

CLASS A OFFICE SPACE FOR LEASE on 9.9 Acre Campus

1225 Garrison Drive - Murfreesboro, TN



LEASE DETAILS:

- PRICE: \$28 PSF NNN
- 5,000 to 30,000 SF Exceptional Class A Office Space on 9.9 Ac Campus
- Within a block of Ascension-St. Thomas Hospital, Trustpoint Hospital, Murfreesboro Medical Clinic & Vanderbilt Pediatric Clinic
- 306 Parking Spaces
- On-site back up generator
- Located in the heart of Murfreesboro's
- Gateway Office/ Medical Corridor
- Convenient to I-24 Exit 76/Medical Center Pkwy

John Harney

BROKER

615.542.0715

johnh@parks-group.com TN License: 221569 THE PARKS GROUP



1535 W Northfield Blvd., Suite 7 Murfreesboro, TN 37129 615.896.4045

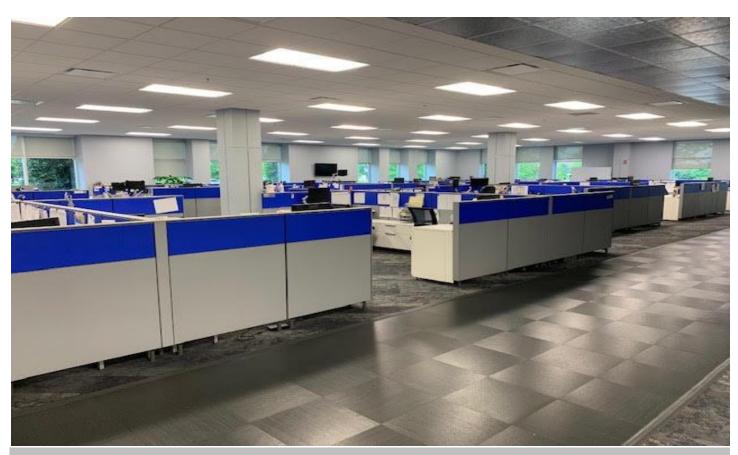
www.parks-group.com





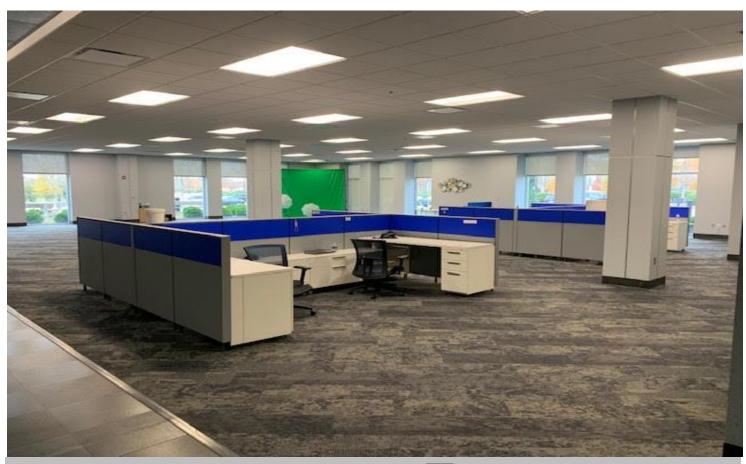






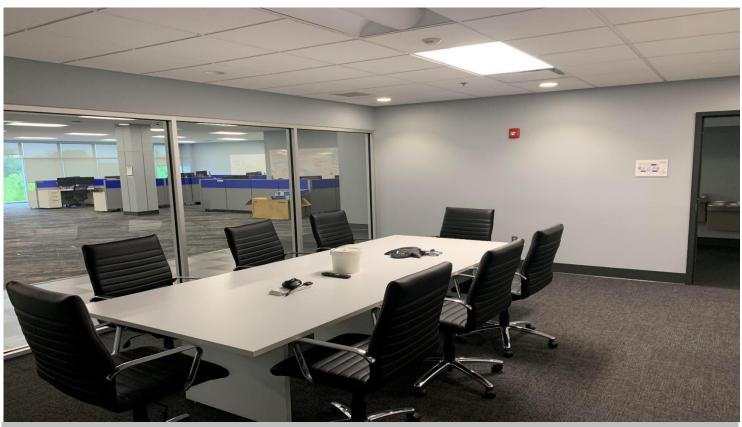




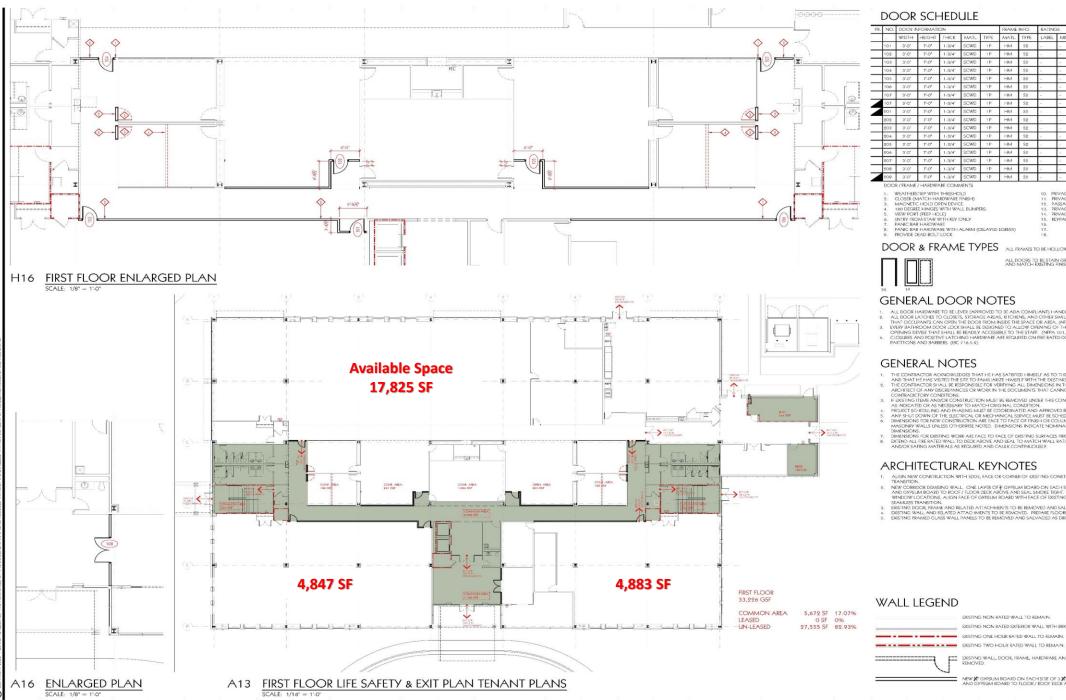












DOOR SCHEDULE

R. NO	DOO:	R INFORM	MATK	NC			FRAME	INFO.	RATING	3S	H.W.	COMMENTS
