



Waterstone III Office Building

1524 Williams Drive - Murfreesboro, TN

CLASS A OFFICE SPACE FOR LEASE



AMENITIES

- Office Space for Lease at \$27 PSF NNN w/ \$45-\$50 PSF Build-out allowance
- Suites Available from approx. 2,500 SF to 5,600 SF
- Near St Thomas Rutherford Hospital & Murfreesboro Medical Clinic
- In Murfreesboro's Prestigious Gateway District & Close to I-24 Exit 76
- Existing Tenants include Ascend Federal Credit Union & Fresenius Kidney Care

THE PARKS GROUP
COMMERCIAL REAL ESTATE



John Harney 615.542.0715

AFFILIATE BROKER

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**Investment
Partners, LLC**

**Bobby Kirby
(931) 607-8770**

Investmentpartnersllc.com











TrustPoint
HOSPITAL

MMC
MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

SITE

Saint Thomas Health | **ASCENSION**

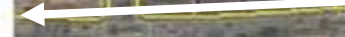
FOUNTAINS
AT GATEWAY

Saint Thomas Rutherford Hospital

THE AVENUE
MURFREESBORO

Walgreens

Red Robin
GOURMET BURGERS AND BEERS





Stones River National Battlefield Park

New Vision Church

Coming Vanderbilt Pediatric Center

M-Tek Corp Office

Bark Park



Gateway Park, Lake & Greenway



Watersone 1

SITE

First National Bank

Tenn. Pediatrics

Waterstone 2 Medical

LC Community Apartments

Consumer Ins.



