

CLASS A OFFICE FOR LEASE



33,000 SF CLASS A OFFICE SPACE on 9.9 Acres

1255 Garrison Drive – Murfreesboro, TN

DETAILS:

- **PRICE: \$24 PSF NNN**
- 33,000 SF Exceptional Class A Office Space on 9.9 Ac Campus
- Located in the heart of Murfreesboro's Gateway Office/ Medical Corridor
- Lease space located on the First Floor
- Convenient to I-24 Exit 76/Medical Center Pkwy



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BROKER

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THE PARKS GROUP
COMMERCIAL REAL ESTATE



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www.parks-group.com

1255 Garrison Drive – Murfreesboro, TN



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New Vision Church

Stones River National
Battlefield Park

Vanderbilt
Pediatric Center

★ SITE

TrustPoint
HOSPITAL

MMC
MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

Gateway Park,
Lake & Greenway

Bark Park

To I-24
Exit 76

LC Murfreesboro
Apartments

First National
Bank

Tenn
Pediatrics

Consumer Ins.

Waterstone 2
Medical

Saint Thomas
Health

ASCENSION

Red Realty/
Walk in
Clinic

FOUNTAINS
AT GATEWAY

THE GATEWAY
VILLAGE

Franklin Synergy
Bank

Stonegate Corporate
Center

Medical Center Pkwy

Thompson Lane

THE AVENUE[®]
MURFREESBORO

THE OAKS
MURFREESBORO, TENNESSEE

Gateway Medical
Centers

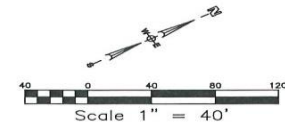
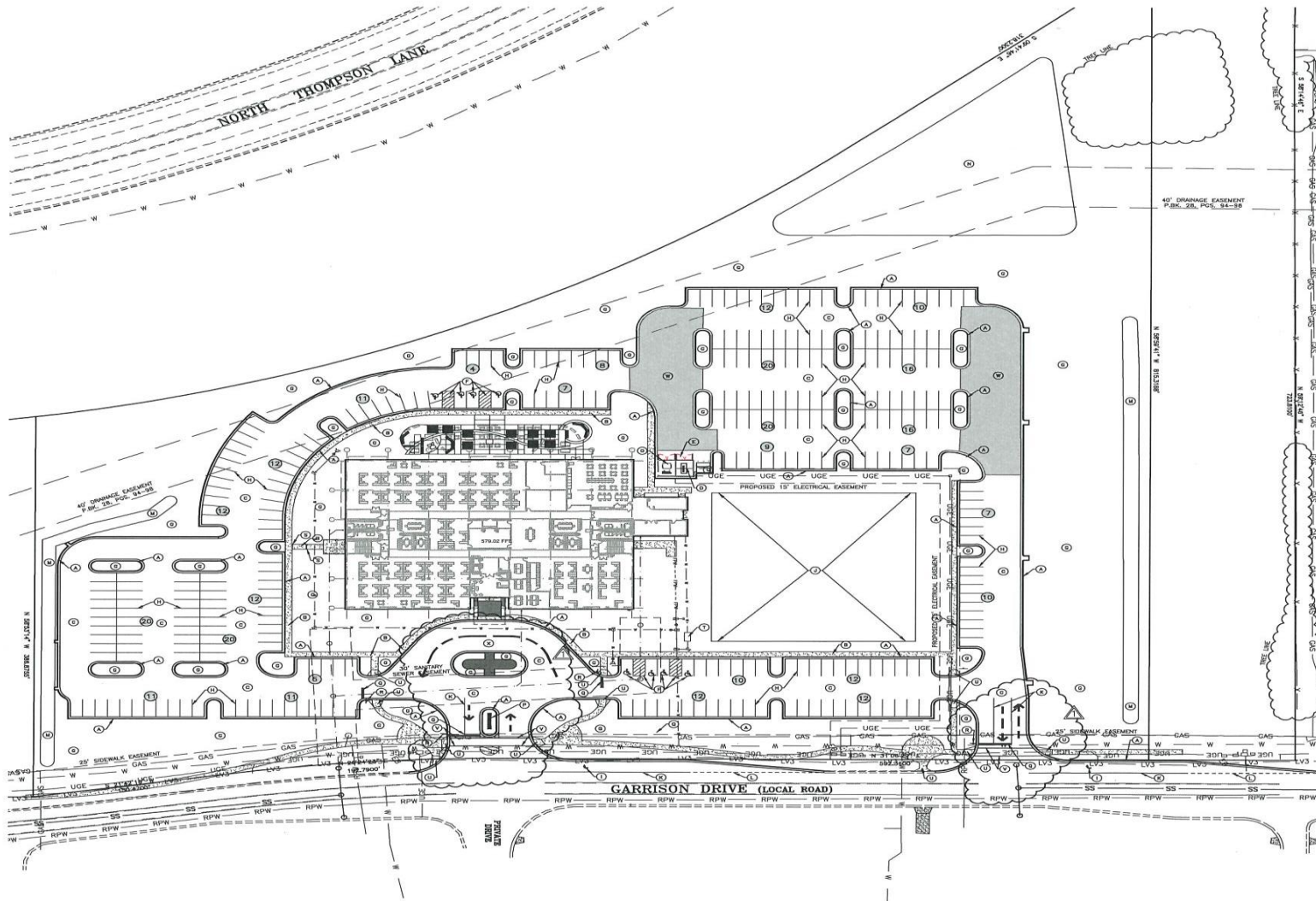
Old Fort Golf Course

