

## FOR SALE

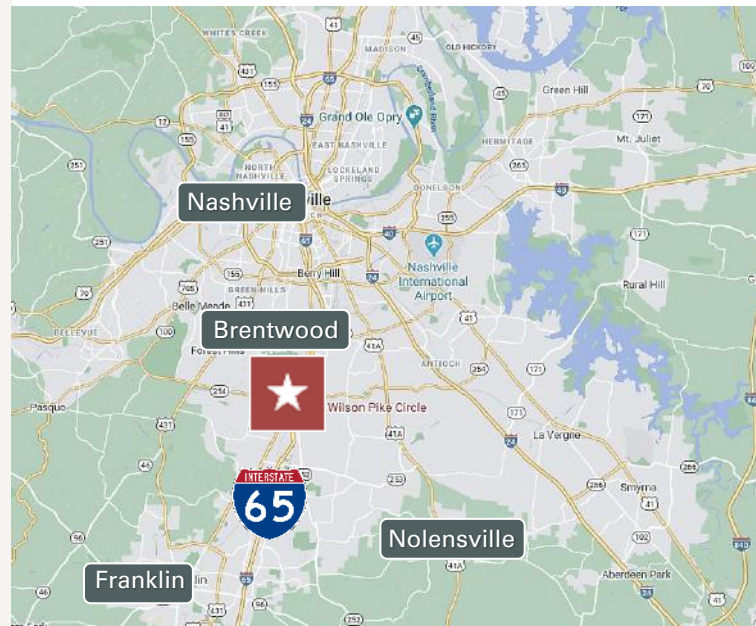
±5,600 SF Fully Renovated Office Building  
Rare Opportunity to Purchase a Commercial  
Building with I-65 Visibility in Brentwood, TN

416 Wilson Pike Circle, Brentwood, TN 37027



### HIGHLIGHTS

- ±5,600 SF Office Building
- Sale Price: \$3,750,000
- 2020 Taxes: \$8,011.00
- LED building and landscape lighting
- ±0.61 Acre lot
- HVAC
  - Installed new Trane & Mitsubishi equipment in late 2015
  - Maintained with service maintenance agreements
  - Remo halo in-line air purification systems installed in 2020 by Lee Co.
- Monitored security system
- Offers visibility from I-65 and immediate interstate access
- Traffic Counts:
  - 161,054 AADT on I-65
  - 4,819 AADT on Wilson Pike Circle
- Strategic location in the emerging amenity rich Brentwood market



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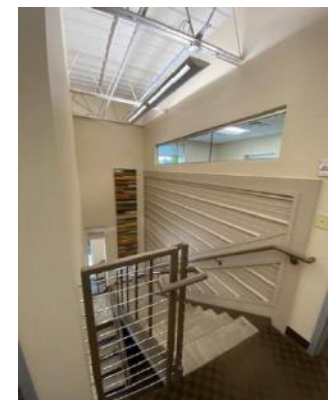
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Exclusively listed by:  
Charles Hawkins Co.  
760 Melrose Avenue  
Nashville, TN 37211  
T: 615.256.3189 / F: 615.254.4026

For Sale  
±5,600 SF Available  
Office Building

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Brentwood, TN 37027  
Williamson County

CHARLES  
HAWKINS CO.



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## FULLY RENOVATED

Fully renovated interior and exterior completed by IKON Construction, Inc., including but not limited to:

### Building:

- Tubelite storefront & curtain wall systems w/Solarban Clear 60 Low "E" glazing
- Increased the building height (8') for improved I-65 visibility and signage visibility
- New roof, gutters, and heavy gauge downspouts
- New out-building(s), enclosed storage and covered porch

### Exterior:

- LED building and landscape lighting
- Landscaping, irrigation systems, rain garden with drainage
- Cedar privacy/security fencing
- Parking lot sealed and striped/2020
- Flagpole with stone walkway

### Interior:

- Mechanical – Trane equipment, air distribution and monitored App thermostats
- Electrical – New service and panels installed first & second floors
- LED lighting w/motion activated sensors
- Interior butt-joint glazing systems w/ Herculite doors
- Custom built-in Black walnut casework, shelving & features
- Granite and marble tops
- Icynene spray foam insulation in attic and walls
- Private IT/server room
- Custom soundproofed video tech room with 60" monitor
- Locked concrete fire-vault room
- Draper shades and perforated window blinds/typical
- Interior and perimeter walls fully insulated / typical
- 3/8" interior window glass openings/typical
- Factory finished doors w/aluminum frames and window kits/typical
- Bravura door hardware
- Touch-pad private code office door locks
- CEO office with private restroom and Mitsubishi mini-split AC unit