Red Realty/Walk in Clinic



Thompson Lane



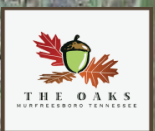
Franklin Synergy Bank

Stonegate Corporate Center

Medical Center Pkwy



Gateway Medical Centers



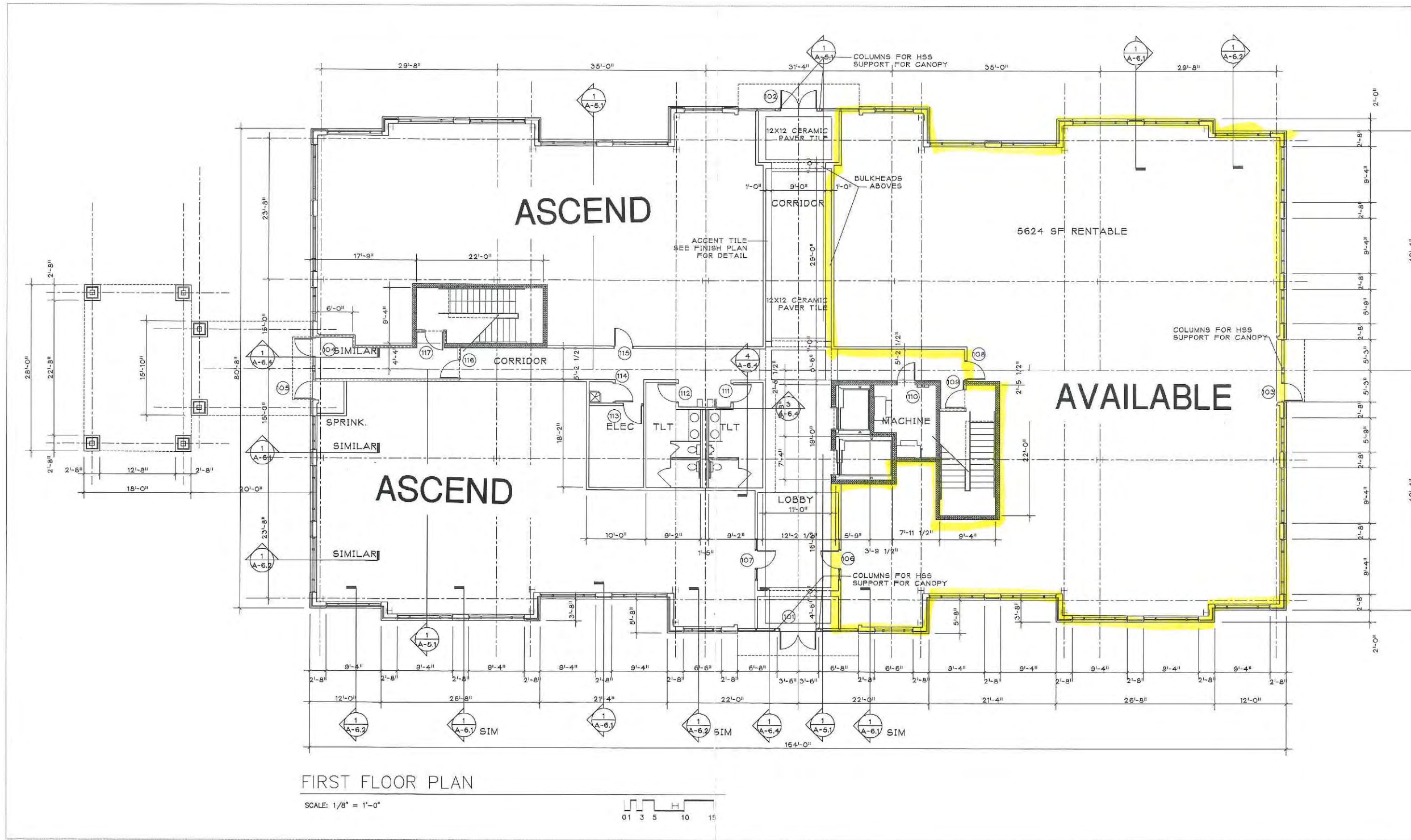
Downtown

Old Fort Golf Course

Fortress Rosecrans





