

SALE OR LEASE

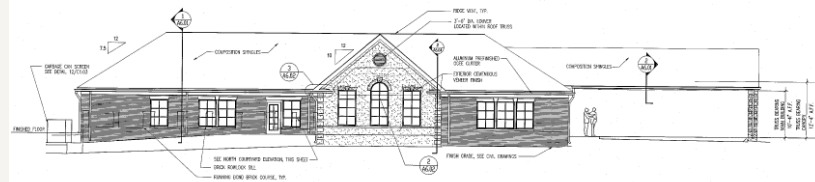
±9,876 SF Office Building
Opportunity to Lease or Purchase the Caldwell
Travel Building in Maryland Farms

5341 Virginia Way, Brentwood, TN 37027



HIGHLIGHTS

- ±9,876 SF
- Sales Price \$3,000,000
- Lease Rate - \$18 NNN
- 45 Parking spaces
- Zoned C1 - Permitted Uses include:
 - General Office
 - Banking, Financial, Insurance, Real Estate Brokerage Services
 - Offices of physicians, dentists, and other medically oriented practitioners
 - Service institutions such as day care facilities, retirement /assisted living facilities, churches, and funeral homes
 - Health and Fitness Club
- Building Plans Available upon request
- Prime Maryland Farms location



Matt Serck
Vice President
O: 615.345.7201
mserck@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37211

