



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

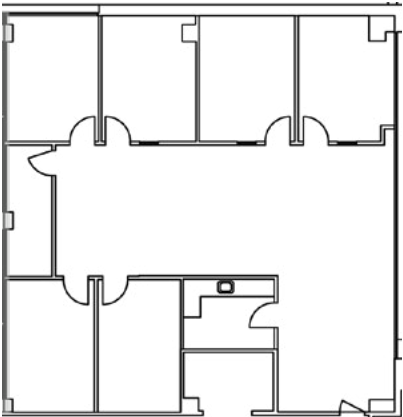
**COMING IN 2026:** Updated exterior façade, new shared conference space and modern spec suite offerings



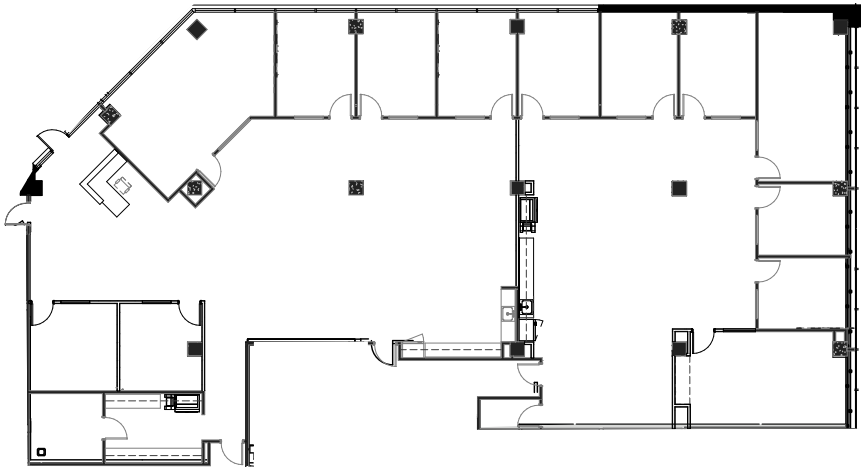
# SPEC SUITES

AVAILABLE Q2 2026

AVAILABLE NOW



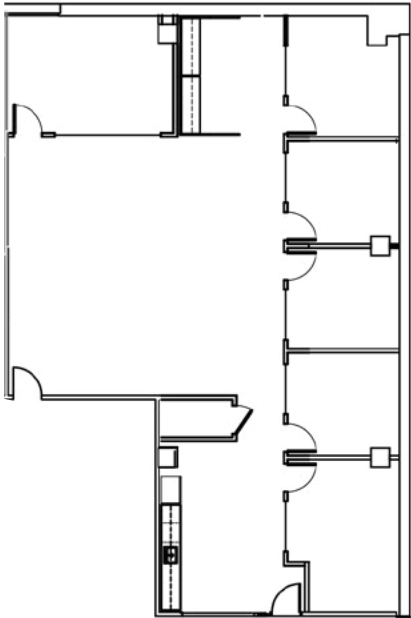
**SUITE 110**  
2,634 SF



**SUITE 202**  
4,155 SF

**SUITE 204**  
3,280 SF

