

**Medical or Class A
Office Space For Lease**

**Waterstone Office Bldg.
1505 Williams Dr. - Murfreesboro, TN**



- **Office Space For Lease at \$27 PSF NNN (Suite 1A)**
- **Space Available on 1st Floor approx. 1,083 SF**
- **Near St. Thomas Rutherford Hospital & Murfreesboro Medical Clinic**
- **In Murfreesboro's Prestigious Gateway District**

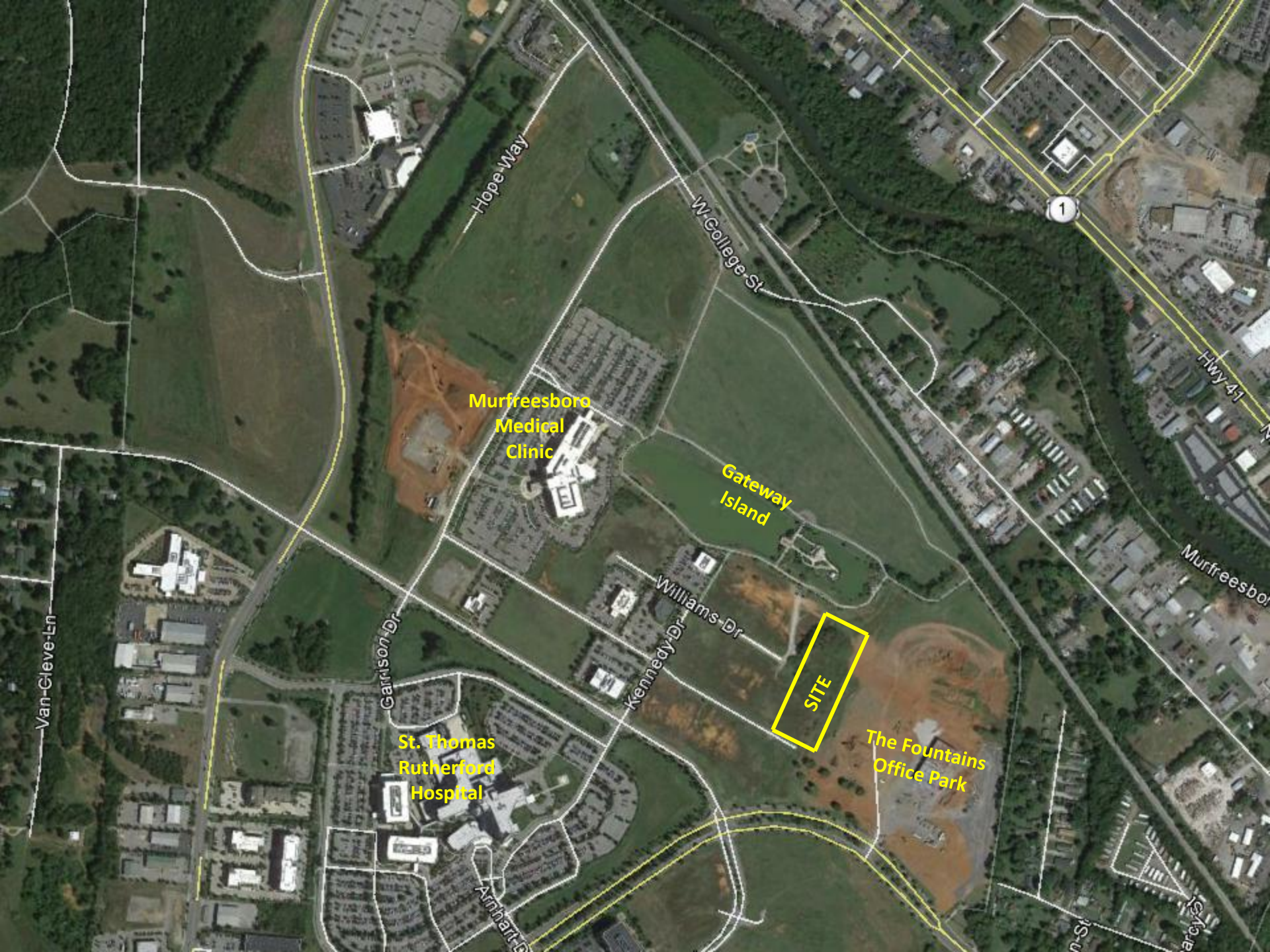
For More Information Contact:
John Harney, TN License #221569
(615) 896-4045 office (615) 542-0715 cell