Downtown

Fortress Rosecrans

rd County Agri Center

2mi



- KEYNOTE LEGEND**
- ① REG'D 24" CONCRETE CURB AND GUTTER (TYP.)
 - ② REG'D 4" THICK CONCRETE SIDEWALK
 - ③ REG'D STANDED DUTY ASPHALT PAVING
 - ④ REG'D TRANSFORMER (SEE ELECTRICAL PLANS)
 - ⑤ REG'D CONCRETE PAVING
 - ⑥ REG'D HANDICAP SIGNS, MARKINGS AND PARKING STRIPES, PER ADA SPECIFICATIONS
 - ⑦ REG'D LANDSCAPE AREA (12" TOPSOIL, IN PLANTING BEDS, 4" IN TURF AREAS)
 - ⑧ REG'D 4" WIDE, WHITE, PARKING STALL STRIPE
 - ⑨ REG'D TRAFFIC CONTROL MARKINGS
 - ⑩ PHASE 2 BUILDING LOCATION, REED AND STRAIN ALL DISTURBED AREAS.
 - ⑪ REG'D 4" WIDE, SOLID WHITE, TRAFFIC STRIPE
 - ⑫ REG'D 4" WIDE, DASHED WHITE, TRAFFIC STRIPE
 - ⑬ REG'D 80-80-80 AREA
 - ⑭ REG'D DETENTION POND
 - ⑮ REG'D CHAMPSTER & ENCLOSURE (SEE LANDSCAPE PLAN FOR SCREENING)
 - ⑯ REG'D MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
 - ⑰ REG'D 24" WIDE, PAINTED WHITE, STOP BAR
 - ⑱ REG'D STOP SIGN
 - ⑲ REG'D STEPS
 - ⑳ REG'D DOMESTIC WATER VAULT WATER VAULT (SEE LANDSCAPE PLAN FOR SCREENING)
 - ㉑ REG'D HANDICAP RAMP, PER ADA SPECIFICATIONS
 - ㉒ REG'D 8" WIDE DOUBLE LINE CROSS WALK
 - ㉓ REG'D HEAVY DUTY ASPHALT PAVING

SUBJECT PROPERTY IS WITHIN THE GATEWAY DISTRICT

← TYPICAL FLOW ARROWS

SITE DATA TABLE

| | |
|---|-----------------------------------|
| ZONING: | GD-3 MU |
| LOT SIZE: | 10.0 ACRES 435731 SQ. FT. |
| BUILDING SIZE: | FIRST FLOOR 32,815 SQ. FT. |
| | SECOND FLOOR 32,847 SQ. FT. |
| | TOTAL 65,662 SQ. FT. |
| BUILDING HEIGHT: | 2 STORIES |
| TOTAL SPACES REQUIRED: | 213 |
| (1 PER 300 SF BLDG) | |
| TOTAL PARKING PROVIDED: | 308 |
| TOTAL R.O. SPACES/8 | |
| SET BACKS: | |
| PROPOSED USED: | COMMERCIAL OFFICE |
| OPEN SPACE CALCULATIONS: | |
| PROPOSED SITE: | APPROX 10.0 ACRES=435,731 SQ. FT. |
| MIN. SIZE OF SITE TO BE REQUIRED OPEN SPACE: | 87,130.47 |
| ALL LANDSCAPE AREAS LARGER THAN 200 SQUARE FEET: | |
| CONSTITUTE OPEN SPACE, DEFINED AS AREAS THAT ARE NOT PAVED: | |
| TOFFERS OR CONCRETE, BUILDINGS, WALLS, CONTAINERS AND PARALLEL: | |
| WALLS AND PLAZAS THAT RUN THROUGH LANDSCAPED AREAS SHALL: | |
| BE PROHIBITED TO COUNT TOWARDS OPEN SPACE. | |
| PROPOSED OPEN SPACE: | 228,784.32 |
| TOTAL OPEN SPACE %: | 52.48% |

