



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
- 1,800 SF Suite Available on 2nd Floor
- 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

johnh@parks-group.com

TN LIC# 221569

1535 W. Northfield Blvd., Suite 7
Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



Bobby Kirby
(931) 607-8770

Investmentpartnersllc.com











 **TrustPoint**
HOSPITAL


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

Medical Center Pkwy

Medical Center Pkwy
Armhart Dr
Gateway Blvd

Searcy St

Tune Ave
Warren St



Stones River National
Battlefield Park

New Vision Church

Coming
Vanderbilt
Pediatric Center

M-Tek Corp
Office

 **TrustPoint**
HOSPITAL


MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

Gateway Park,
Lake & Greenway

Bark Park

Watersone 1

First National
Bank

Tenn
Pediatrics

Consumer Ins.

Waterstone 2
Medical

LC Community
Apartments

 Saint Thomas
Health

 **ASCENSION**

Red Realty/
Walk in
Clinic


FOUNTAINS
AT GATEWAY

Thompson Lane


**THE GATEWAY
VILLAGE**

Franklin Synergy
Bank
Stonegate Corporate
Center

Medical Center Pkwy

Gateway Medical
Centers


THE OAKS
MURFREESBORO, TENNESSEE

 **THE AVENUE**
MURFREESBORO

Downtown

Old Fort Golf Course

Fortress Rosecrans

rd County Agri Center

Demographic Summary Report

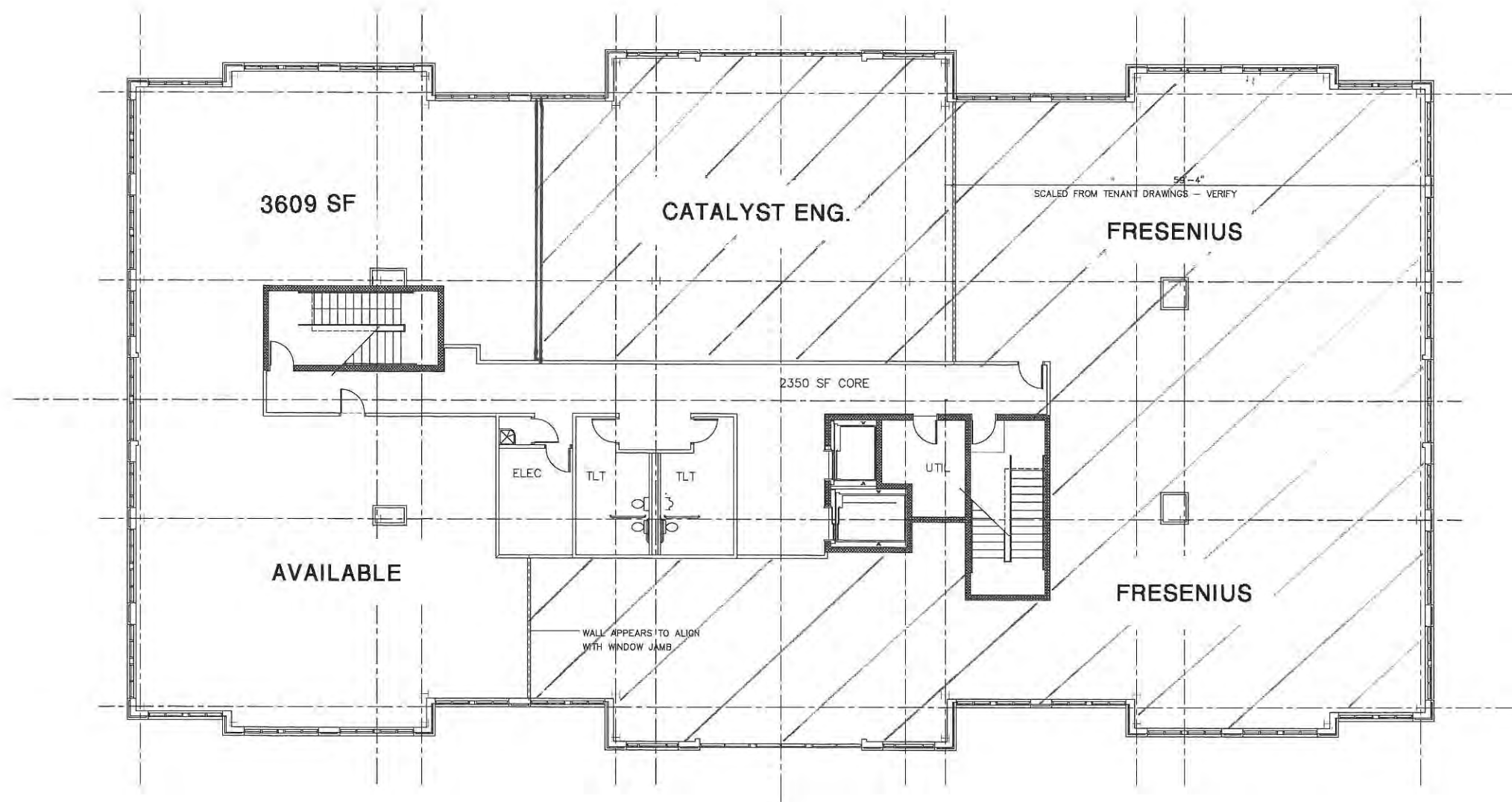
1524 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **41,358 SF**
 Typical Floor: **13,786 SF**