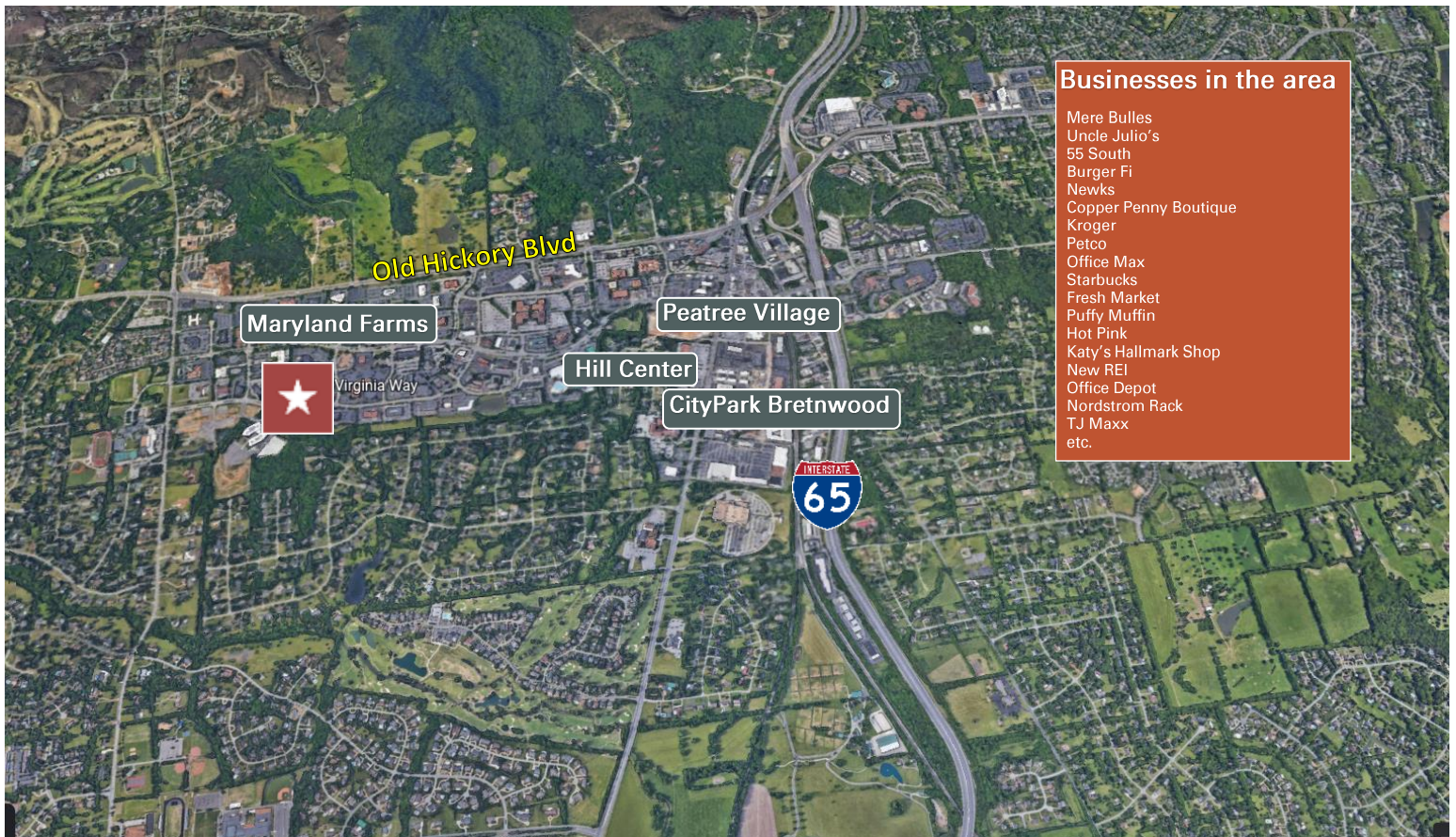
T: 615.256.3189 / F: 615.254.4026

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Office Space

5341 Virginia Way
Brentwood, TN 37027
Williamson County

CHARLES
HAWKINS CO.

PHOTOS / AERIAL



Businesses in the area

- Mere Bulles
- Uncle Julio's
- 55 South
- Burger Fi
- Newks
- Copper Penny Boutique
- Kroger
- Petco
- Office Max
- Starbucks
- Fresh Market
- Puffy Muffin
- Hot Pink
- Katy's Hallmark Shop
- New REI
- Office Depot
- Nordstrom Rack
- TJ Maxx
- etc.

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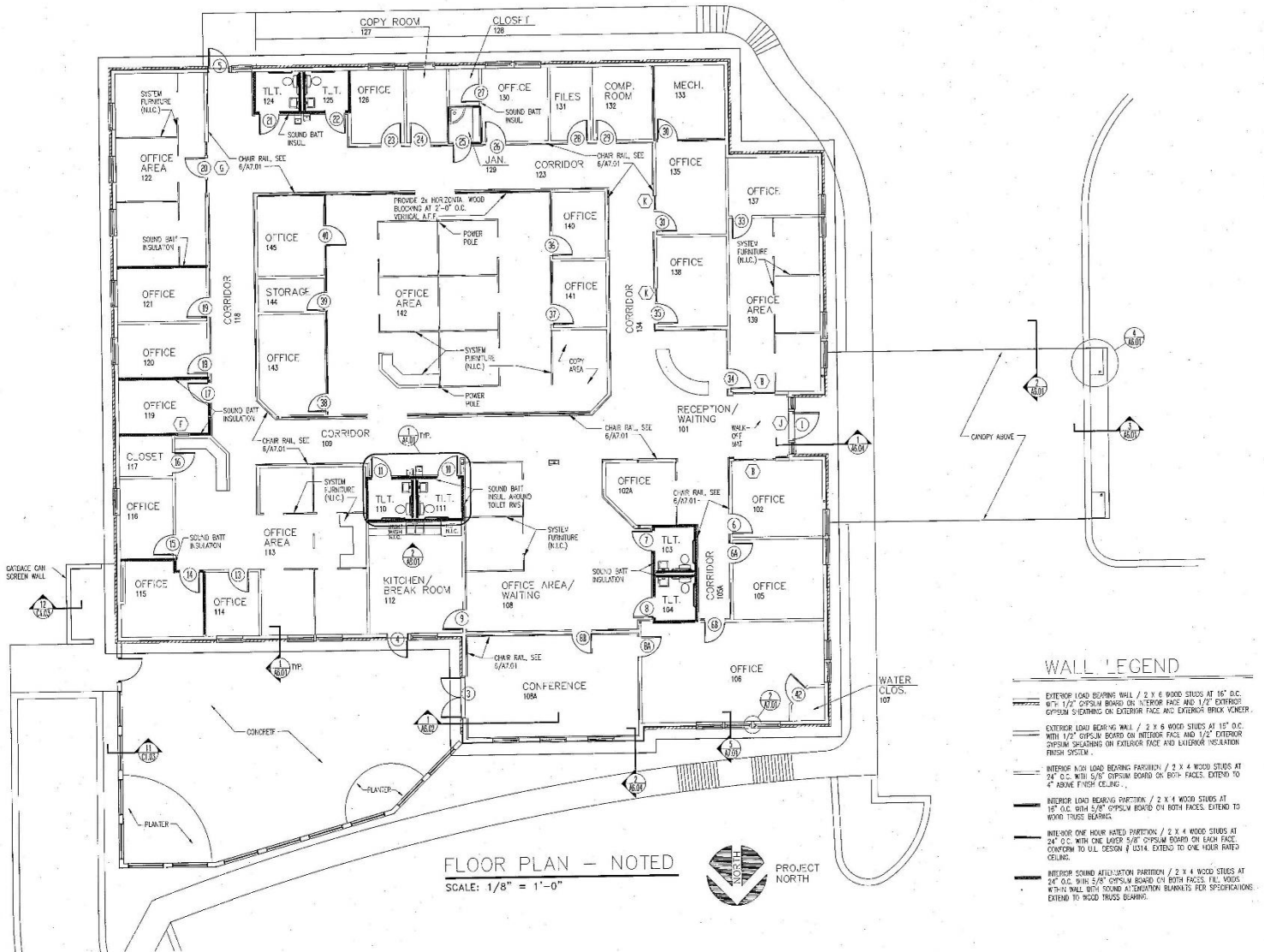
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FLOOR PLAN



