

For Sale: 20k SF Standalone Opportunity in Maryland Farms Submarket

5300 Virginia Way,
Brentwood, TN
37027



BUILDING FEATURES

- Total Size: 21,076 RSF
- Built in 2001
- 2 Floors
- 3.50/1,000 Parking
- Lease in place through 3/31/2026
(Early termination available)
- New Roof: 2023
- All new building systems 2022/2023

LOCATION HIGHLIGHTS

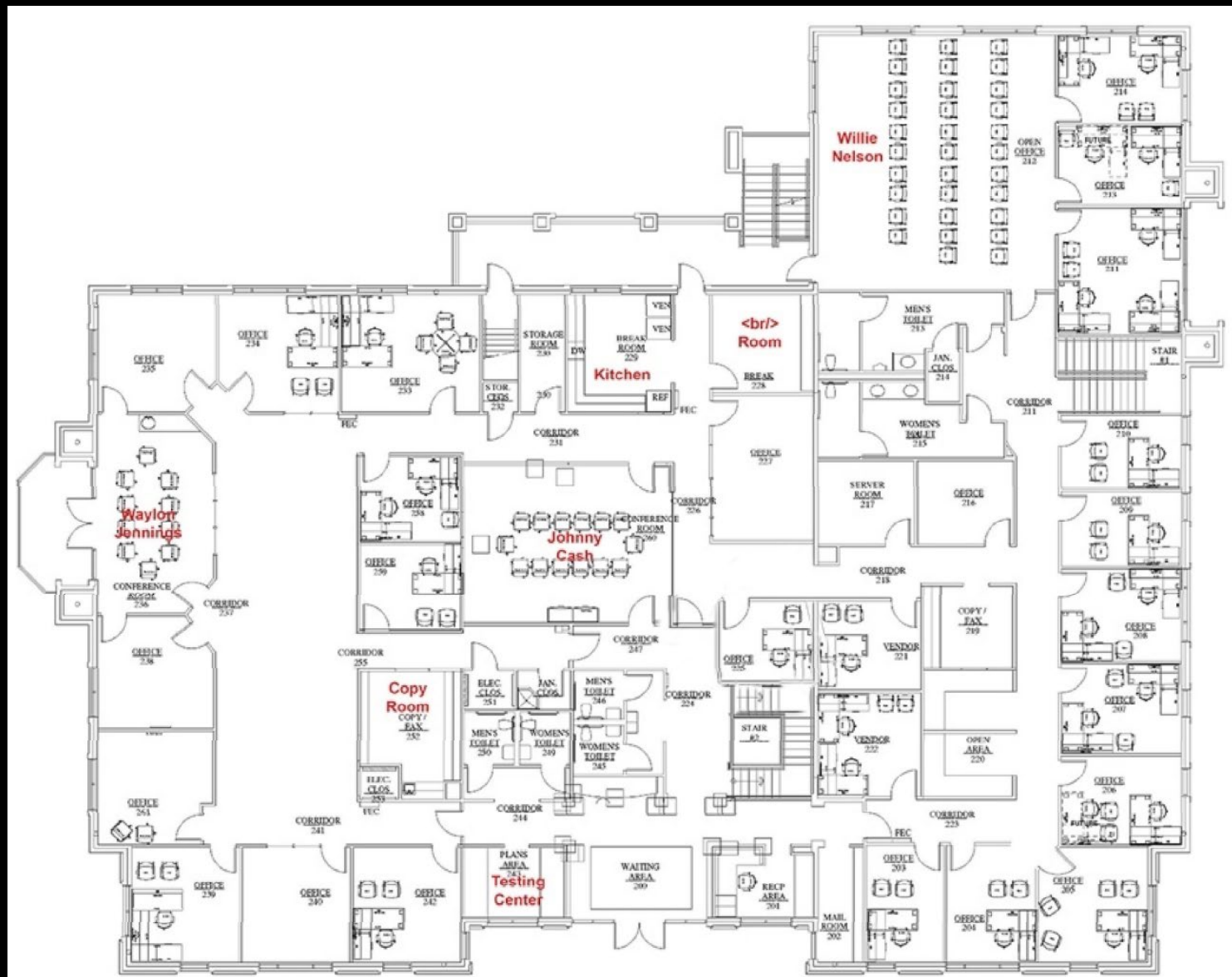
- Located in the Heart of Maryland Farms Office Park
- Convenient location with easy access to I-65
- Proximity to major headquarters such as Tractor Supply, LifePoint Health, and Kirkland's
- One of the top performing office submarkets in Nashville with an 11.5% vacancy rate.



