



CLASS A OFFICE SPACE FOR LEASE on 9.9 Acre Campus

1225 Garrison Drive – Murfreesboro, TN



LEASE DETAILS:

- **PRICE: \$29.50 PSF NNN**
- 4,800 to 12,000 SF Exceptional Class A Office Space on 9.9 Ac Campus
- Main Tenants are Pinnacle Financial & Kasai
- 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

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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

MMC
MURFREESBORO
MEDICAL CLINIC
& SURGICENTER

Gateway Park,
Lake & Greenway

Bark Park

TrustPoint
HOSPITAL

First National
Bank

Tenn
Pediatrics

Consumer Ins.

Waterstone 2
Medical

To I-24
Exit 76

LC Murfreesboro
Apartments

Saint Thomas
Health

ASCENSION

Red Realty/
Walk in
Clinic

FOUNTAINS
AT GATEWAY

THE GATEWAY
VILLAGE

Franklin Synergy
Bank

Stonegate Corporate
Center

Gateway Medical
Centers

THE AVENUE[®]
MURFREESBORO

THE OAKS
MURFREESBORO TENNESSEE

Old Fort Golf Course

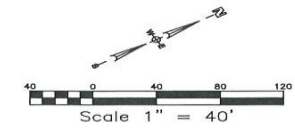
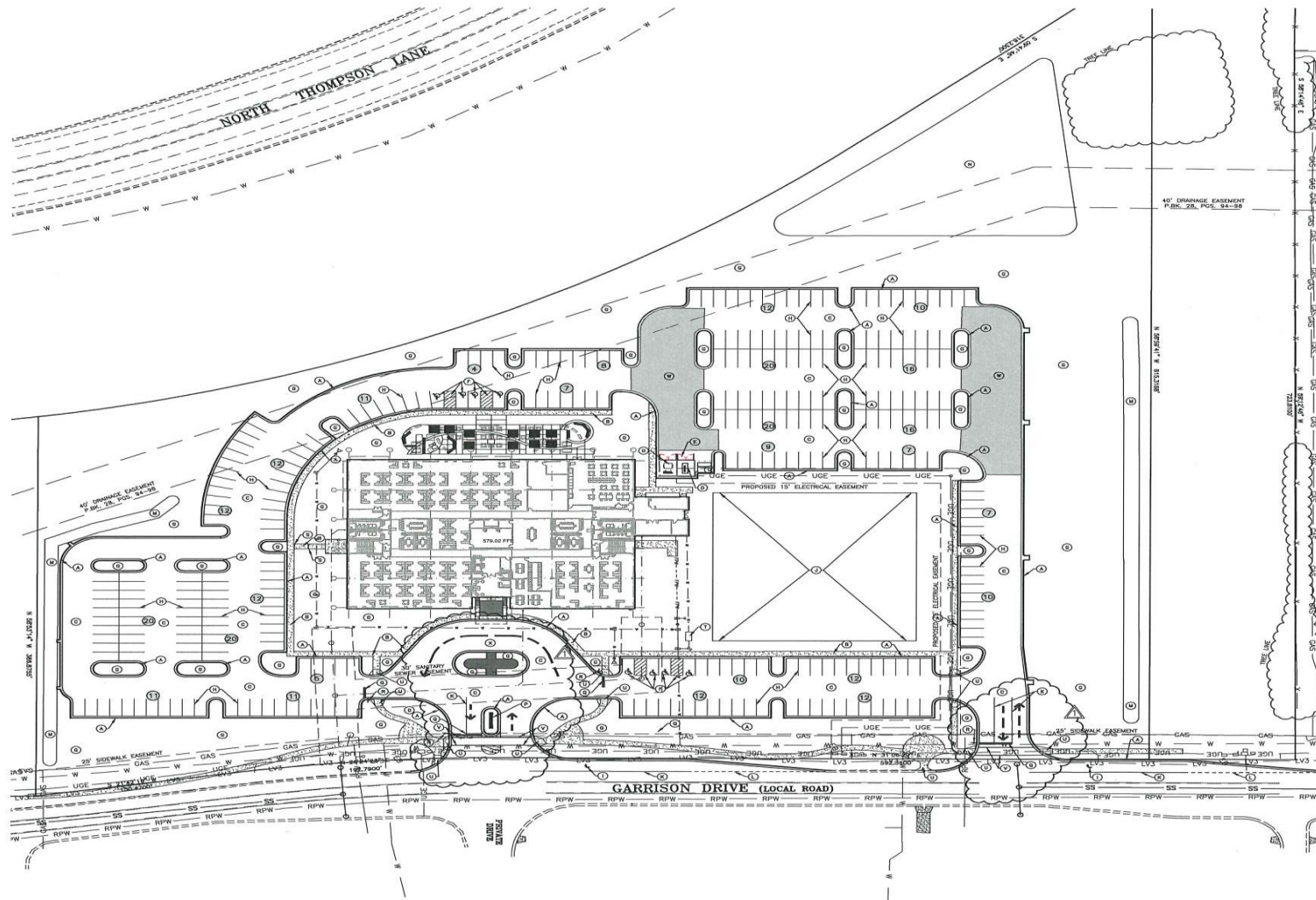
Fortress Rosecrans