Total Available: **9,233 SF**
 % Leased: **77.68%**
 Rent/SF/Yr: **\$27.00**

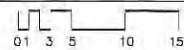


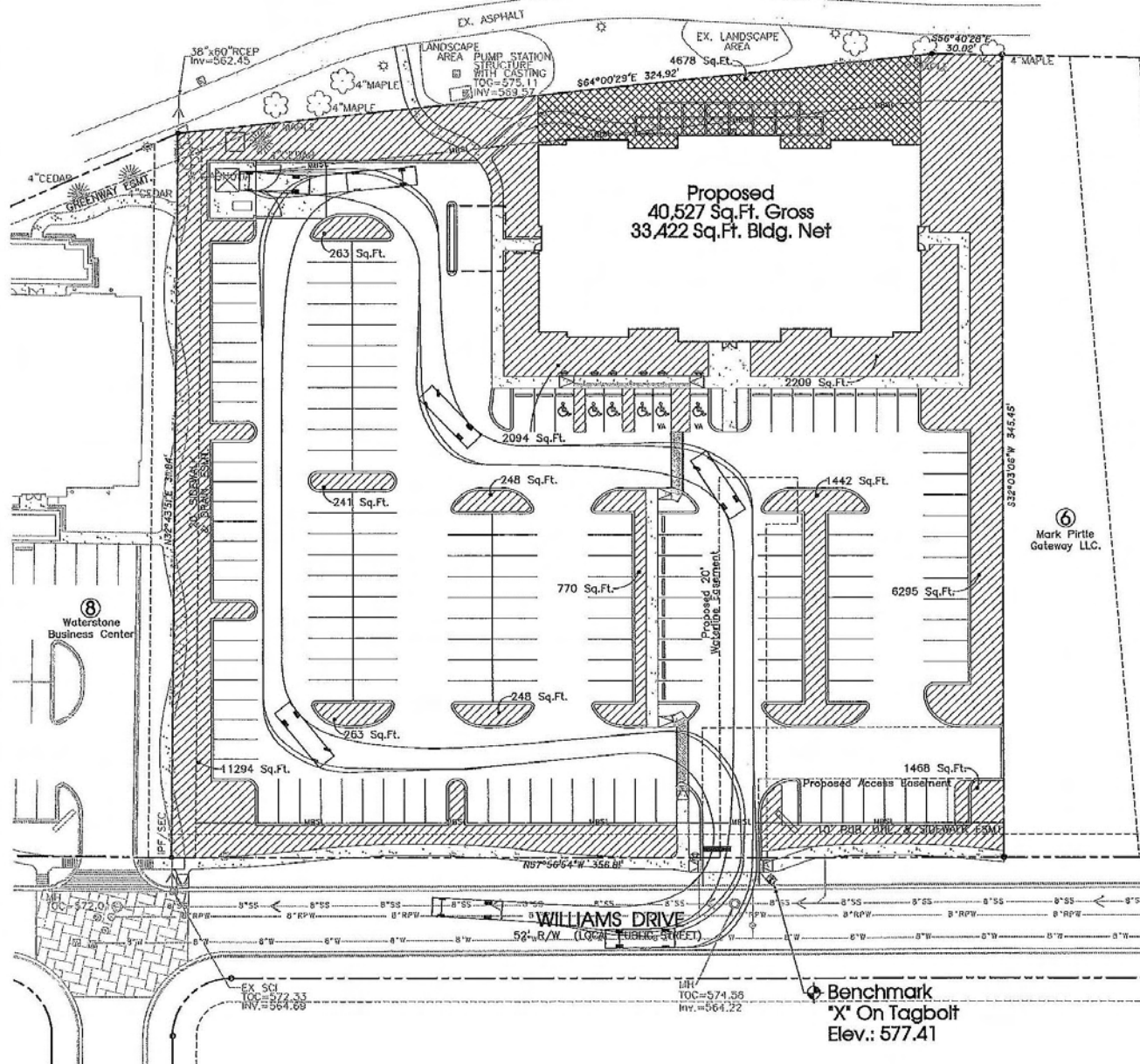
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	3,427		66,542		172,419	
2020 Estimate	2,999		59,400		153,186	
2010 Census	1,939		47,198		115,738	
Growth 2020 - 2025	14.27%		12.02%		12.56%	
Growth 2010 - 2020	54.67%		25.85%		32.36%	
2020 Population by Hispanic Origin	184		4,481		11,569	
2020 Population	2,999		59,400		153,186	
White	2,457	81.93%	44,880	75.56%	115,017	75.08%
Black	357	11.90%	10,335	17.40%	27,107	17.70%
Am. Indian & Alaskan	9	0.30%	305	0.51%	766	0.50%
Asian	103	3.43%	2,077	3.50%	5,717	3.73%
Hawaiian & Pacific Island	0	0.00%	37	0.06%	166	0.11%
Other	74	2.47%	1,766	2.97%	4,414	2.88%
U.S. Armed Forces	0		54		264	
Households						
2025 Projection	1,328		26,476		65,103	
2020 Estimate	1,171		23,701		57,909	
2010 Census	819		19,207		44,204	
