

5,400 SF Fully Built Out Lease Space/Divisible



Class A Medical Office Space for Lease

1508 Carl Adams Drive – Murfreesboro, TN



DETAILS:

- **Lease Rate: \$29 PSF w/ \$4.50 CAM /operating expenses**
- **Located in Murfreesboro's Medical Center – Gateway Corridor**
- **5,400 SF Fully Built out Class A Medical Office Space**
- **Landlord will divide**
- **See Floorplans Attached**
- **Immediate Availability**

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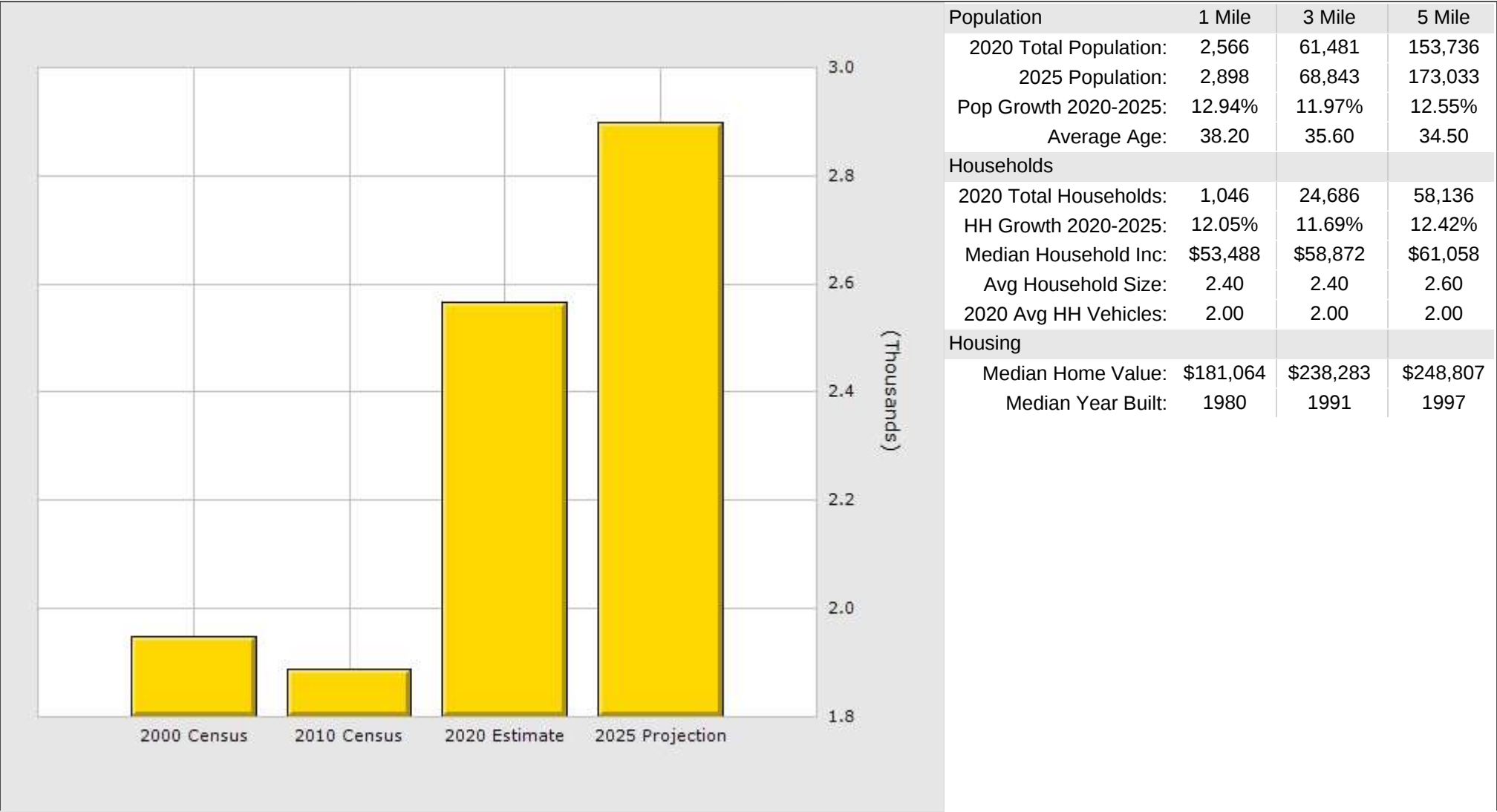


