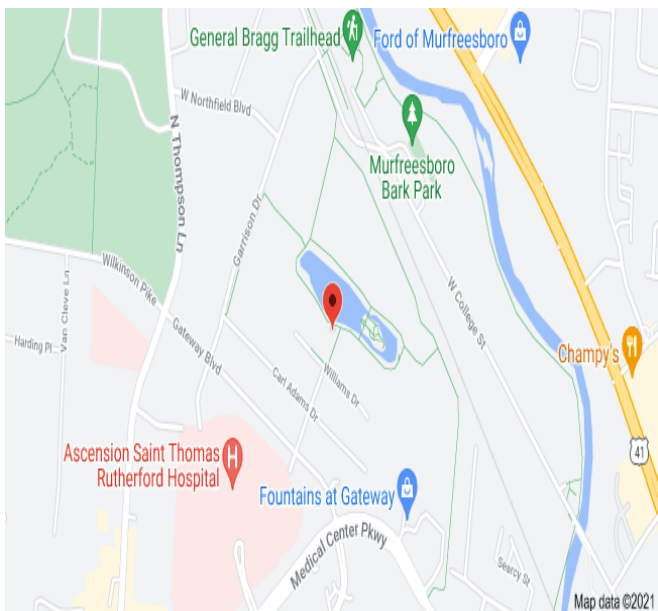


# CLASS A OFFICE SPACES FOR LEASE



**1608 Williams Drive - MURFREESBORO, TN**

**2 SPACES FOR LEASE: 1,075 & 2,957 SF Usable Office Space**



## DETAILS:

- **\$25 PSF with \$5 PSF Operating Expense**
- **Nice Executive Office Space**
- **2<sup>nd</sup> & 3<sup>rd</sup> Floor Spaces**
- **Located in the Prestigious Gateway Business District**
- **Close to St Thomas Rutherford Hospital & Murfreesboro Medical Clinic Campus'**

**John Harney**  
**AFFILIATE BROKER**

**615.542.0715**  
**johnh@parks-group.com**  
**TN LIC# 221569**

**THE PARKS GROUP**  
COMMERCIAL REAL ESTATE

1535 W Northfield Blvd, Suite 7  
Murfreesboro, TN 37129

**615.896.4045**  
**www.parks-group.com**

















2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
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p(615) 386-3357 f(615) 386-3329

**PROFESSIONAL SEAL:**  
Construction Documents



NEW OFFICES FOR:  
**BOSTON SCIENTIFIC**  
SECOND FLOOR  
WATERSTONE I  
LOT 8 WATERSTONE OFFICE PARK  
1608 WILLIAMS DRIVE MURFREESBORO, TN