OPEN SPACE CALCULATIONS: (SEE SHEET 1100)

* FORMAL SPACE - FOR COMMERCIAL DEVELOPMENTS GREATER THAN 5 ACRES OR 40,000 SQ. FT., THE FORMAL SPACE IS TO BE 3% OF THE SITE'S DEVELOPABLE AREA
 3% * 435,731 SQ. FT. = 13,071.93 REQUIRED
 14,178.34 PROVIDED

| REVISION | REVISION DESCRIPTION | DATE | BY |
|----------|----------------------|----------|----|
| 1 | POST NO REVISION #1 | 09-24-15 | ML |

KASAI / M-TEK
NORTH AMERICAN HEADQUARTERS
 1225 GARRISON DR.
 MURFREESBORO, TN



PROJECT # 14-051
 FILE NAME:
 DATE: 05-08-2015
 DRAWN BY: HTL/ML
 CHECKED BY: ML

LAYOUT PLAN

SHEET NUMBER
C301
 OF
 18

GENERAL NOTES

- THIS DRAWING IS INTENDED TO SHOW GENERAL LOCATIONS OF WALL TYPES AND THICKNESSES. REFER TO OTHER DRAWINGS FOR SPECIFIC WALL CONSTRUCTION, INCLUDING LOCATION OF APPLIED FINISHES. REFER TO WALL SECTIONS AND DETAILS FOR INFORMATION REGARDING CONSTRUCTION OF EXTERIOR WALLS.
- PROVIDE MOISTURE RESISTANT DRYWALL BEHIND ALL PLYING FIXTURES.
- ALL INTERIOR DIMENSIONS TO CENTERLINE OF STUDS AND EXTERIOR DIMENSIONS TO OUTSIDE FACE OF STUD OR CMU.
- GENERAL CONTRACTOR IS TO COORDINATE ALL WALLS PRIOR TO CONSTRUCTION TO ACCOMMODATE VARIOUS MANUFACTURER REQUIREMENTS OF ALL BUILDING MATERIALS SUCH AS WALL FINISHES, BLOCKING, PLYING, INSULATION, ETC. ADJUST HOLLOW METAL DOOR THROAT OPENINGS AS NECESSARY TO ACCOMMODATE WALLS.
- ALL EQUIPMENT ON PLANS SHOWN AS A REFERENCE (BY OWNER).
- ALL ELECTRICAL ROOF CEILING IN 3 STORY PORTION OF BUILDING TO BE DESIGNED WITH US. NO. 1866 ASSEMBLY DOES NOT APPLY TO ROOF 3/4.

