



Harpeth on the Green I

101 West Park Drive, Brentwood, TN

Under New Ownership

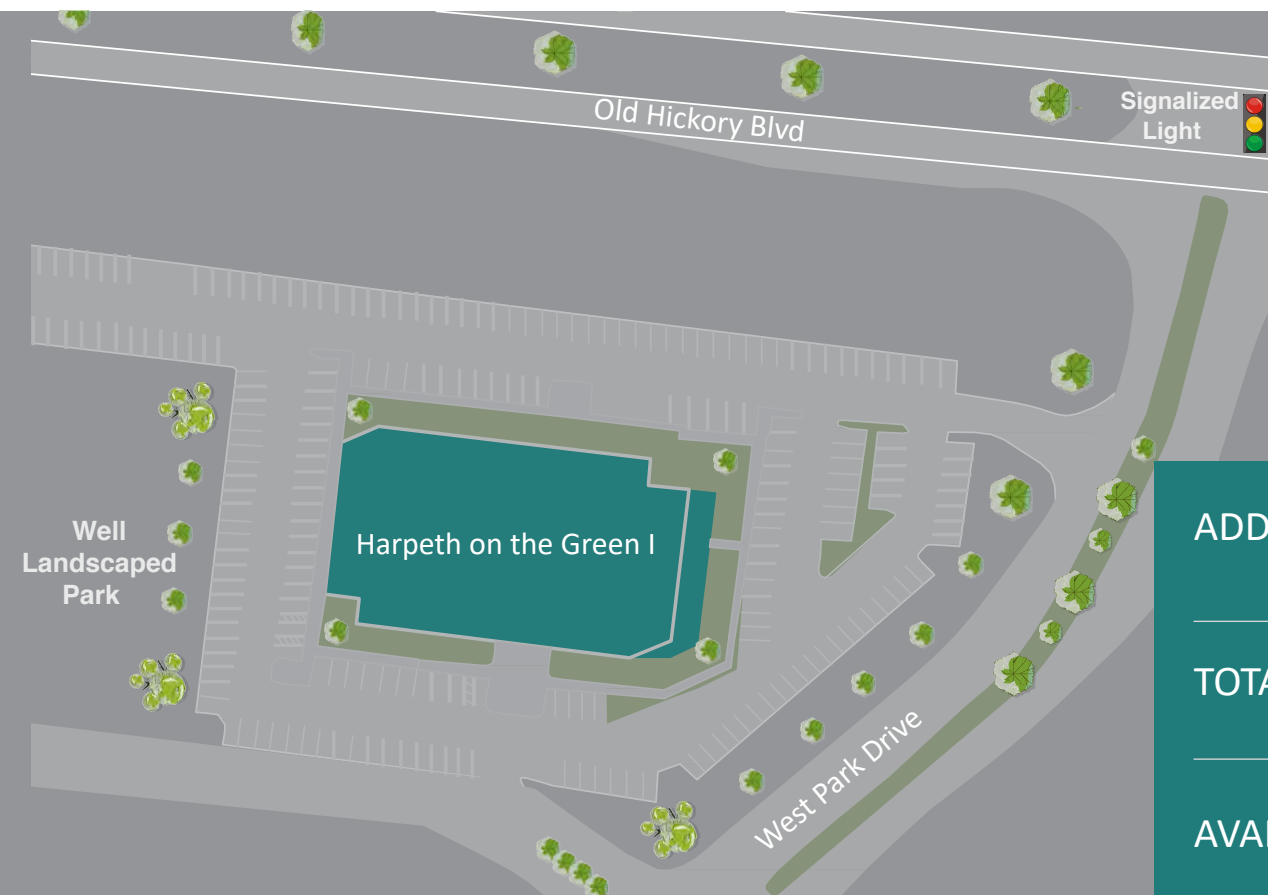
Offering 'Creative' Lease Structures

Dynamic Brentwood Submarket

Significant Renovation in 2021

*1,642 - 42,536 SF Available / Largest 2nd Gen. Space
in Maryland Farms*

Office For Lease



ADDRESS: *101 West Park Drive
Brentwood, TN 37027*

TOTAL SF: *59,469 SF*

AVAILABLE SF: *1,642 - 42,536 SF*

YEAR BUILT: *1984 / Renovations in 2021*

STORIES: *Three Stories*

PARKING: *3.5 / 1,000*

Property Description

Harpeth on the Green I - Building Profile

Address	101 West Park Drive Brentwood, Tennessee 37207 Williamson County
Landlord	RS HOG Properties The building was purchased by the local partnership in December 2020.
Building/Property	Harpeth on the Green I was constructed in 1984. The building is located in Williamson County along the Davidson County (Nashville) border at the intersection of Old Hickory Blvd and Westpark Drive in the Maryland Farms Office Park, one mile west of I-65 South and 10 miles south of downtown Nashville. The building contains 60,000 square feet of commercial office space on 3.00 acres. The property has ingress and egress by a signaled traffic light at Old Hickory Blvd.
Corporate Headquarters	Harpeth on the Green I served as the headquarters of State Volunteer Mutual Insurance Company from 1985 to 2020 and possesses many qualities for a corporate headquarters building. The building has large open floorplates for efficient planning, new interior and exterior renovations with signage/branding opportunities in a parklike setting and walkable amenities.