johnh@parks-group.com

THE PARKS GROUP
COMMERCIAL REAL ESTATE



www.parks-group.com



Murfreesboro
Medical
Clinic

Gateway
Island

SITE

The Fountains
Office Park

St. Thomas
Rutherford
Hospital

Hope Way

W. College St

Van-Cleve Ln

Carlson Dr

Kennedy Dr
Williams Dr

Hwy 41

Murfreesboro

1

WALL RATING LEGEND

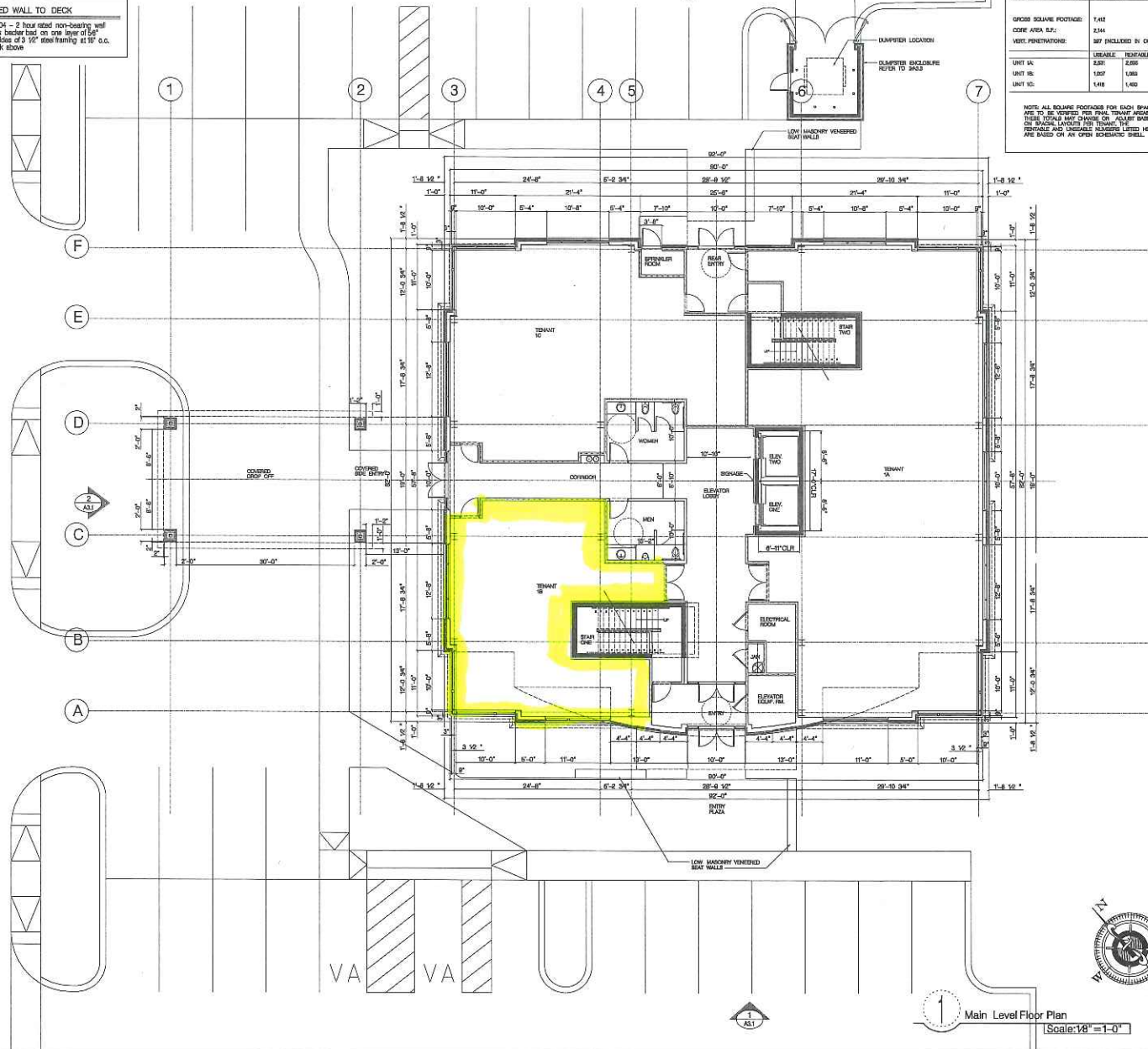
NON-RATED WALL TO 6" ABOVE LAY-IN CEILING

