

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

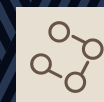
- Conference Center (seats 45 classroom-style)



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



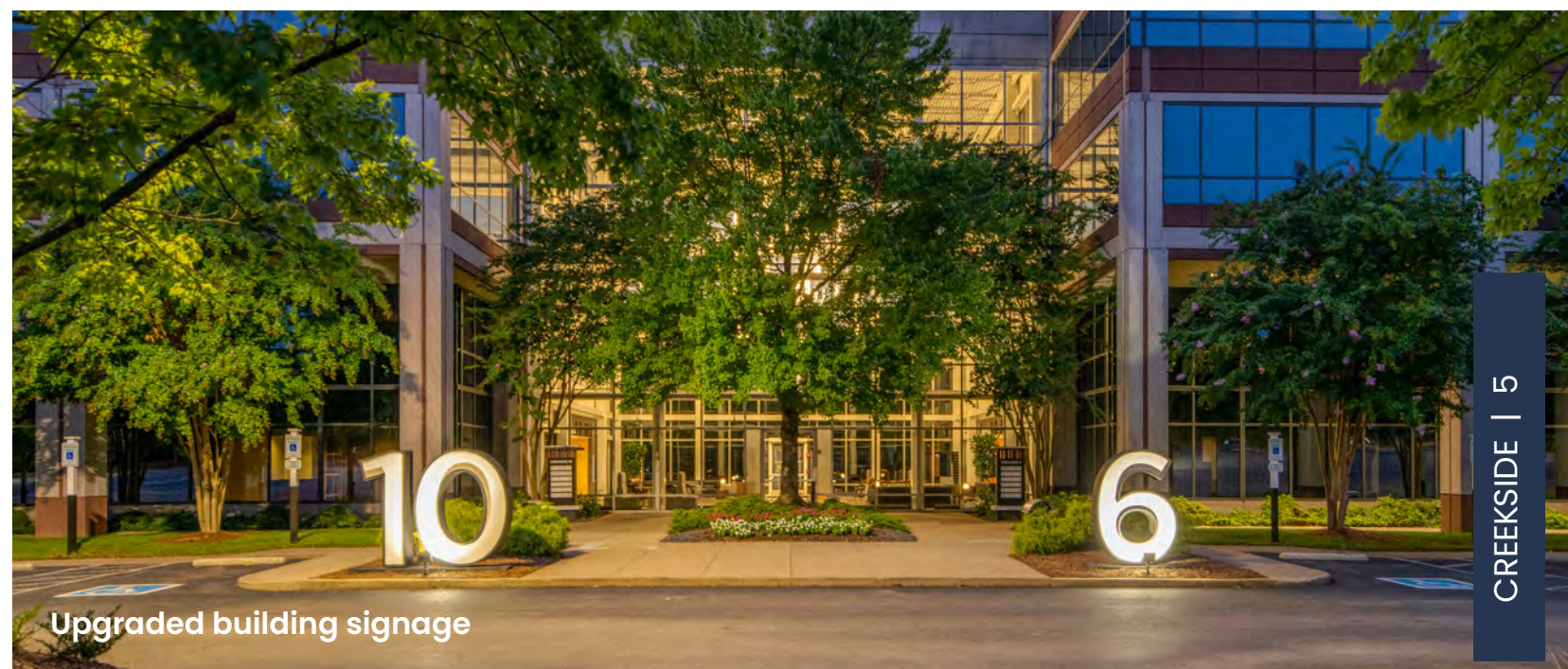
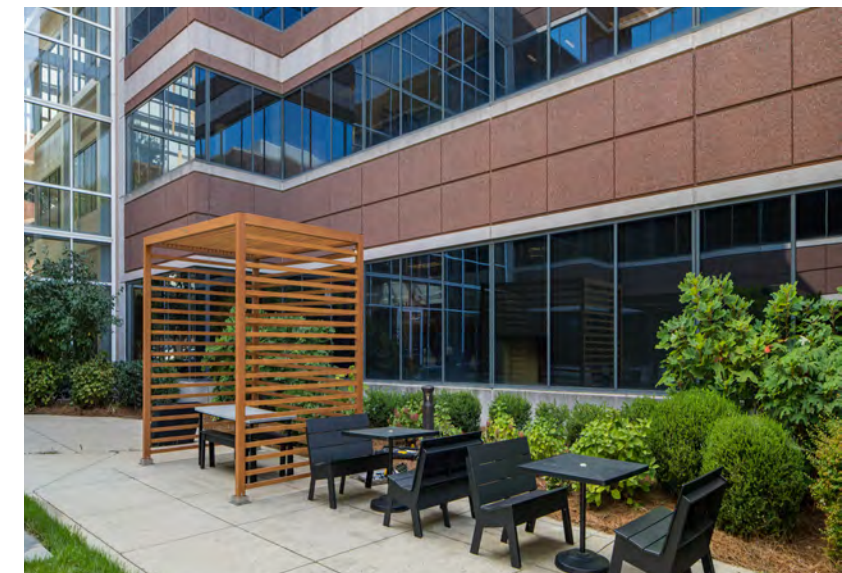
Tenant Lounge with Grab-and-Go Fresh Market



