

A workplace re-imagined in Brentwood's desirable Maryland Farms



STREAM

FIDELITY
REAL ESTATE GROUP, INC.

Harpeth Commons I

101 Westpark Dr. | BRENTWOOD, TN



*Be in the heart of Brentwood's
coveted corporate neighborhood*



Harpeth Commons I

Constructed in 1984 and currently 90% done with a major renovation program, Harpeth Commons I offers tenants a desirable location within the Maryland Farms Office Park in Williamson County along the Davidson County border. One mile west of I-65 South

 101 WESTPARK DR. | BRENTWOOD, TN

and 10 miles south of downtown Nashville, Harpeth Commons I totals 60,000 SF on 3.0 acres, surrounded by a lush landscape and numerous neighborhood amenities.

PROPERTY HIGHLIGHTS



59,872 SF Building
(2,510 SF to 6,780 SF available)



3.4 per 1,000 SF



80 kW generator



Fiber optics connection available



Exterior renovations complete



Newly renovated lobby



Large open floor plates



Part of Maryland Farms office park



On-site park with walking paths
and benches

Renovation Summary

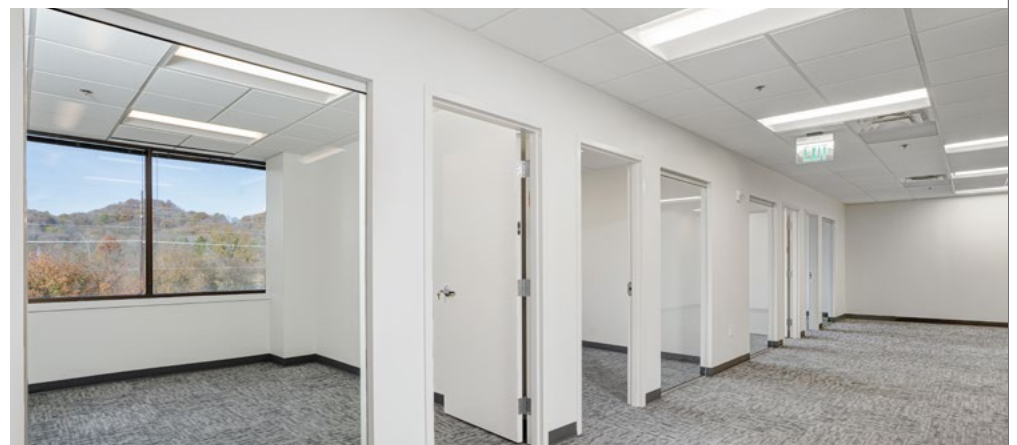
Harpeth Commons I is finishing a complete interior, exterior, mechanical and life safety renovation. The \$2.5 million investment will upgrade the building to modern design, technology and life safety standards.

COMPLETED RENOVATIONS

- New flooring, ceiling tiles, LED lighting, and signage throughout the building
- Elevator equipment and cabs
- Electronic HVAC controls and energy management system
- Energy-efficient variable air volume boxes
- Fire panel and new sprinkler system
- Modernized lobby with electronic directory, LED lighting, new wall coverings, and pendant lighting
- Revitalized Harpeth Commons I communal park

RENOVATIONS IN PROGRESS

- Elevator finishes with stainless steel doors and modern interiors
- Landscaping including specimen trees and hardscaping.



Neighborhood Amenities

Restaurants

Starbucks
Del Frisco's Grill
Jeni's Splendid Ice Creams
Uncle Julio's
Jimmy John's
Publix
Pei Wei Asian Kitchen
Chopt
Mere Bulles
The Local Taco
Bluefin Sushi & Thai
Blaze Pizza
BugerFi
Taziki's
Just Love Coffee
Suki Sushi
55 South
Juice Bar
Moe's Southwest Grill
Chili's Grill & Bar
Jet's Pizza
Duck Donuts
Jason's Deli
Chipotle
McDonalds
Taco Bell
Soy Bistro
Crumbl Cookies
Greek Café Grill
Chuy's
Cinco De Mayo
Subway
The Poki
The Perch
Corky's Ribs & BBQ
Chick Fil A
McAlister's Deli
Peter's Sushi & Thai
Five Guys