1-HOUR FIRE RATED WALL TO DECK

Refer to UL Design #465 - 1 hour rated non-bearing wall one layer of 5/8" type "X" gypsum bd on both sides of 3 1/2" metal framing at 16" o.c.s. extend and seal to deck above

2-HOUR FIRE RATED WALL TO DECK

Refer to UL Design #404 - 2 hour rated non-bearing wall one layer of cementitious backer board on one layer of 5/8" gypsum bd on both sides of 3 1/2" steel framing at 16" o.c. extend and seal to deck above



architecture | planning | interiors | design

Main Level Floor Square Footage

GROSS SQUARE FOOTAGE:	7,416
CORE AREA S.F.:	2,144
NET FLOOR AREA:	5,272 (INCLUDED IN GROSS S.F.)
USEABLE:	RENTABLE:
UNIT 1A:	2,831
UNIT 1B:	1,007
UNIT 1C:	1,438

NOTE: ALL SQUARE FOOTAGES FOR EACH SPACE ARE TO BE SQUARED FOR FINAL TRIMMINGS. DIMENSIONS ARE SHOWN ON ALL SPACES BASED ON PERMANENT AND UNPERMANENT MEASUREMENTS LISTED HERE ARE BASED ON AN OPEN RECTANGULAR SHED.



LOWEN+ASSOCIATES, LLC

2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p (615) 386-3357 f (615) 386-3329

PROFESSIONAL SEAL:
Construction Documents

NEW CLASS A OFFICE BUILDING:
WATERSTONE OFFICE BUILDING

WATERSTONE OFFICE PARK
1505 WILLIAMS DRIVE - MURFREESBORO, TN
A PIRTELL-NOAH DEVELOPMENT

PHASE:
Construction Documents
PROJECT NUMBER:
15-16
ISSUE DATE:
January 2016
REVISIONS:

