

5121 MARYLAND WAY

BRENTWOOD, TENNESSEE

FOR SALE OR LEASE
4,000 - 7,770 SF FOR LEASE

PROPERTY DETAILS

| | |
|--------------------|---|
| Address | 5121 Maryland Way |
| Size | 30,123 SF |
| Stories | 3 |
| Acres | 2.00 |
| Typical Floor Size | 10,041 SF |
| Year Built | 1985; Renovated in 2024 |
| Parking | 100 spaces; 3.3/ 1,000 |
| Signage | Building and monument signage available |
| Availability | Now |
| Zoning | CS |



PROPERTY HIGHLIGHTS

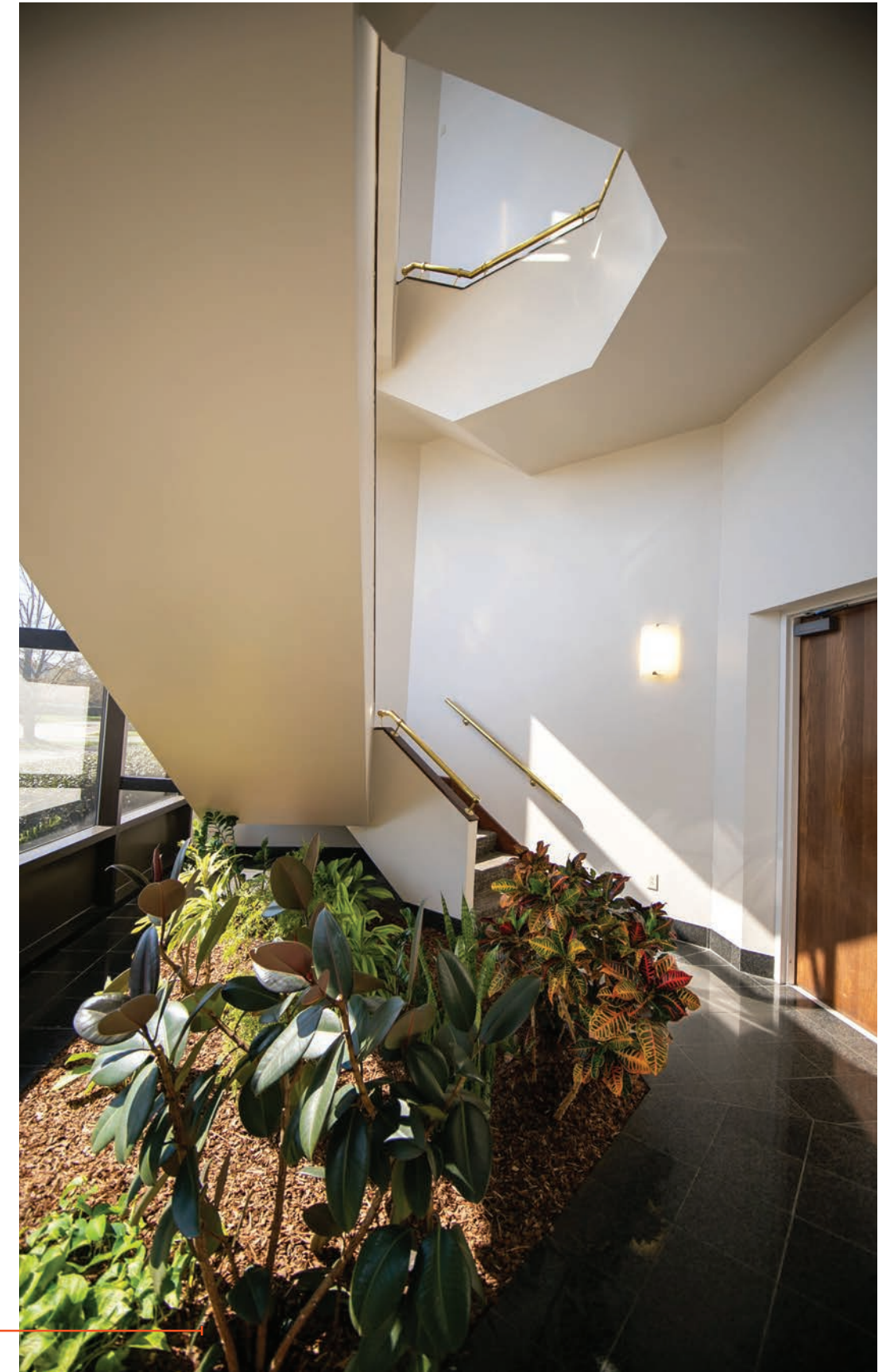


5121 MARYLAND WAY

Prime Location
— within highly
desirable
Maryland Farms

RARE OPPORTUNITY

In one of the Southeast's most competitive and supply-constrained markets



ATRIUM

ENTRANCE + LOBBY



DRIVE THROUGH



WAITING AREA + OFFICE SPACE

WILLIAMSON COUNTY

Williamson County is the fastest growing County in Tennessee, built on a business-friendly atmosphere (lowest county tax in Nashville MSA and no state income tax) and a well-educated and affluent population.