TYPE OF ASSEMBLY	REQUIRED ASSEMBLY RATING (hours)	MINIMUM FIRE DOOR RATING (hours)
Fire walls and fire barriers having a required fire-resistance rating greater than 1 hour	4 3 2 1 1/2	3 1 3/4 1 1/2 1 1/2
Fire barriers having a required fire-resistance rating of 1 hour: Shaft, exit enclosure and exit passageway walls Other fire barriers	1 1	1 3/4
Fire partitions: Corridor walls	1 0.5	1/3 3/4
Other fire partitions	1 0.5	3/4 1/3
Exterior walls	3 2 1 1/2 3/4	1 1/2 1 1/2 3/4
Smoke barriers	1	1/3

G1.3

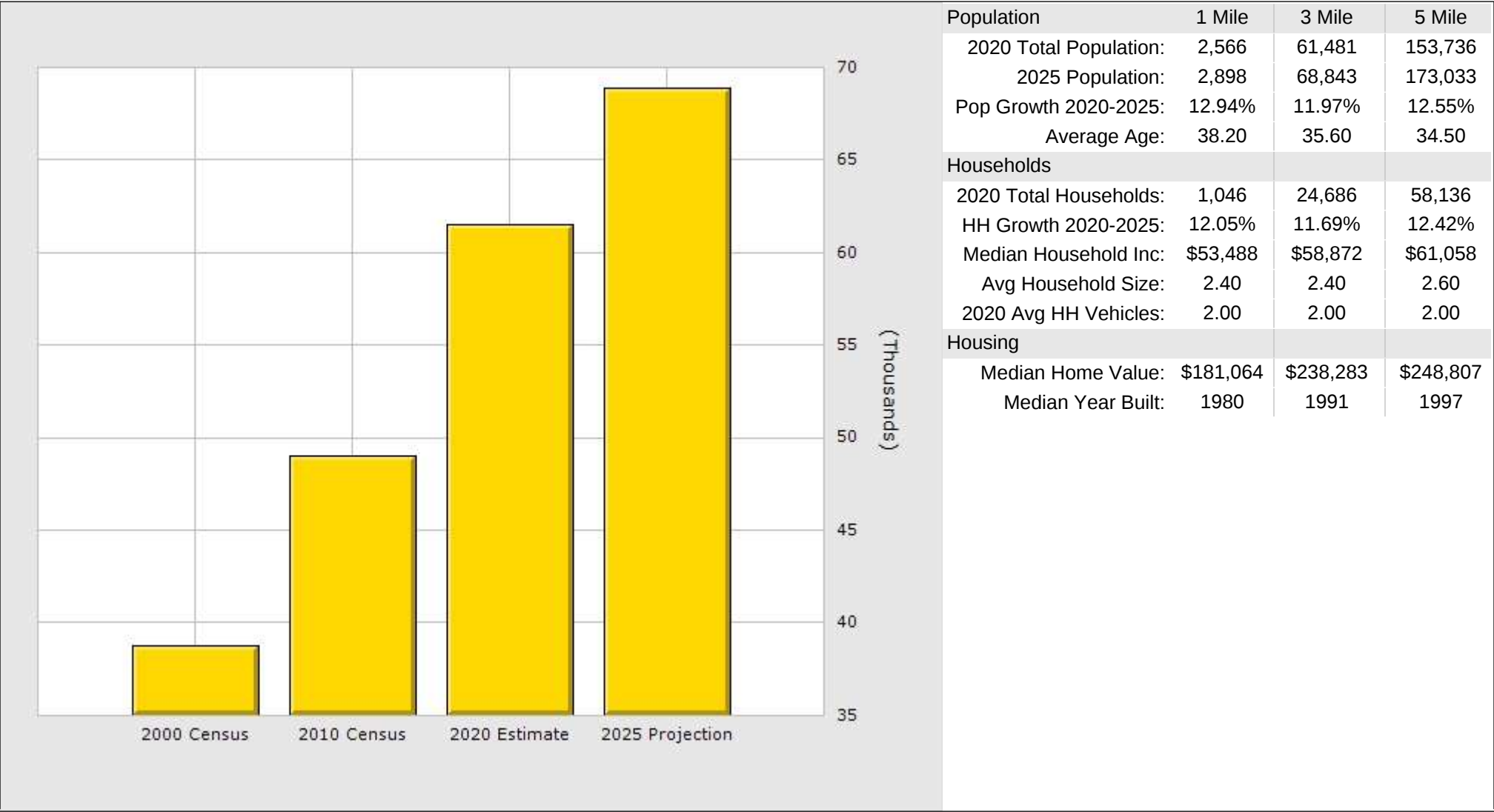
Population for 1 Mile Radius

1505 Williams Dr, Murfreesboro, TN 37129



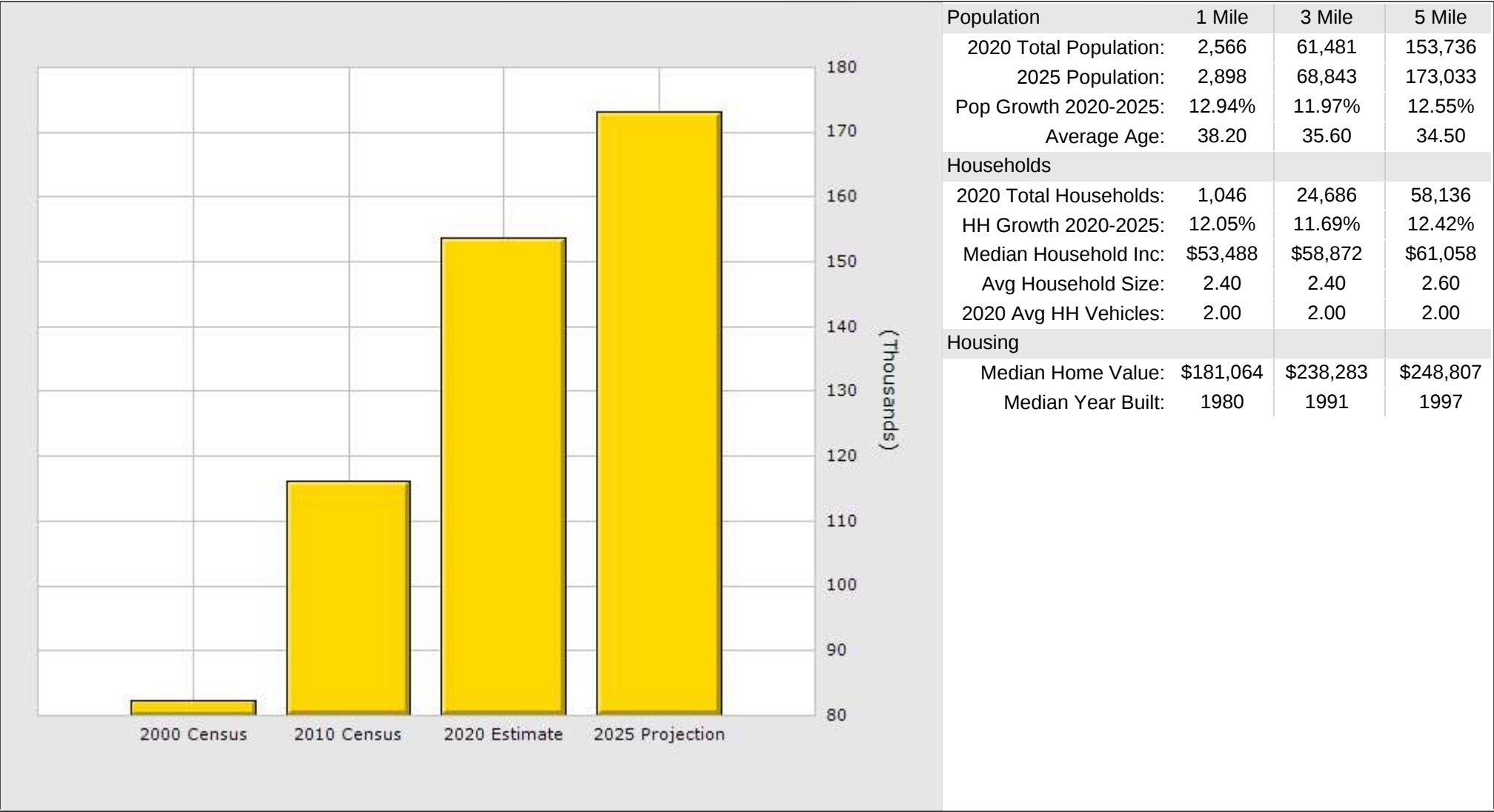
Population for 3 Mile Radius

1505 Williams Dr, Murfreesboro, TN 37129



Population for 5 Mile Radius