Main Level Floor Plan

A2.1

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1 Main Level Floor Plan

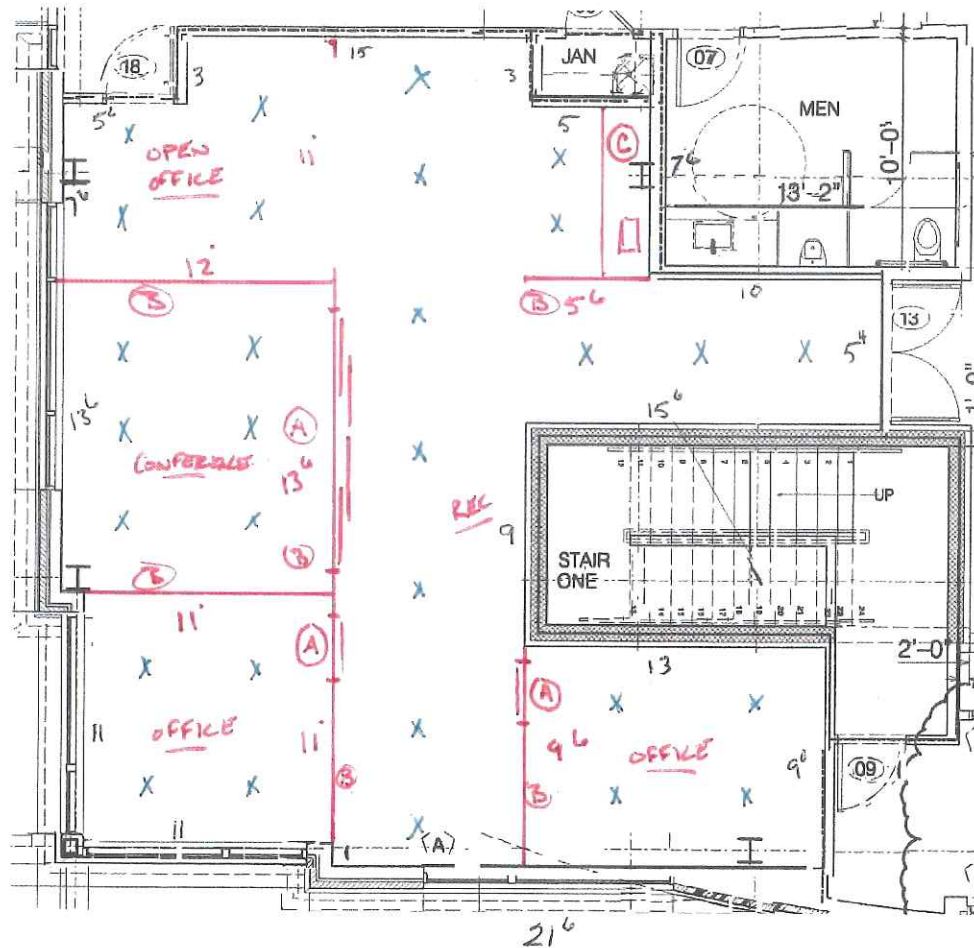
Scale: 1/8" = 1'-0"

