

485,000 SF CLASS A OFFICE

CREEKSIDE

6-12 CADILLAC DRIVE | BRENTWOOD, TN



| *The BROOKDALE Group*

PROPERTY

the standards of modern office space

8 Cadillac

- Tenant Lounge
- Free on-site state of the art Fitness Center
- Fooda service 4 days a week

12 Cadillac

- Grab-and-Go Market

Atrium

- Atrium offers tenants a place to work outside of their suite

10 Cadillac

- Conference Center (seats 45 classroom-style)



485,000 SF of Class A office across 4 buildings



Six points of ingress/egress



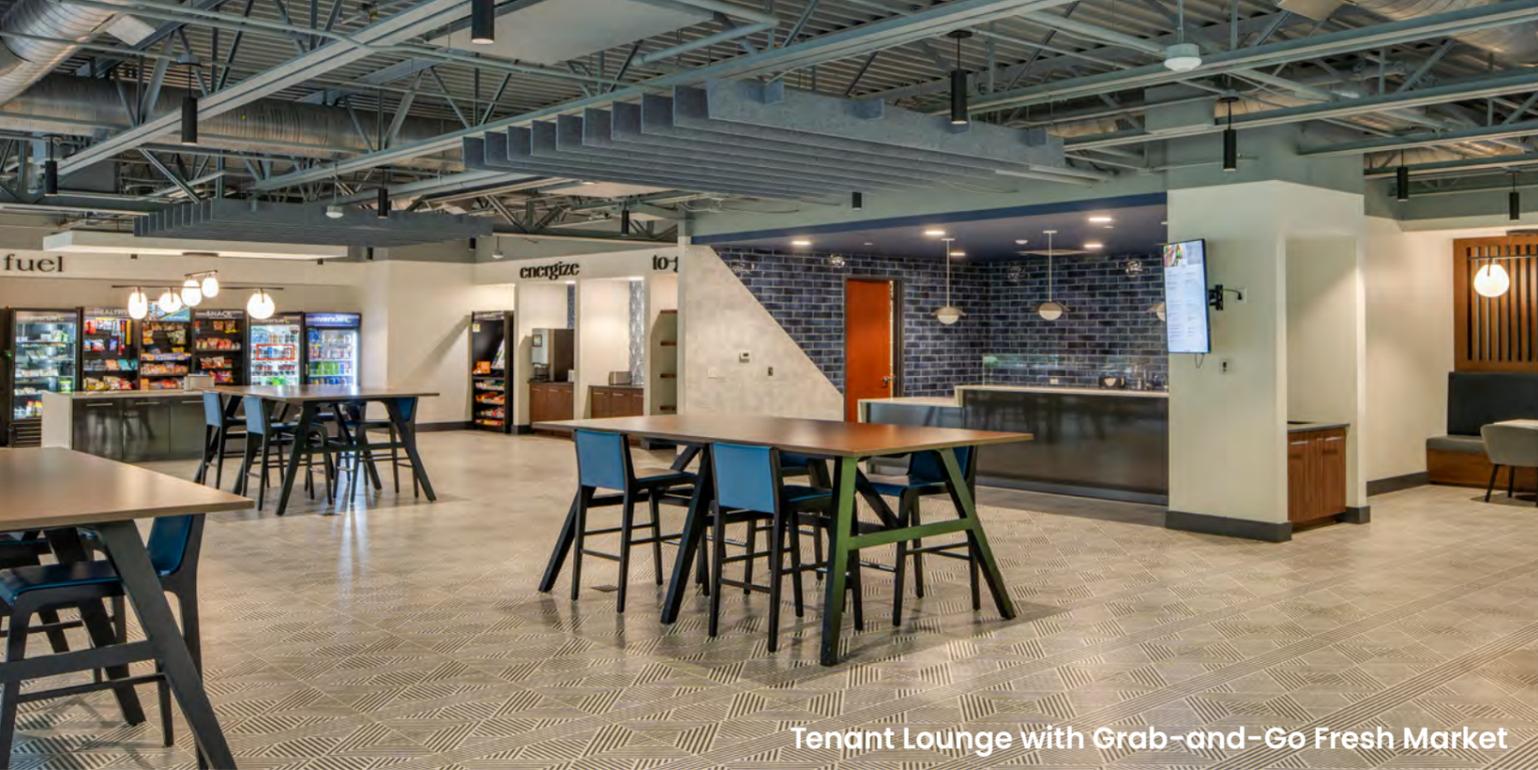
Expansive courtyard connectivity



Ample parking ratio of 4/1,000 SF



Walkable to many retail options



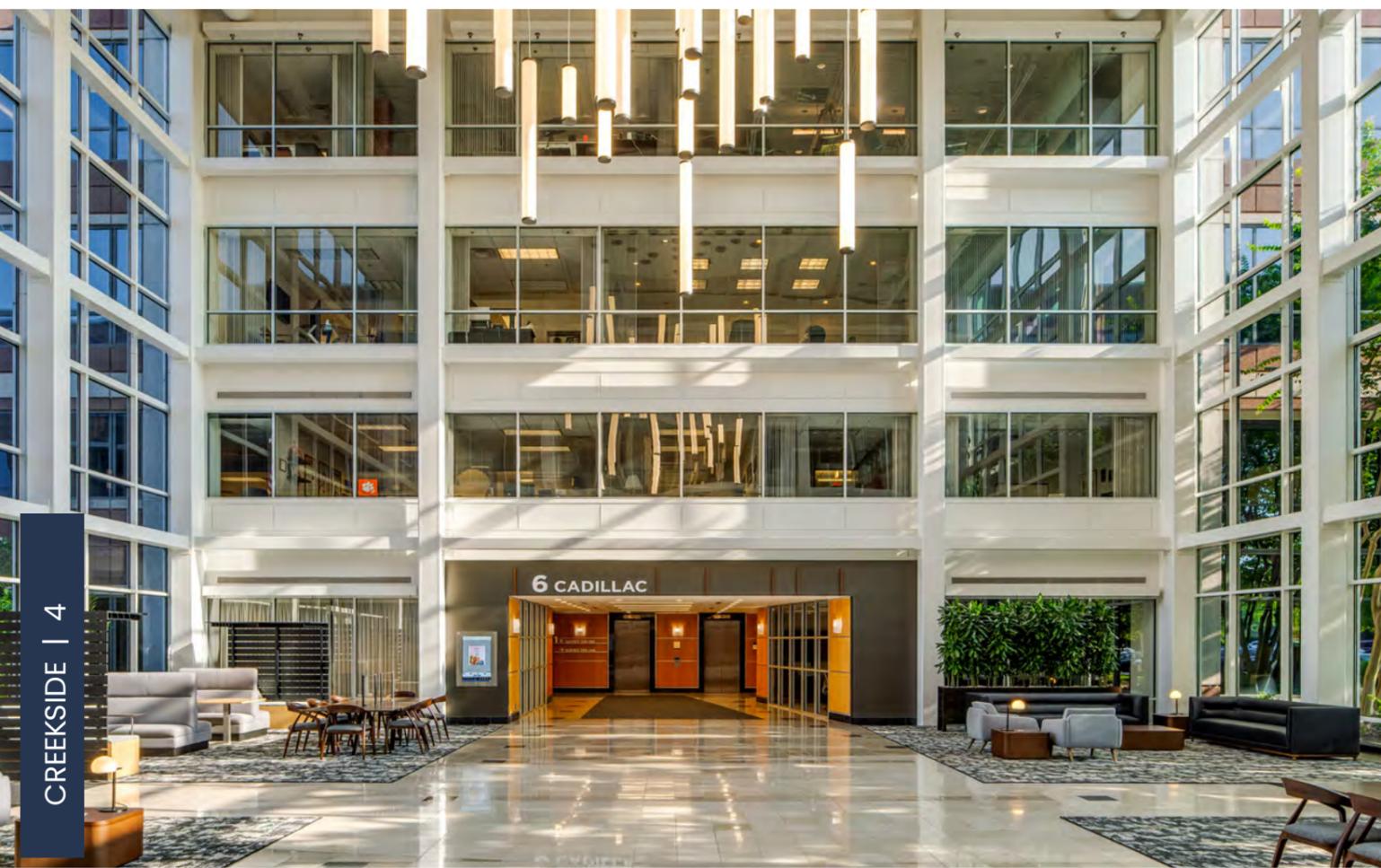
Tenant Lounge with Grab-and-Go Fresh Market