	WIDTH	H HEC	SHT	THICK	MATL	TYPE	MATL.	TYPE	LABEL	MIN.		
101	3,0,	7'.	O*	1-3/4"	SCWD	†P	HM	SE				7, 13
109	3'-0'	7'.	.0"	1-3/4"	SCWD	1P	HM	52	-	-	-	7, 13
103	3'-0'	7'-	-0"	1-3/4"	SCWD	1P	HM	\$2			-	7, 13
104	3,-0,	75	0"	1-3/4°	SCWD	1P	HM	52			-	7, 13
105	3'-0'	7'-	-0"	1-3/4"	SCWD	1P	HM	52		-	-	7, 13
106	3,0,	75	-0"	1-3/4"	SCWD	1P	HM	52	2			7, 13
107	3'-0'	7'-	-0"	1-3/4"	SCWD	1P	HM	SΩ		2	2	7, 13
107	3'-0'	7'-	-0"	1-3/4"	SCWD	1P	HM	52		2	2	7, 13
201	3,-0,	7.	·O"	1-3/4"	SCWD	1P	HM	52				7, 13
209	3,0,	75	O"	1-3/4"	SCWD	1P	HM	52	-	-	-	7, 13
203	3,-0,	75	O _a	1-3/4"	SCWD	1P	HM	52	-	8	la .	7, 13
204	3,-0,	7'.	0"	1-3/4"	SCWD	1P	HM	S2				7, 13
203	3/-0/	7'.	0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
206	3'-0'	7'.	-0"	1-3/4"	SCWD	1P.	HM	52		2		7, 13
207	3,-0,	7'.	0"	1-3/4"	SCWD	1P	HM	S2	V.			7, 13
208	3,-0,	7.	0"	1-3/4"	SCWD	1P	HM	S2				7, 13
209	3,-0,	7'.	-0"	1-3/4"	SCWD	1P.	HM	52			-	7, 13