12 of the top 25 largest publicly traded companies in the Nashville Region call Williamson County home, including Nissan, Verizon and Mars.

40 corporate headquarters and over 6,000 local business contribute to the economic success of Williamson County, attracting a skilled and highly educated workforce.



#1

RATED PUBLIC SCHOOL SYSTEM IN TENNESSEE



17%

COUNTY GROWTH OVER 5-YEARS

POPULATION:
226,257



\$465K

MEDIAN HOME SALES PRICE



MARS



BRENTWOOD

Brentwood is one of Nashville’s premier submarkets ideally situated between Franklin/Cool Springs and Downtown Nashville with convenient access to I-65.

Brentwood’s appeal to executive decision makers and excellent proximity to virtually anywhere in Nashville has long attracted institutional owners. Its multiple business parks create a diverse and stable economy.

Brentwood residents benefit from the high performing schools systems, abundance of recreational facilities available, shopping and dining experiences, and strong business development.



**20-30
MINUTES**

**TIME TRAVELED
DURING
RUSH HOUR**



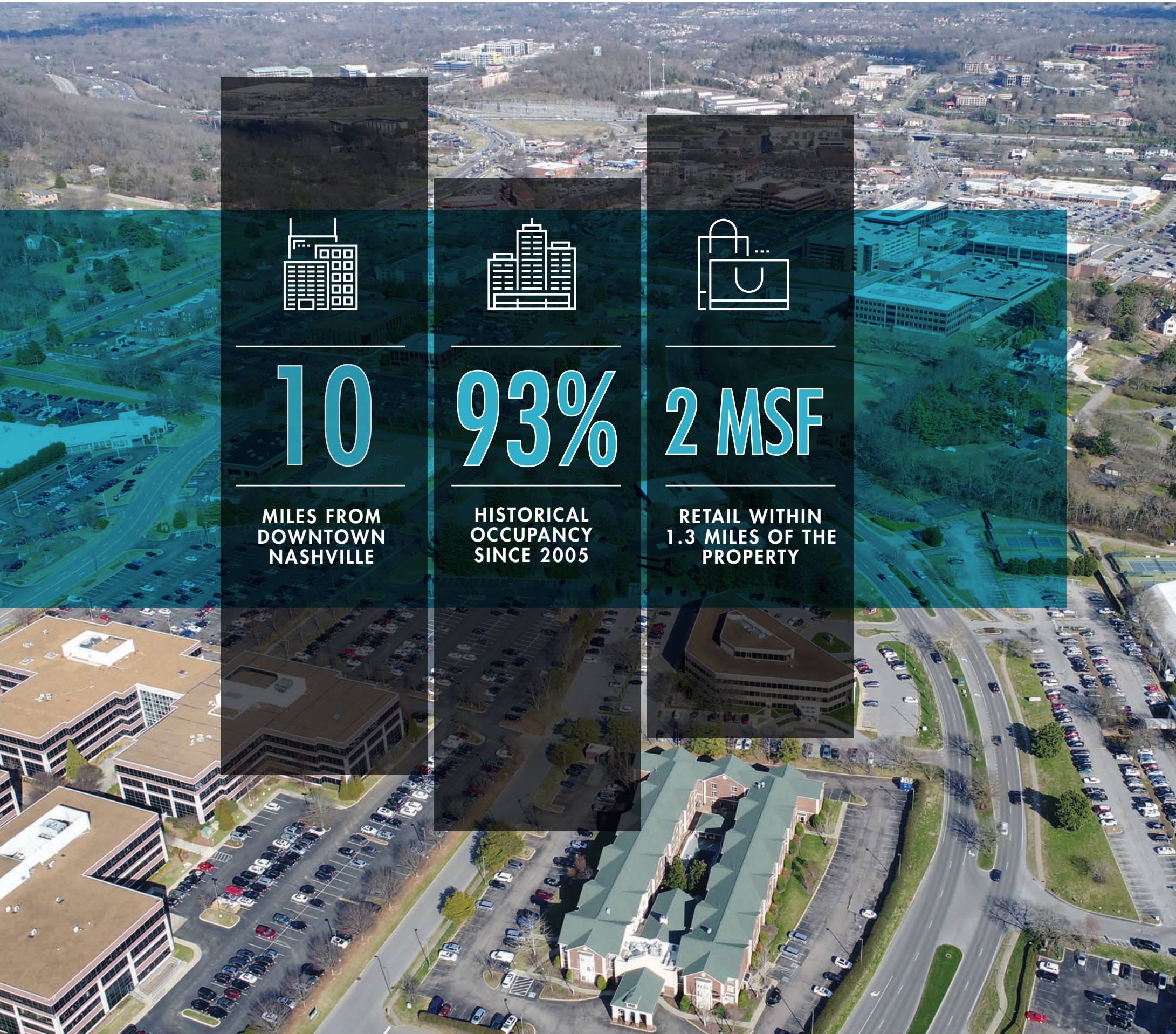
I-65 S

**ANCHOR OF
I-65 SOUTH**



\$711K

**MEDIAN HOME
SALES PRICE**



10

MILES FROM DOWNTOWN NASHVILLE



93%

HISTORICAL OCCUPANCY SINCE 2005



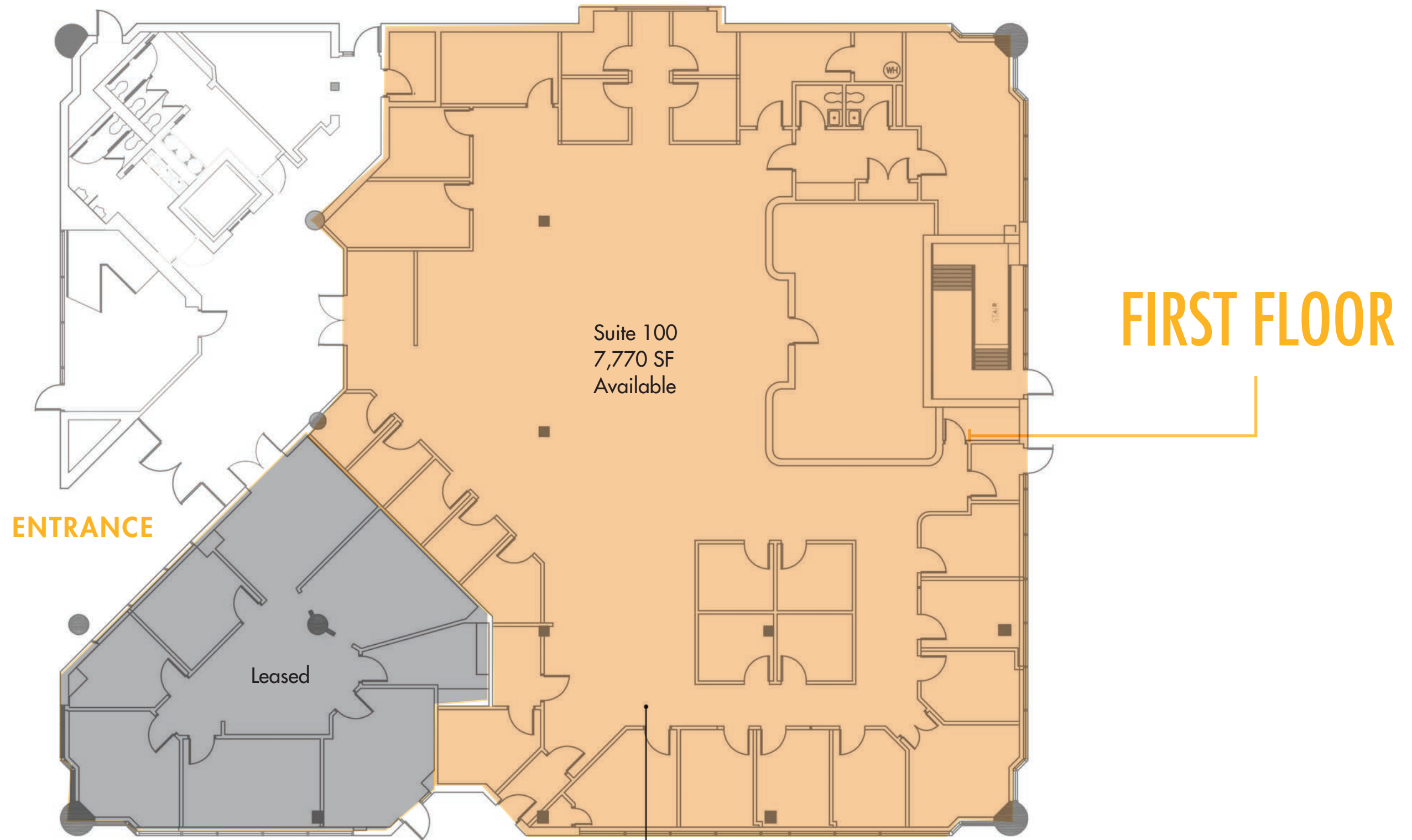
2 MSF

RETAIL WITHIN 1.3 MILES OF THE PROPERTY

MARYLAND FARMS

Maryland Farm's 400 acres of master-planned, mixed-use development has been the epicenter of Brentwood's growth for over 20 years providing a balance between business offices and open spaces. The peaceful setting and close proximity to schools, parks and subdivisions only add to the area's appeal.