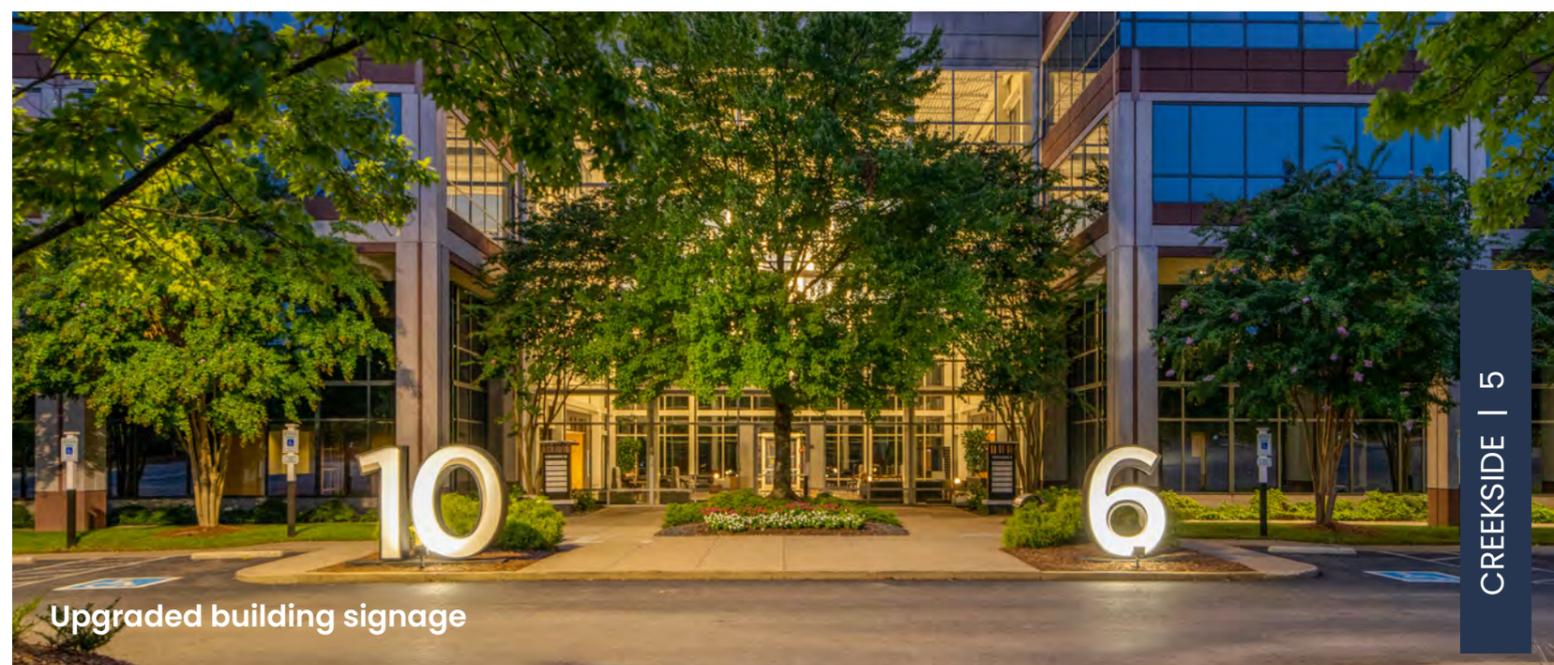
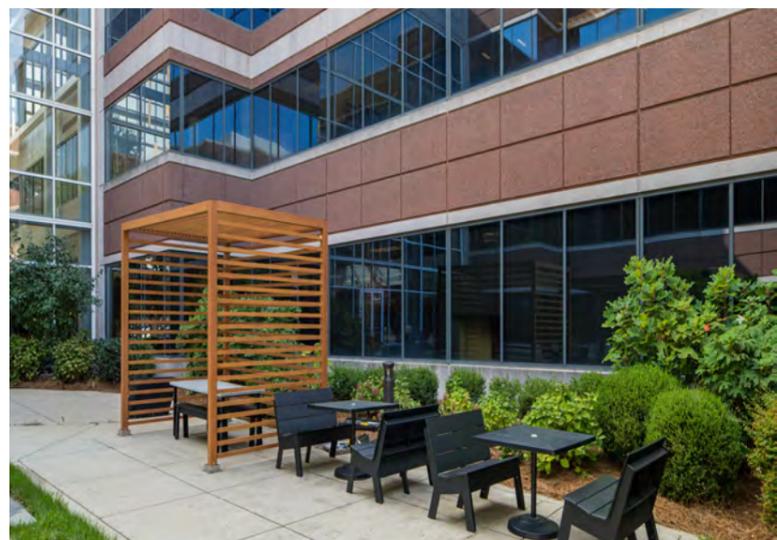
Renovated fitness center