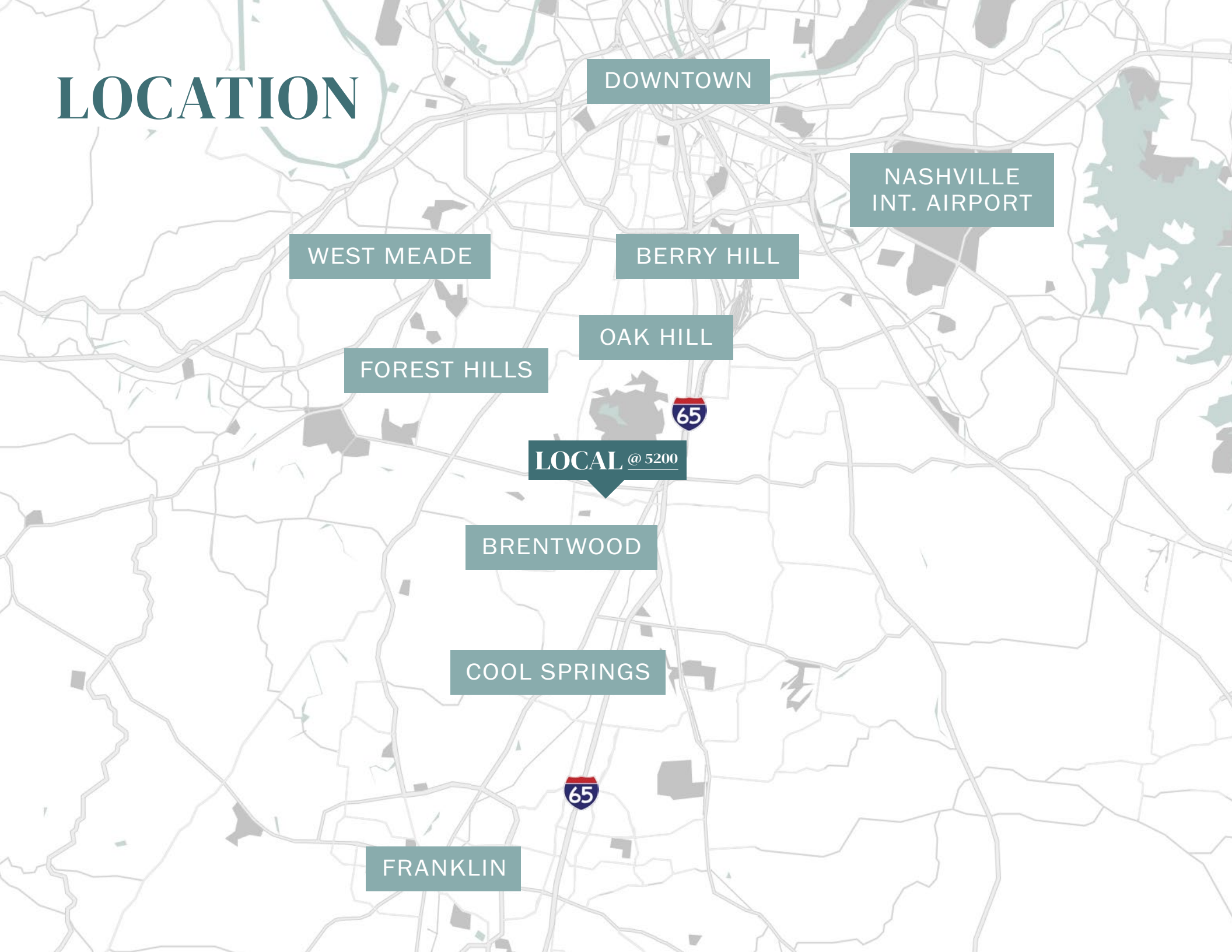
CAN BE COMBINED FOR 7,435 SF



**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



4

MINUTES TO OLD  
HICKORY BLVD

OLD HICKORY BLVD

20