PHASE:  
Construction Documents

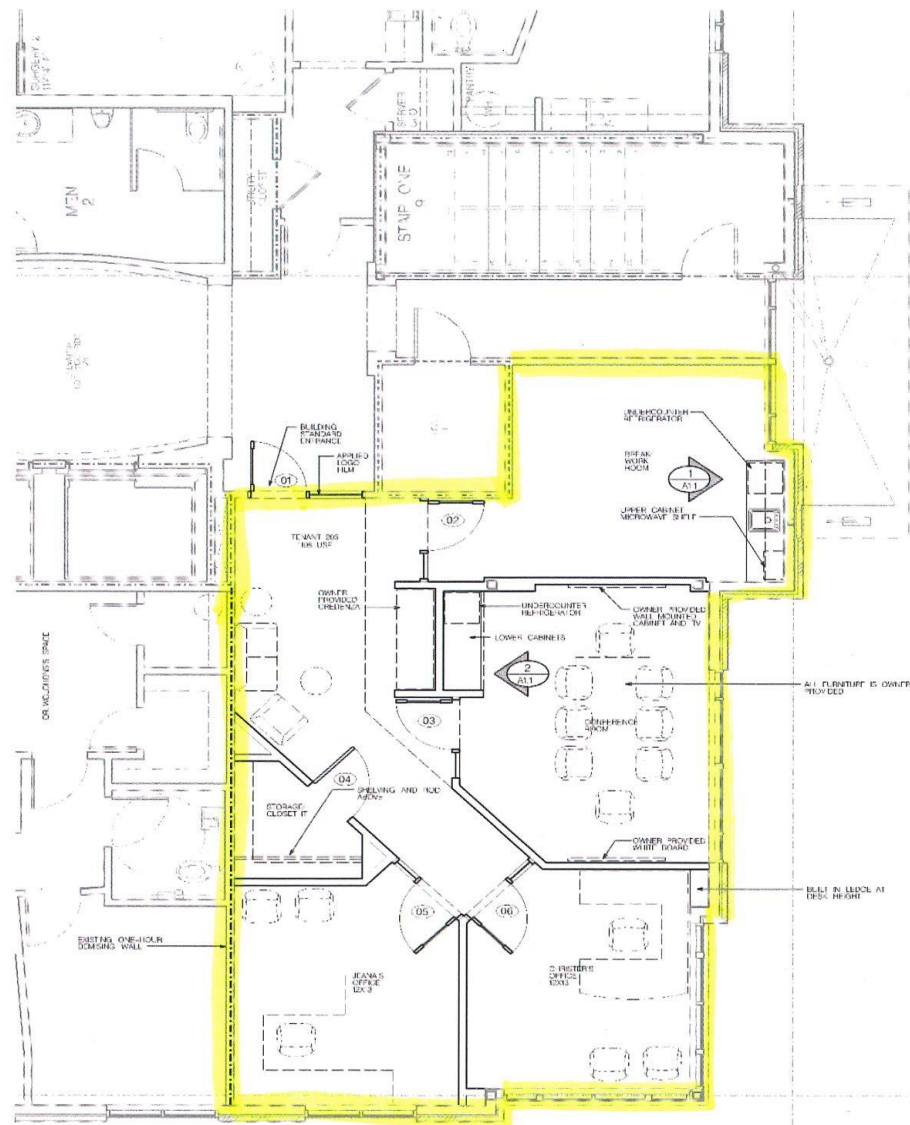
PROJECT NUMBER:  
11-16

ISSUE DATE:  
September 27, 2011

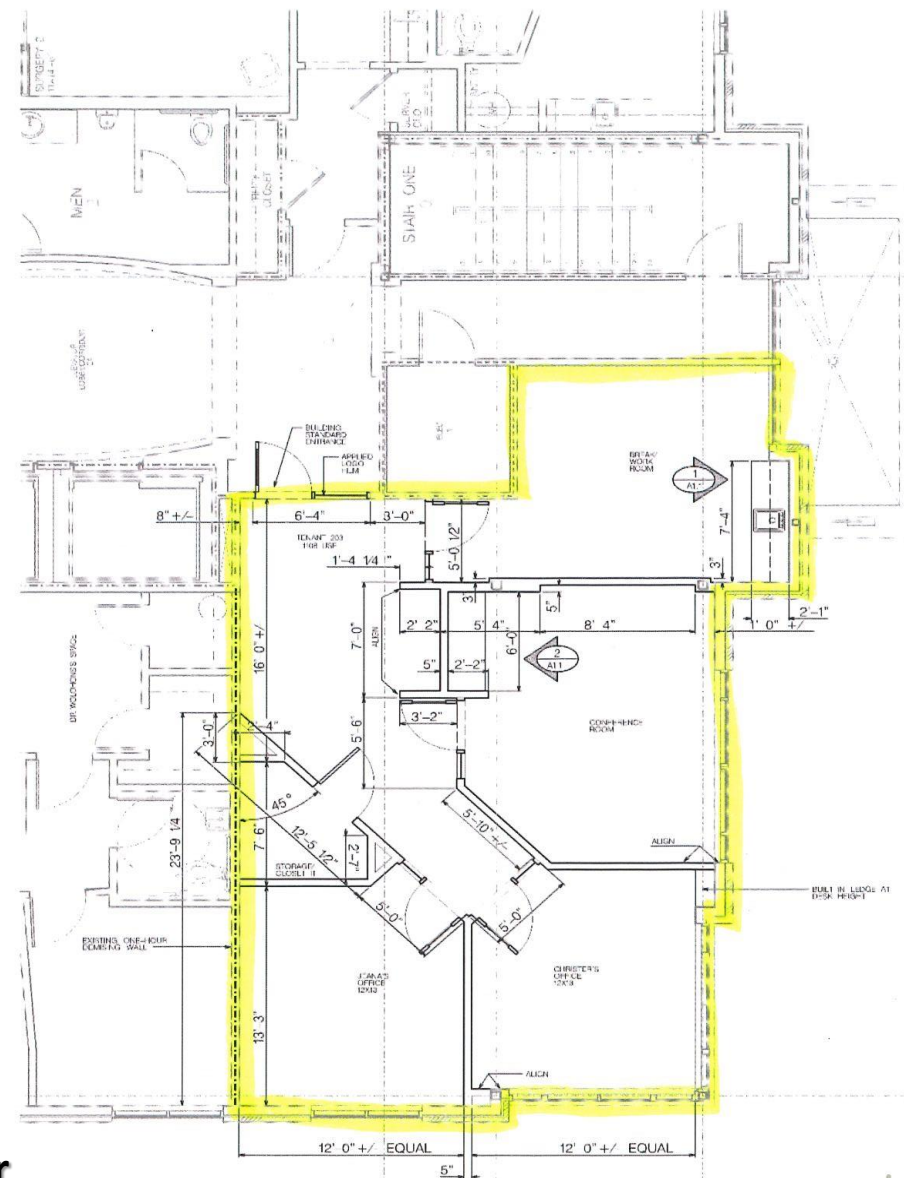
REVISIONS:

A vertical stack of five triangles on a lined background. The triangles are positioned such that their top vertices touch the top line, and their bottom vertices touch the bottom line. The triangles are slightly offset from each other, creating a staircase effect.