AMENITIES

An all-inclusive hub that meets your every business need



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Upgraded building signage

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LOCATION

The perfect blend of tranquility and convenience

PROXIMITY

COOL SPRINGS	15 MIN
NASHVILLE	19 MIN
BNA AIRPORT	22 MIN

BRENTWOOD, TENNESSEE



Most desirable suburban submarket in Nashville



Nashville's third largest business district 50,000 jobs in Brentwood



33% of residents within a mile earn over \$100,000/year



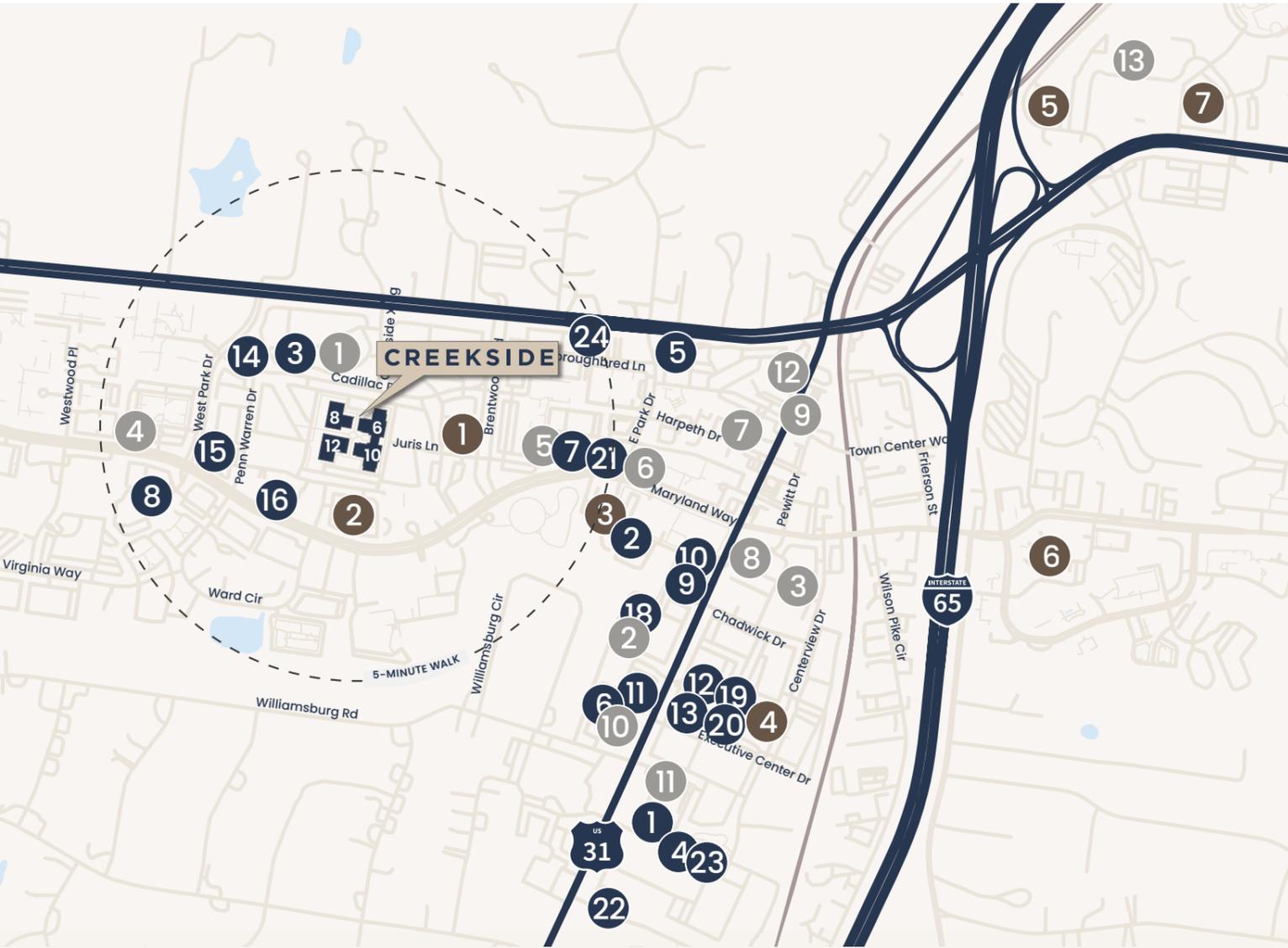
Metro's primary path of growth and affluence