Renovated fitness center

AMENITIES

An all-inclusive hub that meets your every business need



Upgraded building signage

A map of the Creekside area, featuring a central label 'CREEKSIDE' in a brown box. The map shows a network of streets, including Westwood Pl, West Park Dr, Penn Warren Dr, Cadillac, Juris Ln, Brentwood, Maryland Way, E Park Dr, Harpeth Dr, Pewitt Dr, Town Center Way, Frierson St, Williamsburg Rd, Williamsburg Cir, Ward Cir, Virginia Way, Chadwick Dr, Centerview Dr, Executive Center Dr, and Interstate 65. A dashed circle labeled '5-MINUTE WALK' is centered on the Creekside area. Numerous numbered locations are marked with blue and brown circles. The numbers include 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 31, and 32. A callout box points to a specific location near Cadillac and Juris Ln, containing the numbers 8, 12, 6, and 10.



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

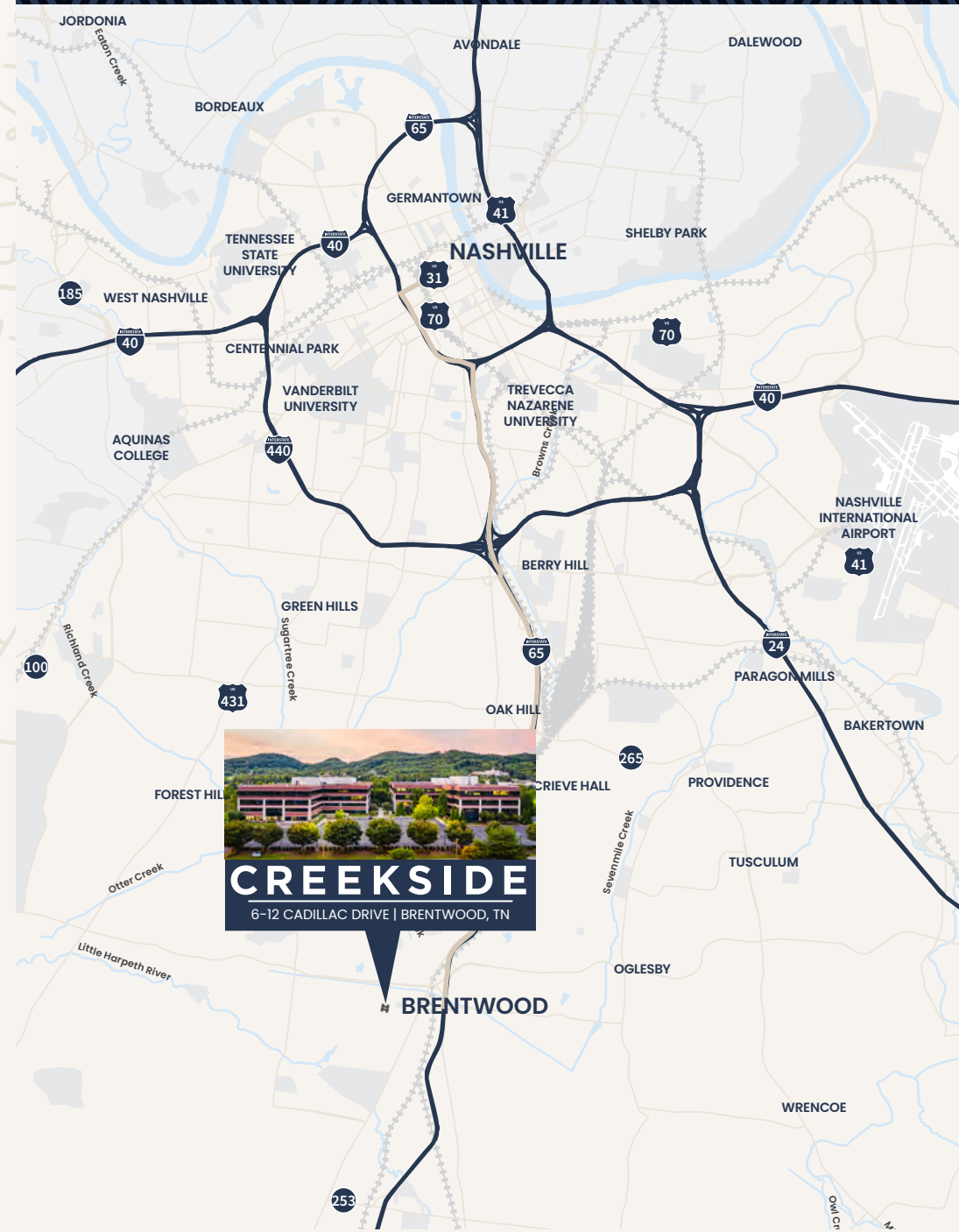
- | | | |
|------------------------------------|--|--------------------------------------|
| 1. Chick-fil-A | 10. Del Frisco's Grille | 17. Crema Coffee Roasters |
| 2. MOOYAH Burgers, Fries & Shakes | 11. Starbucks | 18. Puffy Muffin Bakery & Restaurant |
| 3. Jimmy John's | 12. Just Love Coffee Cafe - 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
● HOSPITALITY

