



5200 MARYLAND WAY | BRENTWOOD, TN

LOCAL @ 5200

SURROUNDED BY THE BEST OF BRENTWOOD

STREAM®

OFFICE HIGHLIGHTS

Recently updated lobbies and common areas feature a modern design and abundant natural light

Move-in-ready spaces with new upgrades

Ample on-site parking

On-site Grab & Go market

Secure building access with key card entry

At a signalized intersection, allowing for convenient entry and exit

Walking distance to local retail, dining, and other amenities

Quick connectivity to Interstate 65



BUILDING IMPROVEMENTS

Modernized lobby and corridors with a refreshed design

Elevated shared amenities including a grab & go market

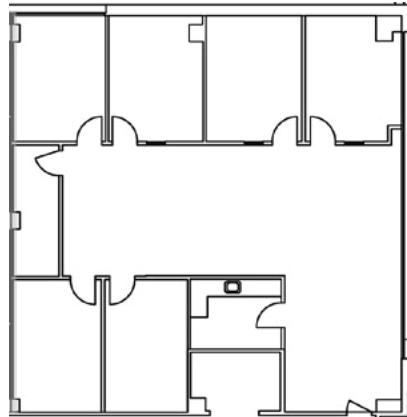
COMING IN 2026: Updated exterior façade, new shared conference space and modern spec suite offerings