Average home price \$500,000+, creating excellent executive housing options



Highly educated workforce



FOOD/BEVERAGE

- | | | |
|------------------------------------|--|--------------------------------------|
| 1. Chick-fil-A | 10. Del Frisco's Grille | 17. Crema Coffee Roasters |
| 2. MOOYAH Burgers, Fries & Shakes | 11. Starbucks | 18. Puffy Muffin Bakery & Restaurant |
| 3. Jimmy John's | 12. Just Love Coffee Cafe - Brentwood | 19. Suki Sushi |
| 4. Five Guys | 13. Blaze Pizza | 20. 55 South |
| 5. Chuy's | 14. Starbucks | 21. Taco Bell |
| 6. Jason's Deli | 15. Greek Cafe Grill | 22. Crumbl - Brentwood |
| 7. Soy Bistro | 16. McDougal's Chicken Fingers & Wings | 23. Crema Coffee Roasters |
| 8. Mere Bulles Restaurant & Events | | 24. Polygon 25 |
| 9. Uncle Julio's Brentwood | | |

RETAIL AND SERVICES

- | | |
|---|--|
| 1. Publix Super Market at Marketplace at Maryland Farms | 7. Bank of America (with Drive-thru ATM) |
| 2. The Fresh Market | 8. First Horizon Bank |
| 3. Kroger | 9. Commercial Bank |
| 4. Regions Bank | 10. U.S. Bank Branch |
| 5. Legends Bank | 11. CVS |
| 6. Fifth Third Bank & ATM | 12. Walgreens |
| | 13. Target |

HOSPITALITY

- | | |
|--|--|
| 1. MainStay Suites Brentwood-Nashville | 5. Holiday Inn Express & Suites Nashville - Brentwood I-65, an IHG Hotel |
| 2. Homewood Suites by Hilton Nashville - Brentwood | 6. Hilton Brentwood/ Nashville Suites |
| 3. AC Hotel by Marriott Nashville Brentwood | 7. Four Points by Sheraton Nashville - Brentwood |
| 4. Hilton Garden Inn Nashville/Brentwood | |

ACCOLADES

One of the most desirable suburban locations in Tennessee
Livability 2019

#1 Best Suburb to live in Tennessee
Niche 2023

#2 Best Suburb to raise a family in Tennessee
Niche 2023

Best place for young professionals in Nashville area
Niche 2023

#1 hottest job market in Tennessee.
Zippia 2020

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