



# CLASS A OFFICE SPACE FOR LEASE on 9.9 Acre Campus

1225 Garrison Drive – Murfreesboro, TN



## LEASE DETAILS:

- **PRICE: \$29.50 PSF NNN**
- 2,523 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

**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](http://www.parks-group.com)

# 1255 Garrison Drive – Murfreesboro, TN



1255 Garrison Drive – Murfreesboro, TN





New Vision Church

Stones River National Battlefield Park

Vanderbilt Pediatric Center

★ SITE

MHC  
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

SCENSION

Red Realty/  
Walk in  
Clinic

FOUNTAINS  
AT GATEWAY

THE GATEWAY  
VILLAGE

Franklin Synergy  
Bank

Stonegate Corporate  
Center

Gateway Medical  
Centers

THE AVENUE<sup>®</sup>  
MURFREESBORO

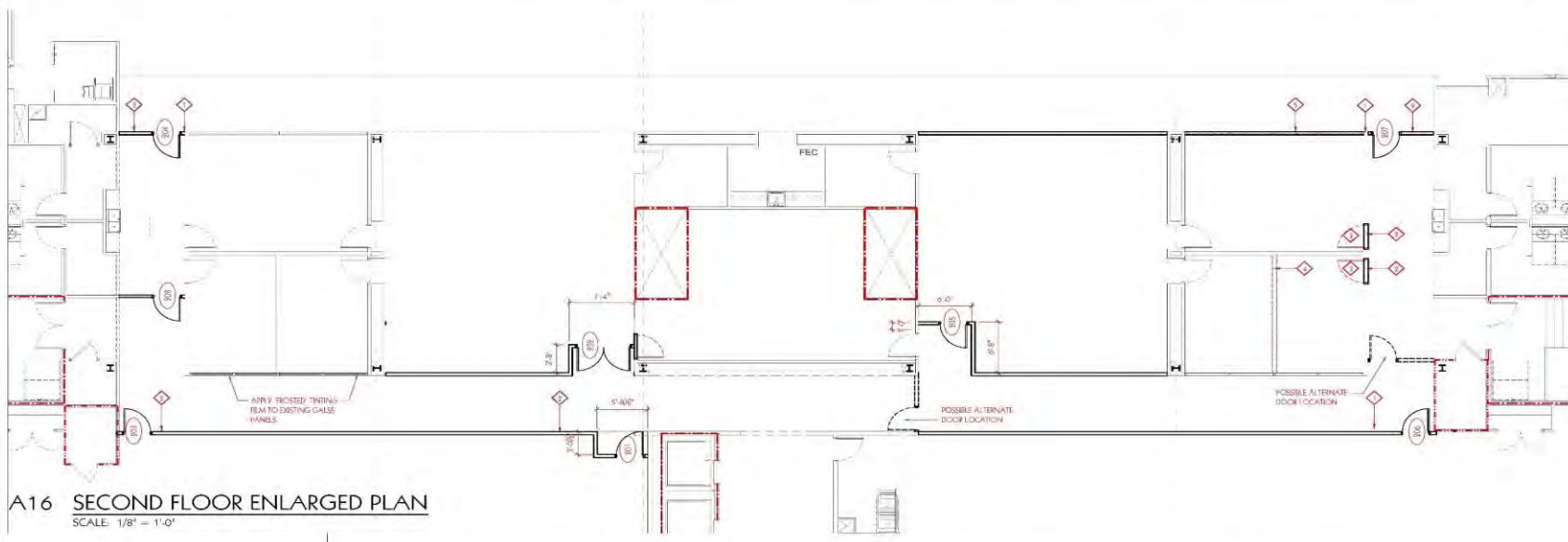
THE OAKS  
MURFREESBORO  
COMMUNITY

Old Fort Golf Course

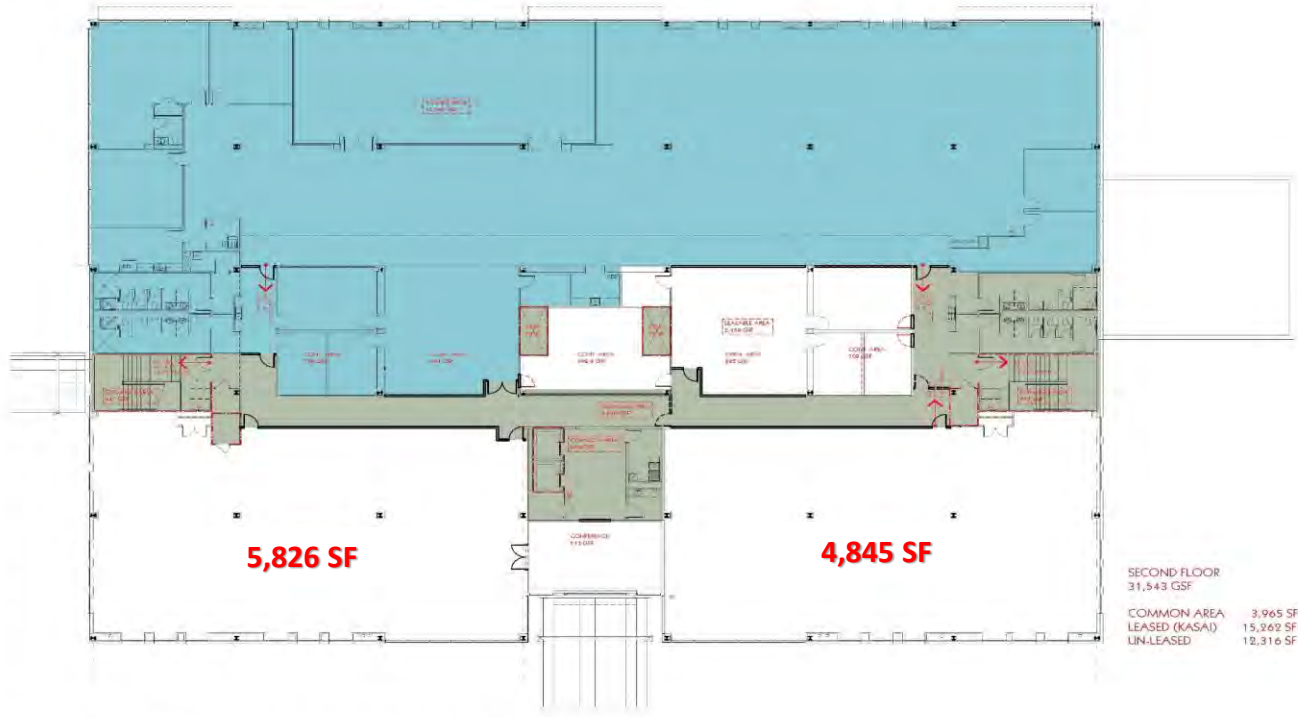
Downtown

Madison County Agri Center

Fortress Rosecrans



A16 SECOND FLOOR ENLARGED PLAN  
SCALE: 1/8" = 1'-0"



A13 SECOND FLOOR LIFE SAFETY & EXIT PLAN  
SCALE: 1/16" = 1'-0"

A16 ENLARGED PLAN  
SCALE: 1/8" = 1'-0"

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	SS			7, 13
102	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
103	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
104	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
105	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
106	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
107	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
108	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
109	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
110	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
111	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
112	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
113	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
114	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
115	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
116	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
117	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
118	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13
119	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	SS			7, 13

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

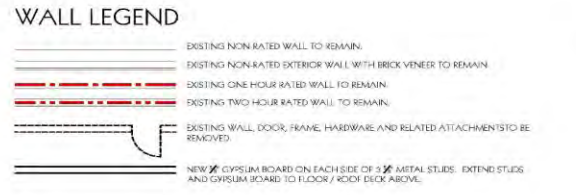
DOOR & FRAME TYPES ALL FRAMES TO BE HOLLOW METAL UNLESS OTHERWISE NOTED.  
ALL DOORS TO BE STAIN GRADE AND MATCH EXISTING FINISH.