FLOORPLANS – 1ST FLOOR



FLOORPLANS - MAIN FLOOR

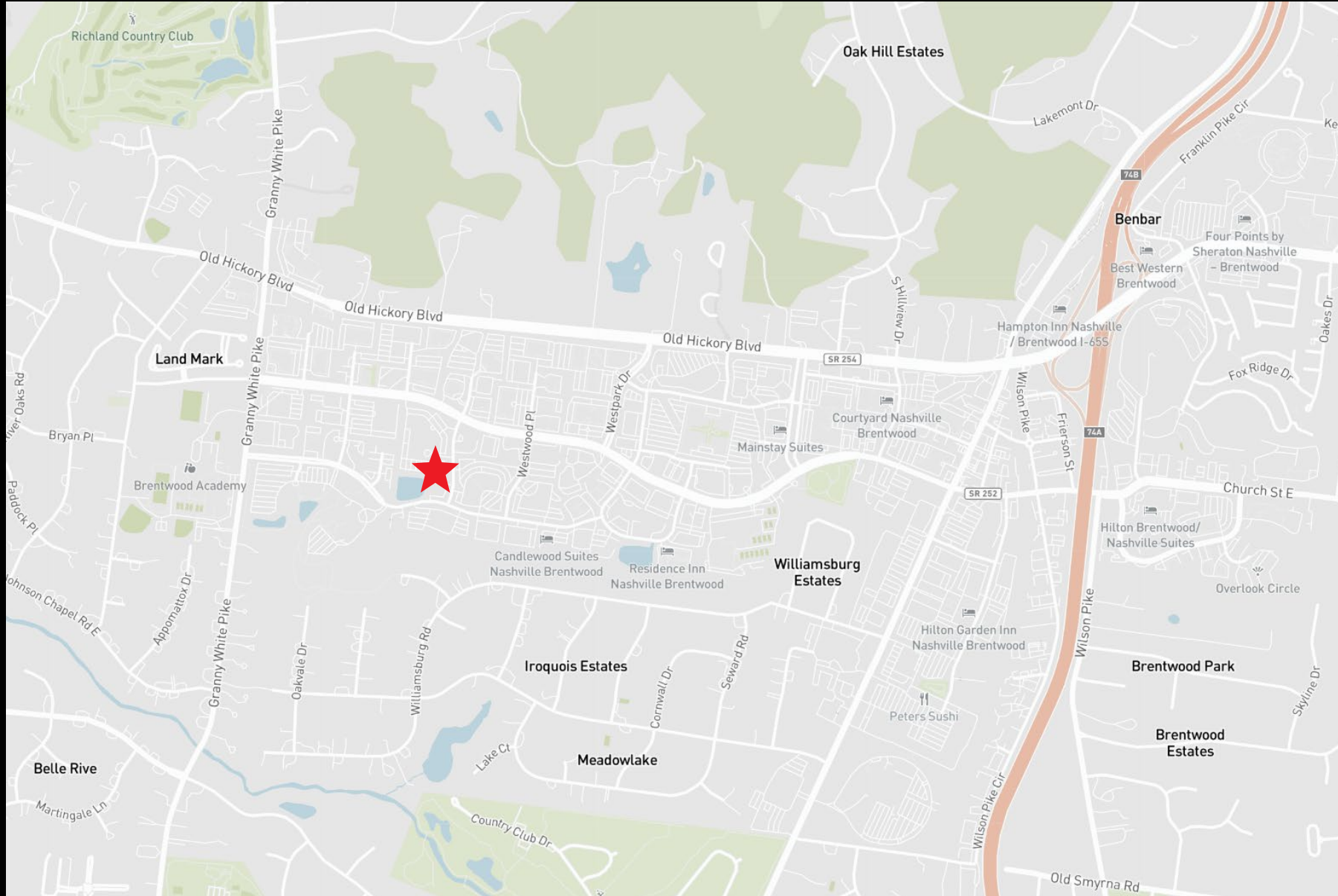


INTERIOR PHOTOS



LOCATION

★ 5300 Virginia Way, Brentwood, TN 37027



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