

CLASS A OFFICE HEADQUARTERS FOR LEASE



62,662 SF CLASS A OFFICE HEADQUARTERS on 9.9 Acre Campus

1255 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
COMMERCIAL REAL ESTATE



1535 W Northfield Blvd., Suite 7
Murfreesboro, TN 37129
615.896.4045
www.parks-group.com

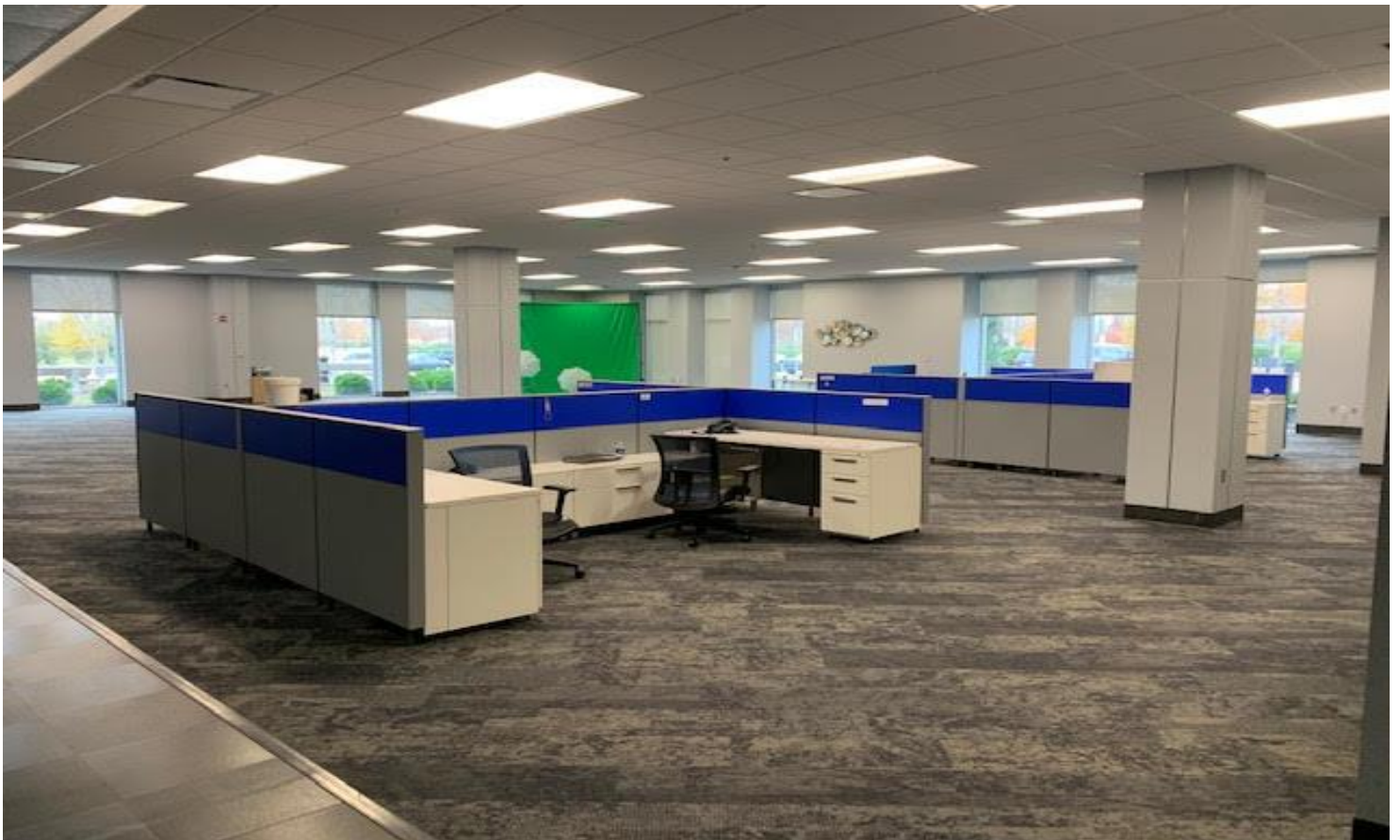
1255 Garrison Drive – Murfreesboro, TN



1255 Garrison Drive – Murfreesboro, TN



1255 Garrison Drive – Murfreesboro, TN



1255 Garrison Drive – Murfreesboro, TN





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

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

Architectural floor plan of a bathroom. The plan shows a toilet, a sink, and a shower area. A red circle with the number 108 is located near the shower area.

