

# MALLORY PARK





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## HIGH DENSITY OFFICE PARK WITH AMPLE PARKING

Mallory Park is a 100+ acre mixed-use business park on the north side of Cool Springs and within the city limits of Brentwood. The park borders I-65 to the east and Cool Springs retail development to the south with residential on the west and north side, buffered by a 23.7 acre recreational park with walking trails. Mallory Park is Brentwood's largest master planned business community with a C-3 commercial

service zoning. It is located approximately one mile from Cool Springs Mall and less than a mile from the I-65 and Mallory Lane interchange. Development within Mallory Park is governed by protective covenants including design standards restricting architectural, site and landscape design.



**SOUTHEAST VENTURE**  
REAL ESTATE • DESIGN • DEVELOPMENT



# MALLORY PARK | PHASE I & PHASE II

151,326 SF TOTAL





# MALLORY PARK | PHASE I

100% LEASED to Quorum Health Resources

88,000 SF Building

Parking 6:1000 SF





# MALLORY PARK | PHASE II

Great for Headquarters or Back Office

Building C - 34,561 SF Leased to Verus Healthcare

**Building D - 28,765 SF AVAILABLE**

Parking 5.8:1000 SF





# MALLORY PARK | PHASE III OPPORTUNITY



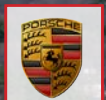
PHASE I  
QUORUM HEALTH

PHASE II  
Building C  
VERUS HEALTHCARE

PHASE II  
Building D  
28,765 SF  
Available

FLAGPOLE  
PARK

INTERSTATE  
65



MASERATI

SouthLand

synergy  
really network

CLC  
CONSTRUCTION LABOR CONTRACTORS

DXE  
Medical, Inc.