- WEATHERSTRIP WITH THRESHOLD CLOSER (MATCH HARDWARE FINISH)
- CLOSER (MATCH HARDWARE FINISH)
 MAGNETIC HOLD OPEN DEVICE
 180 DEGREE HINGES WITH WALL BUMPERS.
 VIEW PORT (PEEP HOLE)
 ENTRY FROM STAR WITH KEY ONLY
 PANIC BAR HARDWARE
- PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS)
- PROVIDE DEAD-BOLT LOCK

- 10. PRIVACY (BATH) LOCK
 11. PRIVACY (BEDROOM) LOCK
 12. PRIVACY (BEDROOM) LOCK
 13. PRIVACY LOCK EVED TO MASTER REY
 14. PRIVACY LOCK, EVED SEPRATELY
 15. REYPAL ENTRY SYSTEM (COORD WITH TENANT)

DOOR & FRAME TYPES ALL FRAMES TO BE HOLLOW METAL UNLESS OTHERWISE NOTED.



ALL DOORS TO BE STAIN GRADE AND MATCH EXISTING FINISH.

GENERAL DOOR NOTES

- ALL BOOR HARDWARE TO BE LEVER (APPROVED TO BE ADA COMPLIANT) HANDLES UNLESS OTHERWISE NOTED.
 ALL BOOR LAYCHES TO CLOSES, STOWAGE AREAS, KITCHENS, AND OTHER SWILLAR SPACES OR AREAS SHALL BE SUCH
 BOOR HARDWARE AND CONTROL OF THE STATE OF THE
- PARTITIONS AND BARRIERS. (IBC 716.5.9)

GENERAL NOTES

- THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HARSEF WITH THE DISTING CONDITIONS.

 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE
- ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR

- ARCHITECT OF ANY DECERANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXSTING OR CONTRACTION CONDITIONS.

 IF EXSTING TENS ANGERS CONSTRUCTION MUST BE EXEMPLED THAT CONTRACT, THE CONTRACTOR SHALL PATION AND STRUCTURE OF ANGESTS AND ANGESTS ANG
- DIMENSIONS. DIMENSIONS FOR DISTING WORK ARE FACE TO FACE OF DISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION. DITEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SARING MATERIALS AS FEGURED AND CAULK CONTINUOUSLY.

ARCHITECTURAL KEYNOTES

ALIGN NEW CONSTRUCTION WITH EDGE, FACE OR CORNER OF DUSTING CONSTRUCTION TO PROVIDE SMOOTH, SEAMLESS

- INDICATION.

 NOW COBINED WILL ONLI LAYS OF FOREST EXAM ON FACT SIZE OF FIRST. STUE, DITUGE STUE

 NOW COBINED AND TO SOCIETY FOREST CANDER AND SEA AND
- EXISTING DOOR, FRAME AND RELATED ATTACHMENTS TO BE REMOVED AND SALVAGED AS DIRECTED BY OWNER.
- DISTING WALL AND RELATED ATTACHMENTS TO BE REMOVED. PREPARE FLOORS AND CEILINGS FOR NEW MATERIALS.
 EXISTING FRAMED GLASS WALL PANELS TO BE REMOVED AND SALVAGED AS DIRECTED BY THE OWNER.

EXISTING NON-RATED WALL TO REMAIN.

EXISTING NON-RATED EXTERIOR WALL WITH BRICK VENEER TO REMAIN.