FIRST FLOOR
33,226 GSF

COMMON AREA	5,672 SF	17.07%
LEASED	0 SF	0%
UN-LEASED	27,555 SF	82.93%

The floor plan of the second floor is divided into several distinct areas, each color-coded and labeled with its square footage (GSF). The largest area is the 'TENANT AREA' (15,969 GSF) in light blue. Other areas include 'LEASEABLE AREA' (4,159 GSF) in white, 'CONF. AREA' (708 GSF and 891 GSF) in light blue, 'COMMON AREA' (4,520 GSF, 1,830 GSF, 640 GSF, and 813 GSF) in light green, 'OPEN AREA' (885 GSF) in white, 'CONFERENCE' (513 GSF) in white, and 'LEASEABLE AREA' (3,213 GSF and 4,843 GSF) in white. The plan also shows restrooms, a kitchen, and a central staircase.

SECOND FLOOR
31,543 GSF

Area Type	Area Name	Area Size (GSF)
Tenant Area	TENANT AREA	15,969
Leasable Area	LEASEABLE AREA	4,159
Common Area	COMMON AREA	4,520
Common Area	COMMON AREA	1,830
Common Area	COMMON AREA	640
Common Area	COMMON AREA	813
Conference	CONFERENCE	513
Leasable Area	LEASEABLE AREA	3,213
Leasable Area	LEASEABLE AREA	4,843

COMMON AREA 3,965 SF
LEASED (KASAI) 15,262 SF
UN-LEASED 12,316 SF

DOOR SCHEDULE

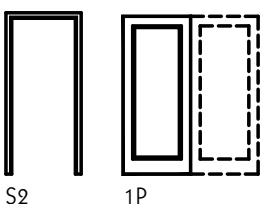
PR.	NO.	DOOR INFORMATION					FRAME INFO.		RATINGS		H.W.	COMMENTS
		WIDTH	HEIGHT	THICK	MATL.	TYPE	MATL.	TYPE	LABEL	MIN.		
	101	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
	102	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
	103	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
	104	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	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	S2	-	-	-	7, 13
	107	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
	201	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	7, 13
	202	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
	204	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	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	S2	-	-	-	7, 13
	207	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	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	S2	-	-	-	7, 13

DOOR / FRAME / HARDWARE COMMENTS

- | | |
|---|---|
| 1. WEATHERSTRIP WITH THRESHOLD | 10. PRIVACY (BATH) LOCK |
| 2. CLOSER (MATCH HARDWARE FINISH) | 11. PRIVACY (BEDROOM) LOCK |
| 3. MAGNETIC HOLD OPEN DEVICE | 12. PASSAGE (CLOSED) HARDWARE |
| 4. 180 DEGREE HINGES WITH WALL BUMPERS. | 13. PRIVACY LOCK, KEVED TO MASTER KEY |
| 5. VIEW PORT (PEP HOLE) | 14. PRIVACY LOCK, KEVED SEPARATELY |
| 6. ENTRY BAR STAIR WITH KEY ONLY | 15. KEYPAD ENTRY SYSTEM (COORD WITH TENANT) |
| 7. PANIC BAR HARDWARE | 16. |
| 8. PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS) | 17. |
| 9. PROVIDE DEAD-BOLT LOCK | 18. |

DOOR & FRAME TYPES

ALL FRAMES TO BE HOLLOW METAL UNLESS OTHERWISE NOTED.



GENERAL DOOR NOTES

- ALL DOOR HARDWARE TO BE LEVER (APPROVED TO BE ADA COMPLIANT) HANDLES UNLESS OTHERWISE NOTED.
 2. ALL DOOR LATCHES TO CLOSETS, STORAGE AREAS, KITCHENS, AND OTHER SIMILAR SPACES OR AREAS SHALL BE SUCH
 THAT OCCUPANTS CAN OPEN THE DOOR FROM INSIDE THE SPACE OR AREA. (NFPA 101, 16.2.2.4)
 3. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW OPENING OF THE LOCKED DOOR FROM THE OUTSIDE BY
 OPENING DEVICE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF. (NFPA 101, 16.2.2.5)
 4. CLOSURES AND POSITIVE LATCHING HARDWARE ARE REQUIRED ON FIRE RATED DOOR ASSEMBLIES AND DOORS IN SMOKE
 PARTITIONS AND BARRIERS. (IBC 716.5.9)