rd County Agri Center

2mi




OFFICE BUILDING
 LOT 7 - WATERSTONE OFFICE PARK
 WILLIAMS DRIVE
 MURFREESBORO, TENNESSEE

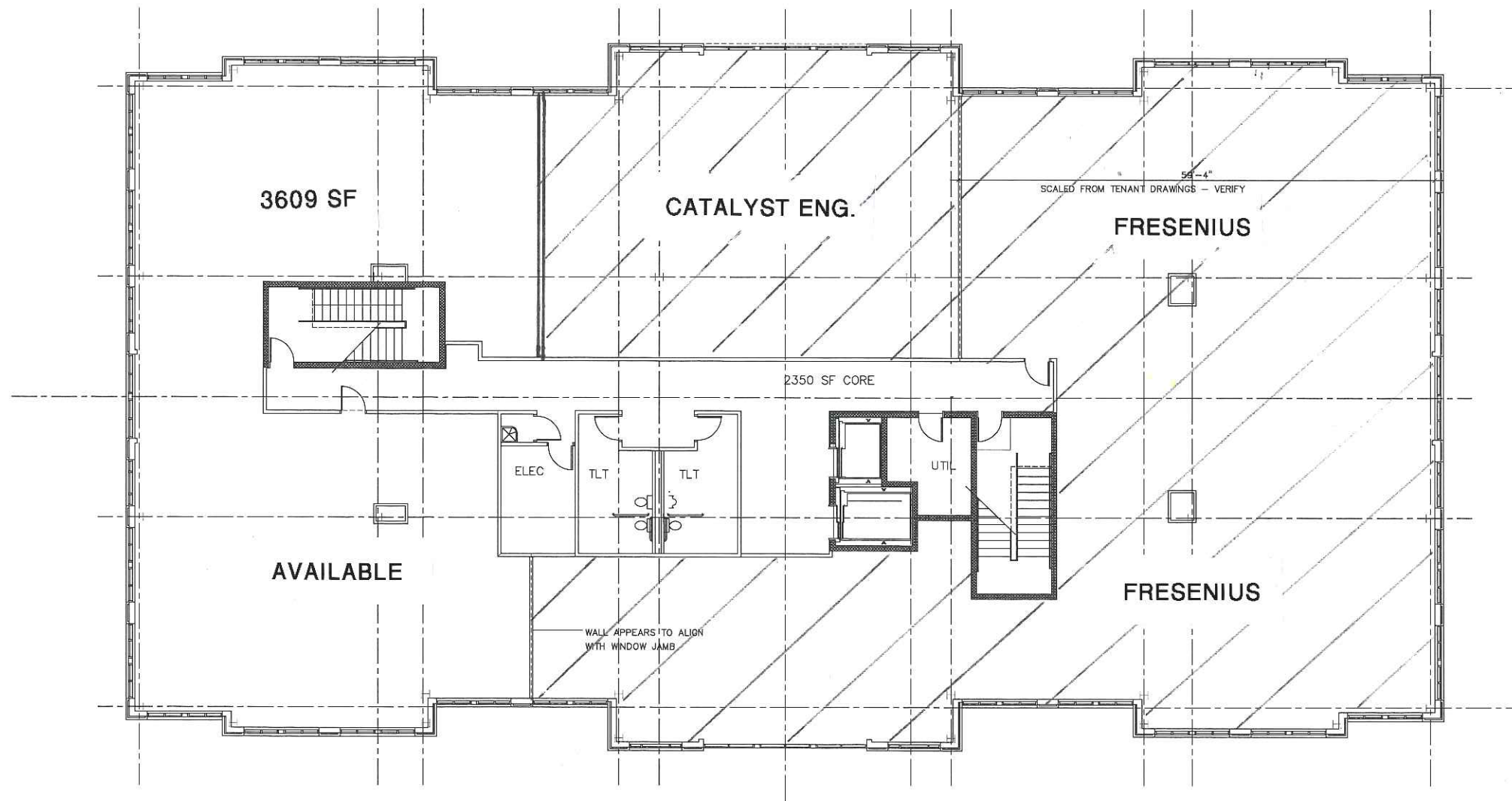
W. Michael Stewart, Architecture
 1318 Tomahawk Trace ■ Murfreesboro, TN 37129
 ■ Phone 615.895.4967