SPEC SUITES

AVAILABLE Q2 2026

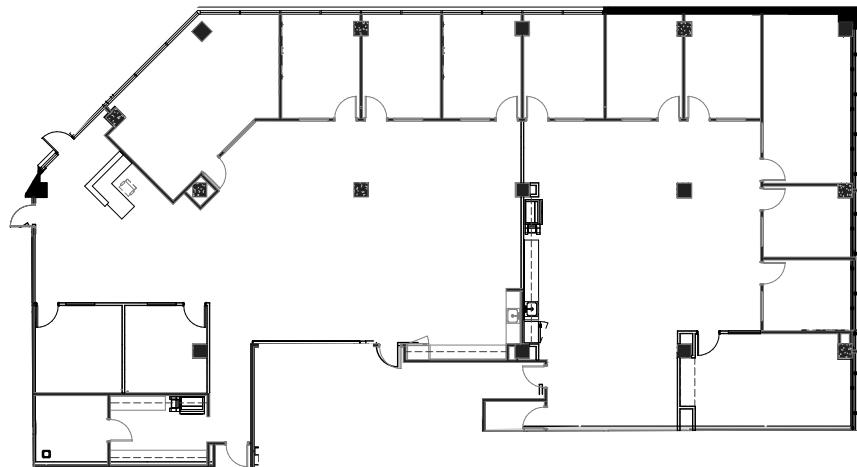
AVAILABLE NOW



SUITE 110
2,634 SF

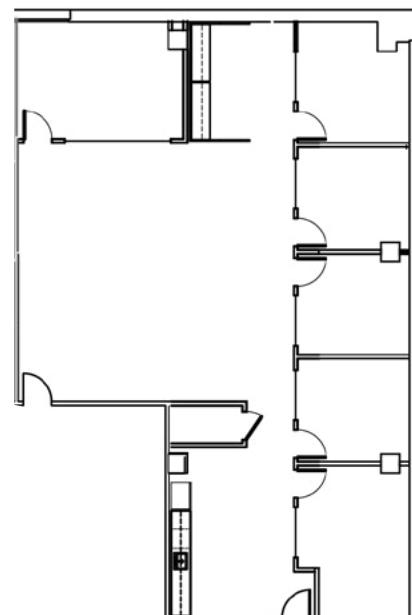
SUITE 202
4,155 SF

SUITE 204
3,280 SF



CAN BE COMBINED FOR 7,435 SF

SUITE 115
2,749 SF



LOCATION

DOWNTOWN

NASHVILLE
INT. AIRPORT

WEST MEADE

BERRY HILL

OAK HILL

FOREST HILLS

LOCAL @ 5200

BRENTWOOD

COOL SPRINGS



FRANKLIN

EASY ENTRY & EXIT



AREA APPEAL



58

RESTAURANTS

13

HOTELS

12

FITNESS

12

RETAILERS



RESTAURANTS

- Jonathan's Grille
- Dunkin'
- LongHorn Steakhouse
- Firebirds Wood Fired Grill
- Corner Pub
- The Well Coffeehouse
- Firehouse Subs
- Waffle House
- Wendy's
- Just Love Coffee Cafe
- The Perch
- Corky's Ribs & BBQ
- Yard Birds Hot Chicken
- Judge Beans BBQ
- The Local Taco
- Mazatlán Restaurant
- Swig
- Suki Sushi
- Fulin's Asian Cuisine
- Panera Bread
- Juice Bar
- McAlister's Deli
- Chick-fil-A
- Starbucks
- Puffy Muffin
- Papa Johns Pizza
- The Poki
- Smoothie King
- Chopt Creative Salad Co.
- Jason's Deli
- Blaze Pizza
- MOOYAH
- Madai Korean & Sushi
- 55 South
- Sonic Drive-In
- Maple Street Biscuit Co.
- Waldo's Chicken & Beer
- Jeni's Splendid Ice Creams
- Chipotle Mexican Grill
- Taziki's Mediterranean Cafe
- Bluefin Sushi & Thai
- Del Frisco's Grille
- Baskin-Robbins
- E+ROSE Wellness Cafe
- Cinco De Mayo Mexican
- Golden Pizza & Indian Cuisine
- Uncle Julio's
- Cold Stone Creamery
- First Watch Breakfast
- Chuy's
- Moe's Southwest Grill
- Greek Cafe Grill
- Jefferson's
- Mere Bulles Restaurant
- Pei Wei
- Soy Teriyaki Bistro

FITNESS

- Orangetheory Fitness
- StretchLab
- Cyclebar
- F45 Training
- Fitness Together
- Neighborhood Barre
- Bodyrok
- CorePower Yoga
- barre3
- Manduu EMS Fitness
- BFT Brentwood
- Club Pilates

RETAILERS

- Walgreens
- Target
- REI
- The Fresh Market
- FedEx Office
- United States Postal Service
- B & C Ace Hardware
- Kroger
- CVS
- Publix
- Par Golf TN
- Lululemon

HOTELS

- Four Points by Sheraton
- Holiday Inn Express & Suites
- Best Western
- AC Hotel by Marriott
- Hampton Inn
- Hilton Garden Inn
- Brentwood Suites
- Hilton
- Hyatt Place
- SpringHill Suites by Marriott
- Comfort Inn Suites
- Homewood Suites
- MainStay Suites