- GENERAL DOOR NOTES
1. ALL DOOR HARDWARE TO BE LEVER (APPROVED TO BE ADA COMPLIANT) HANDLES UNLESS OTHERWISE NOTED.
  2. ALL DOOR LATCHES TO CLOSERS, 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, 16.2.2.3.4)
  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, 16.2.2.3.3)
  4. CLOSURES AND POSITIVE LATCHING HARDWARE ARE REQUIRED ON FIRE RATED DOOR ASSEMBLIES AND DOORS IN SMOKE PARTITIONS AND SHARERS. (IFC 7.16.3.4)

- GENERAL NOTES
1. 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.
  2. 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.
  3. 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.
  4. PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
  5. ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICES MUST BE SCHEDULED WITH THE OWNER.
  6. 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.
  7. DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
  8. EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOICES WITH GYPSUM AND/OR SAFING MATERIALS AS REQUIRED AND CALL OUT CONTINUOUSLY.

- ARCHITECTURAL KEYNOTES
1. ALIGN NEW CONSTRUCTION WITH EDGE, FACE OR CORNER OF EXISTING CONSTRUCTION TO PROVIDE SMOOTH, SEAMLESS TRANSITION.
  2. NEW CORRIDOR DIMENSING WALL: ONE LAYER OF 5/8" GYPSUM BOARD ON EACH SIDE OF 3" METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO ROOF / FLOOR DECK ABOVE AND SEAL SMOKE TIGHT. WHEN WALL IN INRILL 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 FLOOR AND CEILING FOR NEW MATERIALS.
  5. EXISTING FRAMED GLASS WALL PANELS TO BE REMOVED AND SALVAGED AS DIRECTED BY THE OWNER.