PLAN KEY

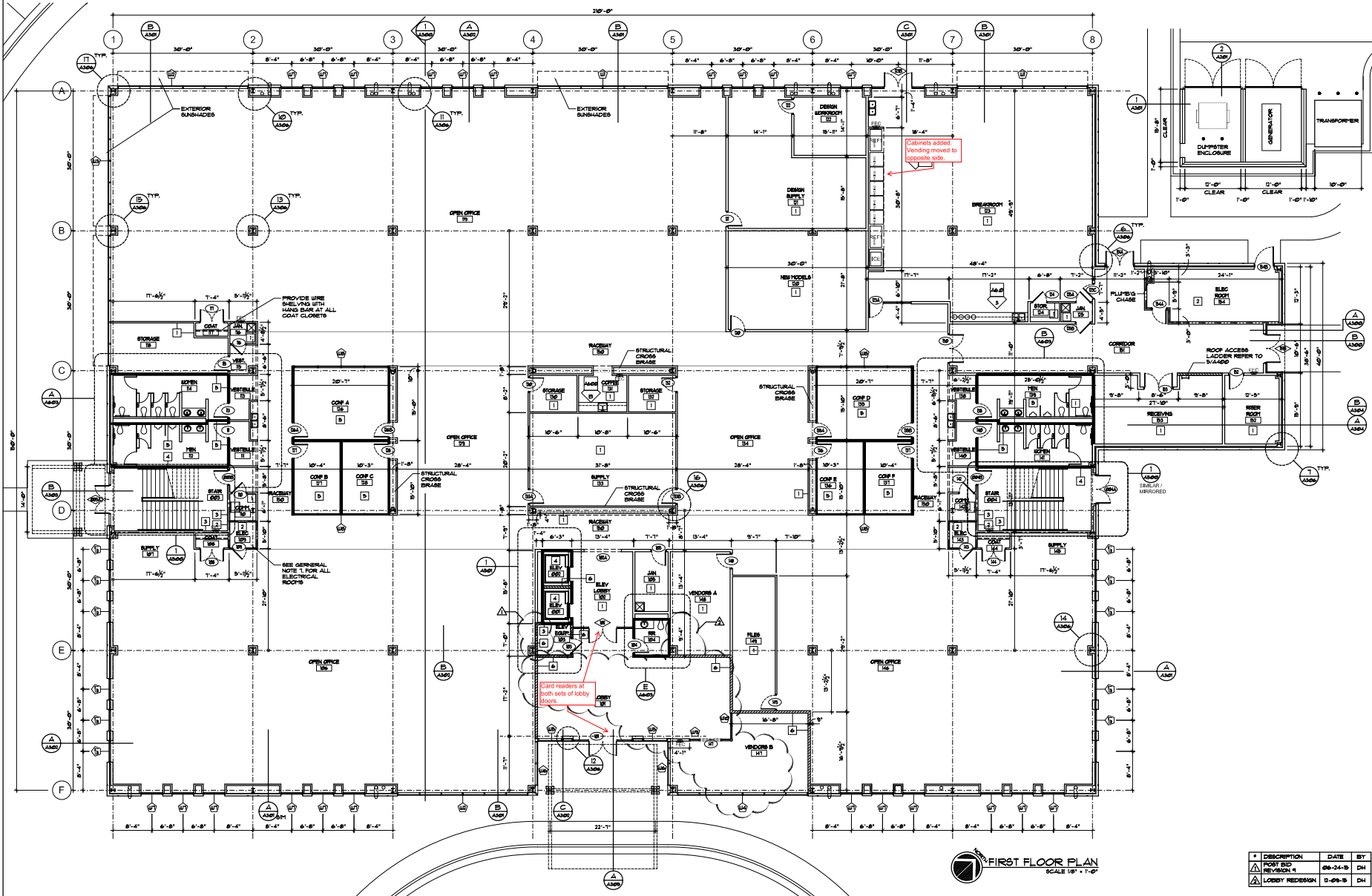
- INDICATES DOOR W/ CARD READER ACCESS. PROVIDE ELECTRIC STRIKE AND TRANSFER LINGERS @ THESE LOCATIONS.
 - DOOR TYPE
 - EXTERIOR WINDOW TYPE
 - WALL TYPE
- ## KEY NOTES
- KEY NUMBERS ARE INTENDED TO SUPPLEMENT THE WALL LINE LEGEND AND ARE TO APPLY TO ALL THE WALLS OF THE ROOM THAT THEY ARE PLACED IN. UNLESS NOTED OTHERWISE, KEY NUMBERS WITH LEADERS APPLY ONLY TO THE WALLS THE LEADER INDICATE.
 - TYPICAL WALLS ARE TYPE 1 UNLESS WALL LINE TYPE OR KEY NUMBER INDICATES OTHERWISE.

WALL LEGEND

| | | | |
|---|--|---|---|
| 1 | (1) LAYER N° GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND 6" ABOVE GLO. STL. TRK. CONT. AT TOP OF STUD # GYP. BD. BRIDGE TO STRUCT. AS REQD. (TYP. AT INT. PARTITION WALLS) | 4 | (1) LAYER N° TYPE 1" GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND WALL TO DECK ABOVE AND SEAL. PROVIDE BATT INSULATION IN WALL FOR SOUND ATTENUATION. (ULR. RATED ASSEMBLY). GA FILE NO. UFM012, FM-UP-45 OR UL-U465 |
| 2 | (2) LAYER N° TYPE 1" GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND WALL TO DECK ABOVE AND SEAL. (ULR. RATED ASSEMBLY). GA FILE NO. UFM012, FM-UP-45 OR UL-U465 | 5 | (1) LAYER N° GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND WALLS TO DECK ABOVE AND SEAL. PROVIDE BATT INSULATION IN WALL FOR SOUND ATTENUATION. |
| 3 | (1) LAYER N° TYPE 1" GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND WALL TO DECK ABOVE AND SEAL. (ULR. RATED ASSEMBLY). GA FILE NO. UFM012, FM-UP-45 OR UL-U465 | 6 | (1) LAYER N° GYP. BD. EA. SIDE 3/4" OR 6" STL. STUD AT 16" O.C. EXTEND WALLS TO DECK ABOVE AND SEAL. |

