

485,000 SF CLASS A OFFICE

CREEKSIDE

6-12 CADILLAC DRIVE | BRENTWOOD, TN



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



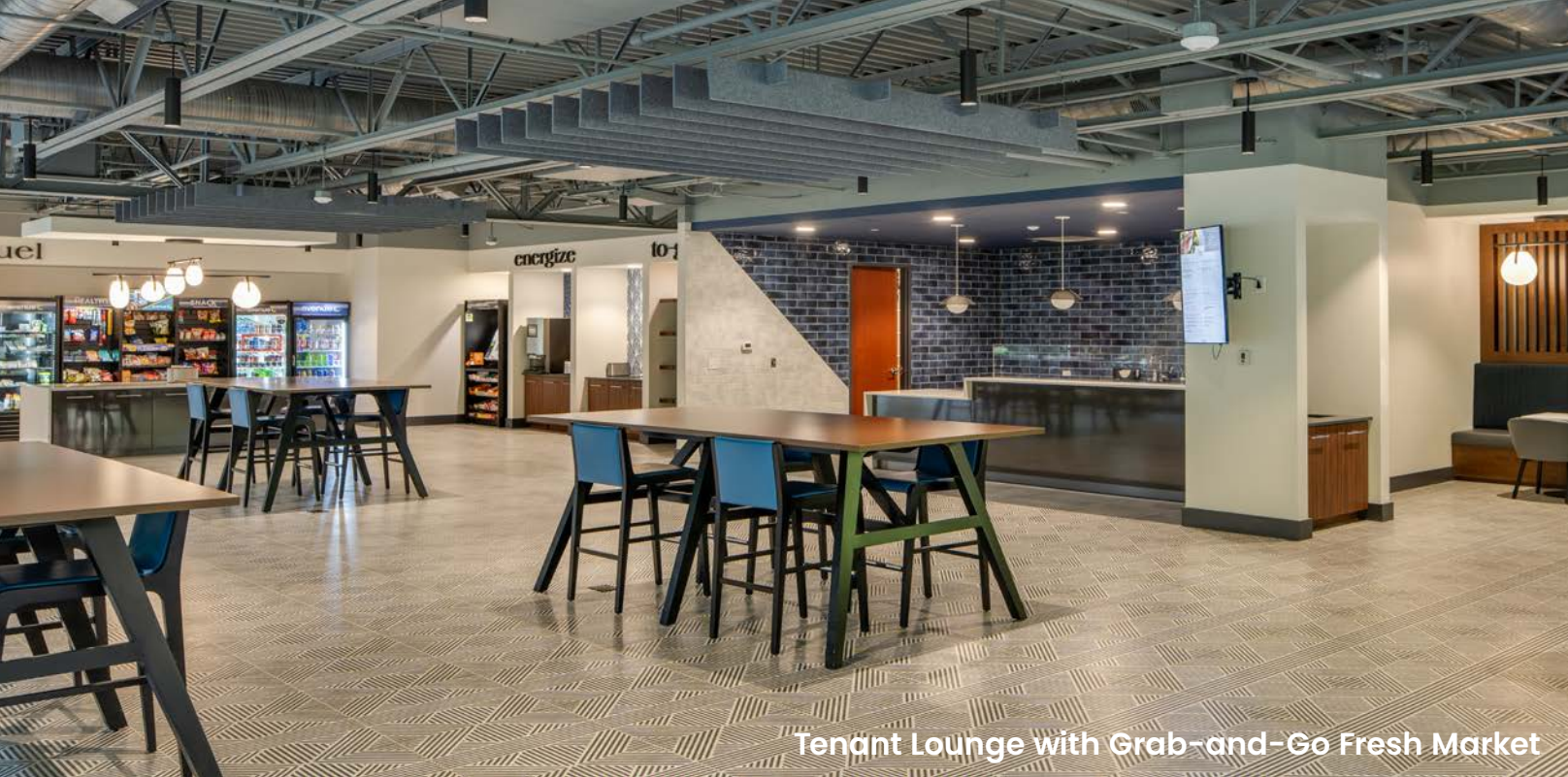
Expansive courtyard connectivity



Ample parking ratio of 4/1,000 SF



Walkable to many retail options



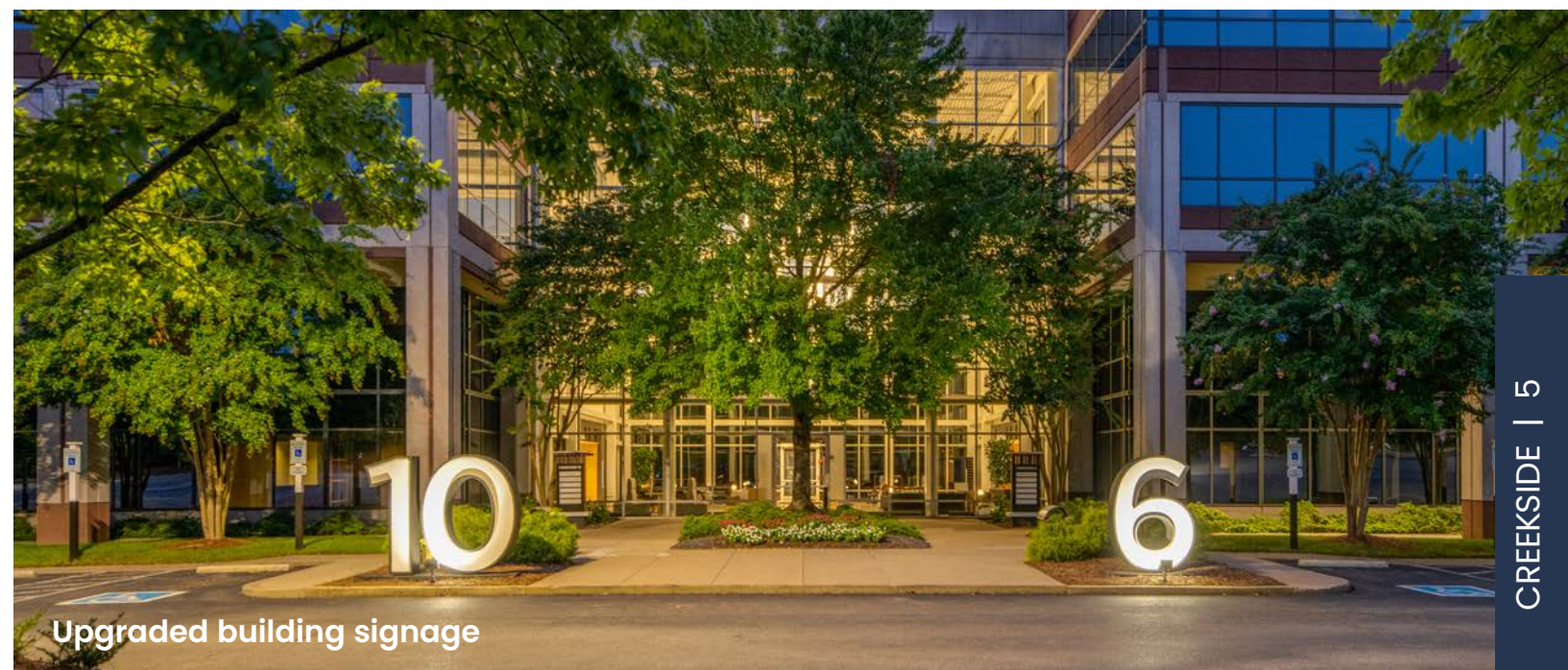