Premises	3rd Floor: 22, 196 SF 2nd Floor: 1,642 SF - 20,340 SF Total Contiguous: 42,536 SF The floorplates are efficient with a compact core for efficient planning and functionality.

Harpeth on the Green I - Building Profile

Building Renovation

The building is undergoing a complete interior and exterior renovation in 2021 to upgrade the building and systems to modern design, technology and life safety standards.

INTERIOR RENOVATIONS

- Common area upgrades to the 1st and 2nd floors will commence by June 2021. The upgrades to the main lobby will include new wall-covering and electronic directory, monumental stair upgrades with metal detail, new lighting and art. The 1st and 2nd floor common hallways will have new flooring, wall finishes, lighting and ceiling tiles.
- HVAC Controls and Energy Management System
- Fire Sprinklers installed with tenant build-outs
- New elevator equipment and finishes with stainless doors
- New LED lighting throughout

EXTERIOR RENOVATIONS

- New landscaping
- New hardscape at each 1st floor entry plazas
- Site lighting for sidewalks and other high traffic areas
- New signage and branding opportunities for anchor tenant

HVAC

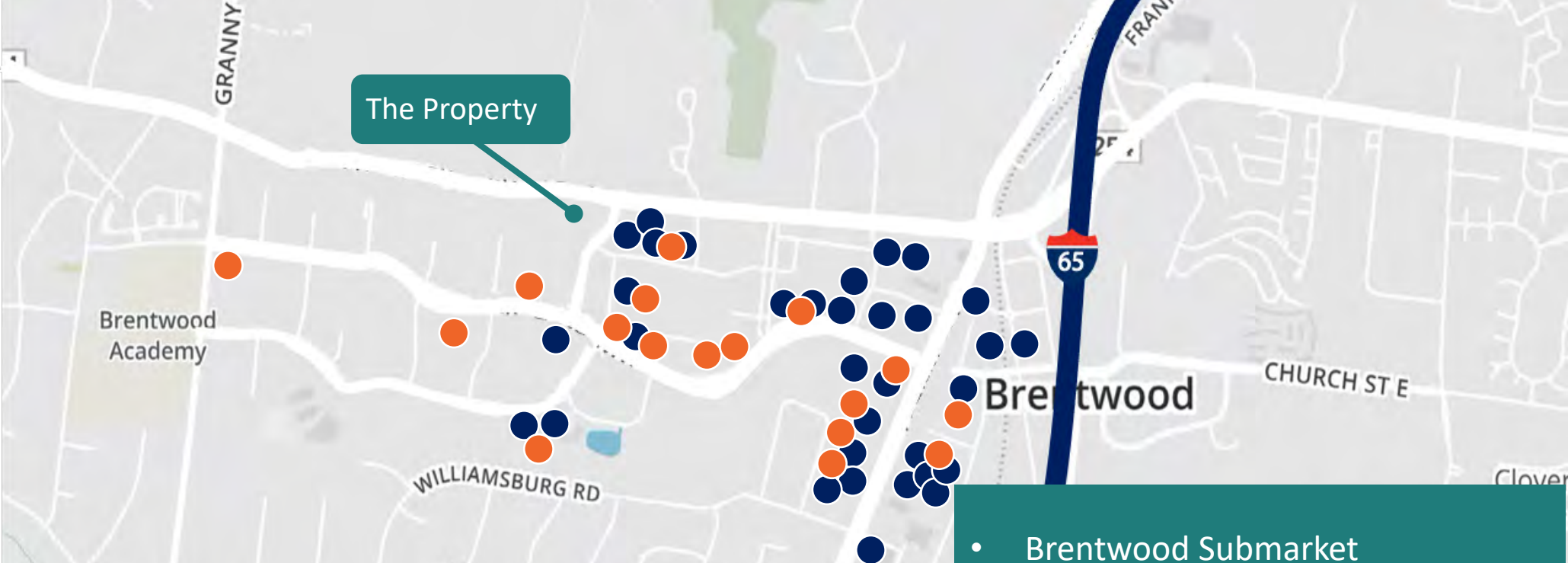
Harpeth on the Green has two Tane 100 - ton Chillers and 2 AHU's. The HVAC system will have new electronic controls and air distribution zoning per tenant layout requirements. The HVAC hours of operation are 8:00 am to 6:00 pm Monday-Friday, except for holidays. The after-hours charge is \$35 per hour.