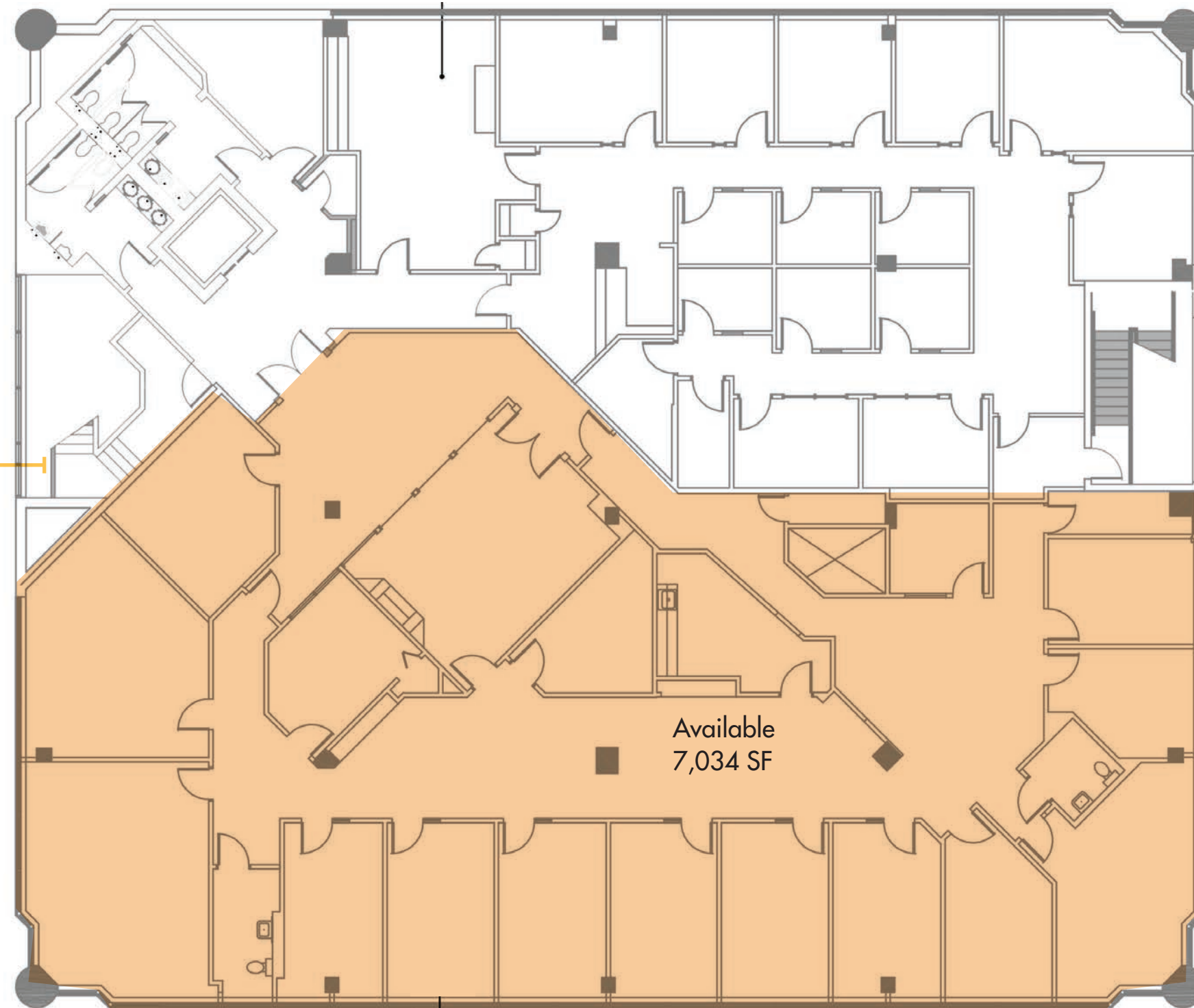
Due to its limited supply and high desirability, Maryland Farms has maintained a 93% average occupancy over the past 15 years. 5121 Maryland Way is ideally located at the entrance to Maryland Farms providing easy access to and from the business park.



SECOND FLOOR



THIRD FLOOR





FOUNDRY
COMMERCIAL

5121 MARYLAND WAY

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