(A) - GLASS WALL / DOORS

(B) - 3 3/8 w/ Dropwall to deck w/ sound

(C) - KITCHENETTE

X - CAN / PENDENT



WALL RATING LEGEND

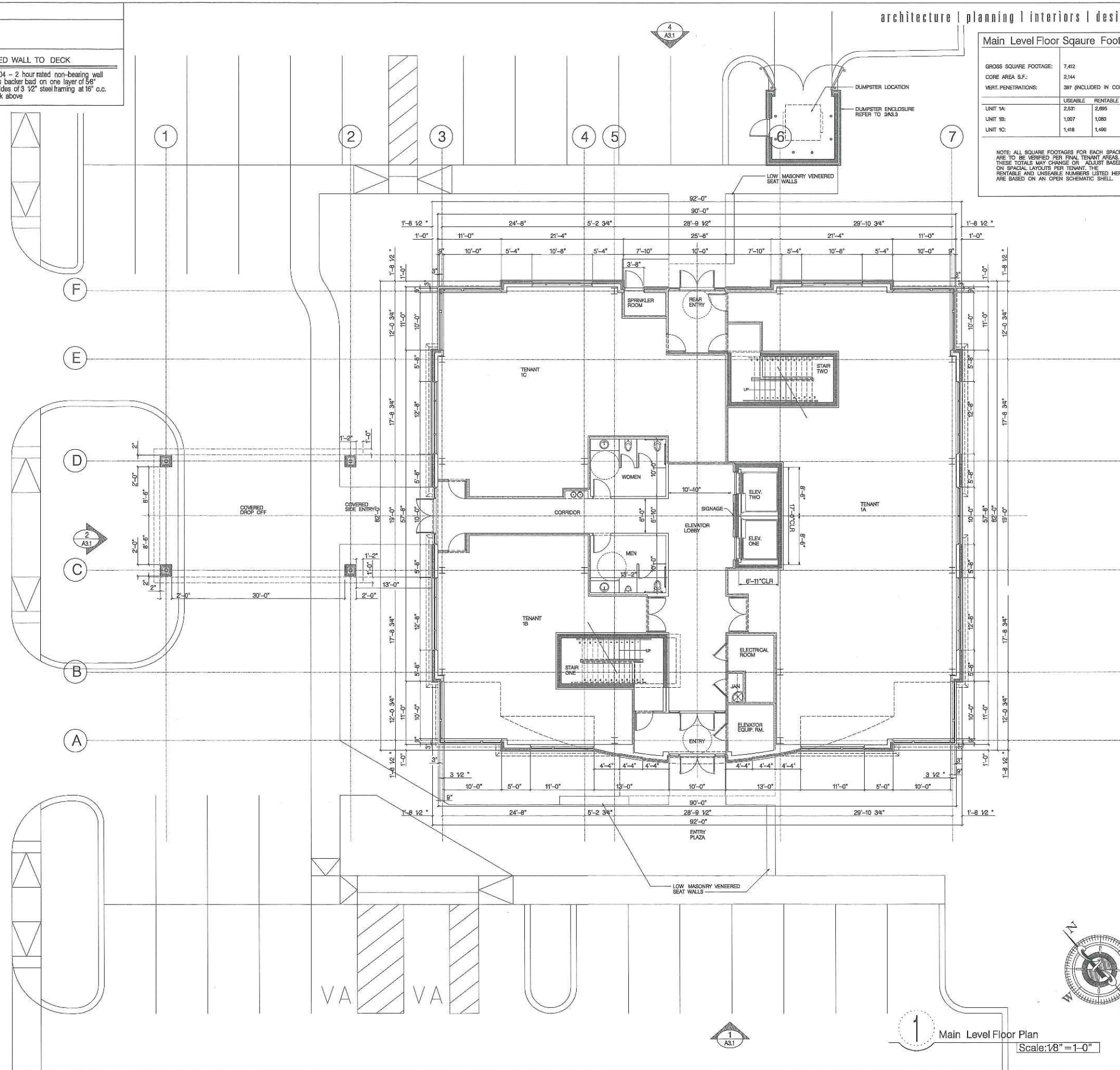
NON-RATED WALL TO 6" ABOVE LAY-IN CEILING

1-HOUR FIRE RATED WALL TO DECK

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2-HOUR FIRE RATED WALL TO DECK

Refer to UL Design #404 - 2 hour rated non-bearing wall one layer of cementitious backer bed on one layer of 5/8" gypsum bd. on both sides of 3 1/2" steel framing at 16" o.c. extend and seal to deck above

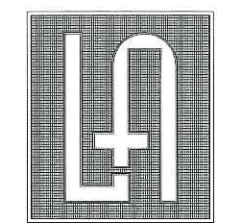


architecture | planning | interiors | design

Main Level Floor Square Footage

GROSS SQUARE FOOTAGE:	7,412
CORE AREA S.F.:	2,144
VERT. PENETRATIONS:	397 (INCLUDED IN CORE S.F.)
UNIT 1A:	2,531
UNIT 1B:	1,007
UNIT 1C:	1,418

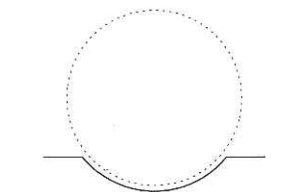
NOTE: ALL SQUARE FOOTAGES FOR EACH SPACE ARE TO BE VERIFIED PER FINAL TENANT AREAS. THESE TOTALS MAY CHANGE OR ADJUST BASED ON FINAL LAYOUTS FOR TENANT USE. RENTABLE AND UNRENTABLE NUMBERS LISTED HERE ARE BASED ON AN OPEN SCHEMATIC SHELL.