DISTING WALL, DOOR, FRAME, HARDWARE AND RELATED ATTACHMENTSTO BE REMOVED.

615.893.7200 (o) 615.714.3753 (c) mpicklesimer@comcast.net 1817 HOLLOWAY CIRCLE MURFREESBORO, TN 37127

FIRST FLOOR

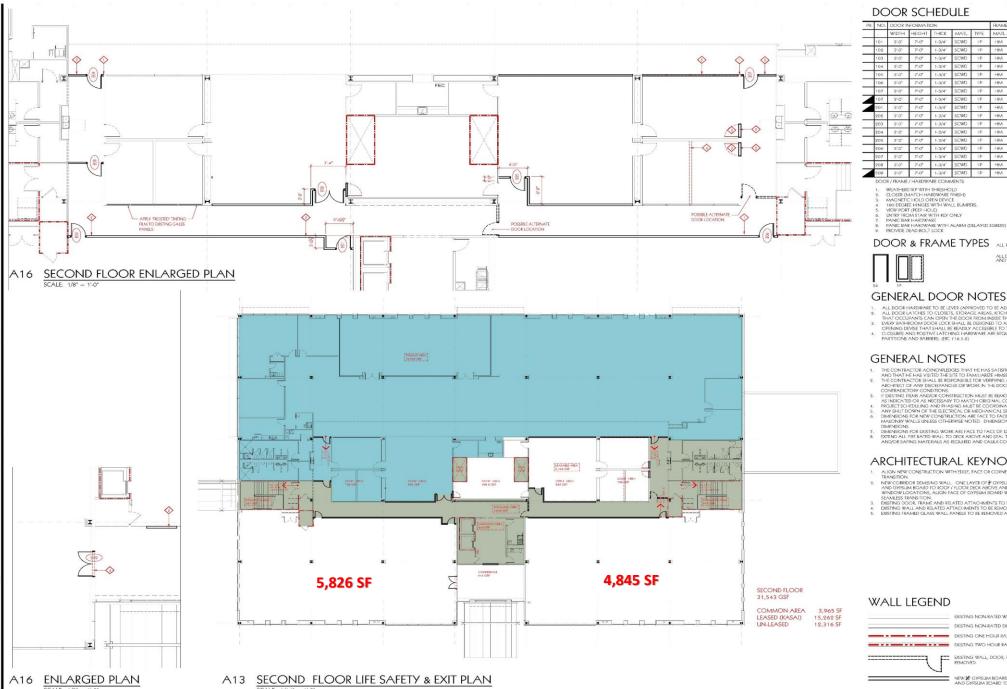
NEW ★ GYPSUM BOARD ON EACH SIDE OF 3 ★ METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO FLOOR / ROOF DECK ABOVE.

PICKLESIMER ROBERTS INC JAUT)JTIH)AR

05.30.22

SEPARATION PLAN

A1.10



DOOR SCHEDULE

Ŋ.	NO.	DOOR II	NEORMATI	ON			FRAME	INFO.	RATING	is	H.W.	COMMENTS
П		WIDTH	HEIGHT	THICK	MATL	TYPE	MATL.	TYPE	LABEL	MIN.		
	101	3/-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2			-	7, 13
	109	31-01	7'-0"	1-3/4"	SCWD	1P	HM	52	-	-		7, 13
П	103	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	52	-		-	7, 13
	104	3,0,	7'-0"	1-3/4"	SCWD	1P	HM	52				7, 13
	105	3'-0"	7"-0"	1-3/4"	SCWD	1P:	HM	S2	-	£.	-	7, 13
	106	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-			7, 13
	107	3/-0,	7'-0"	1-3/4"	SCWD	1P	HM	St	2		-	7, 13
7	107	3,-0,	7'-0"	1-3/4"	SCWD	1P	HM	S2	27	-	2	7, 13
4	201	30,	7'-0"	1-3/4"	SCWD	1P	HM	S2				7, 13
	202	3, 0,	7'-0"	1-3/4"	SCWD	1P	HM	52	-		-	7, 13
	203	3,-0,	7'-0"	1-3/4"	SCWD	1P	HM	52	5	-	-	7, 13
	204	3.0,	7'-0"	1-3/4"	SCWD	1P	HM	St			-	7, 13
	205	3,0,	7'-0"	1-3/4"	SCWD	1P	HM	S2				7, 13
	206	3/-0"	7'-0"	1-3/4"	SCWD	1P	HM	S9			-	7, 13
	207	3/-0"	7'-0"	1-3/4"	SCWD	10	HM	S2				7, 13
	208	3,-0,,	7'-0"	1-3/4"	SCWD	1P	HM	S2				7, 13
4	209	3'-0"	7'-0"	1-3/4"	SCWD:	1P	HM	52			-	7, 13