### Floor Plan and Dimension



## 2<sup>nd</sup> Floor



**WALL RAIING LEGEND**  
NON-RATED WALL TO 6" ABOVE LAY-IN CEILING





# Demographic Summary Report

## Waterstone One

1608 Williams Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**

Class: **B**

RBA: **27,363 SF**

Typical Floor: **10,365 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



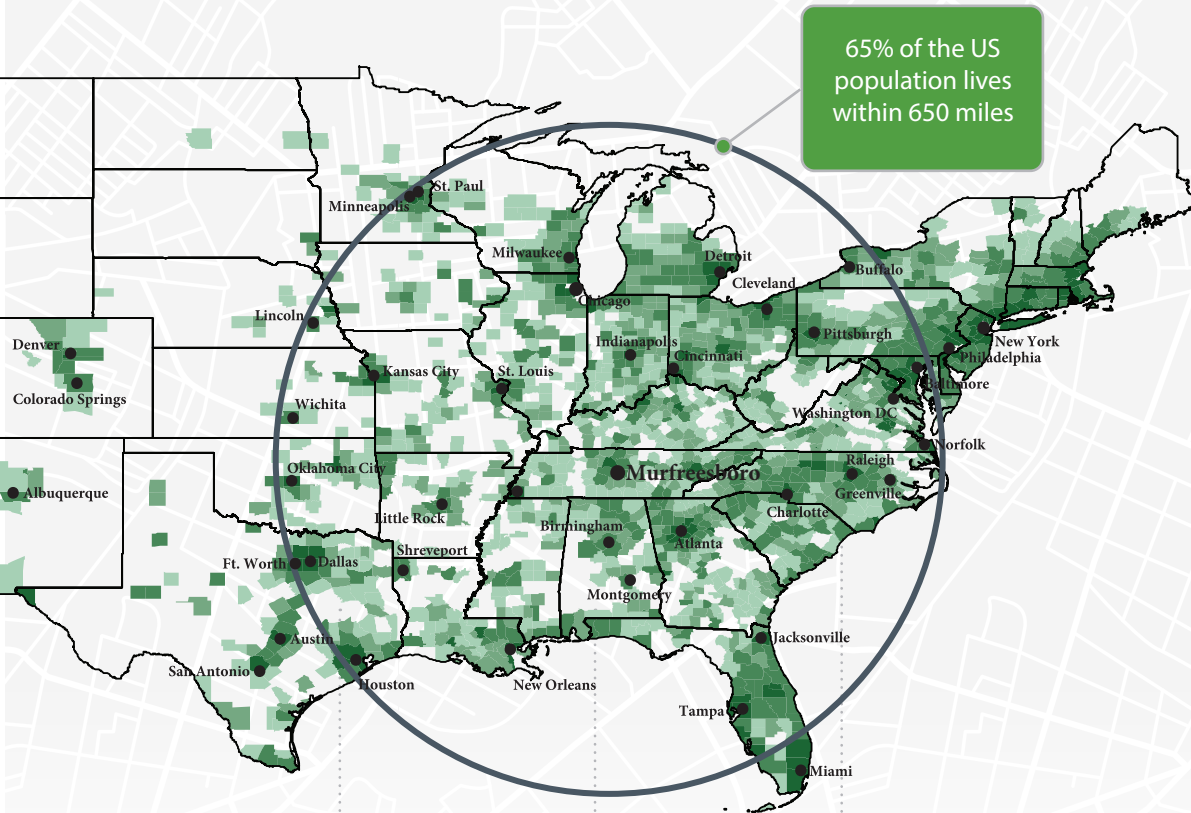
Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	4,521		65,299		175,406	
2021 Estimate	3,948		58,956		157,720	
2010 Census	2,035		45,358		116,188	
Growth 2021 - 2026	14.51%		10.76%		11.21%	
Growth 2010 - 2021	94.00%		29.98%		35.75%	
2021 Population by Hispanic Origin	250		4,490		12,147	
2021 Population	3,948		58,956		157,720	
White	3,197	80.98%	44,415	75.34%	117,672	74.61%
Black	489	12.39%	10,284	17.44%	28,376	17.99%
Am. Indian & Alaskan	12	0.30%	292	0.50%	775	0.49%
Asian	151	3.82%	2,166	3.67%	6,103	3.87%
Hawaiian & Pacific Island	0	0.00%	36	0.06%	174	0.11%
Other	99	2.51%	1,762	2.99%	4,621	2.93%
U.S. Armed Forces	8		86		388	
Households						
2026 Projection	1,709		25,960		66,131	
2021 Estimate	1,502		23,485		59,531	
2010 Census	840		18,362		44,342	
Growth 2021 - 2026	13.78%		10.54%		11.09%	
Growth 2010 - 2021	78.81%		27.90%		34.25%	
Owner Occupied	1,029	68.51%	13,160	56.04%	35,136	59.02%
Renter Occupied	473	31.49%	10,325	43.96%	24,395	40.98%
2021 Households by HH Income	1,503		23,486		59,529	
Income: <\$25,000	254	16.90%	3,610	15.37%	8,850	14.87%
Income: \$25,000 - \$50,000	307	20.43%	5,190	22.10%	13,409	22.53%
Income: \$50,000 - \$75,000	387	25.75%	4,962	21.13%	11,553	19.41%
Income: \$75,000 - \$100,000	179	11.91%	3,268	13.91%	7,607	12.78%
Income: \$100,000 - \$125,000	128	8.52%	2,480	10.56%	6,096	10.24%
Income: \$125,000 - \$150,000	52	3.46%	1,339	5.70%	4,329	7.27%
Income: \$150,000 - \$200,000	171	11.38%	1,656	7.05%	4,700	7.90%
Income: \$200,000+	25	1.66%	981	4.18%	2,985	5.01%
2021 Avg Household Income	\$76,744		\$80,947		\$84,834	
2021 Med Household Income	\$60,829		\$64,137		\$65,998	