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Main Level Floor Plan

A2.1

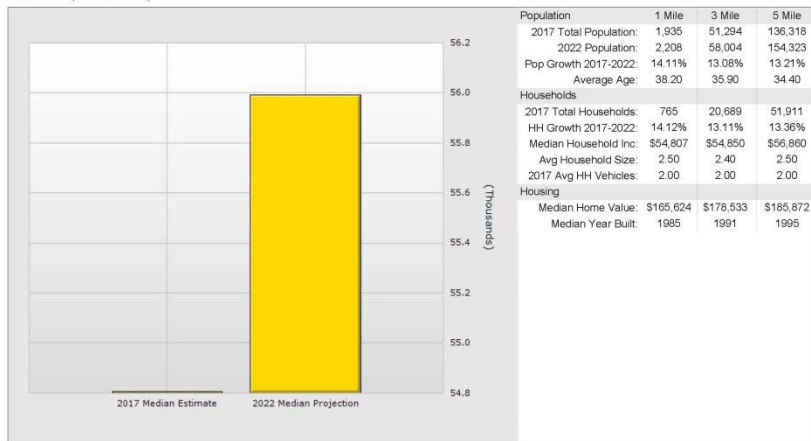
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1 Main Level Floor Plan
Scale: 1/8" = 1'-0"

Household Income Demographics

Household Income for 1 Mile Radius

Williams Dr, Murfreesboro, TN 37129

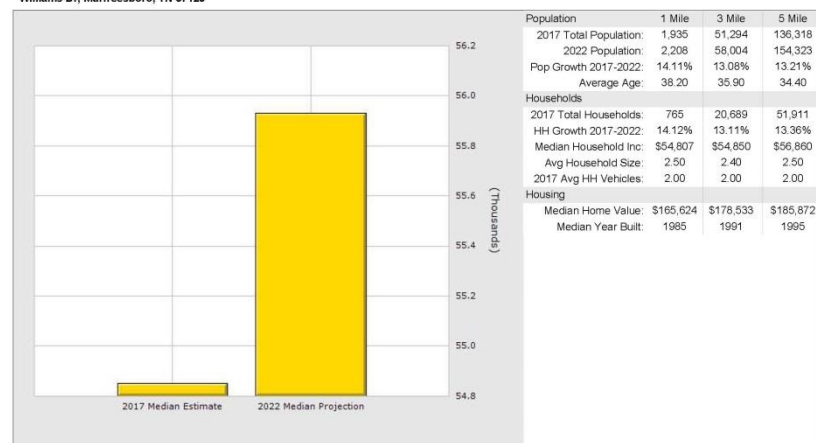


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Household Income for 3 Mile Radius

Williams Dr, Murfreesboro, TN 37129

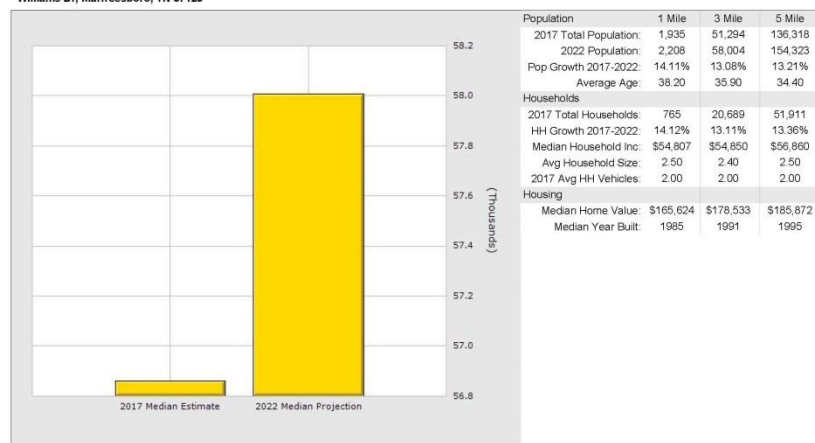


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Household Income for 5 Mile Radius