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# STRATEGIC LOCATION

WILLIAMSON CO. HOME TO SOME OF THE  
 LARGEST PUBLICLY TRADED COMPANIES



161,054 Vehicles per day on I-65



Avg. HH Income \$106,448  
 within 10 miles

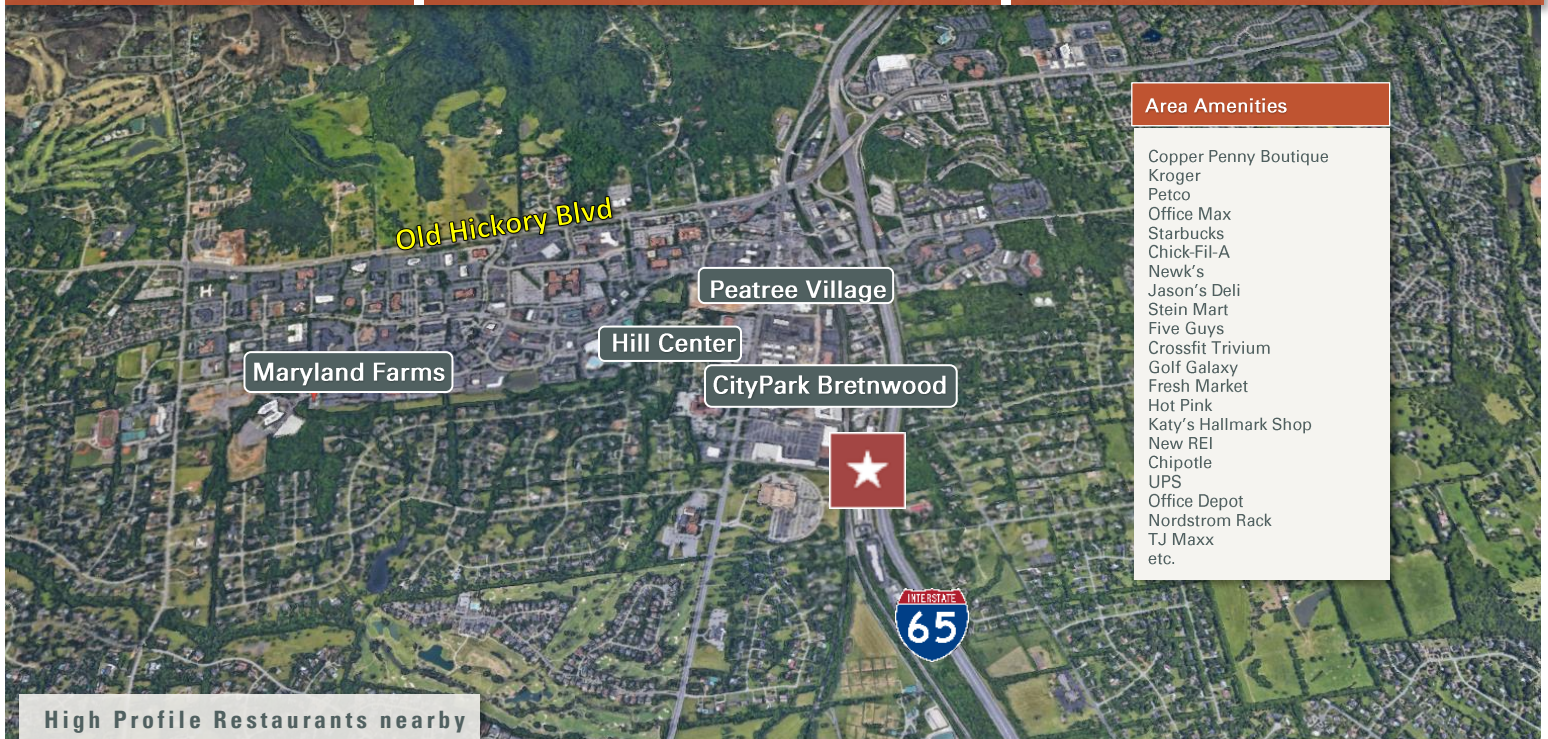


10.2 Miles to Nashville  
 9 Miles to Franklin

## Numerous Restaurants

## High-Retail Shopping

## Fitness/Health Amenities



- Area Amenities**
- Copper Penny Boutique
  - Kroger
  - Petco
  - Office Max
  - Starbucks
  - Chick-Fil-A
  - Newk's