Growth 2020 - 2025	13.41%		11.71%		12.42%	
Growth 2010 - 2020	42.98%		23.40%		31.00%	
Owner Occupied	779	66.52%	12,777	53.91%	33,304	57.51%
Renter Occupied	392	33.48%	10,924	46.09%	24,605	42.49%
2020 Households by HH Income	1,171		23,704		57,909	
Income: <\$25,000	203	17.34%	3,960	16.71%	9,426	16.28%
Income: \$25,000 - \$50,000	286	24.42%	5,456	23.02%	13,722	23.70%
Income: \$50,000 - \$75,000	281	24.00%	5,539	23.37%	12,298	21.24%
Income: \$75,000 - \$100,000	167	14.26%	3,754	15.84%	8,850	15.28%
Income: \$100,000 - \$125,000	86	7.34%	2,088	8.81%	5,117	8.84%
Income: \$125,000 - \$150,000	55	4.70%	822	3.47%	2,621	4.53%
Income: \$150,000 - \$200,000	66	5.64%	1,349	5.69%	3,683	6.36%
Income: \$200,000+	27	2.31%	736	3.10%	2,192	3.79%
2020 Avg Household Income	\$71,383		\$73,684		\$76,853	
2020 Med Household Income	\$56,107		\$60,210		\$61,101	



SECOND FLOOR PLAN

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





⑥
Mark Pirtle
Gateway LLC.