MINUTES TO  
DOWNTOWN  
NASHVILLE

13

MINUTES TO  
BERRY HILL

10

MINUTES TO  
OAK HILL

FRANKLIN PIKE

8

MINUTES TO  
I-65

65

BRENTWOOD

MARYLAND WAY

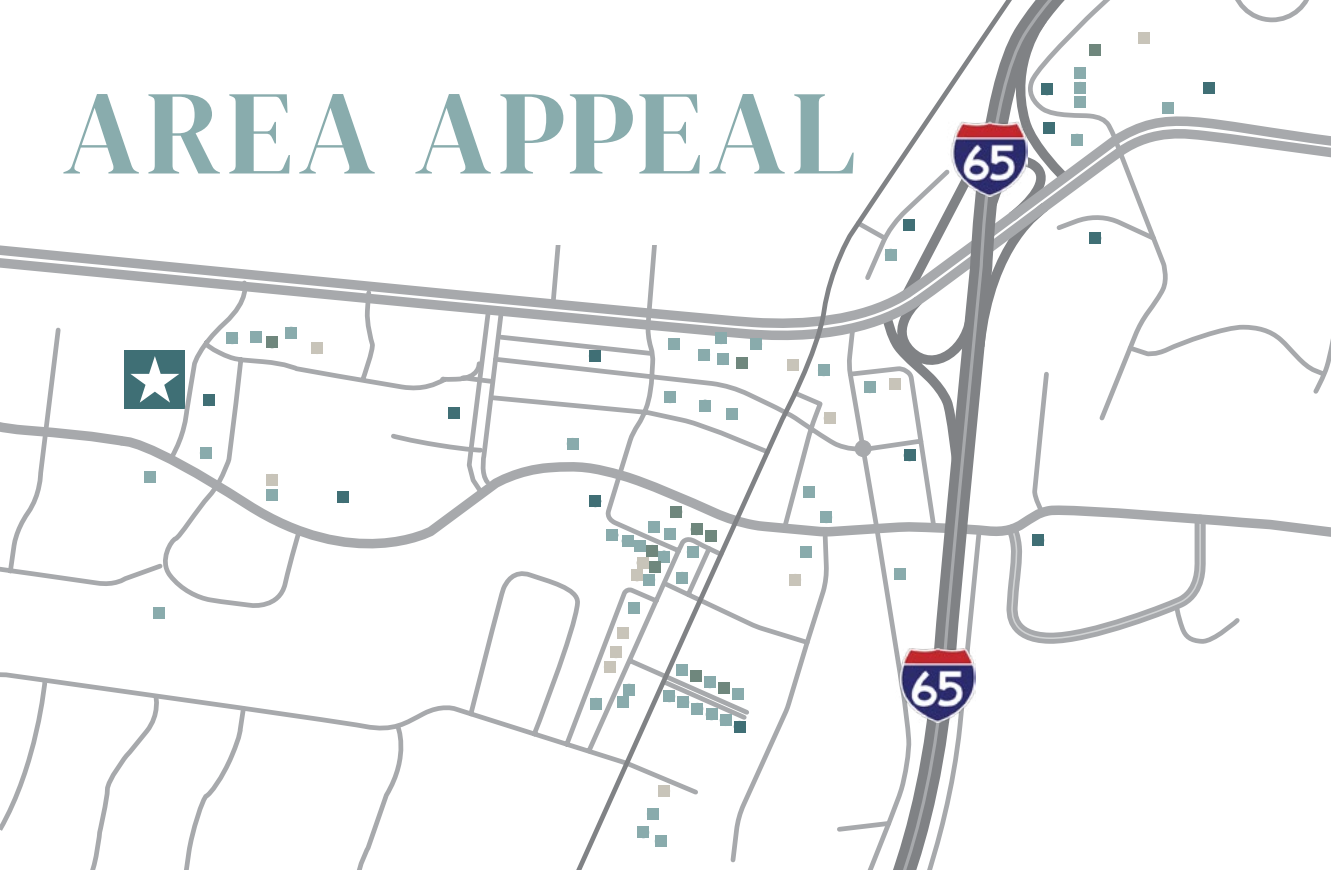
5

MINUTES TO  
