



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 13,000 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

johnh@parks-group.com

TNLIC# 221569

1535 W. Northfield Blvd., Suite 7

Murfreesboro, TN 37129

615.896.4045

www.parks-group.com



Bobby Kirby
(931) 607-8770

Investmentpartnersllc.com



Gateway Island
And Park

SITE

Williams Dr.

Williams Dr.

Kennedy Dr.

Kennedy Dr.



TrustPoint
HOSPITAL

MMC
MEMPHIS MEDICAL CLINIC
WILCOCK CENTER

SITE

Saint Thomas
RUTHERFORD HOSPITAL

FOUNTAINS
AT GATEWAY

Thompson Lane
Thompson Ln

Gateway Blvd

Medical Center Pkwy

Wilkinson Pike

Van Cleve Ln

Carson Dr

Williams Dr

Kennedy Dr

Archer Drive

Gateway Blvd

Downtown
Murfreesboro

I-24 Exit 76

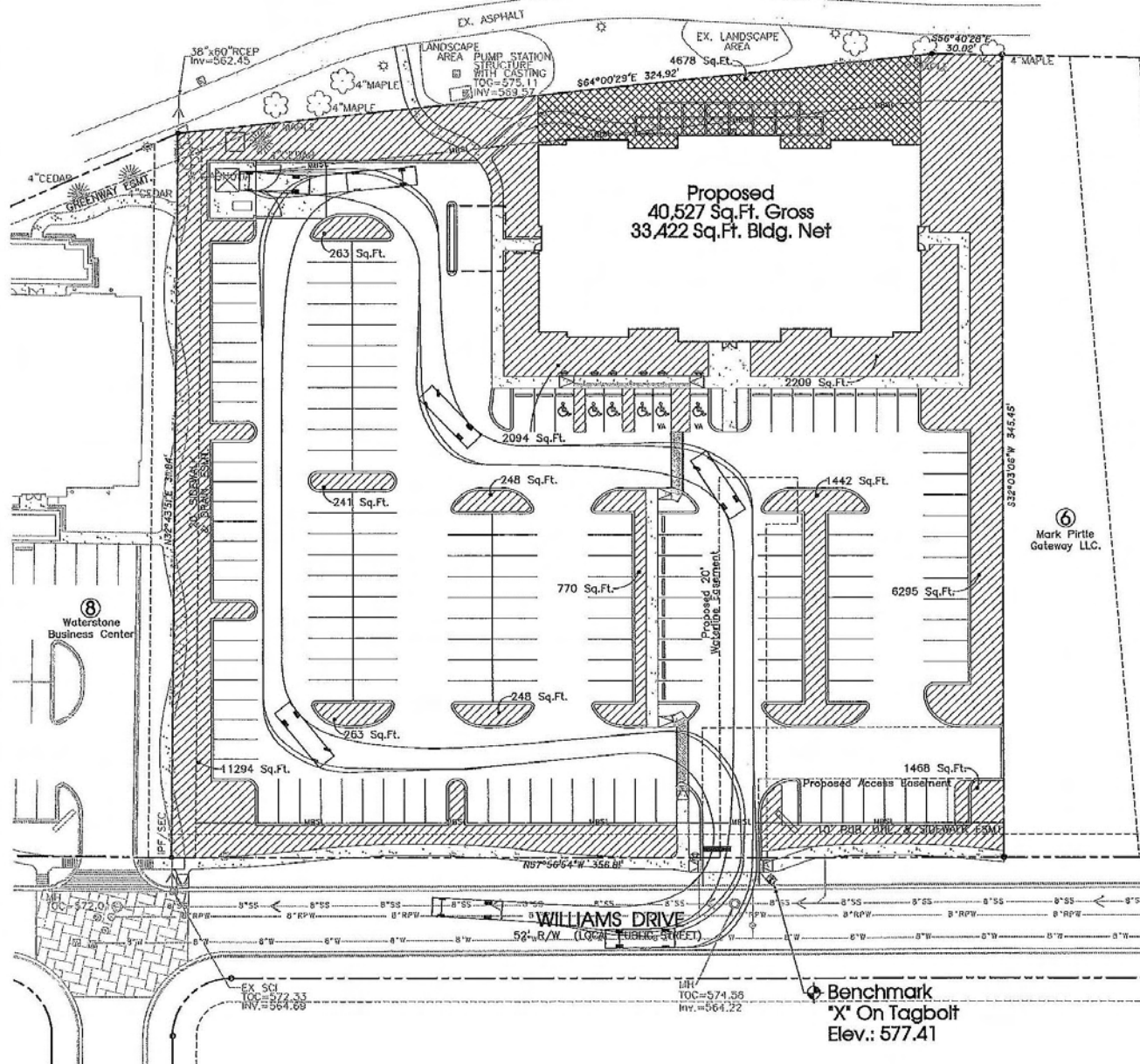
Walgreens

Red Robin
GOURMET BURGERS & BEERS

© 2016 Google

Google Earth

Imagery Date: 10/23/2016 35°51'45.20" N 86°25'29.17" W elev 570 ft eye alt 5449 ft



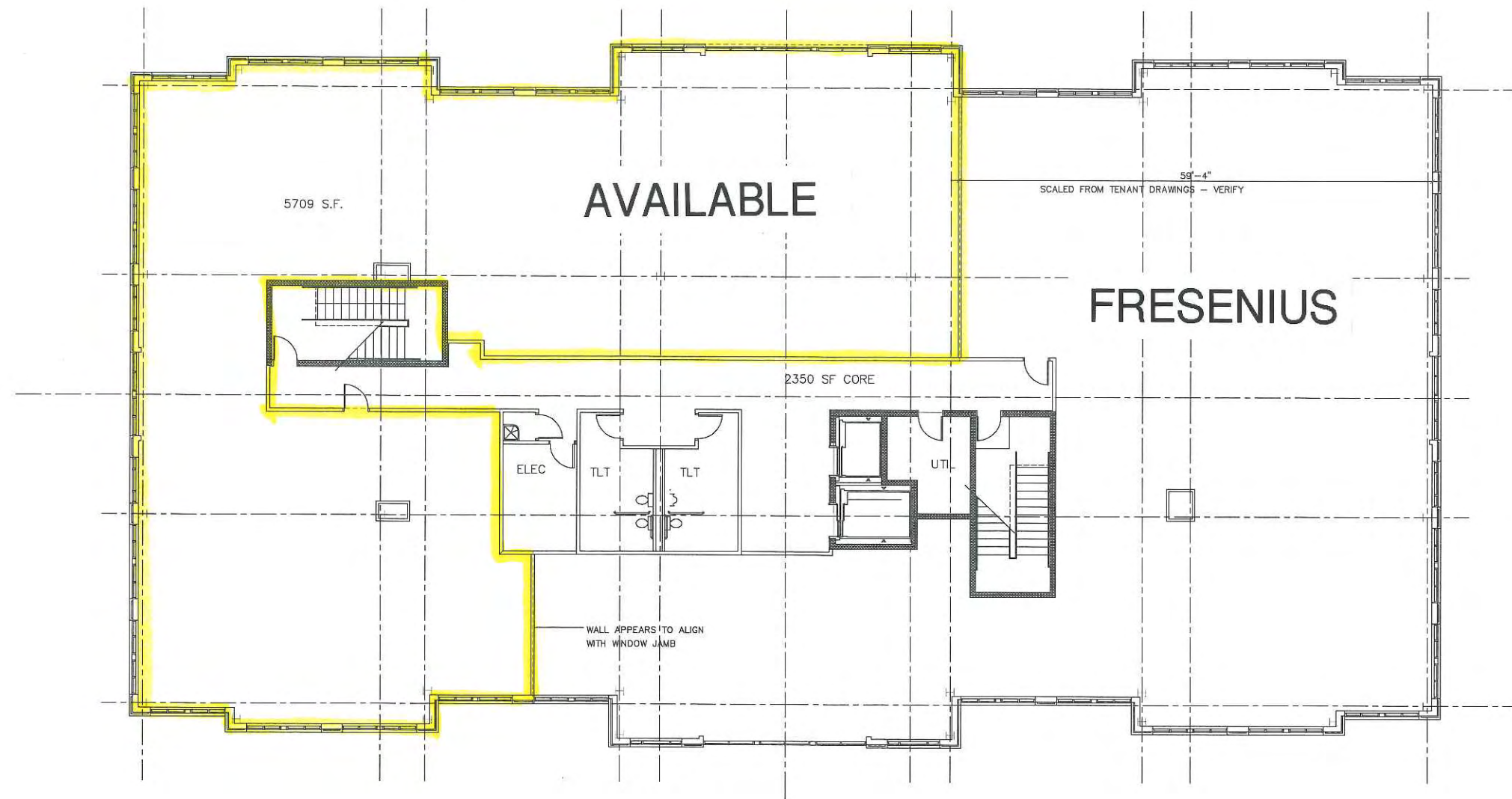
⑥
Mark Pirtle
Gateway LLC.