FLOOR PLAN - NOTED
 SCALE: 1/8" = 1'-0"

- WALL LEGEND**
- EXTERIOR LOAD BEARING WALL / 2 X 6 WOOD STUDS AT 16" O.C. 6" 1/2" EPS/UM BOARD ON EXTERIOR FACE AND 1/2" EXTERIOR EPS/UM BOARD ON EXTERIOR FACE AND EXTERIOR BRICK VENEER.
 - EXTERIOR LOAD BEARING WALL / 2 X 6 WOOD STUDS AT 16" O.C. WITH 1/2" EPS/UM BOARD ON INTERIOR FACE AND 1/2" EXTERIOR EPS/UM BOARD ON EXTERIOR FACE AND EXTERIOR INSULATION FINISH SYSTEM.
 - INTERIOR NON LOAD BEARING PARTITION / 2 X 4 WOOD STUDS AT 24" O.C. WITH 5/8" EPS/UM BOARD ON BOTH FACES. EXTEND TO 4" ABOVE FINISH CEILING.
 - INTERIOR LOAD BEARING PARTITION / 2 X 4 WOOD STUDS AT 16" O.C. WITH 5/8" EPS/UM BOARD ON BOTH FACES. EXTEND TO WOOD TRUSS BEARING.
 - INTERIOR ONE HOUR RATED PARTITION / 2 X 4 WOOD STUDS AT 24" O.C. WITH ONE LAYER 5/8" EPS/UM BOARD ON EACH FACE. CONFORM TO ALL DESIGN / 1014. EXTEND TO ONE HOUR RATED CEILING.
 - INTERIOR SOUND ATTENUATION PARTITION / 2 X 4 WOOD STUDS AT 24" O.C. WITH 5/8" EPS/UM BOARD ON BOTH FACES. 1" VOUGS WITH 1" WALL WITH SOUND ATTENUATION BLANKETS FOR SPECIFICATIONS. EXTEND TO WOOD TRUSS BEARING.

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