FIRST FLOOR

SUITE 101: 7,309 SF

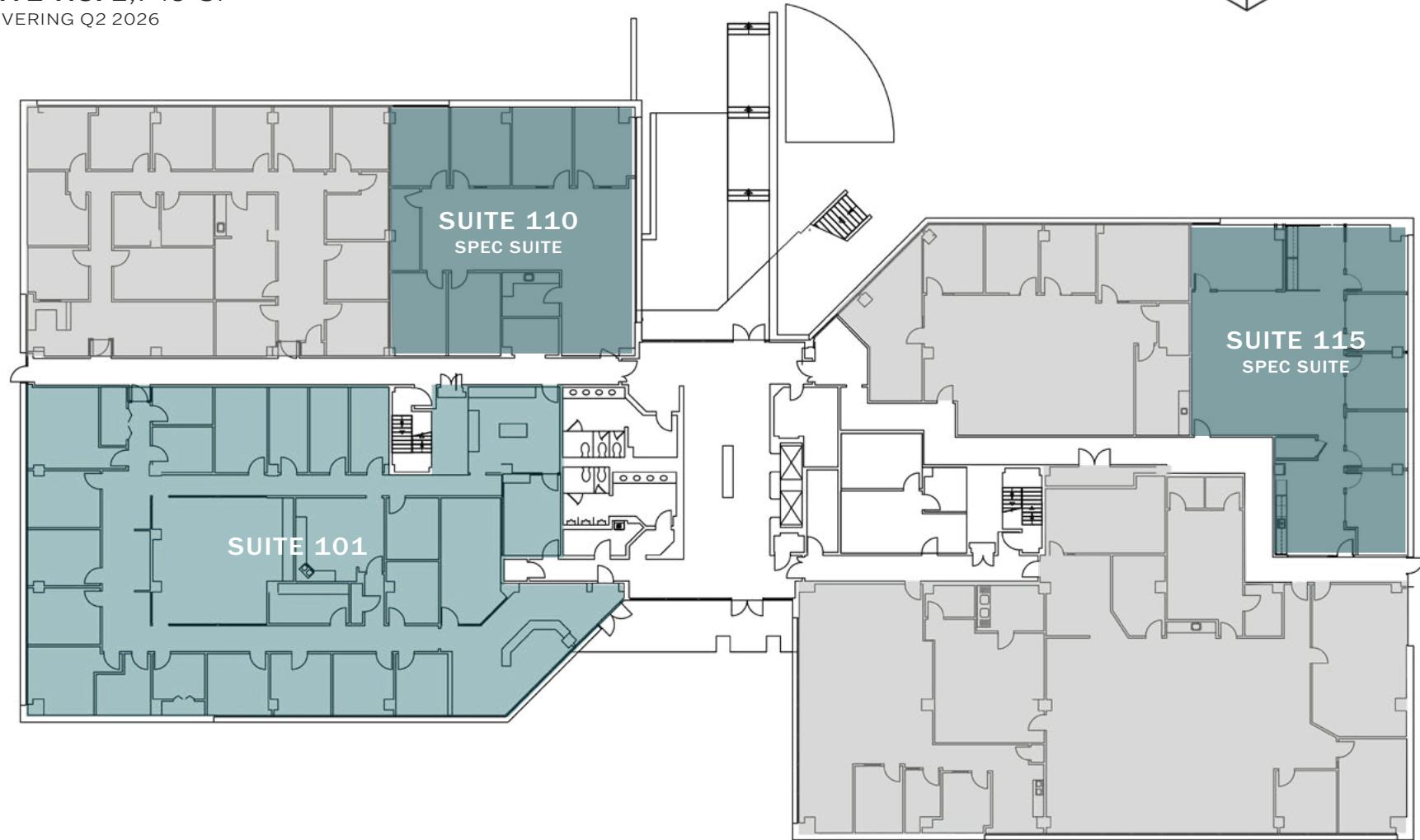
AVAILABLE 6/1/26

1ST FLOOR SPEC SUITES

SUITE 110: 2,634 SF

SUITE 115: 2,749 SF

DELIVERING Q2 2026