Hotels

Baymont by Wyndham
Courtyard by Marriott
AC Hotel
Hilton Garden Inn
SpringHill Suites
Homewood Suites
Sonesta Simply Suites
Residence Inn by Marriott
Sonesta ES Suites
MainStay Suites
Hampton Inn

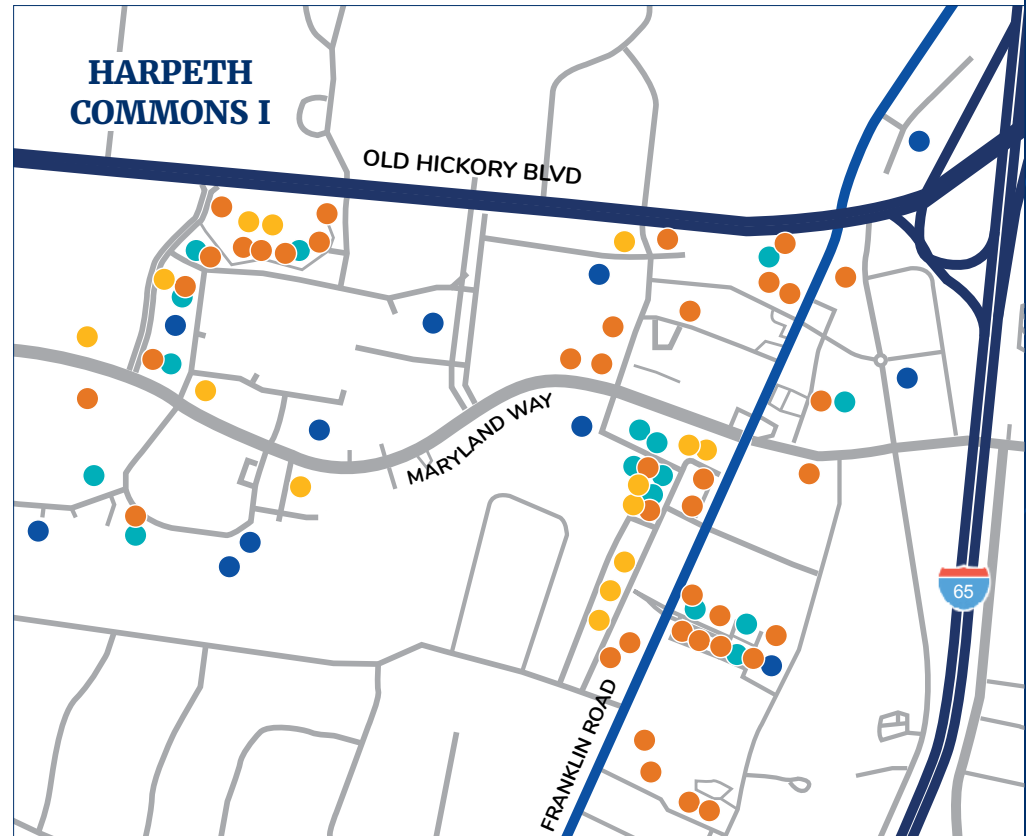
Retailers

UPS
Asurion
Regions Bank
CapStar Bank
Synovus Bank
Truist
Sola Salon
REI
PetPeople
FedEx Office
Sur La Table
Paper Source
Vineyard Vines
Peter Millar

Fitness

Club Pilates
Humble Fitness
Personal Best Fitness
Prevail Rehab & Fitness
Iron Tribe
Redline
Barre3 Brentwood
Cyclebar
Eat the Frog Fitness

Manduu
Pure Sweat + Float Studio
CorePower Yoga
F45 Training
Fitness Together
Neighborhood Barre
Spiral Spine Pilates



39 RESTAURANTS
11 HOTELS
14 RETAILERS
16 FITNESS



Area Snapshot 10-MINUTE DRIVE-TIME RADIUS

Business Highlights

- **3,900** BUSINESSES
- **57,900** TOTAL EMPLOYEES
- **53,300** TOTAL RESIDENTIAL POPULATION

Top 3 industries include:

- 48.2%** Services (hotels, health, legal, etc.)
- 17.6%** Finance, Insurance, RE (FIRE)
- 15.6%** Retail Trade