**KASAI**  
HO BUILDING REIFICATION PLAN  
CARRISON ROAD  
MURFREESBORO, TN 37172

PROJ. NO.: 2022010  
DATE: 05.30.22

1. CD FINAL  
03.18.22

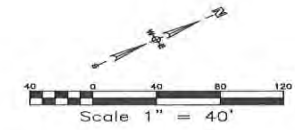
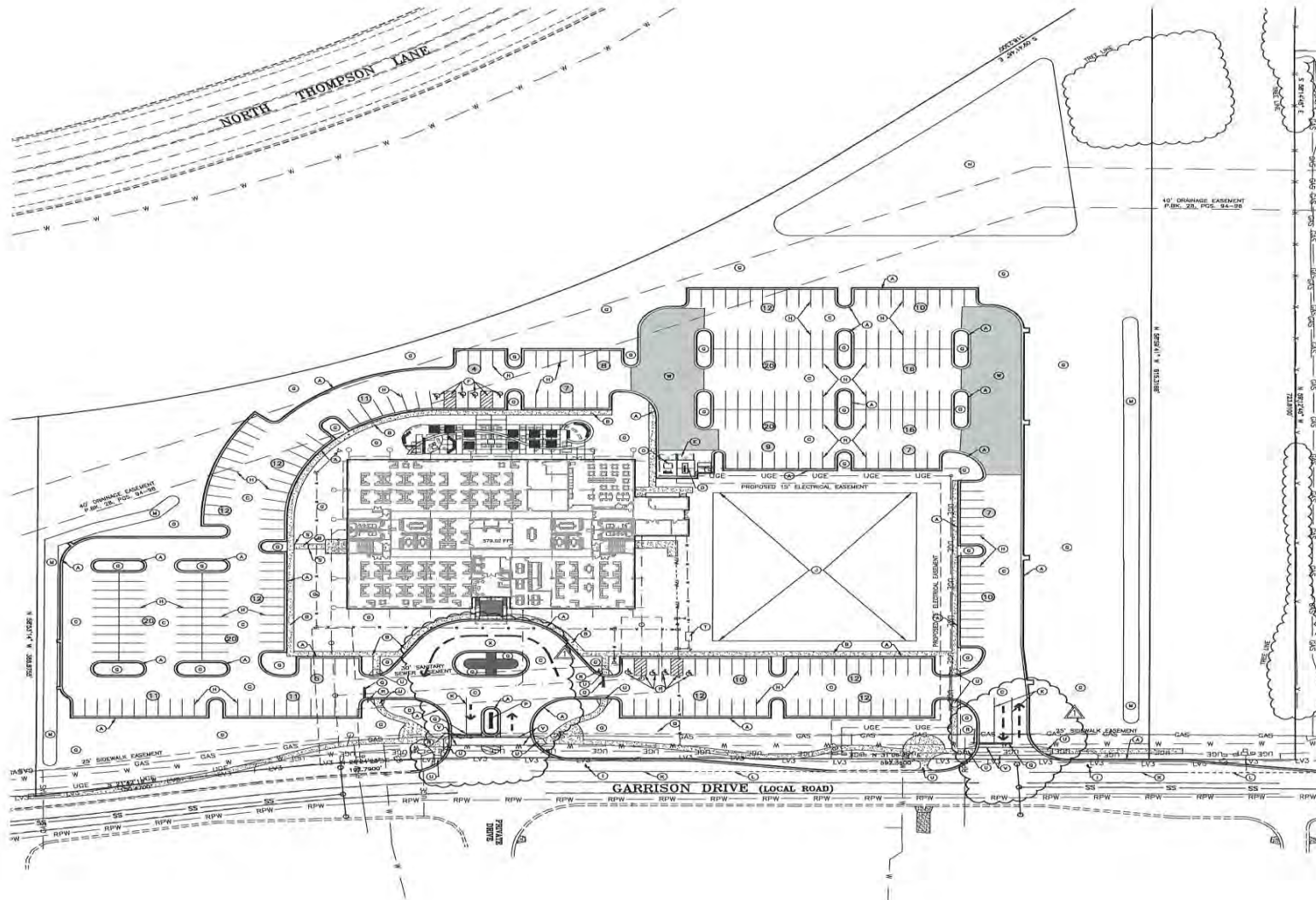
**P/P/A**  
PICKLESIMER  
ROBERTS ARCHITECTURE



615.893.7200 (o)  
615.714.3753 (c)  
mpicklesimer@comcast.net  
1817 HOLLOWAY CIRCLE  
MURFREESBORO, TN 37172

SECOND FLOOR SEPARATION PLAN

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

SUBJECT PROPERTY IS WITHIN THE GARRISON DISTRICT

← TYPICAL FLOW ARROW

**SITE DATA TABLE**

ZONING	500-2 MU
LOT SIZE	10.0 ACRES 430731 SQFT
BUILDING SIZE	FIRST FLOOR - 33,815 SQFT
	SECOND FLOOR - 32,047 SQFT
	TOTAL - 65,862 SQFT
BUILDING HEIGHT	2 STORIES
TOTAL SPACES REQUIRED (1 PER 300 SF BLDG)	213
TOTAL PARKING PROVIDED	308
TOTAL I.C. SPACES	308

**SET BACKS**

PROPOSED USE: COMMERCIAL OFFICE

**OPEN SPACE CALCULATIONS:**

PROPOSED SF: APPROX 10.0 ACRES=430,731 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. UNPAVED AREAS THAT ARE NOT PAVED TO PERMITS SPECIFICATIONS, UNLESS CONTIGUOUS AND PARALLEL TO PAVED SPACES SHALL BE CONSIDERED AS OPEN SPACE. WALKS AND PATHS THAT RUN THROUGH LANDSCAPED AREAS SHALL BE IDENTIFIED TO COUNT TOWARDS OPEN SPACE.  
 PROVIDED OPEN SPACE: 239,784.32  
 TOTAL OPEN SPACE: 55,626