NOTES

- SEE BUILDING SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
- SEE ENLARGED FLOOR PLANS AND INTERIOR ELEVATIONS FOR LOCATION OF TILED WALLS AND FINISHES.



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KASAI / M-TEK
NORTH AMERICAN HEADQUARTERS
1225 GARRISON DR.
MURFREESBORO, TN



FPA PROJECT # 10514
FILE NAME:
DATE: 05-08-2015
DRAWN BY: DH/PG/AD/NR
CHECKED BY: BB

FIRST FLOOR PLAN

SHEET NUMBER
A100
OF
24

| DESCRIPTION | DATE | BY |
|---------------------|----------|----|
| PORT BID REVISION # | 06-24-15 | DH |
| LOBBY REDESIGN | 03-09-15 | DH |

Demographic Summary Report

1255 Garrison Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**
 Class: **B**
 RBA: **67,600 SF**
 Typical Floor: **33,800 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**

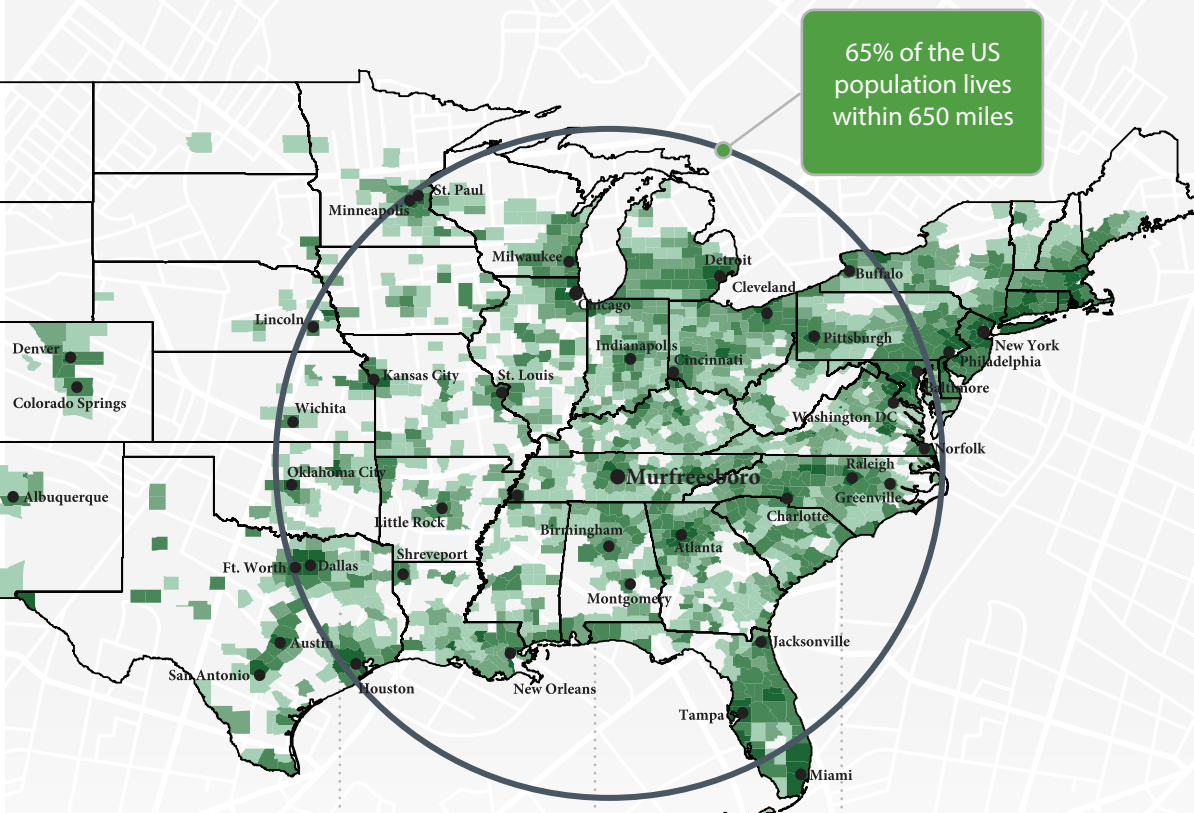


| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|---------------|----------------|
| Population | | | |
| 2026 Projection | 3,801 | 62,204 | 173,124 |
| 2021 Estimate | 3,280 | 55,998 | 155,602 |
| 2010 Census | 1,385 | 41,880 | 114,124 |
| Growth 2021 - 2026 | 15.88% | 11.08% | 11.26% |
| Growth 2010 - 2021 | 136.82% | 33.71% | 36.34% |
| 2021 Population by Hispanic Origin | 204 | 4,019 | 11,885 |
| 2021 Population | 3,280 | 55,998 | 155,602 |
| White | 2,647 80.70% | 42,699 76.25% | 116,547 74.90% |
| Black | 401 12.23% | 9,174 16.38% | 27,671 17.78% |
| Am. Indian & Alaskan | 8 0.24% | 276 0.49% | 756 0.49% |
| Asian | 145 4.42% | 2,160 3.86% | 5,948 3.82% |
| Hawaiian & Pacific Island | 0 0.00% | 32 0.06% | 173 0.11% |