Parking

The parking ratio is 3.5 spaces per 1,000 square foot of space and is available free of charge. Handicap spaces are located in the front and rear of the 1st floor lobby.

Harpeth on the Green I - Building Profile

Generator	The building has an 80 KW diesel generator connected to a 3rd floor data center and supporting life safety functions.
Fire Sprinkler	Each tenant space will have new fire sprinklers installed during tenant improvements per design of space.
Security / Life Safety	A card key access control system monitors tenant entry to the building after normal business hours. The Fire Protection System is monitored 24/7 by ADS Security
Telecommunication	The building has fiber-optics available to the tenants from Lumens Communications and ATT. Comcast Cable provides cable TV service to the building.
Maryland Farms/ HOG Associations	Maryland Farms contains 5.6 million SF of class A & B office space with several retail clusters. HOG has 370,000 SF of office space distributed amongst 5 buildings constructed between 1984 and 1998. The association is planning to upgrade the signage and landscaping in 2021.
Park	An on-site well landscaped park is located on the west side of the property. It has walking paths and benches for tenant's use and enjoyment.
Amenities	The building has close proximity to an abundance of amenities. A Starbucks and Publix along with other restaurants and shopping are located across Westpark Drive. There are many hotels and banks within walking distance.



● Select Restaurants

Starbucks
Crumbl Cookies
Chili's
Pei Wei
Jimmy Johns
Moe's
Greek Café
Mere Bulles
Jersey Mikes

Jefferson's
China Wok
Backyard Burgers
Soy Bistro
McDonald's
Cinco de Mayo
Dunkin'
Honey Baked Ham

