



Brentwood Commons

UNIFIED. ENERGIZED. AMPLIFIED.



MAGNOLIA
INVESTMENT PARTNERS





PROPERTY OVERVIEW

Brentwood Commons offers 439,006 square feet of Class A office space across a beautifully manicured 15-acre, four-building campus. Strategically positioned at I-65 and Old Hickory Boulevard in Brentwood's premier office corridor, the property provides seamless access to upscale dining, retail, hotels, and professional services.

Elevated workplace amenities include a modern fitness center, professional conference facilities, a grab-and-go market, surface and structured garage parking, and dedicated maintenance support—creating a complete business environment where productivity and employee satisfaction flourish. Designed for today's forward-thinking companies.



15 ACRE LANDSCAPED
CAMPUS



WELL RESPECTED LOCAL
OWNERSHIP



FOUR BUILDING CAMPUS



DIVERSE TENANT MIX



EASY INTERSTATE ACCESS TO
I-440, I-24, & I-65



WALKABLE TO DINING AND
RETAIL



SUN-FILLED ATRIUM

AMENITIES



GRAB-AND-GO MARKET



STATE-OF-THE-ART GYM



SHARED COMMON AREAS



ACTIVATED OUTDOOR AREA

ABOUT THE CAMPUS

Brentwood Commons distinguishes itself with thoughtful offerings that enhance productivity and workplace satisfaction - weekly Fooda catering with rotating menus, recreational bocce ball courts, and premier on-site amenities.

Meticulously maintained landscaped grounds and dedicated tenant services provide a polished professional atmosphere that supports business excellence.



STRATEGICALLY LOCATED
BETWEEN NASHVILLE AND
FRANKLIN



GENEROUS SURFACE AND
STRUCTURED PARKING
OPTIONS



WELL MAINTAINED OFFICE
CAMPUS



ESTABLISHED CORPORATE
ENVIRONMENT



24/7 CONTROLLED ACCESS
FOR TENANTS



CONFERENCE ROOM

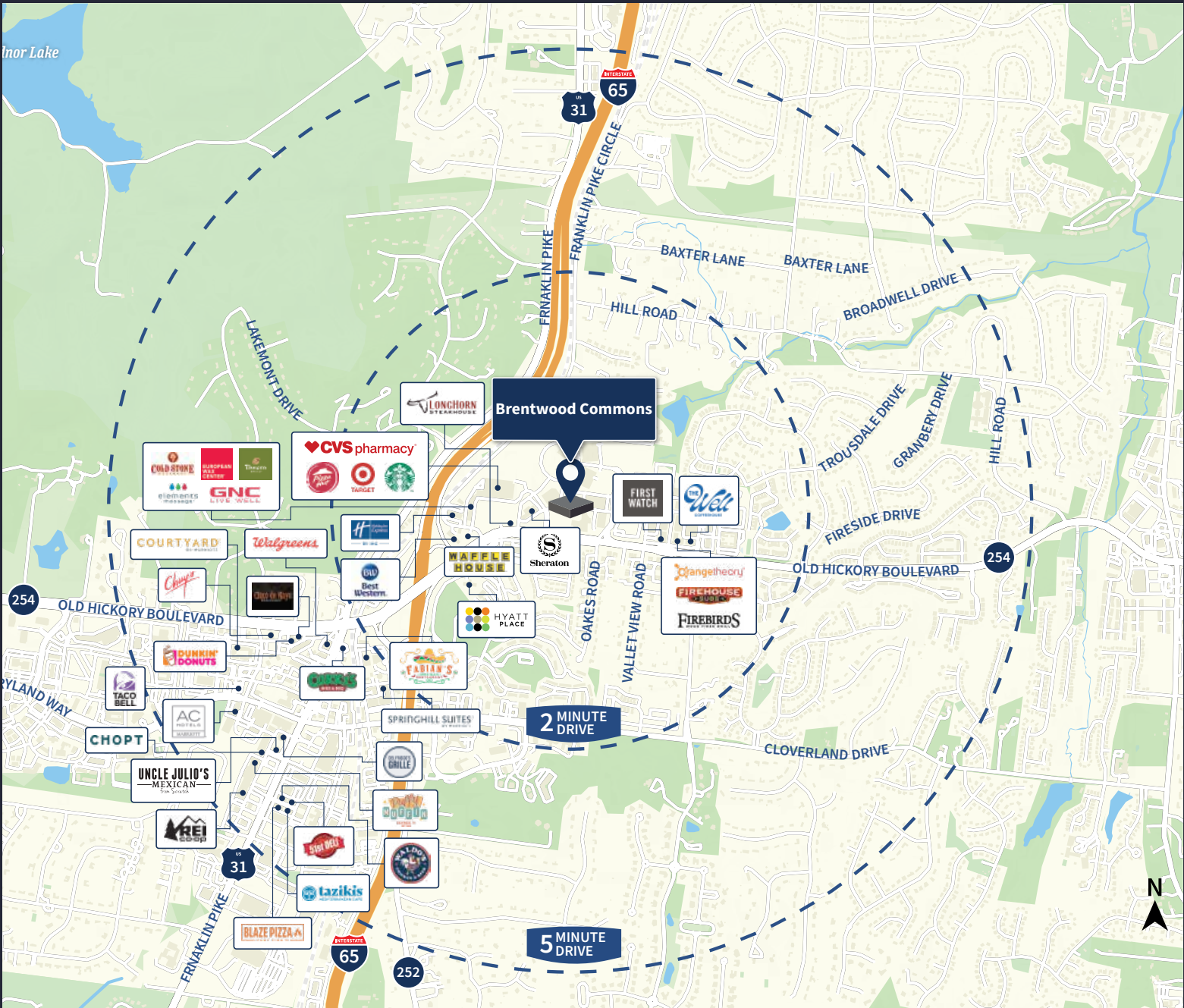


ONSITE BOCCIE BALL
COURT



WEEKLY FOODA
LUNCH OPTIONS

YOUR LOCATION



15 MIN

BNA INTERNATIONAL AIRPORT

10 MIN

DOWNTOWN NASHVILLE

10 MIN

COOL SPRINGS

GET TO KNOW THE AREA

Strategically located in the heart of the Brentwood corporate corridor between Franklin and Nashville, Brentwood Commons delivers unparalleled connectivity with ease of access to I-440, I-24, and I-65.

Surrounded by premier retail and dining, the campus provides the centralized location decision-makers need for a competitive advantage.



MOST DESIRABLE SUBURBAN MARKET



METROS PRIMARY PATH OF GROWTH AND AFFLUENCE



PREMIUM EXECUTIVE HOUSING SOLUTIONS



HIGH-INCOME AREA



HIGHLY EDUCATED WORKFORCE



NASHVILLE'S THIRD LARGEST BUSINESS DISTRICT



FOR MORE INFORMATION, PLEASE CONTACT:

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

Ashley Marshall
Executive Vice President
+1 615 928 5338
ashley.a.marshall@jll.com



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