I-24
Madison County Agri Center

Downtown

Broad Street

41



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

SUBJECT PROPERTY IS WITHIN THE GARRISON DISTRICT

← TYPICAL FLOW ARROWS

SITE DATA TABLE

ZONING:	500-3 MU
LOT SIZE:	10.8 ACRES 435731 SQ. FT.
BUILDING SIZE:	FIRST FLOOR - 33,815 SQ. FT.
	SECOND FLOOR - 32,647 SQ. FT.
	TOTAL - 66,462 SQ. FT.
BUILDING HEIGHT:	2 STORIES
TOTAL SPACES REQUIRED:	213
(1 PER 300 SF BLDG.)	
TOTAL PARKING PROVIDED:	308
TOTAL R.C. SPACES:	8

SET BACKS

PROPOSED USE: COMMERCIAL OFFICE

OPEN SPACE CALCULATIONS:

PROPOSED SITE: APPROX 10.8 ACRES=435,731 SQ. FT.
 MIN. SIZE OF SITE TO BE REQUIRED OPEN SPACE: 87,304.7
 REQUIRED OPEN SPACE: 87,304.7
 ALL LANDSCAPE AREAS LARGER THAN 200 SQUARE FEET CONSTITUTE OPEN SPACE. UNPAVED AREAS THAT ARE NOT PAVED TO BE OPEN SPACE SHALL BE CONSIDERED AS OPEN SPACE UNLESS AND UNLESS THAT RUN THROUGH LANDSCAPED AREAS SHALL BE PERMITTED TO COUNT TOWARDS OPEN SPACE.
 PROVIDED OPEN SPACE: 239,784.32
 TOTAL OPEN SPACE: 239,784.32

OPEN SPACE CALCULATIONS: (SEE SHEET L100)

* 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% * 4,681,233 SQ. FT. = 14,043.70 REQUIRED
 PROVIDED

REVISION	REVISION DESCRIPTION	DATE	BY
1	POST NO REVISION #1	05-24-15	ML

CONSULTING ENGINEERS
 310 8th Avenue NE - PO BOX 2419 - DECATUR, AL - (256) 353-3537
 Pugh Wright McAnally, Inc. FAX: (256) 353-3532
 ESR Project # 14021



**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



310 8th Avenue NE - PO BOX 2419 - DECATUR, AL - (256) 353-3537
 Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

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** Rent/SF/Yr: **-**
 Typical Floor: **33,800 SF**