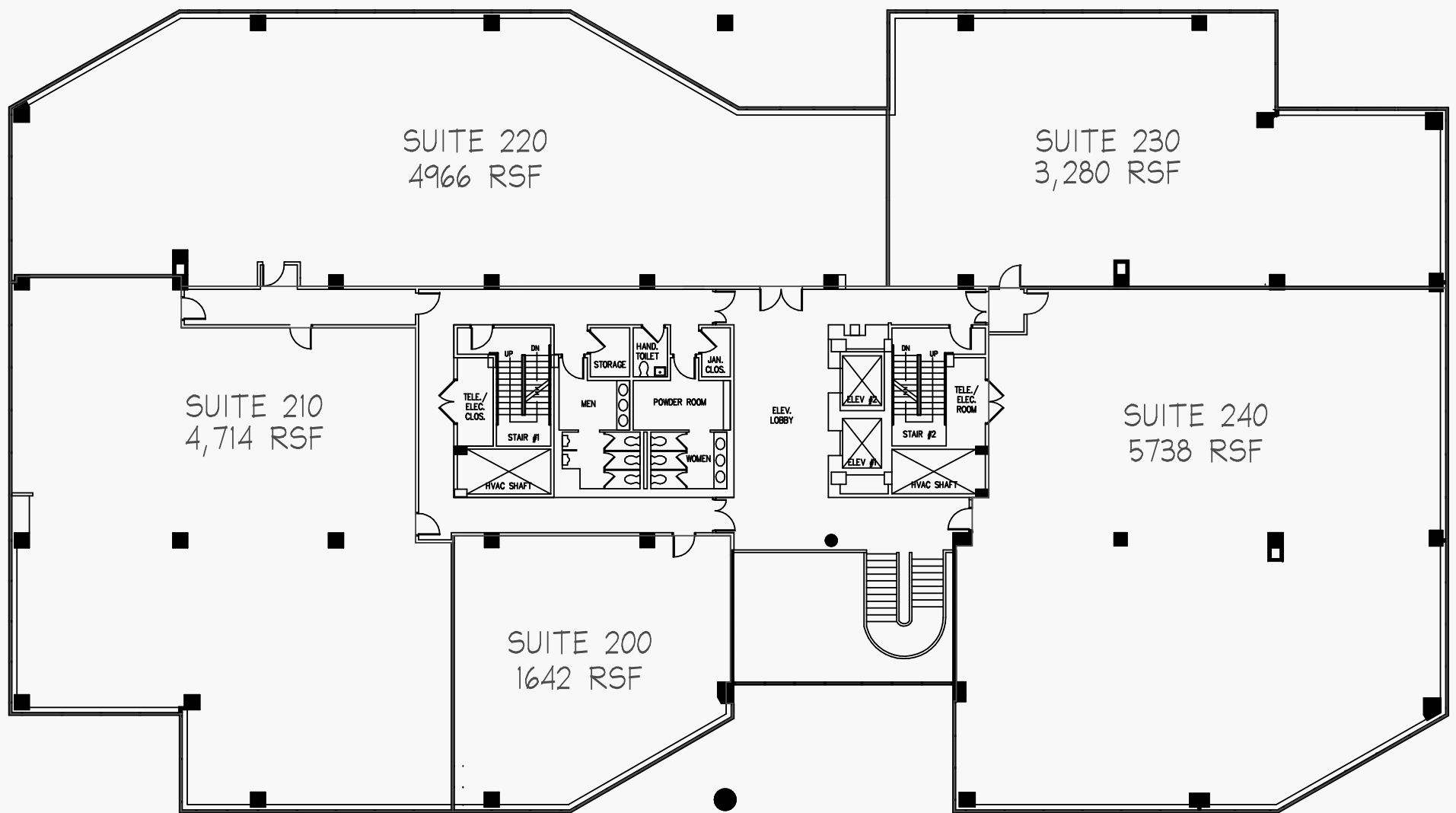
The Perch
Corky's BBQ
Del Frisco's
Uncle Julio's
Mooyah Burgers
Local Taco
Judge Beans
First Watch
Puffy Muffin
Jason's Deli
Chick-fil-A
Blaze Pizza
55 South
Suki Sushi
Chipotle
Just Love Coffee
BurgerFi

