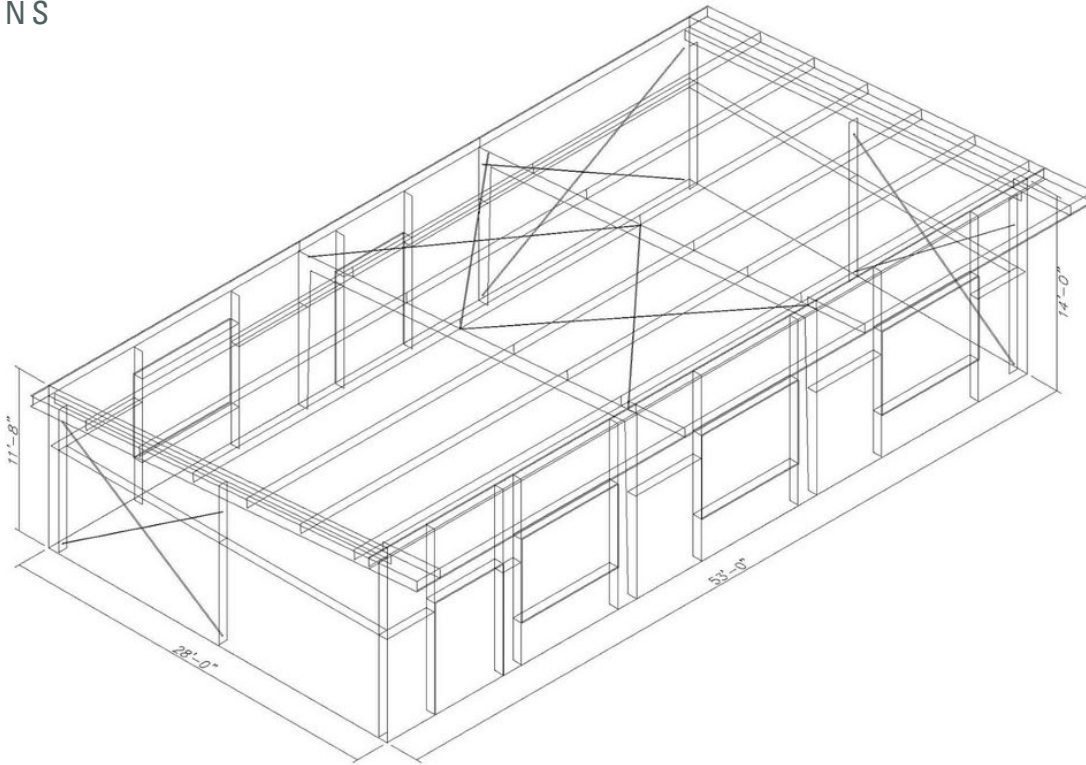
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## FLOOR PLANS



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