DOOR / FRAME / HARDWARE COMMENTS

- WEATHERSTRIP WITH THRESHOLD CLOSER (MATCH HARDWARE FINISH)
- CLOSER (MATCH HARDWARE FINISH)
 MAGNETIC HOLD OPEN DEVICE
 180 DEGREE HINGES WITH WALL BUMPERS,
 VIEW PORT (PEEP HOLE)
 ENTRY FROM STAIR WITH KEY ONLY
 PANIC BAR HARDWARE

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 13. PRIVACY LOCK, EVFED SEPERATELY
 15. KEYPAD ENTRY SYSTEM (COORD WITH TENANT)

DOOR & FRAME TYPES ALL FRAMES TO BE HOLLOW METAL UNLESS OTHERWISE NOTED.

ALL DOORS TO BE STAIN GRADE AND MATCH EXISTING FINISH.



- ALL DOOR HARDWARE TO BE LEVER (ASSROVED TO BE ADA COMPLANT) HANDLES UNLESS OTHERWISE NOTED.
 ALL DOOR LATCHES TO CLOSERS, STONEARS, STONEARS, AND OTHER SMILLAR SPACES OR AREAS SHALL BE SLIGHALL DOOR LATCHES TO CLOSERS, STONEARS, STONEARS, AND OTHER SMILLAR SPACES OR AREAS SHALL BE SLIGHDEPARTS HARDROOM DOOR CLOSES SHALL BE DESCRIBED TO ALLOW OFFENDOR OF THE LOCKED DOOR FROM THE CUITISE BY
 OPENING DEVISE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF. (NIPA 101, 16.22.5.3)
 CLOSERS AND POSTIME LATCHING HARDWARE ARE RECIPIETD ON THE RATED DOOR ASSESSMELTS AND DOORS IN SMOET
- - PARTITIONS AND BARRIERS. (IBC 716.5.9)

GENERAL NOTES

- 1. THE CONTRACTOR ADDROWNEDDES THAT HE HAS SATISFED HINGELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAVE VISITED THE STET OF ANALLARIZE HANGET FWTH THE EXEMPTION CONTRICTOR. AND THAT HE STET OF ANALLARIZE HANGET FWTH THE EXEMPTION CONTRICTOR OF THE STET OF ANALLARIZE HANGET FOR THE STET OF ANALLARIZE HANGET FOR HE REPORTED FOR THE OFFICE OF ANALLARIZE HANGET FOR HE REPORTED FOR THE OFFICE OF ANALLARIZE HANGET FOR HE REPORT HE DESCRIPTION OF THE CONTRACTOR SHALL PATCH.

 PROJECT SCHEDLARIC AND PHASING MAST BE COOSINATION AND APPROVED BY THE OWNER.

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- AND CONTROL OF MEMORY AND THE WAS AND THE

ARCHITECTURAL KEYNOTES

ALIGN NEW CONSTRUCTION WITH EDGE, FACE OR CORNER OF EXISTING CONSTRUCTION TO PROVIDE SMOOTH, SEAMLESS

- IN THE CHEMICA BRAIGHT WALL ONLY HAVE OF CAPISHAR ROAD ON EACH SIZE OF \$1.4 METAL STUDE. DITTING THE NAT OF CHEMICA STUDE. THE CHEMICA STUDE OF CHEMICA STUDE OF CHEMICA STUDE OF CHEMICA STUDE. THE CHEMICA STUDE OF CHEMICA STUDE OF CHEMICA STUDE OF CHEMICA STUDE OF CHEMICAS STUDE OF