GENERAL NOTES

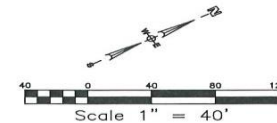
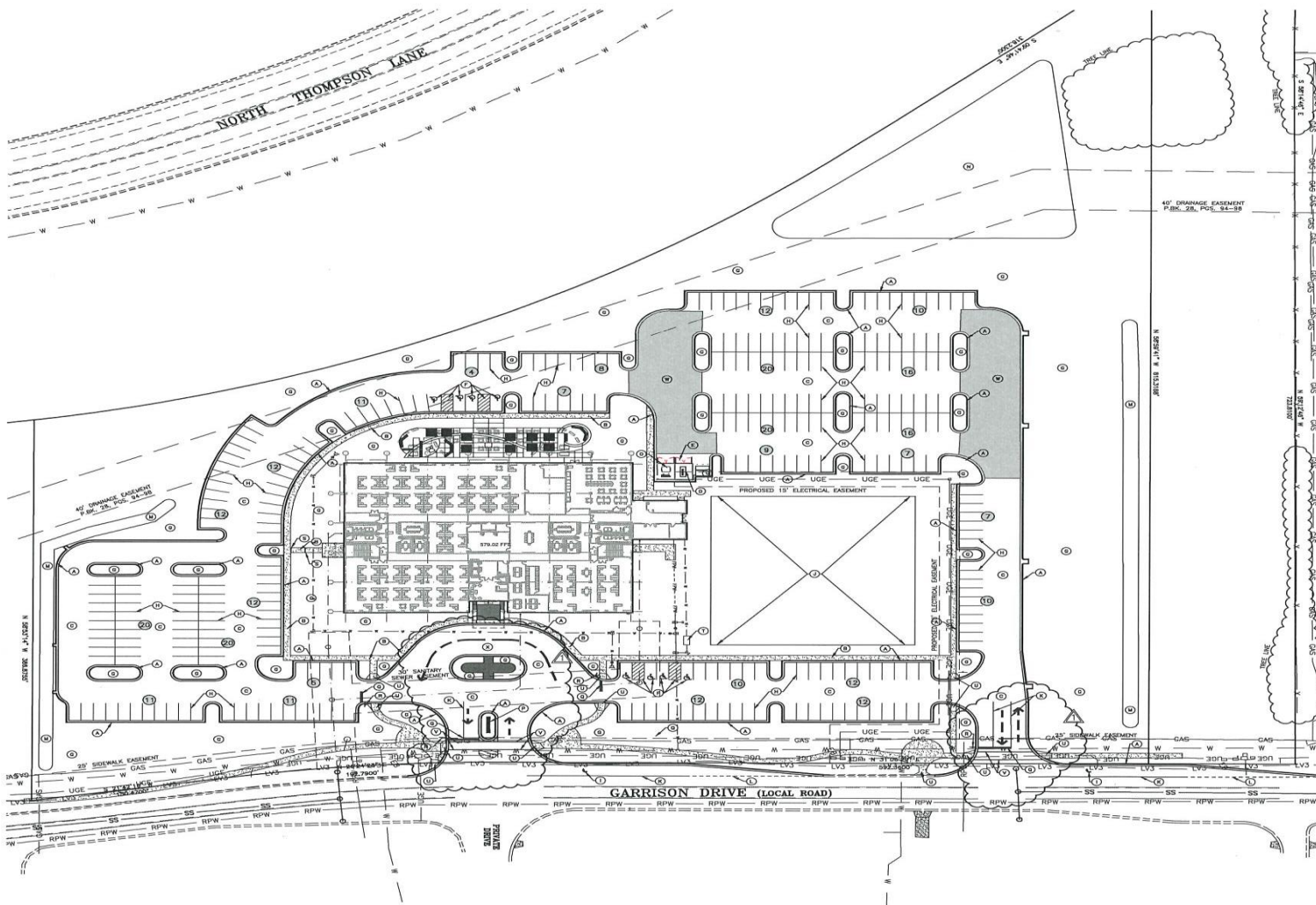
- THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTORY CONDITIONS.
- IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
- PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
- ANY SHOWING OF THE SEQUENCE OF MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER.
- DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLUMNS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
- DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
- EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SANDING MATERIALS AS REQUIRED AND CAULK CONTINUOUSLY.

ARCHITECTURAL KEYNOTES

1. ALIGN NEW CONSTRUCTION WITH EDGE, FACE OR CORNER OF EXISTING CONSTRUCTION TO PROVIDE SMOOTH, SEAMLESS TRANSITION.
2. NEW CORRIDOR DEMISING WALL. ONE LAYER OF $\frac{5}{8}$ " GYPSUM BOARD ON EACH SIDE OF 3 $\frac{3}{4}$ " METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO ROOF / FLOOR DECK ABOVE AND SEAL SMOKE TIGHT. WHEN WALL IN FILL FOR DOOR OR WINDOW LOCATIONS, ALIGN FACE OF GYPSUM BOARD WITH FACE OF EXISTING SURFACES TO PROVIDE SMOOTH, SEAMLESS TRANSITION.
3. EXISTING DOOR, FRAME AND RELATED ATTACHMENTS TO BE REMOVED AND SALVAGED AS DIRECTED BY OWNER.
4. EXISTING WALL AND RELATED ATTACHMENTS TO BE REMOVED. PREPARE FLOORS AND CEILINGS FOR NEW MATERIALS.
5. EXISTING FRAMED GLASS WALL PANELS TO BE REMOVED AND SALVAGED AS DIRECTED BY THE OWNER.