HILL CENTER

20

MINUTES TO  
FRANKLIN

# 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

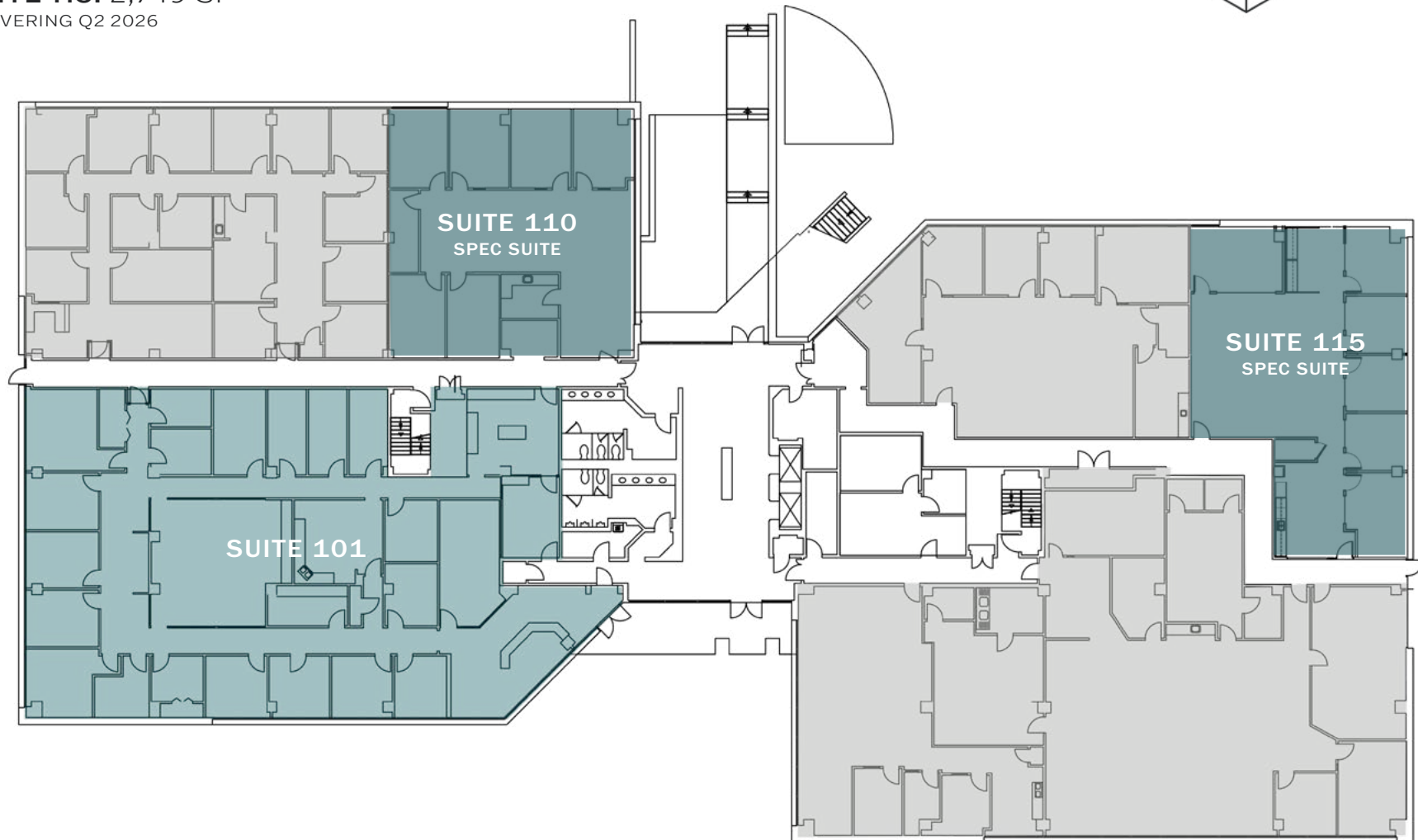
AVAILABLE 6/1/26

## 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