PICKLESIMER ROBERTS INC JAUT) JTIH) AA

PROJ. NO .:

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05.30.22

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SECOND FLOOR SEPARATION PLAN

A1.20

WALL LEGEND

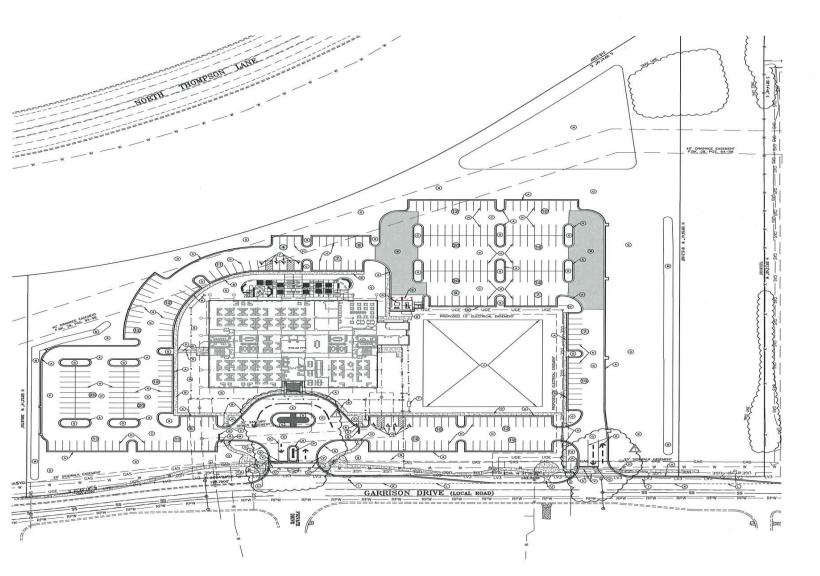
DOSTING NON-RATED WALL TO REMAIN.

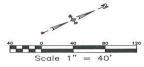
EXISTING NON-RATED EXTERIOR WALL WITH BRICK VENEER TO REMAIN.

DISTING ONE HOUR RATED WALL TO REMAIN

EXISTING TWO HOUR RATED WALL TO REMAIN. EXISTING WALL, DOOR, FRAME, HARDWARE AND RELATED ATTACHMENTS TO BE

NEW ★ GYPSUM BOARD ON EACH SIDE OF 3 ★ METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO FLOOR / ROOF DECK ABOVE.





KEYNOTE LEGEND

- (A) REQ'D 24" CONCRETE CURB AND GUTTER (TYP.)
- (B) REQ'D 4" THICK CONCRETE SIDEWALK © REDI'D STANDARD DUTY ASPHALT PAVING
- (P) RED'D TRANSFORMER (SEE ELECTRICAL PLANS
- (E) REQ'D CONCRETE PAYING
- P REQ'D HANDICAP SIGNS, MARK
- @ REQ'D LANDSCAPE AREA (12" TOPSOIL IN PLANTING BEDS, 4" IN TURF AREAS)
- (H) REQ'D 4" WIDE, WHITE PARKING STALL STREPE (I) REQ'D TRAFFIC CONTROL MARKING
- PHASE 2 BUILDING LOCATION, SEED AND STRAW ALL DISTRUBED AREAS.
- (K) REQ'D 4" WIDE, SOLID WHITE, TRAFFIC STRIPE
- (L) REQ'D 4" WIDE, DASHED WHITE, TRAFFIC STREPE
- W REQ'D BIO-SWALE AREA
- (H) REQ'D DETENTION POND
- (0) REQ'D DUMPSTER & ENCLOSURE (SEE LANDSCAPE PLAN FOR SCREENING
- P REQ'D MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- @ REQ'D 24" WIDE, PAINTED WHITE, STOP BAR
- (R) REQ'D STOP SIGN (S) REQ'D STEPS
- (SEE LANDSCAPE PLAN FOR SCREENING)
- (U) REQ'D HANDICAP RAMP, PER ADA SPECIFICATIONS
- FEQ'D 8' WIDE DOUBLE LINE CROSS WALK
- FEG'D HEAVY DUTY ASPHALT PAVING