- | | | | |
|---|--|--|--|
| 1. Publix Super Market at Marketplace at Maryland Farms | 7. Bank of America (with Drive-thru ATM) | 1. MainStay Suites Brentwood-Nashville | 5. Holiday Inn Express & Suites Nashville - Brentwood I-65, an IHG Hotel |
| 2. The Fresh Market | 8. First Horizon Bank | 2. Homewood Suites by Hilton Nashville - Brentwood | 6. Hilton Brentwood/Nashville Suites |
| 3. Kroger | 9. Commercial Bank | 3. AC Hotel by Marriott Nashville Brentwood | 7. Four Points by Sheraton Nashville - Brentwood |
| 4. Regions Bank | 10. U.S. Bank Branch | 4. Hilton Garden Inn Nashville/Brentwood | |
| 5. Legends Bank | 11. CVS | | |
| 6. Fifth Third Bank & ATM | 12. Walgreens | | |
| | 13. Target | | |

HOSPITALITY

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



ACCOLADES

One of the most desirable suburban locations in Tennessee Livability 2019

#1 Best Suburb to live in Tennessee Niche 2020

#2 Best Suburb to raise a family in Tennessee Niche 2020

Best place for young professionals in Nashville area Niche 2023

#1 hottest job market in Tennessee. Zippia 2020

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

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

One of the most desirable suburban locations in Tennessee Livability 2019

#1 Best Suburb to live in Tennessee Niche 2020

#2 Best Suburb to raise a family in Tennessee Niche 2020

Best place for young professionals in Nashville area Niche 2023

#1 hottest job market in Tennessee. Zippia 2020

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

CREEKSIDE

6-12 CADILLAC DRIVE | BRENTWOOD, TN



For more information, contact:

Ashley Marshall

Executive Vice President
Ashley.A.Marshall@jll.com
+1 615 928 5338

Bill Adair

Senior Managing Director
Bill.Adair@jll.com
+1 615 928 5306

Mary Winston Reames

Associate
MaryWinston.Reames@jll.com
+1 615 928 5322