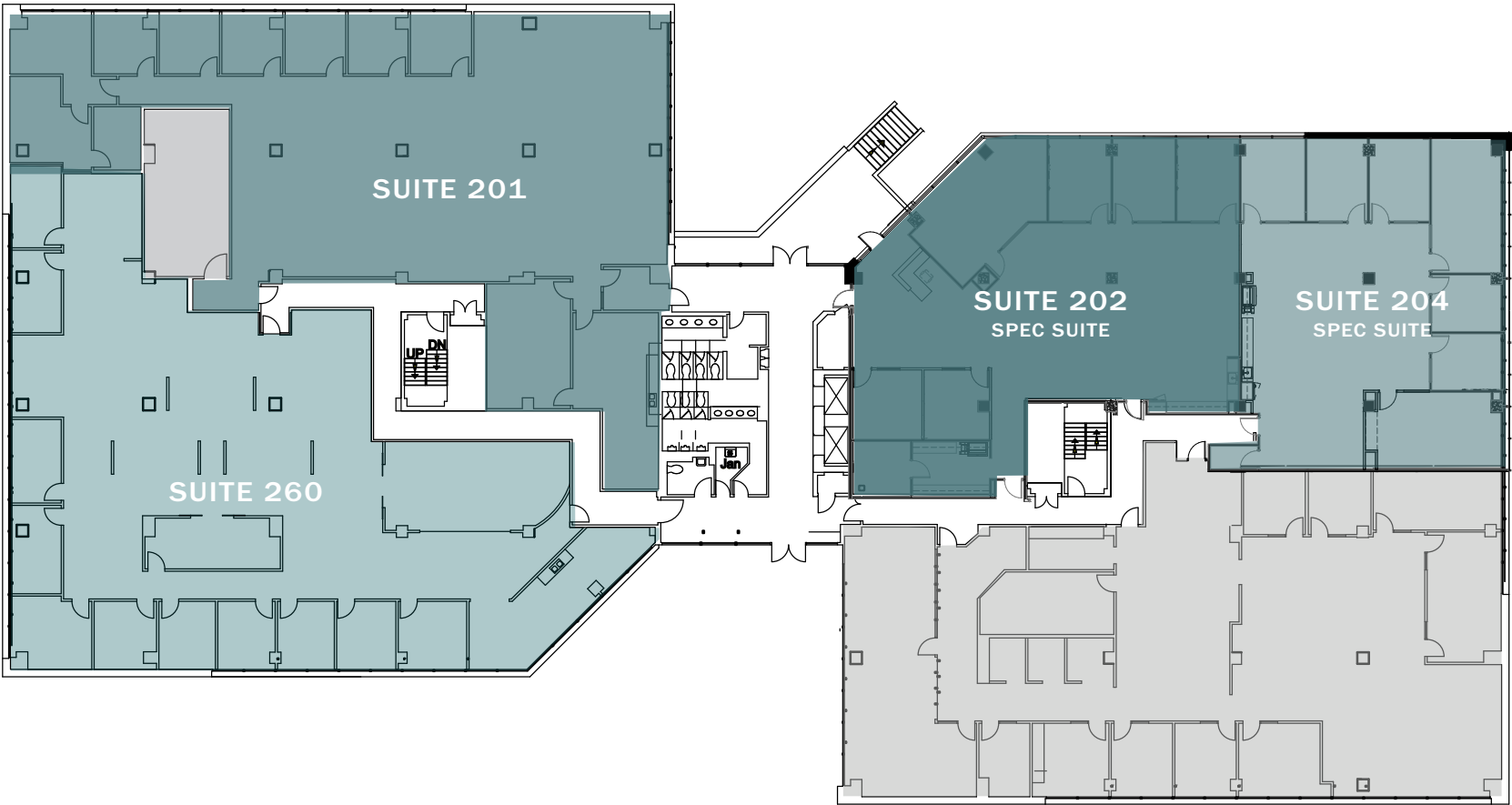
## 2ND FLOOR SPEC SUITES

DELIVERING Q2 2026

**SUITE 202:** 4,155 SF

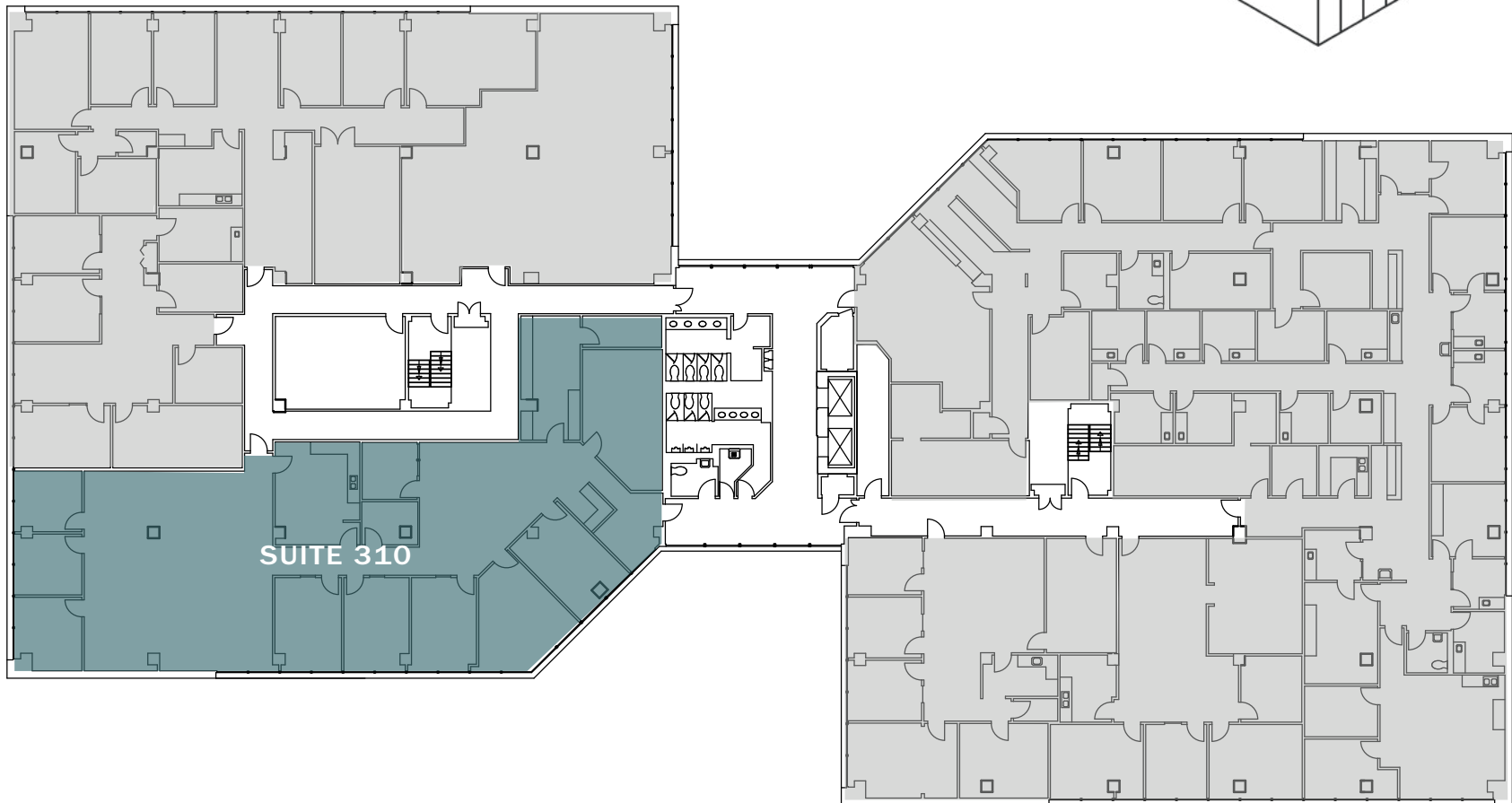
**SUITE 204:** 3,280 SF

CAN BE COMBINED FOR 7,435 SF