# Rutherford County, TN Community Snapshot

rutherford  
works

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



95.4

Nashville MSA Cost of Living Index vs. National Average of 100

Source: 3rd Quarter 2020 ACCRA Cost of Living Index

8th

Fastest Growing Midsize City in the US with 20 new residents per day

Source: Census, 2019

6th

Best Place to Buy a Home in the US (Murfreesboro)

Source: WalletHub 2020

#1

Largest suburb in the Nashville MSA

**NISSAN**

8,000  
Employees

**amazon.com**

2,700  
Employees

**INGRAM**

1,918  
Employees



Saint Thomas  
Health

1,741  
Employees

**asurion**

1,250  
Employees

**verizon**

1,068  
Employees



1,000  
Employees

**ADIENT**

1,000  
Employees

**BRIDGESTONE**

987  
Employees



CardinalHealth

816  
Employees



## Quick Facts



### Rutherford County

2021 Population: 344,329  
2026 Projection: 369,889  
Households: 125,957  
Avg. HH Income: \$83,720  
Med. HH Income: \$67,859

### City of Murfreesboro

2021 Population: 149,258  
2026 Projection: 159,756  
Households: 56,774  
Avg. HH Income: \$82,310  
Med. HH Income: \$64,403

### Town of Smyrna

2021 Population: 53,268  
2026 Projection: 57,303  
Households: 20,008  
Avg. HH Income: \$74,705  
Med. HH Income: \$63,008

### City of La Vergne

2021 Population: 41,444  
2026 Projection: 44,765  
Households: 13,608  
Avg. HH Income: \$78,525  
Med. HH Income: \$64,687

### City of Eagleville

2021 Population: 796  
2026 Projection: 860  
Households: 310  
Avg. HH Income: \$88,456  
Med. HH Income: \$64,733

#### Sources:

2021 Claritas Estimate  
November 2020  
TN Department of Labor

## Top Ranked Schools

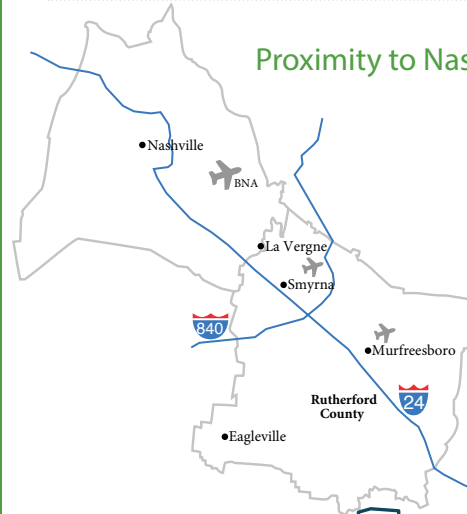
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:  
MTSU: 22,000  
Motlow: 3,000  
TCAT: 540



## Regional Healthcare Destination

- Servicing infants to seniors
- 5 hospital expansions since 2018

## Proximity to Nashville



## Low Cost of Living

No State or Local Tax on Wages, Salaries, or Estates



2020 Average Home Sale Price: \$291,250  
-Red Realty Annual Report

TN ranked #1 for Business Climate in 2019  
-Business Facilities



## 30 Minutes to Downtown

- 3 Major League Sports Teams
- World-renowned Music Venues like Ryman Auditorium, Grand Ole Opry House, and Bluebird Cafe
- TN State Capitol
- Nashville International Airport (BNA)



## Recent Additions

### Gutterglove

Manufacturing & Distribution Facility

Leading gutter guard company invests \$5.4 million in new La Vergne facility, adding 85 jobs to the community.

### Woods

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.

## Labor Force At-A-Glance

	County	Tennessee	United States
Labor Force	190,274	3,450,249	160,468,000
Unemployment Rate	3.9%	5.0%	6.4%
Available Labor Pool	7,510	172,514	10,264,000