-  3 5/8" STEEL STUDS W/ SOUND BATT INSULATION AND 1/2" GYP. BRD. EACH SIDE. EXTEND STUDS TO DECK ABOVE AND EXTEND OUTER LAYER OF GYP. BRD. TO DECK ABOVE
-  CONCRETE MASONRY PARTITION 1 HOUR RATED - SEE ASSEMBLY U905
-  3 5/8" STEEL STUDS W/ 5/8" TYPE "X" GYP. BRD. EACH SIDE 1 HOUR RATED - EXTEND TO SEAL AT DECK ABOVE - SEE UL ASSEMBLY U465
-  CONCRETE MASONRY PARTITION W/ GYP. BRD. AND FURRING ONE SIDE

FIRST FLOOR PLAN

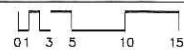


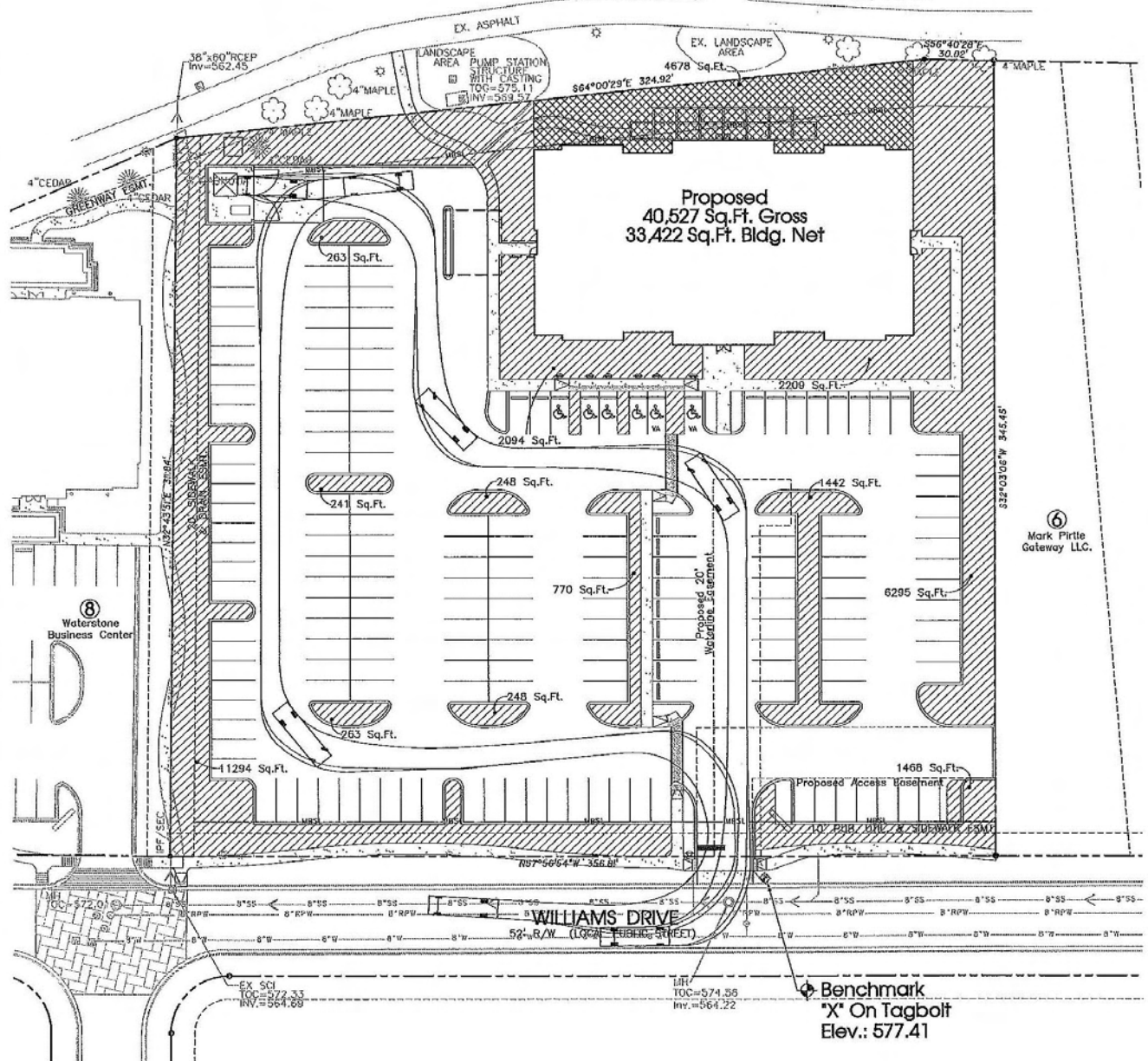
JUNE 26, 2016
 JANUARY 5, 2010
 SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"





6
Mark Pirte
Gateway LLC.

8
Waterstone
Business Center

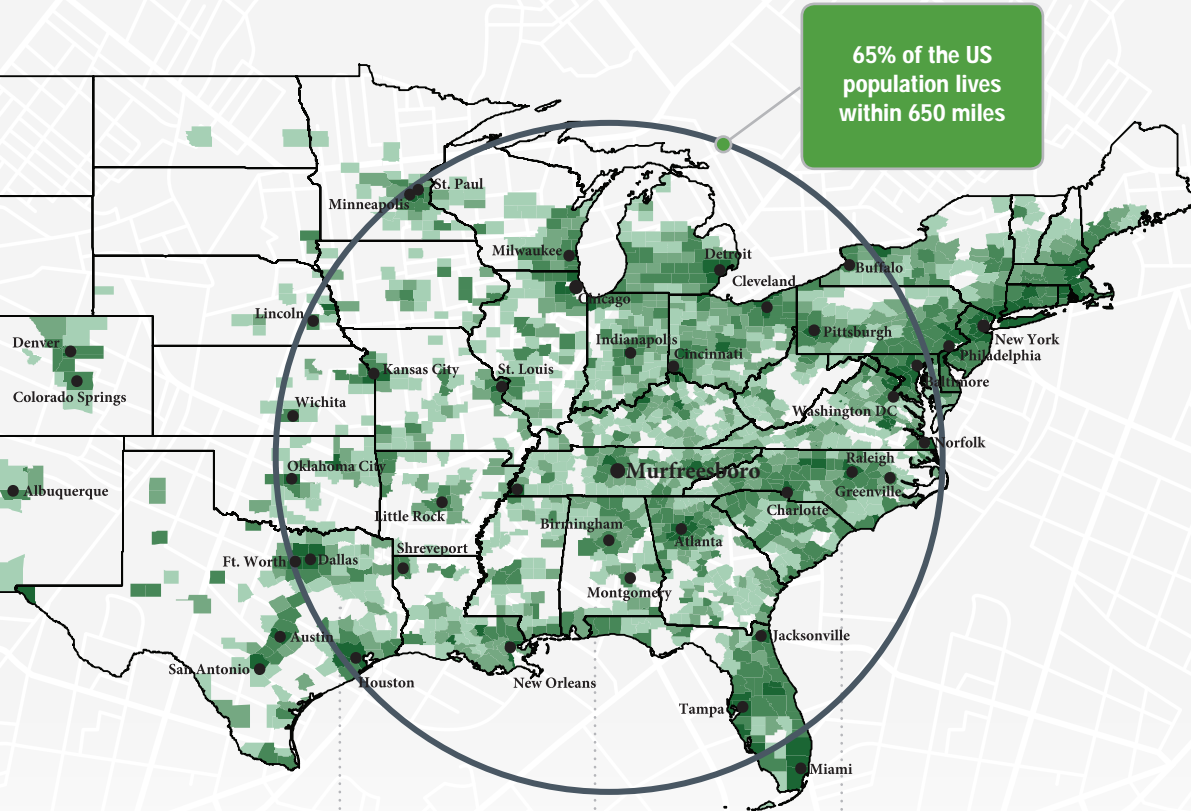
WILLIAMS DRIVE
52'-0" R/W (LOCAL TRUNK STREET)