# THIRD FLOOR

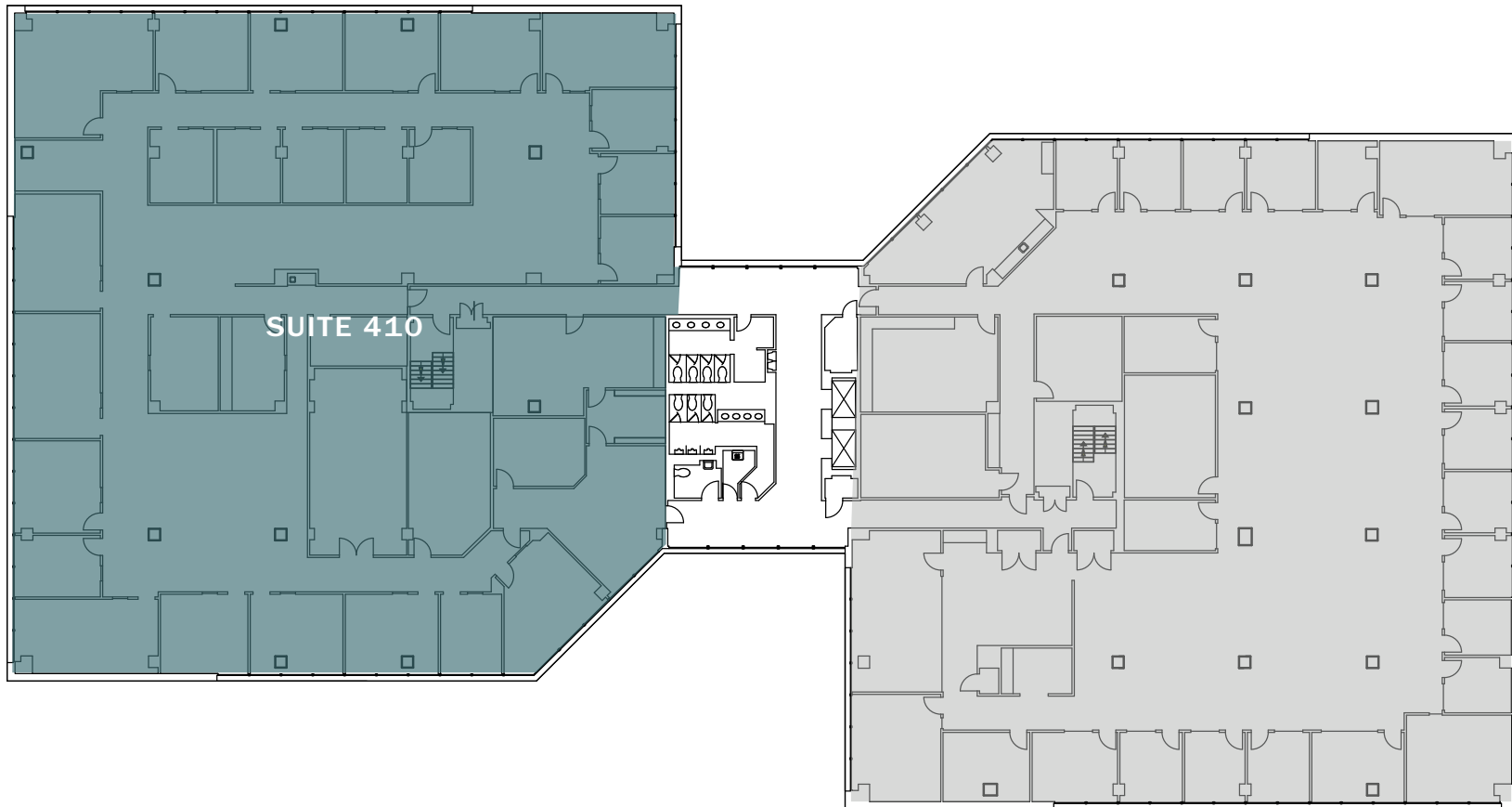
SUITE 310: 5,808 SF





# FOURTH FLOOR

**SUITE 410:** 15,480 SF







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