| Other | 79 2.41% | 1,658 2.96% | 4,508 2.90% |
| U.S. Armed Forces | 8 | 89 | 377 |
| Households | | | |
| 2026 Projection | 1,368 | 24,523 | 65,147 |
| 2021 Estimate | 1,186 | 22,125 | 58,621 |
| 2010 Census | 546 | 16,856 | 43,489 |
| Growth 2021 - 2026 | 15.35% | 10.84% | 11.13% |
| Growth 2010 - 2021 | 117.22% | 31.26% | 34.80% |
| Owner Occupied | 846 71.33% | 13,041 58.94% | 34,762 59.30% |
| Renter Occupied | 340 28.67% | 9,084 41.06% | 23,859 40.70% |
| 2021 Households by HH Income | 1,184 | 22,127 | 58,624 |
| Income: <\$25,000 | 166 14.02% | 3,156 14.26% | 8,580 14.64% |
| Income: \$25,000 - \$50,000 | 237 20.02% | 4,754 21.49% | 13,103 22.35% |
| Income: \$50,000 - \$75,000 | 324 27.36% | 4,656 21.04% | 11,425 19.49% |
| Income: \$75,000 - \$100,000 | 157 13.26% | 3,154 14.25% | 7,515 12.82% |
| Income: \$100,000 - \$125,000 | 99 8.36% | 2,440 11.03% | 6,078 10.37% |
| Income: \$125,000 - \$150,000 | 32 2.70% | 1,422 6.43% | 4,275 7.29% |
| Income: \$150,000 - \$200,000 | 155 13.09% | 1,651 7.46% | 4,698 8.01% |
| Income: \$200,000+ | 14 1.18% | 894 4.04% | 2,950 5.03% |
| 2021 Avg Household Income | \$78,646 | \$82,640 | \$85,264 |
| 2021 Med Household Income | \$63,687 | \$66,520 | \$66,523 |

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

General Mills
Making Food People Love

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

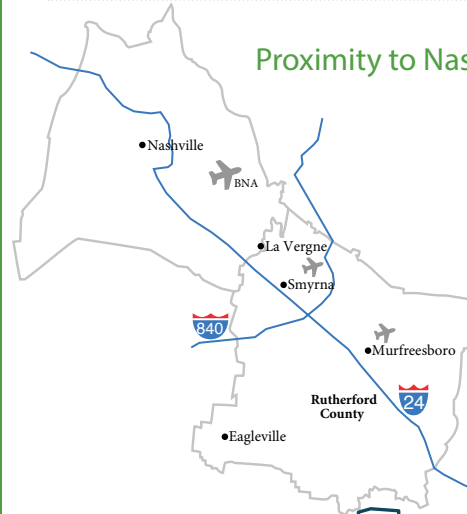
- 5th Best High School in the US (Central Magnet)
- 95% Graduation Rate
- Higher Ed Enrollment:
MTSU: 22,000
Motlow: 3,000
TCAT: 540



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 |