PHASE III  
Build to Suit  
±80,000 SF



# MALLORY PARK | PHASE III OPPORTUNITY

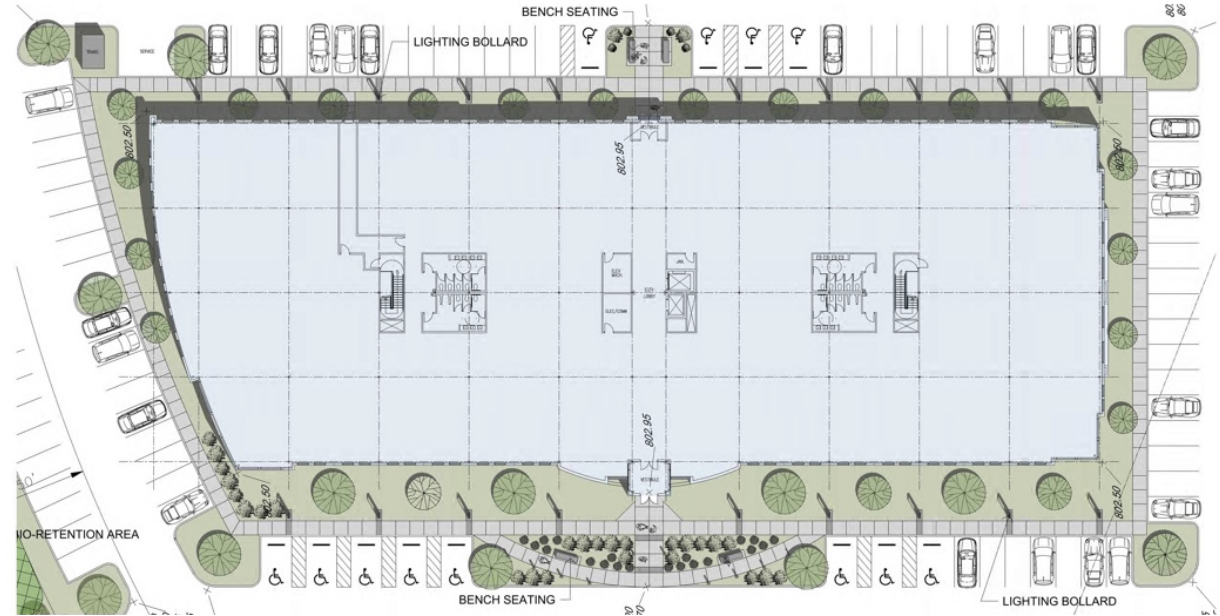
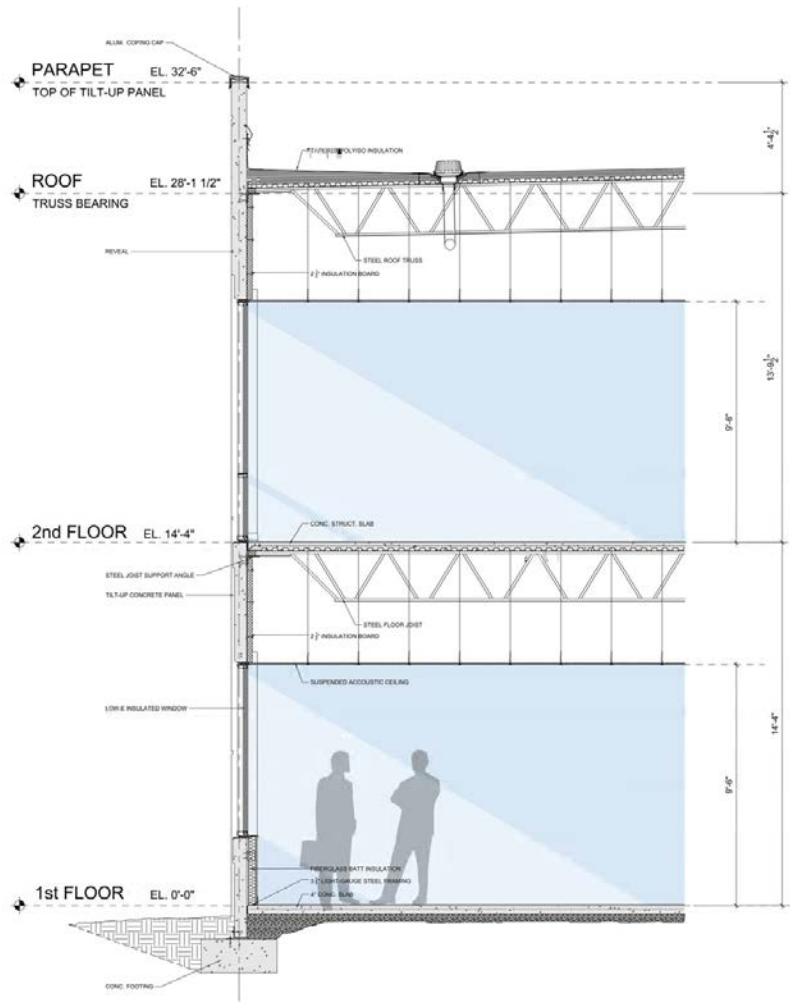
±80,000 SF Building

Parking 7:1000 SF



**SOUTHEAST VENTURE**  
REAL ESTATE • DESIGN • DEVELOPMENT

# MALLORY PARK | PHASE III OPPORTUNITY



The Phase III site is 7.85 acres on the southern end of the Mallory Park Business Center in Brentwood, TN. This site serves as the gateway into the development. The building presented is a two-story 80,000 square foot building accommodating 7 parking spaces per 1,000 square feet on a 5% grade.

This site can accommodate a number of opportunities similar in size and construction to our Phase I and II projects. The site is ideal for a single tenant user with special office needs in a back office setting.

Power to the site is provided by Middle Tennessee Electric Membership Corporation (MTEMC). Mallory Park has a Class 3 Power Feed Classification. A Class 3 dual feed uses two discrete substations to provide power.

There are several fiber providers available at this site.

We anticipate the design and permitting on this building type to take approximately 4 months and a tenant should be able to take delivery of a building within 12 months after receiving a construction permit.