⑧
Waterstone
Business Center

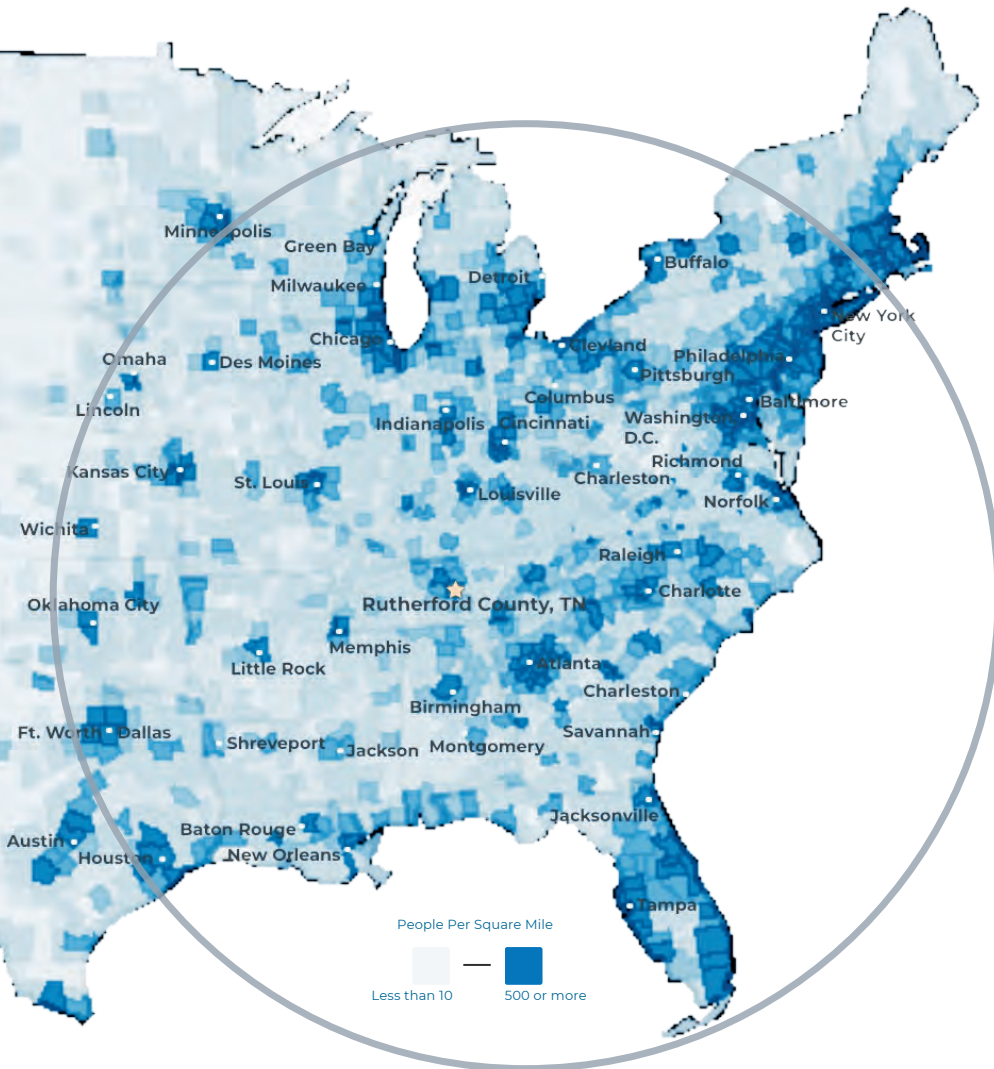
WILLIAMS DRIVE
52'-R/W (LOCAL TRUNK STREET)

Benchmark
"X" On Tagbolt
Elev.: 577.41



RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



#3 Boomtown in America
- SmartAsset 2022

#1 largest suburb
of Nashville, TN

#1 largest university in
Middle Tennessee
- Nashville Business Journal

#4 metro for economic
strength
- Policom 2022

4th best small city to buy
a home in the U.S.
- WalletHub 2021

8th fastest growing
midsize city in the U.S.
- Census 2020

50% Of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
interstates

1.6 million residents
within a 45 min
drive

12 million people
within a 2.5 hour
drive

#1 elementary, middle
and high schools in
Tennessee

30 minutes to Nashville
attractions

5 hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population

357,835

Median Home Price

\$402,162

3 Colleges

25,000 students

Median Age

33

Median HH Income

\$71,549

College Degrees

42% hold Associate or above

LABORFORCE DATA

Labor Force

Unemployment Rate

Labor Force Participation Rate

County

Tennessee

United States

195,178

3,337,977

164,462,618

2.6%

3.2%

3.7%

71.5%

58.8%

61.9%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, EMSI Data as of January 2023

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creating 230 jobs to manufacture commercial vehicles within Murfreesboro in 845K sf building.

Woods
AIR MOVEMENT

North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.

Hunter

Divisional HQ, R&D & Manufacturing Operation Hunter Fan Company relocates 100,000 sf commercial and industrial division to Smyrna, including testing facility and corporate offices.

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org