Williams Dr, Murfreesboro, TN 37129



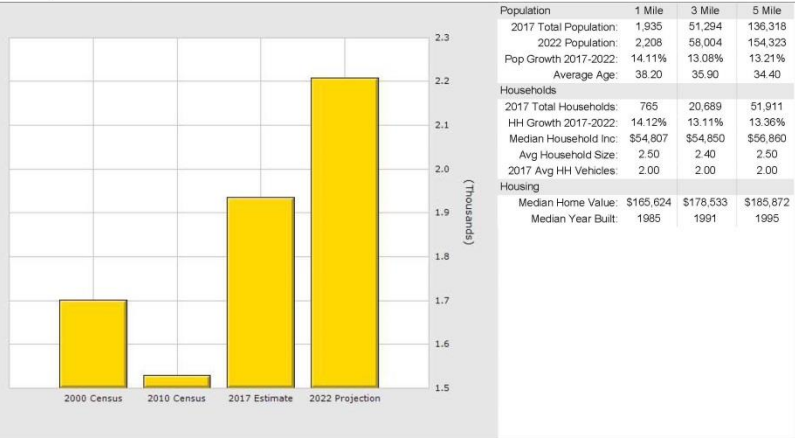
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Population Demographics

Population for 1 Mile Radius

Williams Dr, Murfreesboro, TN 37129

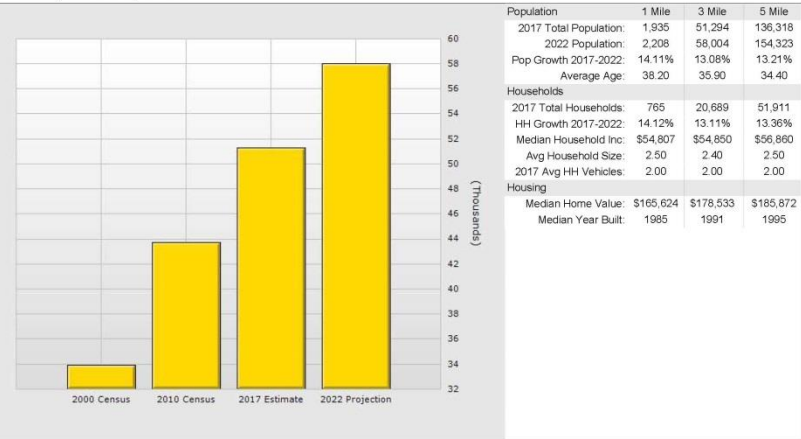


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Population for 3 Mile Radius

Williams Dr, Murfreesboro, TN 37129

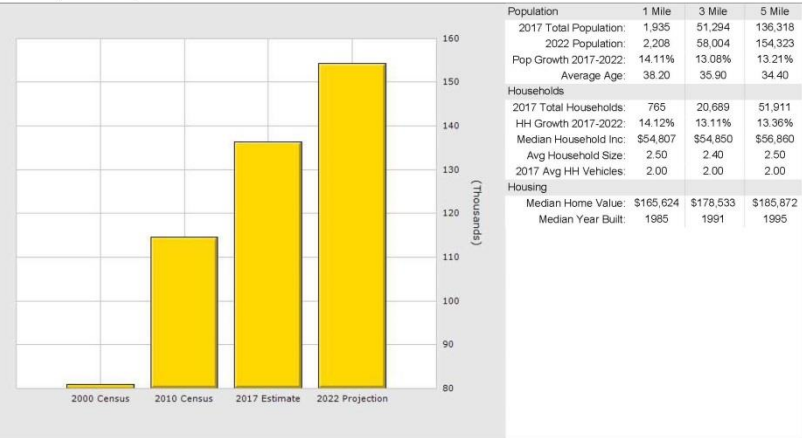


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Population for 5 Mile Radius

Williams Dr, Murfreesboro, TN 37129



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Rutherford County, TN Community Profile

Rutherford County in the News

99.6

Cost of Living Index vs.
National Average of 100

Source: 1st Quarter 2018 ACCRA

Cost of
Living Index

Top 3

Murfreesboro and Smyrna
Ranked #2 and #3 Fastest
Growing Cities in
Tennessee

July 1, 2016 - July 1, 2017

Source: U.S. Census Bureau

6th

Rutherford County ranked
6th for the largest
employment increase in the
nation

December 2016 - 2017

Source: U.S. Bureau of Labor Statistics

1,523

New Jobs were created
in 2017 and \$389 Million
in Capital Investments were
made from 7 relocations
and 15 existing company
expansions.