Benchmark
"X" On Tagbolt
Elev.: 577.41

Rutherford County, TN Community Snapshot

rutherford
works

It's All Here!
Location. Demographics. Workforce. Education. Quality of Life.



90.9

Cost of living index
vs. National Average
of 100

Source: 3rd Quarter 2018
ACCRA Cost of Living Index

8th

Fastest Growing
Midsize City in the US
with 23 new residents
per day

Source: WalletHub 2018

6th

Best Real Estate
Market in the Nation

Source: WalletHub 2018

#1

Largest suburb in the
Nashville MSA

NISSAN

8,500
Employees

INGRAM

1,807
Employees

State Farm™ amazon.com

1,650
Employees

1,621
Employees

Saint Thomas Health

1,285
Employees

asurion

1,250
Employees

verizon✓

1,068
Employees

General Mills
Making Food
People Love

1,028
Employees

ADIENT

1,000
Employees

BRIDGESTONE

975
Employees

rutherford
works

Quick Facts



Rutherford County

2019 Population: 330,409
 2024 Projection: 359,045
 2010 Census: 262,604
 Households: 121,021
 Avg. HH Income: \$82,882.00
 Med. HH Income: \$65,798.00

City of Murfreesboro

2019 Population: 142,056
 2024 Projection: 153,707
 2010 Census: 108,755
 Households: 54,190
 Avg. HH Income: \$81,115.00
 Med. HH Income: \$61,705.12

Town of Smyrna

2019 Population: 51,519
 2024 Projection: 56,223
 2010 Census: 39,974
 Households: 19,297
 Avg. HH Income: \$76,969.00
 Med. HH Income: \$62,608.00

City of La Vergne

2019 Population: 39,404
 2024 Projection: 42,933
 2010 Census: 32,588
 Households: 13,007
 Avg. HH Income: \$75,305.00
 Med. HH Income: \$63,378.57

City of Eagleville

2019 Population: 744
 2024 Projection: 811
 2010 Census: 604
 Households: 288
 Avg. HH Income: \$75,675.00
 Med. HH Income: \$57,618.53

Sources:

2019 Claritas Estimate
 2010 Census Data
 TN.Gov (LAUS)

Top Rated Schools

- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- 15 CTE Career Clusters
 - STEM
 - IT
 - Business
 - Advanced Manufacturing
- 24,813: Enrollment Between MTSU, Motlow State Community College, and TN College of Applied Technology



Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



9.1% Lower Cost of Living than US Average

2018 Average Home Sale: \$276,000 (\$131/sq ft)



Healthcare Hub

2 Full-Service Hospitals

Vanderbilt Children's Hospital

Pediatric ER

Proximity to Nashville

- 3 Professional Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 Jobs at New HQ
 \$10.3 Million Investment



CardinalHealth
 95 New Jobs
 \$21.3 Million Investment



50 New Office Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,363,300	1,084,040	183,730
Unemployment Rate	3.1%	2.4%	2.4%
Available Labor Pool	102,700	26,140	4,380