**OPEN SPACE CALCULATIONS: (SEE SHEET 1100)**

\* FORMAL SPACE - FOR COMMERCIAL DEVELOPMENTS GREATER THAN 2 ACRES OR 10,000 SQ. FT., THE FORMAL SPACE IS TO BE 3% OF THE SITE'S DEVELOPABLE AREA  
 3% \* 430,731.33 SQ. FT. = 12,921.94 REQUIRED  
 14,178.34 PROVIDED

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

Consulting Engineers  
 3108 N. AVENUE NE  
 DECATUR, GA 30030  
 (770) 499-1400  
 FAX: (770) 499-1402  
 www.pughwrightmcanally.com



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



PROJECT # 14-051  
 FILE NAME: 05-06-2015  
 DATE: 05-06-2015  
 DRAWN BY: HTL/ML  
 CHECKED BY: ML

LAYOUT PLAN

SHEET NUMBER  
**C301**  
 OF  
 18



# Demographic Summary Report

1225 Garrison Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **62,280 SF**  
 Typical Floor: **31,140 SF**

Total Available: **12,000 SF**  
 % Leased: **80.73%**  
 Rent/SF/Yr: **\$29.50**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	5,804	66,114	183,419
2023 Estimate	5,046	59,804	165,896
2010 Census	1,822	41,226	114,224
Growth 2023 - 2028	15.02%	10.55%	10.56%
Growth 2010 - 2023	176.95%	45.06%	45.24%
<b>2023 Population by Hispanic Origin</b>	339	4,620	13,560
<b>2023 Population</b>	5,046	59,804	165,896
White	3,981 78.89%	44,818 74.94%	122,247 73.69%
Black	674 13.36%	10,277 17.18%	30,776 18.55%
Am. Indian & Alaskan	14 0.28%	311 0.52%	820 0.49%
Asian	246 4.88%	2,444 4.09%	6,704 4.04%
Hawaiian & Pacific Island	0 0.00%	42 0.07%	213 0.13%
Other	131 2.60%	1,912 3.20%	5,136 3.10%
U.S. Armed Forces	7	72	342
<b>Households</b>			
2028 Projection	1,994	25,667	68,129
2023 Estimate	1,741	23,317	61,831
2010 Census	680	16,595	43,523
Growth 2023 - 2028	14.53%	10.08%	10.19%
Growth 2010 - 2023	156.03%	40.51%	42.07%
Owner Occupied	1,272 73.06%	13,780 59.10%	36,870 59.63%
Renter Occupied	469 26.94%	9,537 40.90%	24,961 40.37%
<b>2023 Households by HH Income</b>	1,741	23,317	61,832
Income: <\$25,000	204 11.72%	2,733 11.72%	7,841 12.68%
Income: \$25,000 - \$50,000	372 21.37%	4,035 17.30%	11,130 18.00%
Income: \$50,000 - \$75,000	547 31.42%	4,874 20.90%	11,665 18.87%
Income: \$75,000 - \$100,000	241 13.84%	4,183 17.94%	10,269 16.61%
Income: \$100,000 - \$125,000	124 7.12%	2,339 10.03%	6,330 10.24%
Income: \$125,000 - \$150,000	65 3.73%	1,719 7.37%	4,857 7.86%
Income: \$150,000 - \$200,000	162 9.30%	1,957 8.39%	5,710 9.23%
Income: \$200,000+	26 1.49%	1,477 6.33%	4,030 6.52%
<b>2023 Avg Household Income</b>	\$74,966	\$92,513	\$93,426
<b>2023 Med Household Income</b>	\$58,272	\$75,099	\$75,682