SECOND FLOOR

SUITE 201: 6,492 SF

SUITE 260: 7,627 SF

AVAILABLE 10/1/26

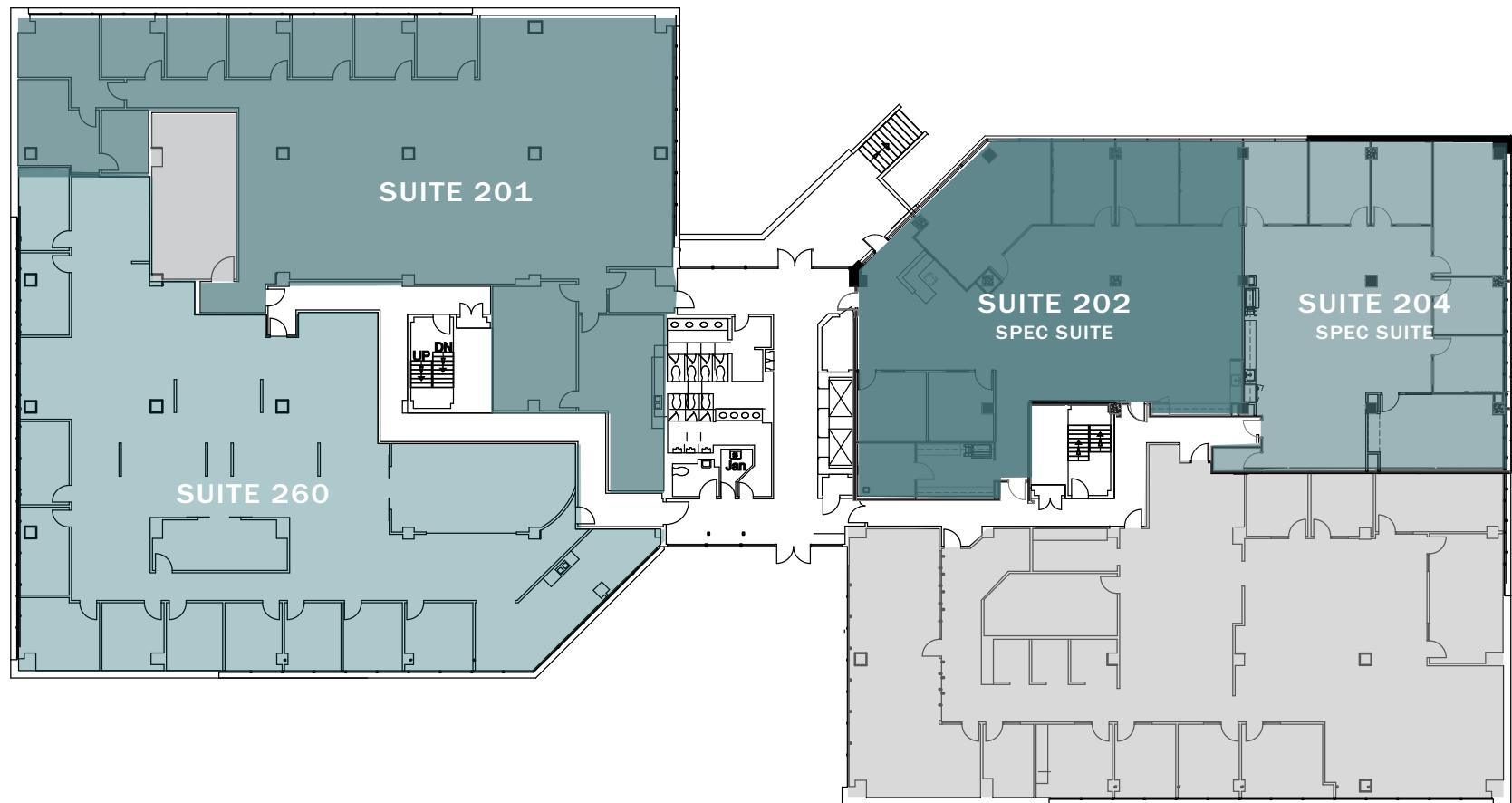
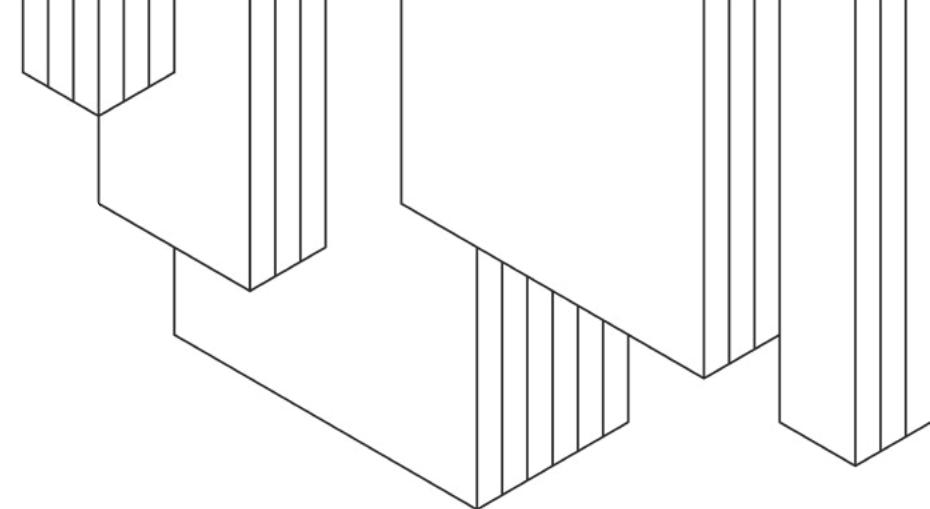
2ND FLOOR SPEC SUITES