WALL LEGEND

	EXISTING NON-RATED WALL TO REMAIN.
	EXISTING NON-RATED EXTERIOR WALL WITH BRICK VENEER TO REMAIN.
	EXISTING ONE HOUR RATED WALL TO REMAIN.
	EXISTING TWO HOUR RATED WALL TO REMAIN.
	EXISTING WALL, DOOR, FRAME, HARDWARE AND RELATED ATTACHMENTS TO BE REMOVED.
	NEW 5/8 GYPSUM BOARD ON EACH SIDE OF 3 X4 METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO FLOOR / ROOF DECK ABOVE.



- KEYNOTE LEGEND**
- ① REG'D 24" CONCRETE CURB AND GUTTER (TYP.)
 - ② REG'D 4" THICK CONCRETE SIDEWALK
 - ③ REG'D STAGNANT 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 CHAMPIER & 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:	87,330.47
ALL LANDSCAPE AREAS LARGER THAN 200 SQUARE FEET:	
CONSTITUTE OPEN SPACE, DEFINED AS AREAS THAT ARE NOT PAVED:	
TO BE USED FOR CONCRETE, ASPHALT, GRAVEL, SAND, GRAVEL AND PARALLEL:	
WALKS AND PLAZAS THAT RUN THROUGH LANDSCAPED AREAS SHALL:	
BE PERMITTED 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

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**

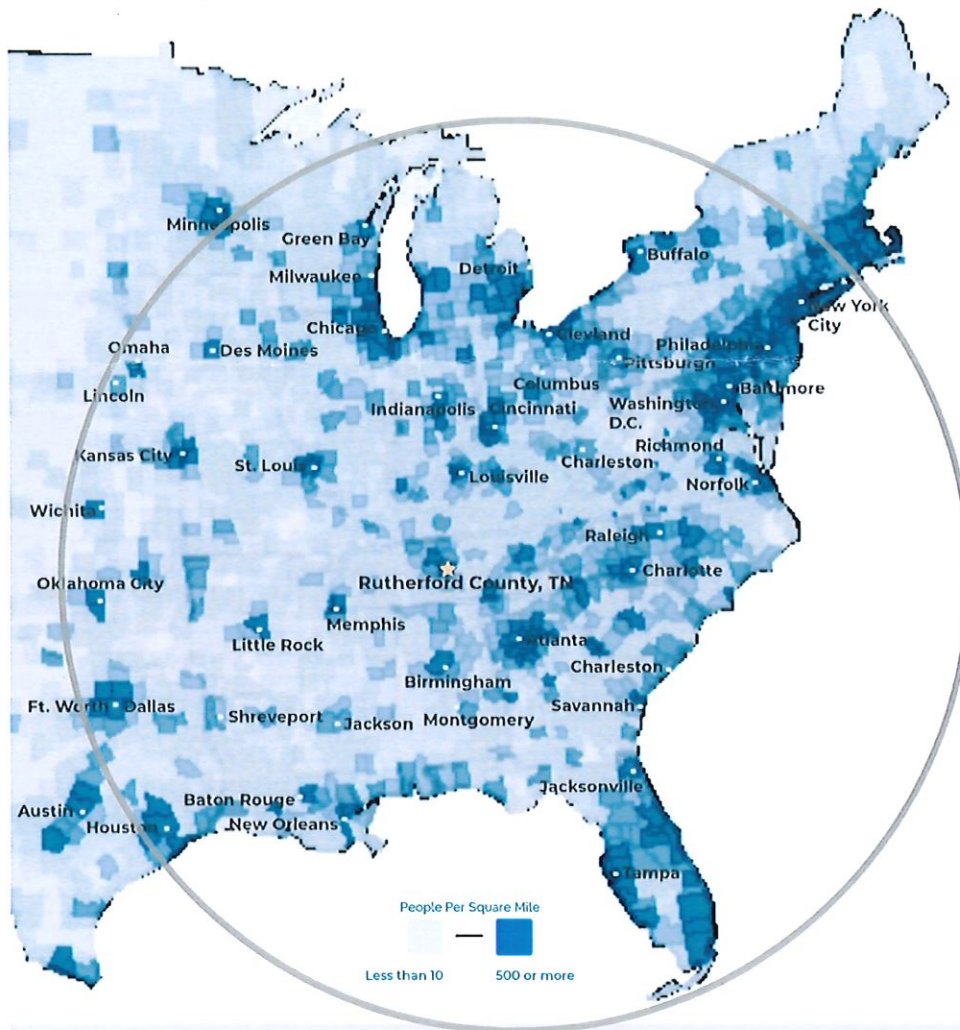
Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



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

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.



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