● Select Retailers

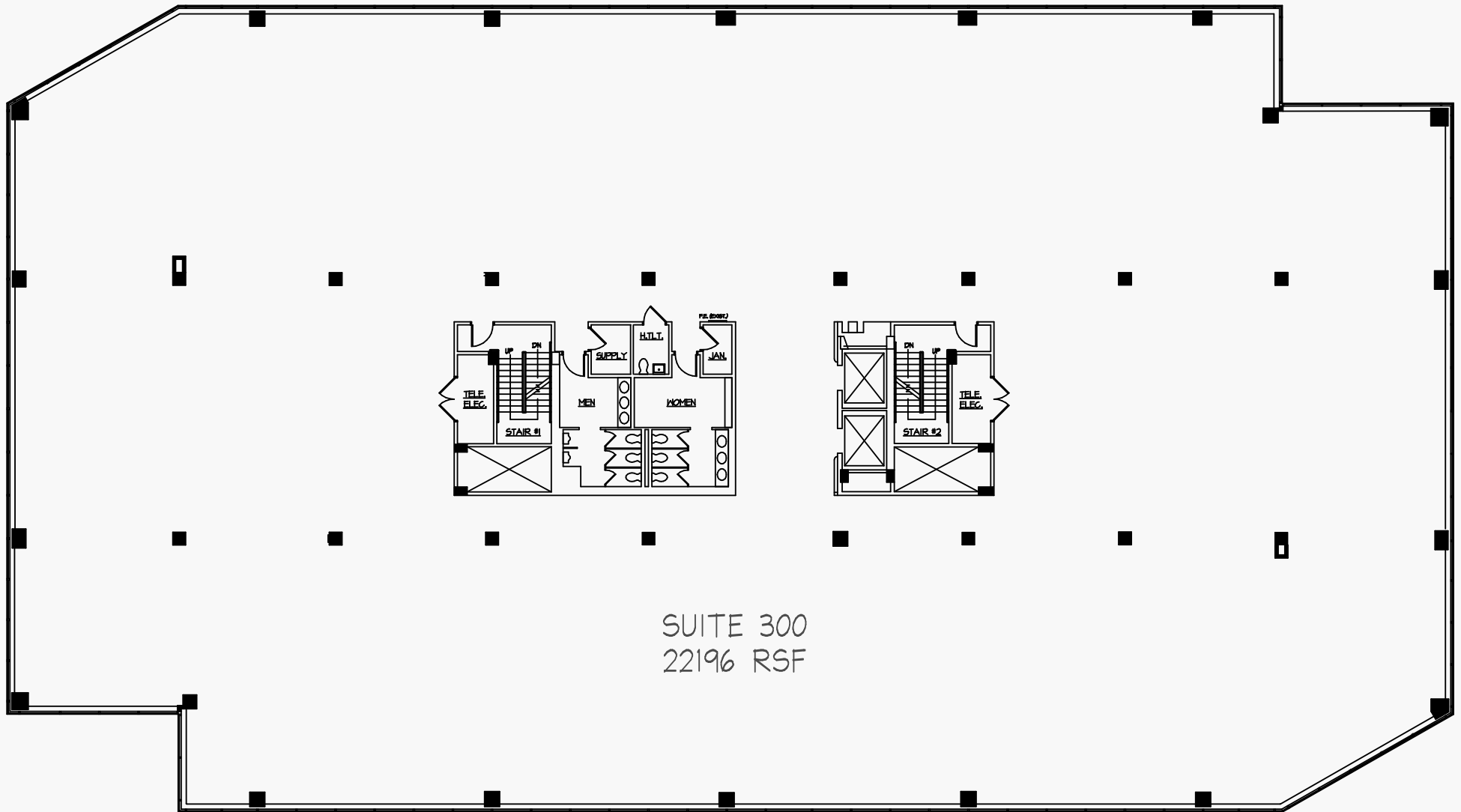
Publix
Sola Salon
Wells Fargo
Regions Bank
Suntrust Bank
BancorpSouth
CapStar Bank
UPS Store
Magic Cleaners
Reliant Bank
Kroger
Fifth Third Bank
REI
FedEx Office Print
Fresh Market
IronTribe Fitness
Pure Barre