⑧
Waterstone
Business Center

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

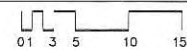
Benchmark
"X" On Tagbolt
Elev.: 577.41

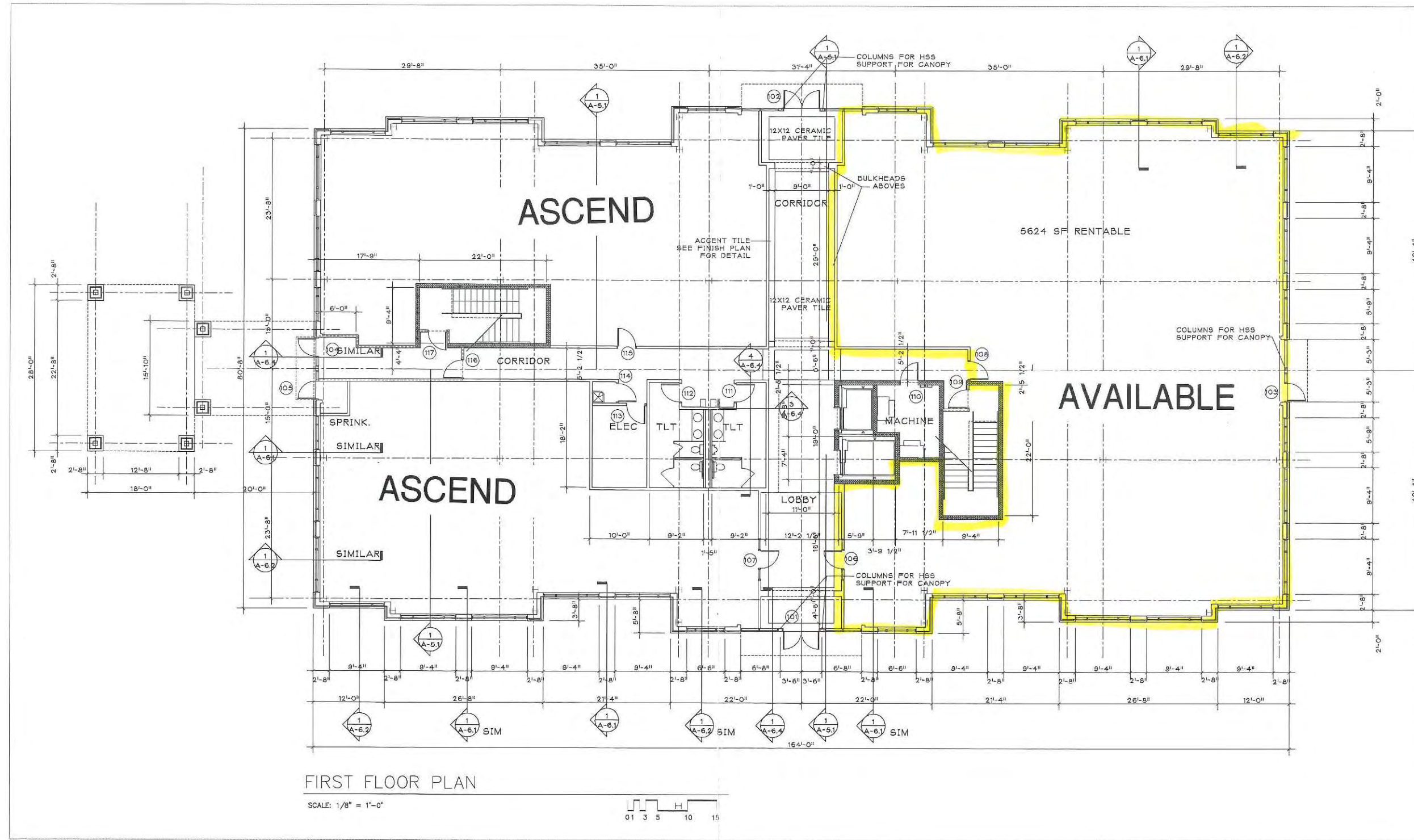




SECOND FLOOR PLAN

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





- 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

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 ■

FIRST FLOOR PLAN

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

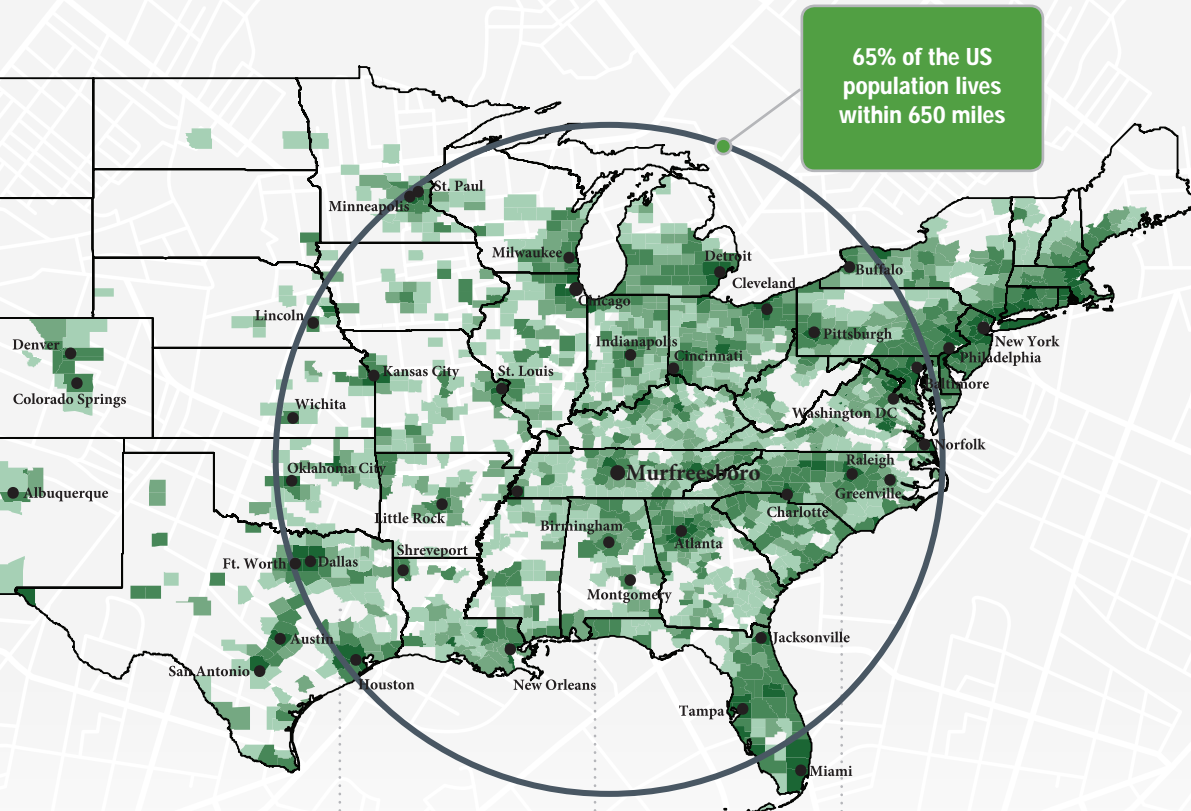
A-1.1

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

1,650
Employees

amazon.com

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

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

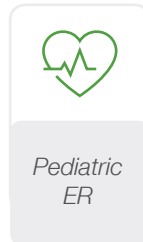
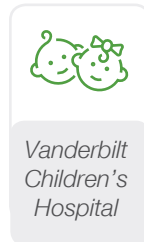
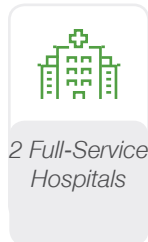


9.1% Lower Cost of Living than US Average

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



Healthcare Hub



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



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