

NOW PRELEASING CLASS A OFFICE SPACE

MURFREESBORO'S PREMIER DOWNTOWN ADDRESS AT E. COLLEGE ST. & CHURCH ST.

Available 1st Qtr. 2021

\$27 PSF NNN



Onicx
development

Information believed to be accurate but not guaranteed. Buyer and Buyer's agent should independently verify all information prior to submitting any offer to purchase.



- One East College is a landmark Downtown Murfreesboro mixed-use development where the past meets the future featuring 52,000 square feet of office space along with a boutique hotel, retail, residential condo and event spaces & frontage on East College, Church, Lytle, and Spring Streets
- Attached Parking Garage
- Preleasing Class A Office Space for \$27 PSF NNN w/ a \$50 Buildout Allowance
- Incredible downtown location walkable to the new Rutherford County Judicial Complex and the Murfreesboro Square
- Less than 5 minutes to MTSU and less than 10 minutes to I-24

John Harney
615.542.0715
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TNLIC #221569

THE PARKS GROUP
COMMERCIAL REAL ESTATE



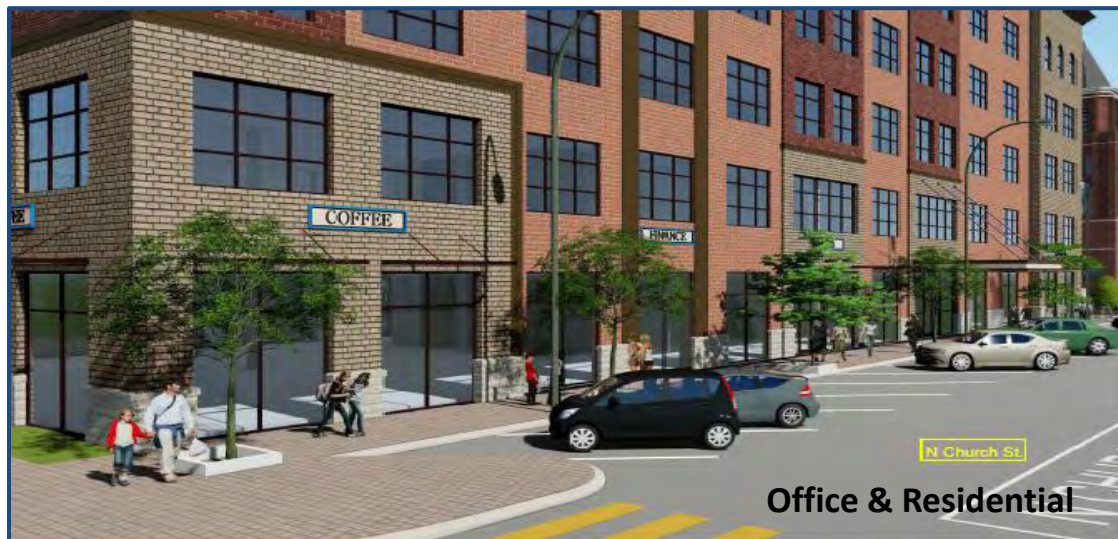
LOCATION



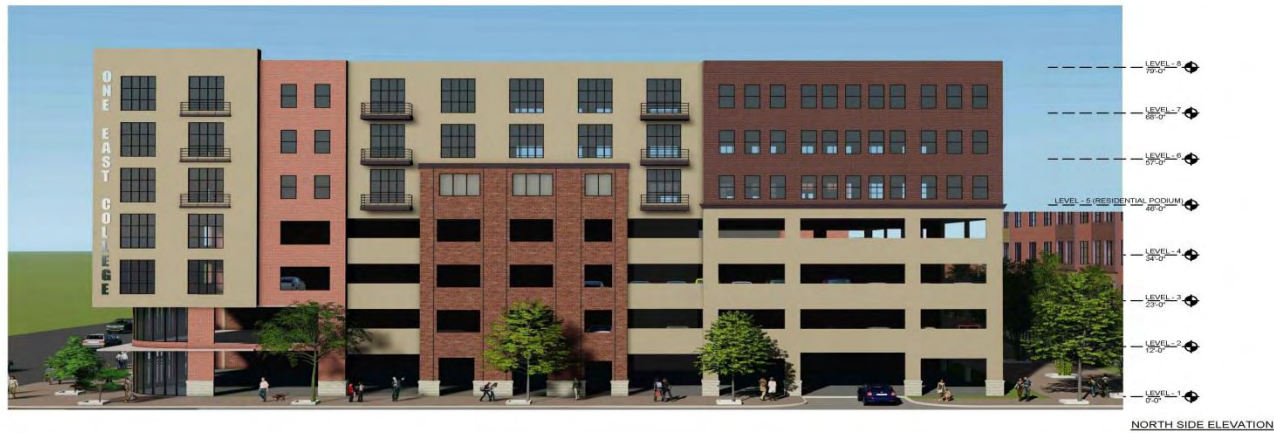
LOCATION



RENDERING CONCEPTS



OFFICE SPACE ELEVATION CONCEPTS



TRC
CONSTRUCTION SERVICES, INC.
GENERAL BUILDING CONTRACTORS • ENGINEERS
217 WARD CIRCLE,
BRENTWOOD, TN 37027

TRC
PARKING
CONSULTANTS • DESIGNERS

217 WARD CIRCLE,
BRENTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING

TRC
MECHANICAL • ELECTRICAL • PLUMBING

Project:
**ONE EAST COLLEGE
PARKING GARAGE**

**ONE
EAST COLLEGE LLC**

Notes

Revisions

Job No:
Date: 19-07-2019
Drawn by: GK
Checked by: VA
Designed by: Peter E
Sheet Title:

**ELEVATION
EAST & NORTH**

Sheet No:

A2-01

AERIAL VIEW OF BUILDING