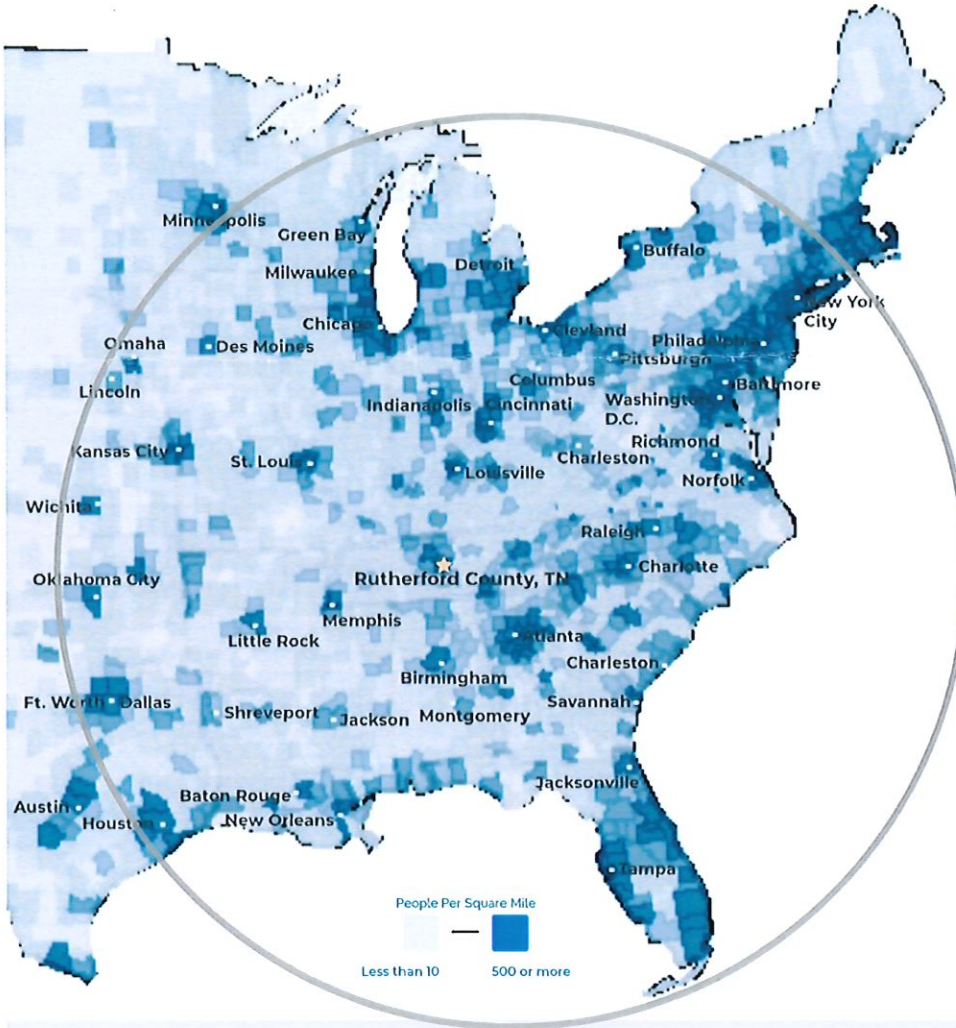


Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	3,801	62,204	173,124
2021 Estimate	3,280	55,998	155,602
2010 Census	1,385	41,880	114,124
Growth 2021 - 2026	15.88%	11.08%	11.26%
Growth 2010 - 2021	136.82%	33.71%	36.34%
2021 Population by Hispanic Origin	204	4,019	11,885
2021 Population	3,280	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 COUNTY CHAMBER OF COMMERCE & VISITORS 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
- 4th** best small city to buy a home in the U.S.
- WalletHub 2021
- 8th** fastest growing midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

- 3** major interstates
- 1.6** million residents within a 45 min drive
- 12** million people within a 2.5 hour drive
- #1** elementary, middle and high schools in Tennessee
- 30** minutes to Nashville Attractions
- 5** 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

34

Median Home Price

\$400,000

Average HH Income

\$82,000

3 Colleges

25,000 students

College Degrees

42% hold Associate or above

*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

Gutterglove PRO™

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

Woods AIR MOVEMENT

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.

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Chad Berringer
Director, Economic Development
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