Destination Rutherford

Destination Rutherford is an economic development organization intended to serve all investors as a mechanism that pulls together the collective leadership of the Rutherford County public and private sectors in order to stimulate strategic economic growth.

Top 10 Private Sector Employers

Company	Employees
Nissan North America, Inc.	8,500
Ingram Content Group	1,807
State Farm Insurance Co.	1,650
Amazon Fulfillment Center	1,400
St. Thomas Rutherford Hospital	1,315
Asurion	1,250
Verizon Wireless	1,068
General Mills	1,050
Bridgestone Americas, Inc.	1,007
Adient	1,000

Rutherford County Chamber of Commerce
3050 Medical Center Pkwy
Murfreesboro, Tennessee 37129

P: (615) 893-6565 | F: (615) 278-2013

rutherford
works

Quick Facts

Rutherford County

2018 Population: 321,230
2023 Projection: 349,860
2010 Census: 262,604
Households: 117,744
Avg. HH Income: \$81,875.00
Med. HH Income: \$64,982.05

City of Murfreesboro

2018 Population: 136,595
2023 Projection: 148,135
2010 Census: 108,755
Households: 52,271
Avg. HH Income: \$79,509.00
Med. HH Income: \$59,266.71

Town of Smyrna

2018 Population: 50,183
2023 Projection: 54,807
2010 Census: 39,974
Households: 18,890
Avg. HH Income: \$75,976.00
Med. HH Income: \$61,494.68

City of La Vergne

2018 Population: 39,114
2023 Projections: 42,746
2010 Census: 32,588
Households: 12,804
Avg. HH Income: \$78,492.00
Med. HH Income: \$65,722.02

City of Eagleville

2018 Population: 702
2023 Projection: 761
2010 Census: 604
Households: 271
Avg. HH Income: \$79,076.00
Med. HH Income: \$63,912.33

Sources:
2018 Claritas Estimate
2010 Census Data

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Director, Economic Development
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Beth Duffield
Senior VP, Workforce Development
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Updated August 1, 2018

Recent Announcements



i3 Verticals

i3 Verticals, a company that provides technology-enabled payment processing and software solutions, will open an operations center in a new class A office district in Murfreesboro. The move will create approximately 50 high-paying jobs for the community.



Topre America

Tier one automotive supplier to Nissan, Topre America, announced plans to expand their existing facility in Smyrna, TN, representing a \$37.8 million capital investment and the creation of 50 jobs.



NFI

NFI officials announce plans to invest approximately \$7.2 million to establish a distribution facility in Smyrna. One of North America's largest logistic providers, NFI will create nearly 170 new jobs over the next five years in Rutherford County.

Education

Middle Tennessee State University
Murfreesboro
Fall 2017 Enrollment: 21,913

Motlow Community College
Smyrna Campus
Spring 2017 Enrollment: 2,309

TN College of Applied Technology
Murfreesboro and Smyrna
2017 Students Earning
Certificate or Diploma: 320

Rutherford County Schools
2016-2017 Enrollment: 43,683

Murfreesboro City Schools
Enrollment: 8,437

Rutherford County Private Schools
Enrollment: 2,546

Rutherford Ranked

#3

2017 Total County Retail Sales
\$8 Billion
Source: TN Dept. of Revenue

MSA in the United States for
Job Growth
Source: May, 2018 Forbes

#4

In the State of Tennessee
for Retail Sales
Source: TN Dept. of
Revenue

#9

2016 Travel Related Expenditures
\$331.9 Million
Source: U.S. Travel Association

In the State of Tennessee for Tourism
Related Expenditures
Source: U.S. Travel Association

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,298,200	1,050,150	176,680
Unemployment Rate	4.1%	3.2%	3.3%
Available Labor Pool	135,800	34,110	5,830

TN Dept. of Labor June 2018 Report