RUTHERFORD COUNTY, TN

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# COMMUNITY SNAPSHOT

*Rutherford County, TN*

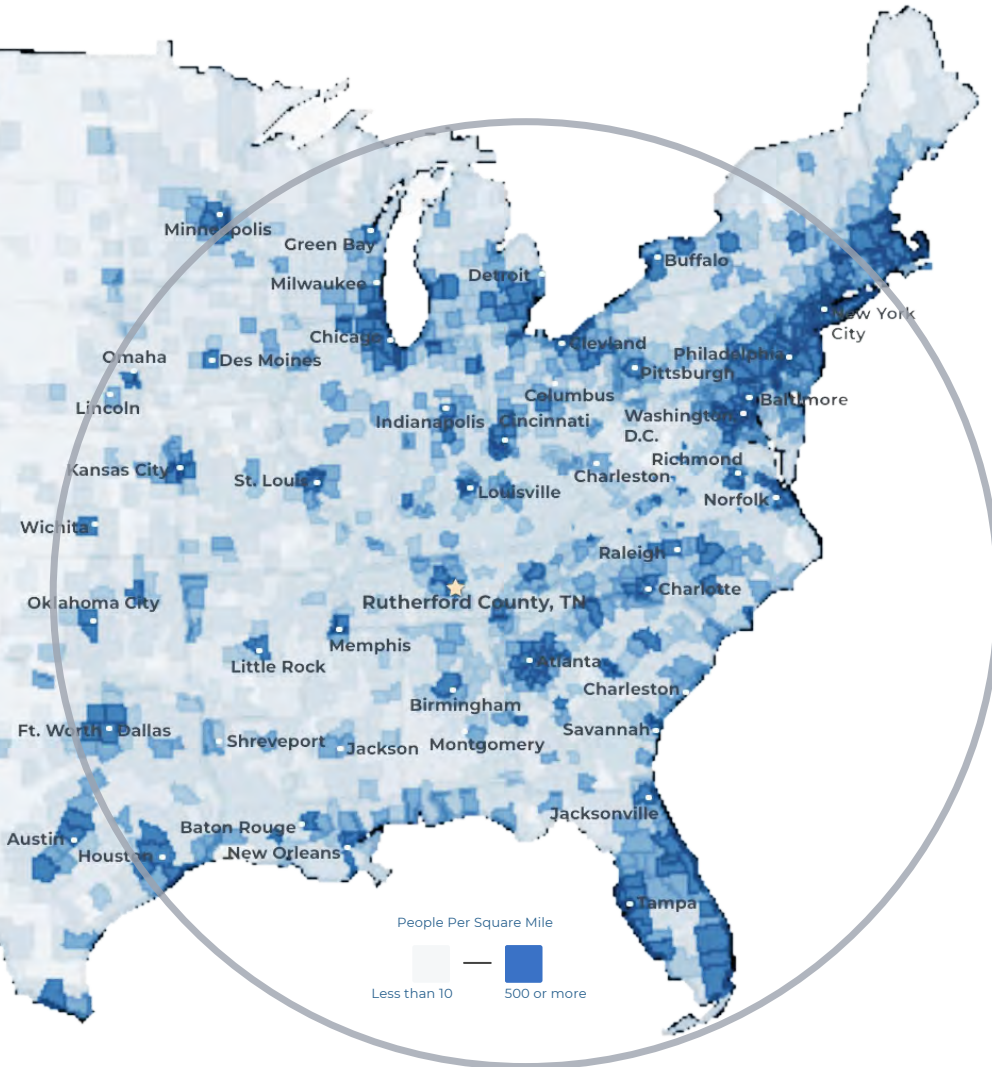
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RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



# RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



**#3** Boomtown in America  
- SmartAsset 2022

**#1** largest suburb  
of Nashville, TN

**#1** largest university in  
Middle Tennessee  
- Nashville Business Journal

**#4** metro for economic  
strength  
- Policom 2022

**4<sup>th</sup>** best small city to buy  
a home in the U.S.  
- WalletHub 2021

**8<sup>th</sup>** 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	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

## 2023 RUTHERFORD COUNTY QUICK FACTS

### Population

369,868

### Median Home Price

\$415,000

### 3 Colleges

25,000 students

### Median Age

34

### Median HH Income

\$81,505

### College Degrees

43% hold Associate or above

## LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

\*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

## RECENT ANNOUNCEMENTS

### McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



### SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

Patrick Cammack  
SVP, Economic Development  
pcammack@rutherfordchamber.org



Chad Berringer  
Director, Economic Development  
cberringer@rutherfordchamber.org