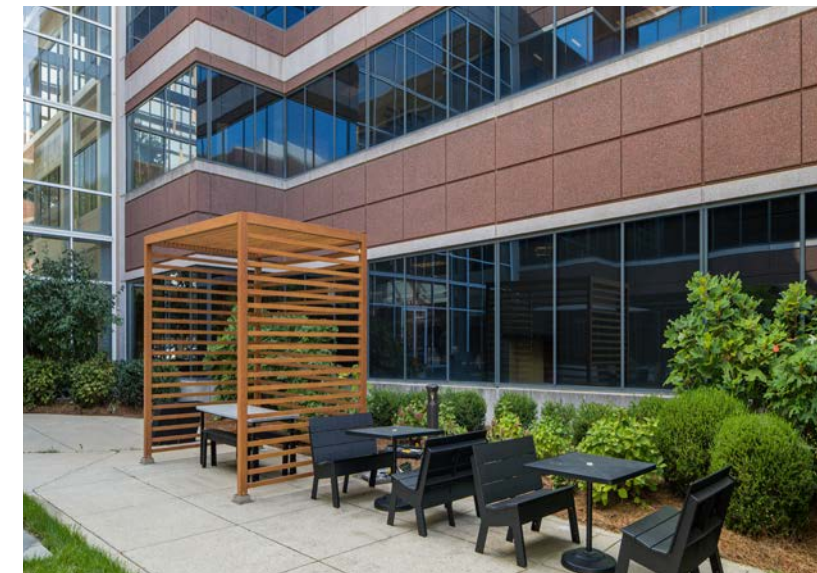
Tenant Lounge with Grab-and-Go Fresh Market



Renovated fitness center

AMENITIES

An all-inclusive hub that meets your every business need



Upgraded building signage

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

RETAIL AND SERVICES

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