SUBJECT PROPERTY IS WITHIN THE GATEWAY DISTRICT

SITE DATA TABLE

TOTAL SPACES REQUIRED: (1 PER 300 SF BLDG)

TOTAL PARKING PROVIDED TOTAL H.C. SPACES:8

SET BACKS PROPOSED USE:

OPEN SPACE CALCULATIONS:

JUPEN SPANE UNLUGATIONS:
PROPOSED STEE TO PROCEED THAT AND ACRES 4.55,731 SO, FT.
INN. 20X OF SITE TO BE REQUIRED OPEN SPACE.
INN. 20X OF SITE TO BE REQUIRED OPEN SPACE.
INN. 20X OF SITE TO BE REQUIRED OPEN SPACE.
INN. 20X OPEN SPACE.
CONSTITUTE OPEN S 229,784,32 52.6%

OPEN SPACE CALCULATIONS: (SEE SHEET L100)





NORTH /

Towsuc.two

NTL/MIL

PROJECT # FILE NAME: 05-08-2015 CHECKED BY:

LAYOUT PLAN

C301

18

Demographic Summary Report

1255 Garrison Dr, Murfreesboro, TN 37129

Building Type: Class B Office Total Available: 0 SF
Class: B % Leased: 100%

RBA: **67,600 SF** % Leased: **100**% Rent/SF/Yr: -

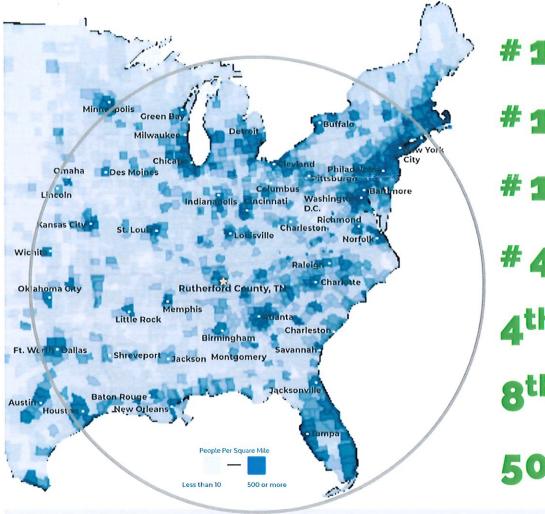
Typical Floor: 33,800 SF



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

RUTHERFORD CENTER



- # 1 Boomtown in America
 SmartAsset
- # 1 largest suburb of Nashville, TN
- # 1 largest university in Middle Tennessee
 Nashville Business Journal
- # 4 metro for economic strength Policom 2022
- best small city to buy a home in the U.S.
 -WalletHub 2021
- fastest growing midsize city in the U.S
 -Census 2020
- 50% with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- major interstates
- million residents within a 45 min drive
- million people within a 2.5 hour drive

- #1 elementary, middle and high schools in Tennessee
- minutes to
 Nashville
 Attractions
- hospital expansions since 2018 serving infants to seniors



LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	Verizon	1,068
Amazon	2,700	General Mills	1,000
Ingram	1,918	Adient	1,000
Ascension Saint Thomas	1,741	Bridgestone	987
Asurion	1,250	Cardinal Health	816

2022 RUTHERFORD COUNTY QUICK FACTS

Population 344,000

Median Age

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

^{&#}x27;Sources: 2022 GIS Mapping, Feb. 2022 TN Department of Labor

LABORFORCE DATA	County	Tennessee	United States
Labor Force	191,844	3.348,942	163,990,000
Unemployment Rate	2.7%	3.3%	3.8%
Available Labor Pool	7.937	109.741	6,270,000

RECENT ANNOUNCEMENTS



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



North American HQ & Manufacturing Facility UK-based air ventilation company establishes U.S. presence by investing \$3.6 million in new Murfreesboro testing facility.



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.

Patrick Cammack SVP, Economic Development pcammack@rutherfordchamber.org



Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org