Population Demographics



20.6%

OF THE POPULATION
ARE MILLENNIALS

72%



OF RESIDENTS HAVE A
BACHELOR'S, GRADUATE,
OR PROFESSIONAL DEGREE

\$124k



MEDIAN HOUSEHOLD
INCOME

84%



OF THE EMPLOYMENT
IS WHITE COLLAR





Floor Plans

2ND FLOOR

AVAILABLE

SUITE 200 2,985 SF

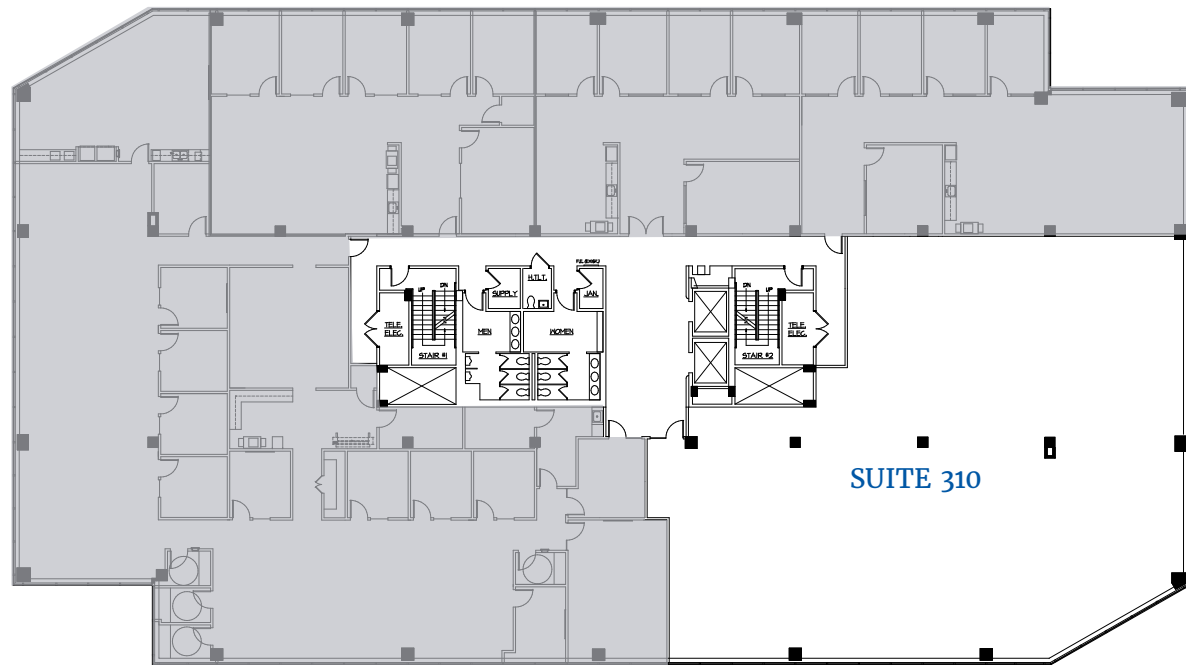
SUITE 210 2,510 SF



3RD FLOOR

AVAILABLE

SUITE 310 6,780 SF



Spec Suites

DETAILS

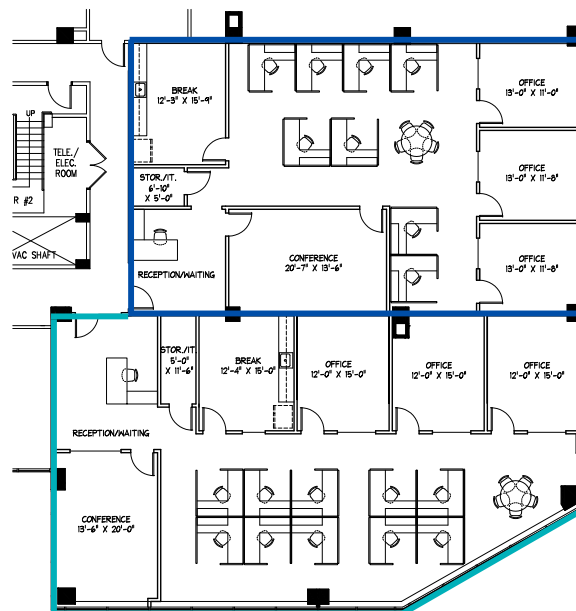
- Delivery Date: Q1 2025
- Mix of private office and open work
- Open break area
- Reception area
- Abundant natural light

2ND FLOOR

AVAILABLE

SUITE 200 2,985 SF

SUITE 210 2,510 SF



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