  - Jason's Deli
  - Stein Mart
  - Five Guys
  - Crossfit Trivium
  - Golf Galaxy
  - Fresh Market
  - Hot Pink
  - Katy's Hallmark Shop
  - New REI
  - Chipotle
  - UPS
  - Office Depot
  - Nordstrom Rack
  - TJ Maxx
  - etc.

## High Profile Restaurants nearby



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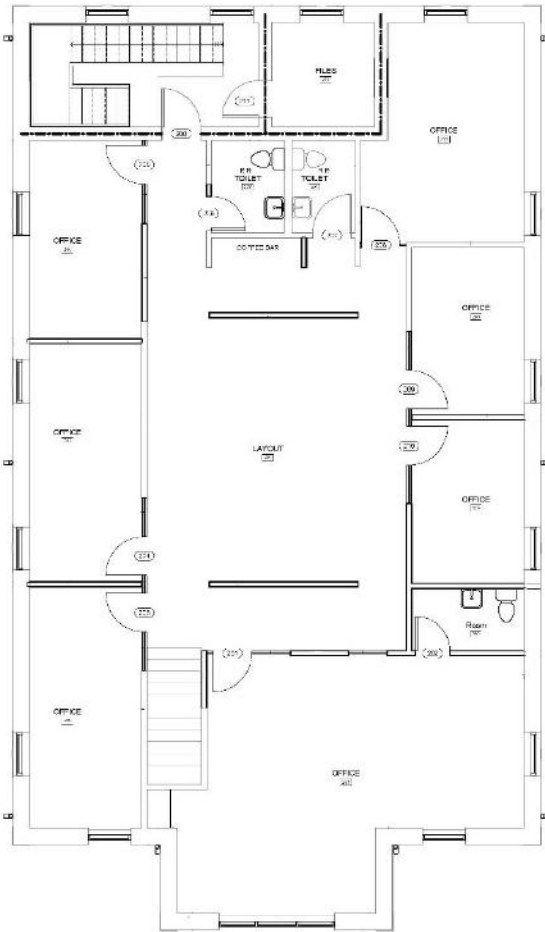
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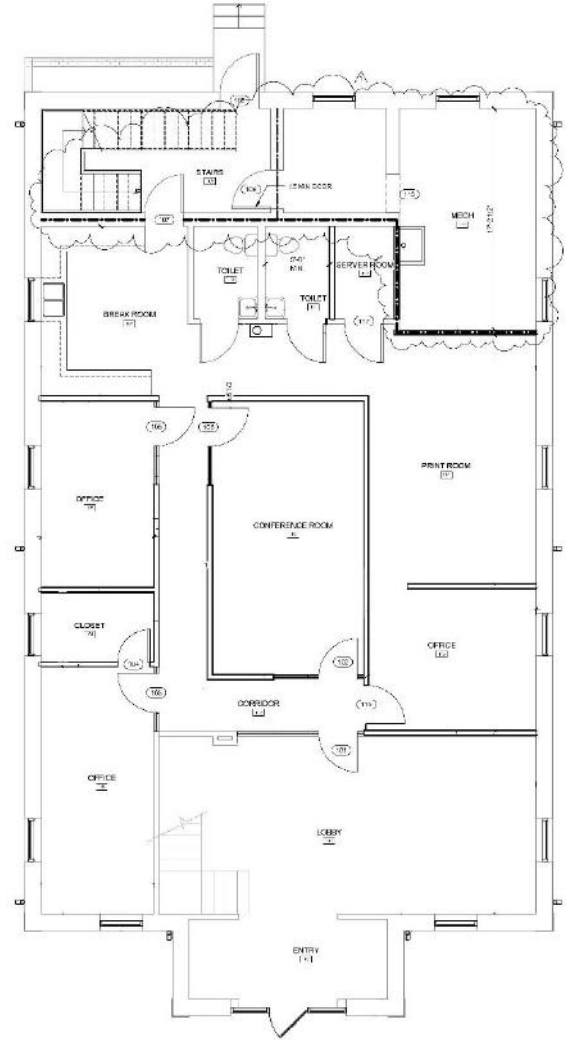
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## FLOOR PLANS