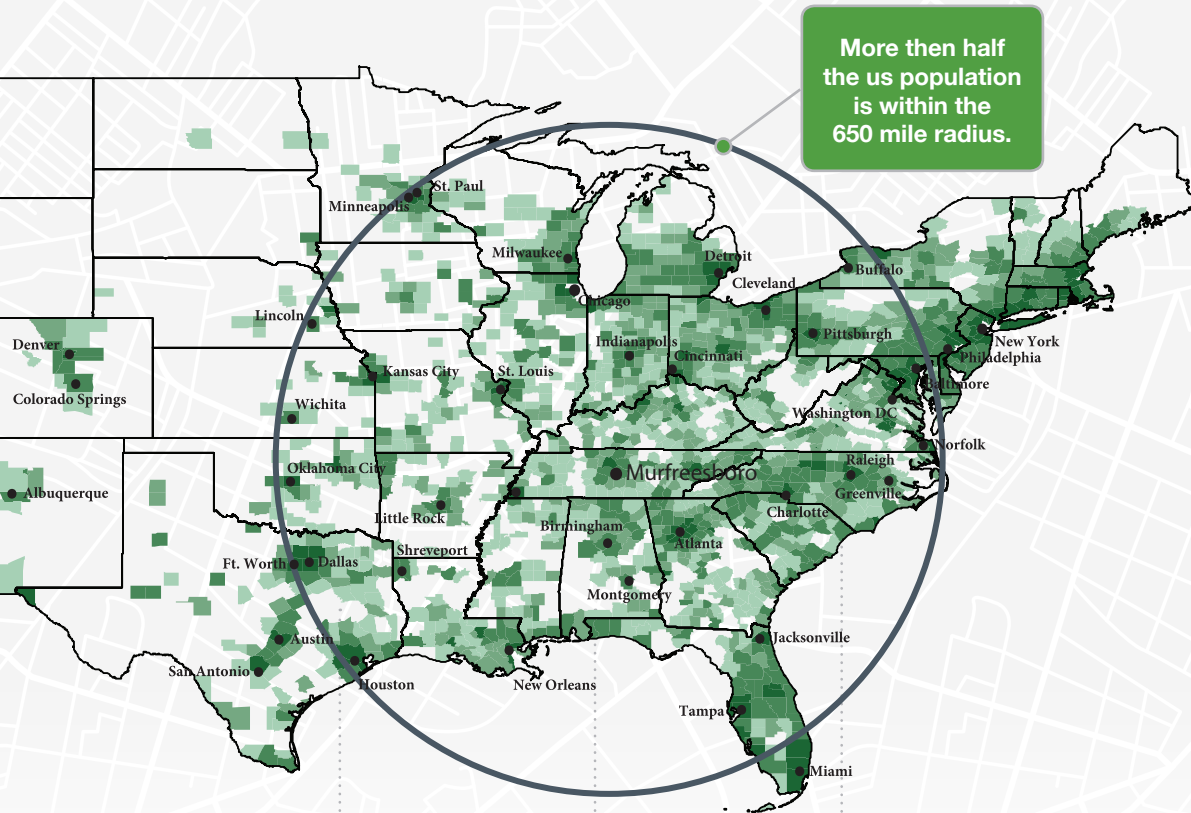
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Rutherford County, TN Community Snapshot

rutherford
works

It's the people you need now. It's the people you will need tomorrow.



More than half
the us population
is within the
650 mile radius.

90.9

**Cost of living
index vs. National
Average of 100**

Source: 3rd Quarter 2018
ACCRA Cost of Living
Index

6th

**Best Real Estate
Market in the Nation**

Source: WalletHub 2018

8th

**Fastest Growing
Midsize City in the
United States with 23
new residents per day**

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

Laborforce Data
 June 2019

Top Rated Schools

- 5th Best High School in the US (Central Magnet School)
- 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

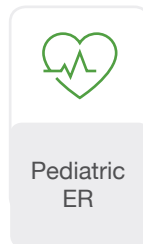
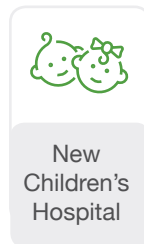
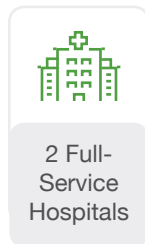


9.1% Lower Cost of Living than US Average

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



Healthcare Hub



Proximity to Nashville

- 3 Professional Sports Teams
- Live Music at the Ryman Auditorium, Grand Ole Opry, and Bluebird Cafe
- TN State Capitol



Recent Additions



207 New HQ Jobs
 \$10.3 Million Investment



95 New Jobs
 \$21.3 Million Investment



50 New Tech Jobs
 Relocation from Atlanta

Labor Force At-A-Glance

	Tennessee	Nashville MSA	County
Labor Force	3,391,624	1,044,120	185,555
Unemployment Rate	4.0%	3.2%	3.2%
Available Labor Pool	136,545	32,940	5,936