□ Walkability

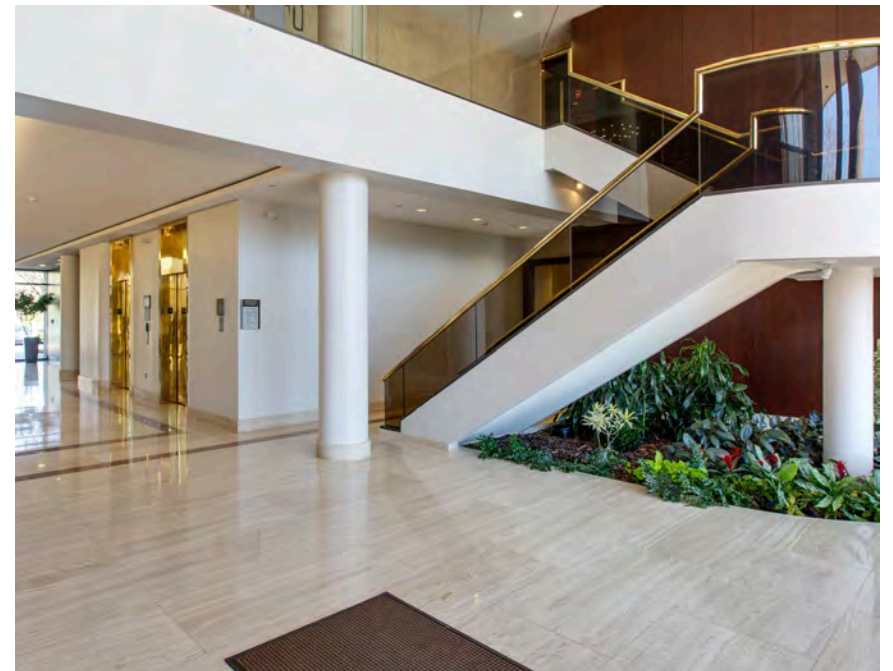
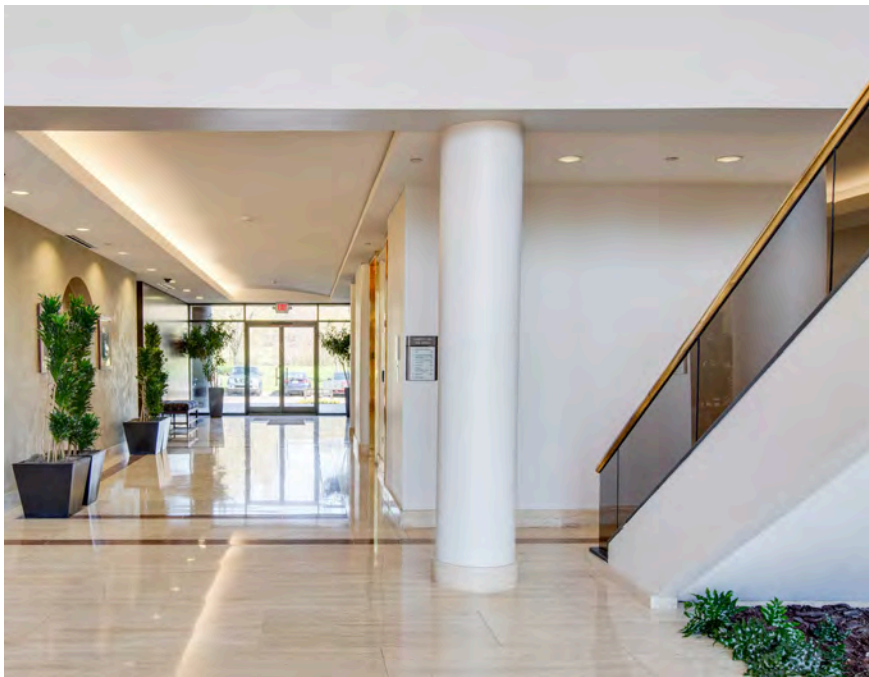
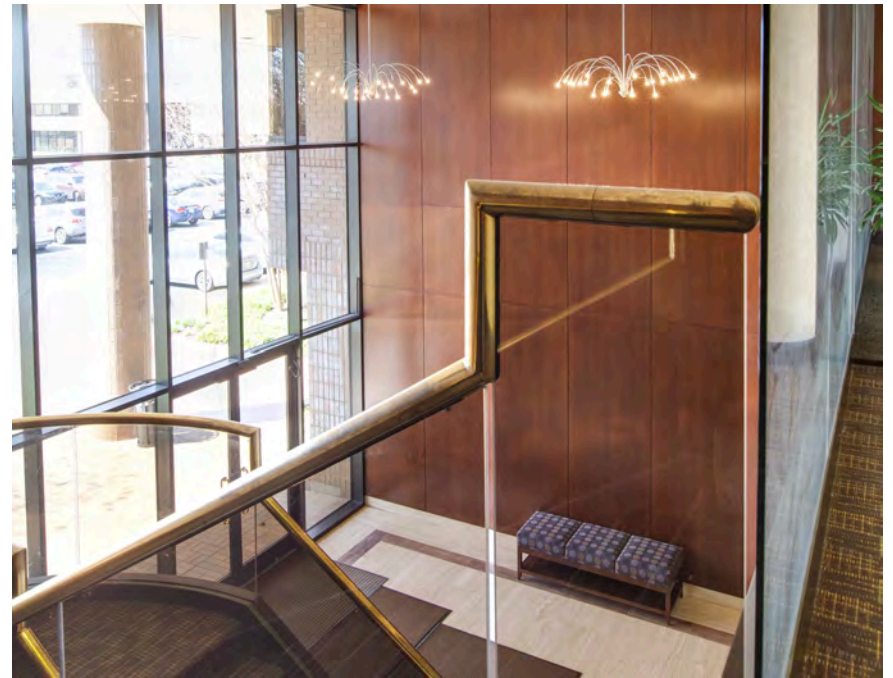
- Brentwood Submarket
- Heart of Maryland Farms
- 5.6 Million Square Feet of Office
- Superior amenities
- One Mile to I-65
- Corporate Neighbors include
Kirkland's, DaVita, Tractor Supply,
Brookdale & LBMC



Second Floor Availability 1,642 – 20,340 SF



Third Floor Availability – 22,196 SF



Additional Photos

An aerial photograph of a modern, two-story office building with a flat roof and large windows. The building is surrounded by lush green trees and a large parking lot. In the background, a residential neighborhood with houses is visible, and a large, forested hill rises in the distance under a cloudy sky.

Harpeth on the Green I

101 West Park Drive, Brentwood, TN

FOR MORE INFORMATION CONTACT:

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