LEVEL 2  
1/8" = 1'-0"



LEVEL 1  
1/8" = 1'-0"

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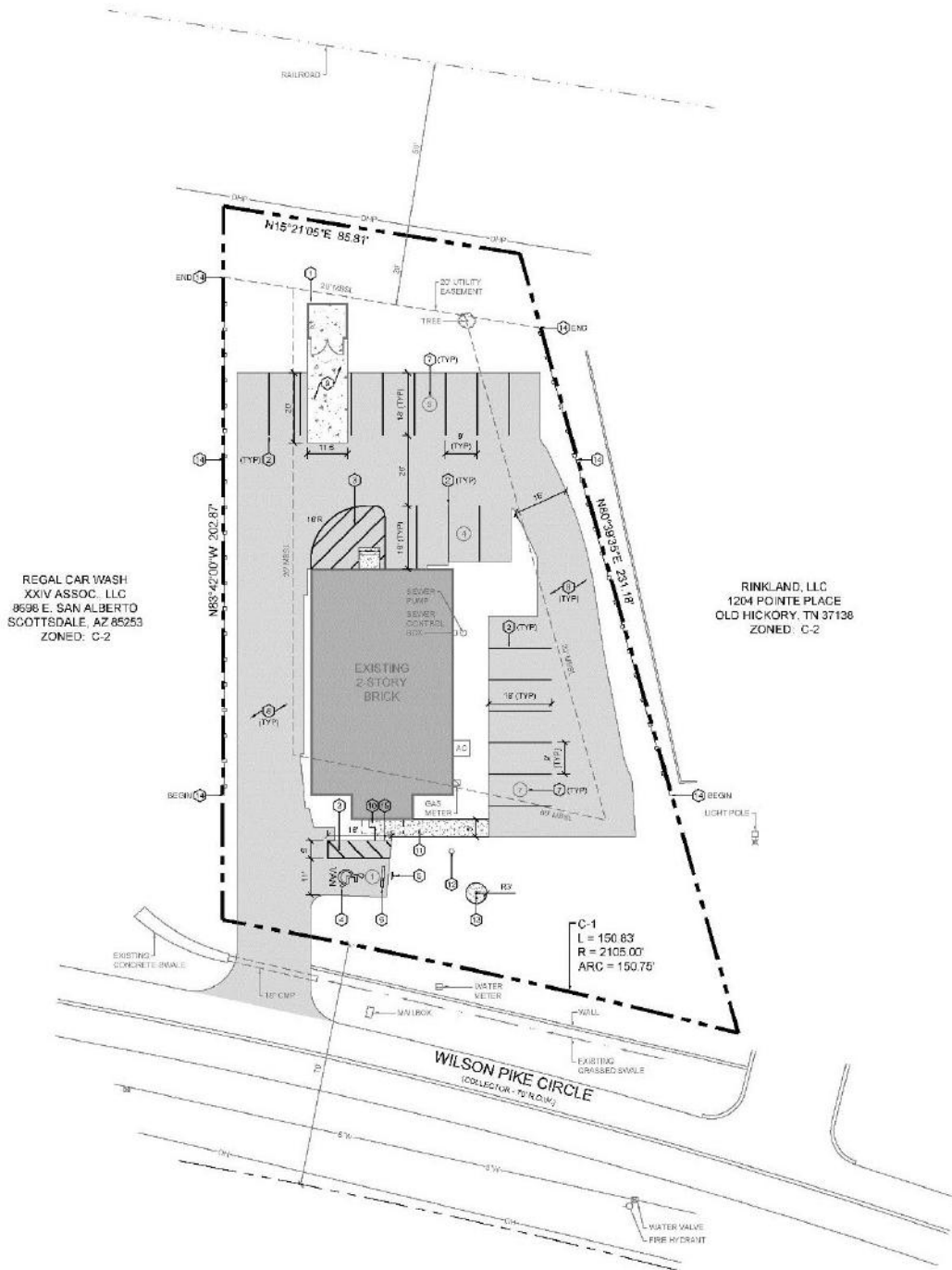
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**SITE PLAN**



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