DELIVERING Q2 2026

SUITE 202: 4,155 SF

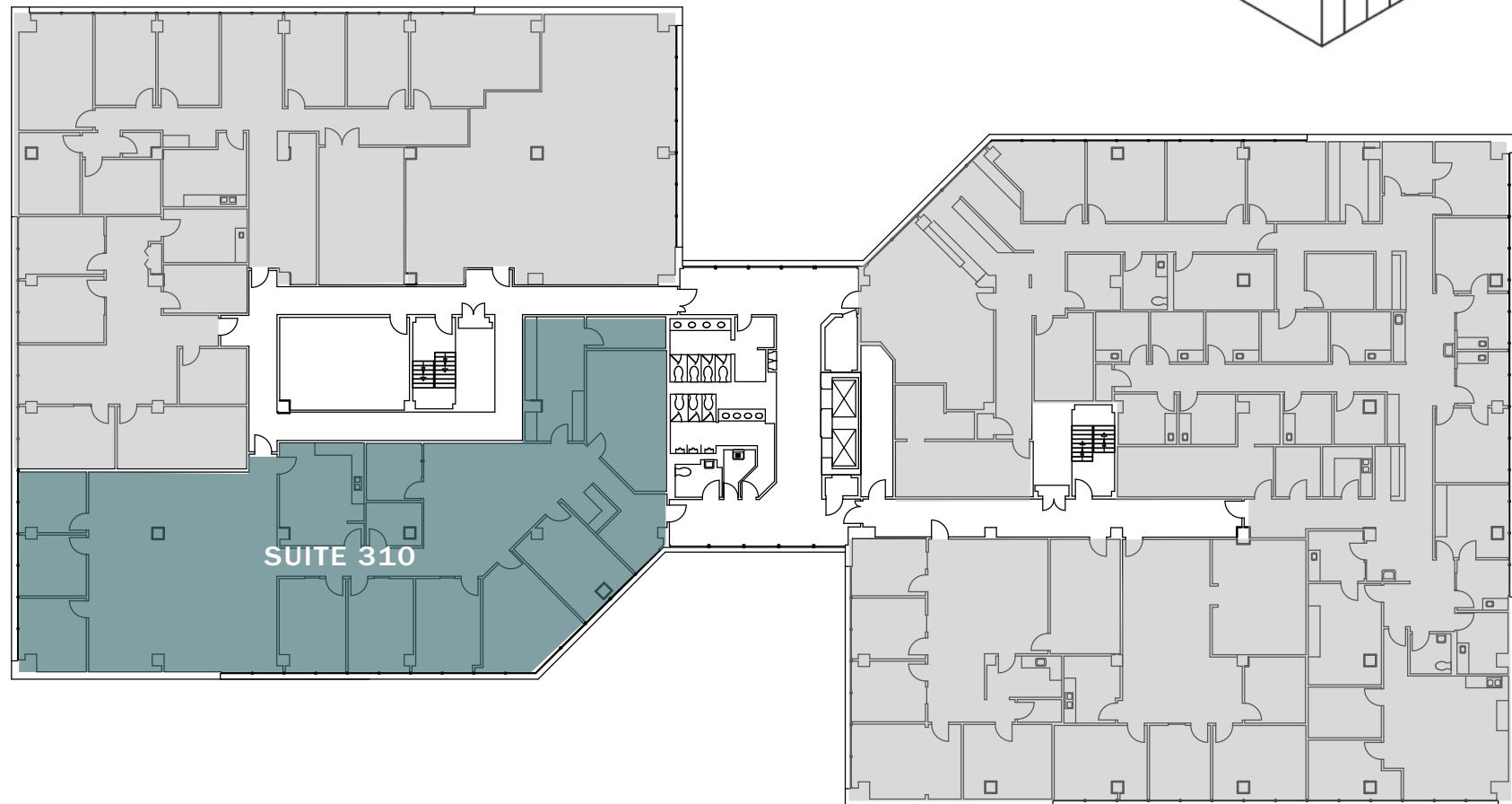
SUITE 204: 3,280 SF

CAN BE COMBINED FOR 7,435 SF



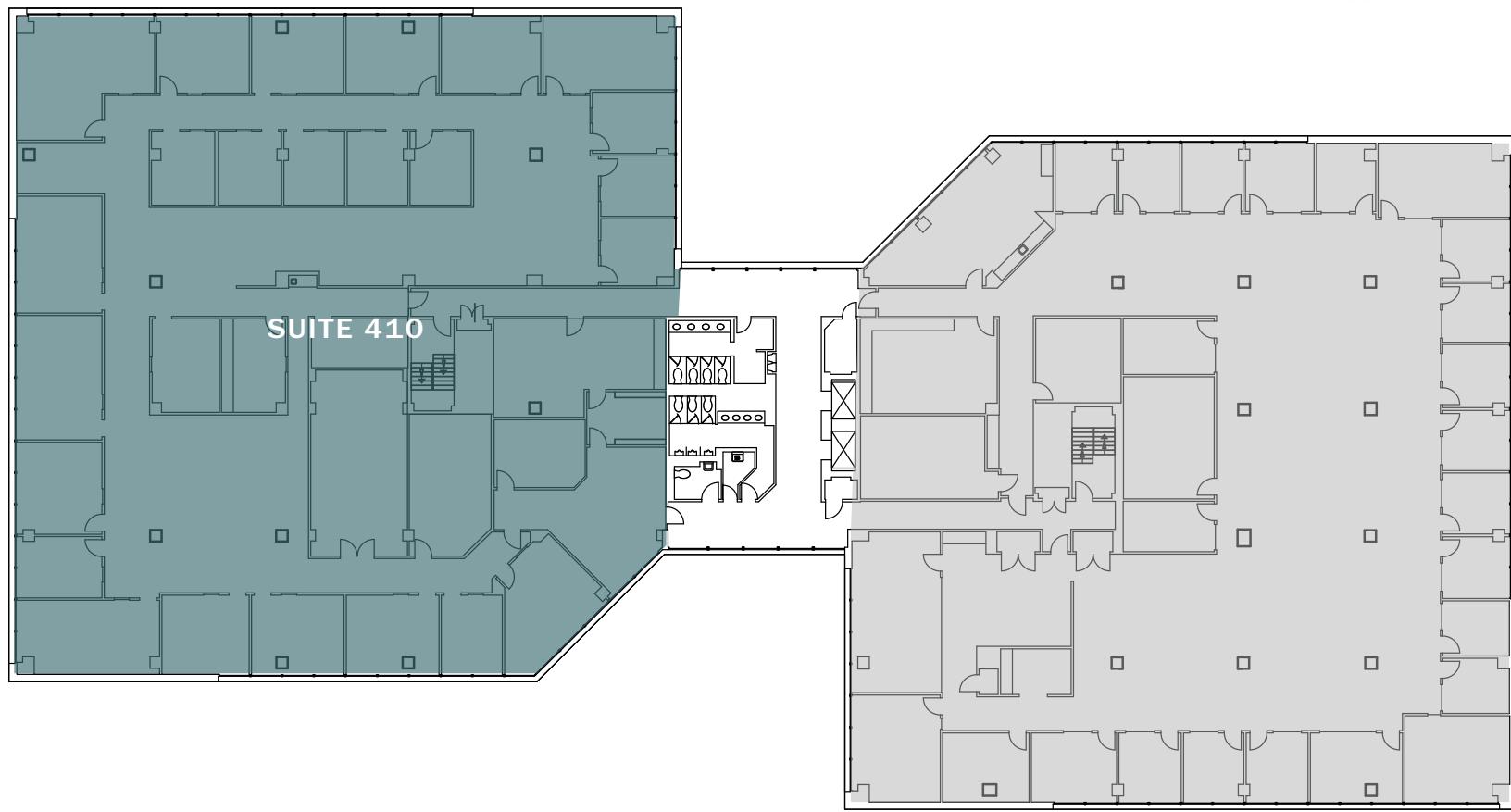
THIRD FLOOR

SUITE 310: 5,808 SF



FOURTH FLOOR

SUITE 410: 15,480 SF





FOR MORE INFORMATION, CONTACT:

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