OFFICE SPACE FLOORPLAN LEVEL 1



1 FIRST FLOOR

FIRST FLOOR	
COMMON AREA	2128 SF
CORRIDOR	1017 SF
TENANT AREA	11029 SF
GROSS AREA	14173 SF

TRC
CONSTRUCTION SERVICES, INC.
317 WARD CIRCLE
BRISTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING

317 WARD CIRCLE
BRISTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING

TRC
MECHANICAL ELECTRICAL PLUMBING

Project:
ONE EAST COLLEGE
PARKING GARAGE

Client:
EAST COLLEGE LLC

Notes:

Revisions:

Job No:
Date:
Drawn by: GS
Checked by: WA
Designed by: Peter E.
Sheet Title:

FIRST FLOOR

Sheet No:

P-01

OFFICE SPACE FLOORPLAN LEVEL 2



1 SECOND FLOOR

SECOND FLOOR	
COMMON AREA	1906 SF
CORRIDOR	597 SF
TENANT AREA	11511 SF
GRCSG AREA	14014 SF

TRC
CONSTRUCTION SERVICES, INC.
3535A GULFCONTRACTORS ENGINEERS
217 WARD CIRCLE
BENTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING
217 WARD CIRCLE
BENTWOOD, TN 37027

TRC
MECHANICAL, ELECTRICAL, PLUMBING

TRC
MECHANICAL, ELECTRICAL, PLUMBING

Project
ONE EAST COLLEGE
PARKING GARAGE

ONE EAST COLLEGE LLC

Files:

Revisions:

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2ND FLOOR

Sheet No:

P-02

OFFICE SPACE FLOORPLAN LEVELS 3-5



1 THIRD TO FIFTH FLOOR

THIRD TO FIFTH FLOOR	
COMMON AREA	1905 SF
CORRIDOR	597 SF
TENANT AREA	11451 SF
GROSS AREA	13952 SF

TRC
CONSTRUCTION SERVICES INC.
DESIGN-BUILD/GENERAL CONTRACTORS/ENGINEERS
20 WARD CIRCLE
BRIGHTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING

20 WARD CIRCLE
BRIGHTWOOD, TN 37027

TRC
WORLDWIDE ENGINEERING

TRC
MECHANICAL ELECTRICAL PLUMBING

Project:
**ONE EAST COLLEGE
PARKING GARAGE**

ONE EAST COLLEGE LLC

Notes:

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Sheet Title:

**THIRD TO FIFTH
FLOOR**

Sheet No: