

# HARPETH ON THE GREEN I

101 Westpark Drive



BRENTWOOD, TN

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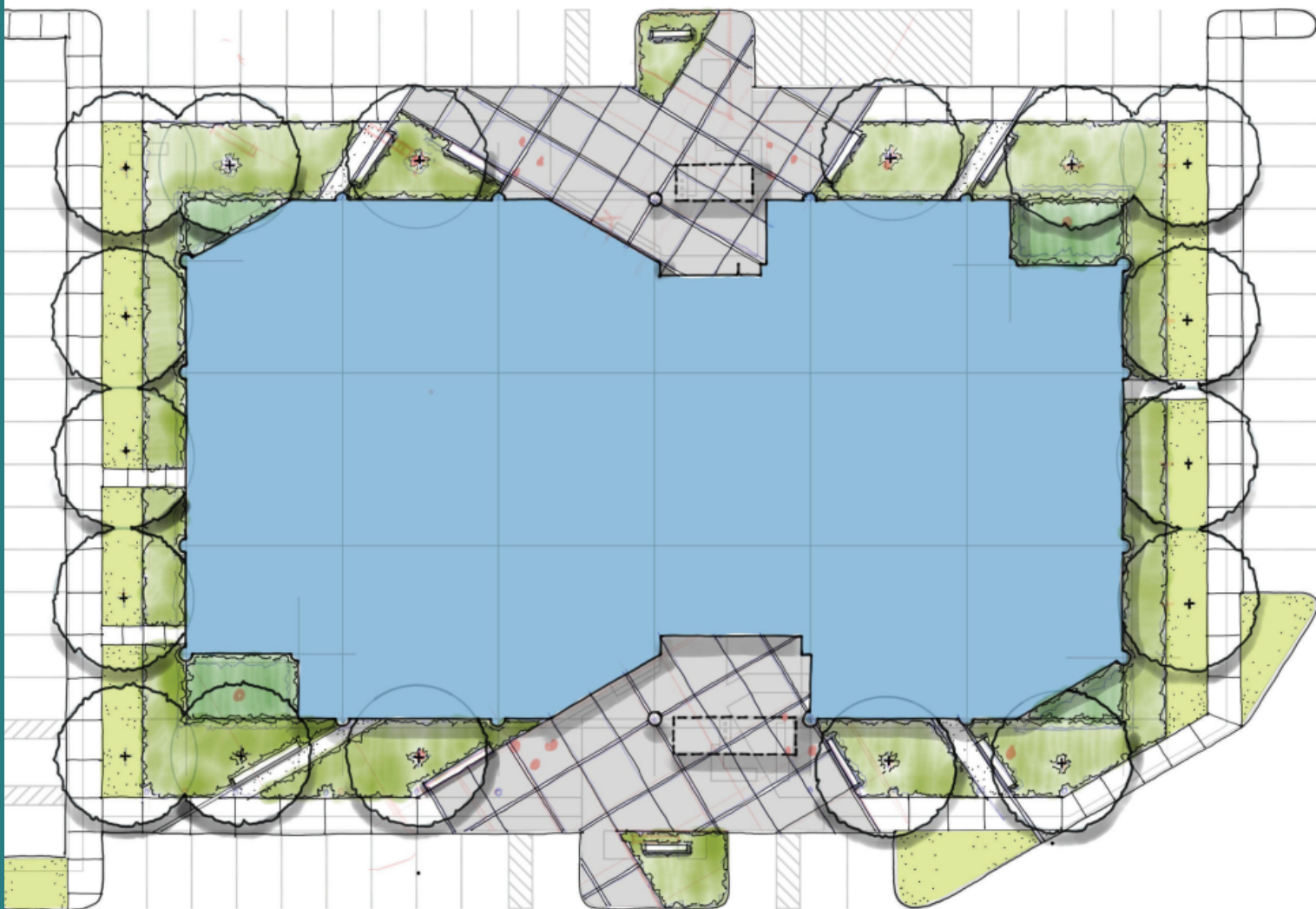
HARPETH ON THE GREEN I

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# EXTERIOR CONCEPTS



# LANDSCAPE CONCEPT



# COMMON AREA

## DIGITAL BOARD

### LOBBY and FIRST FLOOR FINISHES



NEW LOBBY DIRECTORY



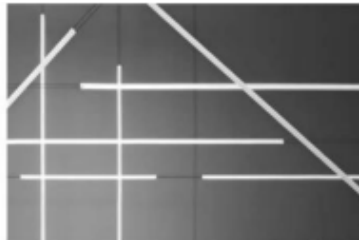
DIRECTORY SURROUND  
WOOD FINISH



SCONCE FLANKING  
DIRECTORY



EXISTING VEIN  
CUT TRAVERTINE



NEW LOBBY PENDANTS  
SCAN GIFT ARCHETTO SPACE



LOBBY  
DIRECTORY WALL  
WALLPAPER



ELEVATOR  
CAB INSPIRATION IMAGE  
AND FINISHES



### FIRST and SECOND FLOOR CORRIDOR



CORRIDOR CARPET



NEW CORRIDOR  
LIGHTING

SW 7020  
**Black Fox**  
Interior / Exterior  
Location Number: 264-C7

SECOND FLOOR  
WALL PAINT  
SW BLACK FOX

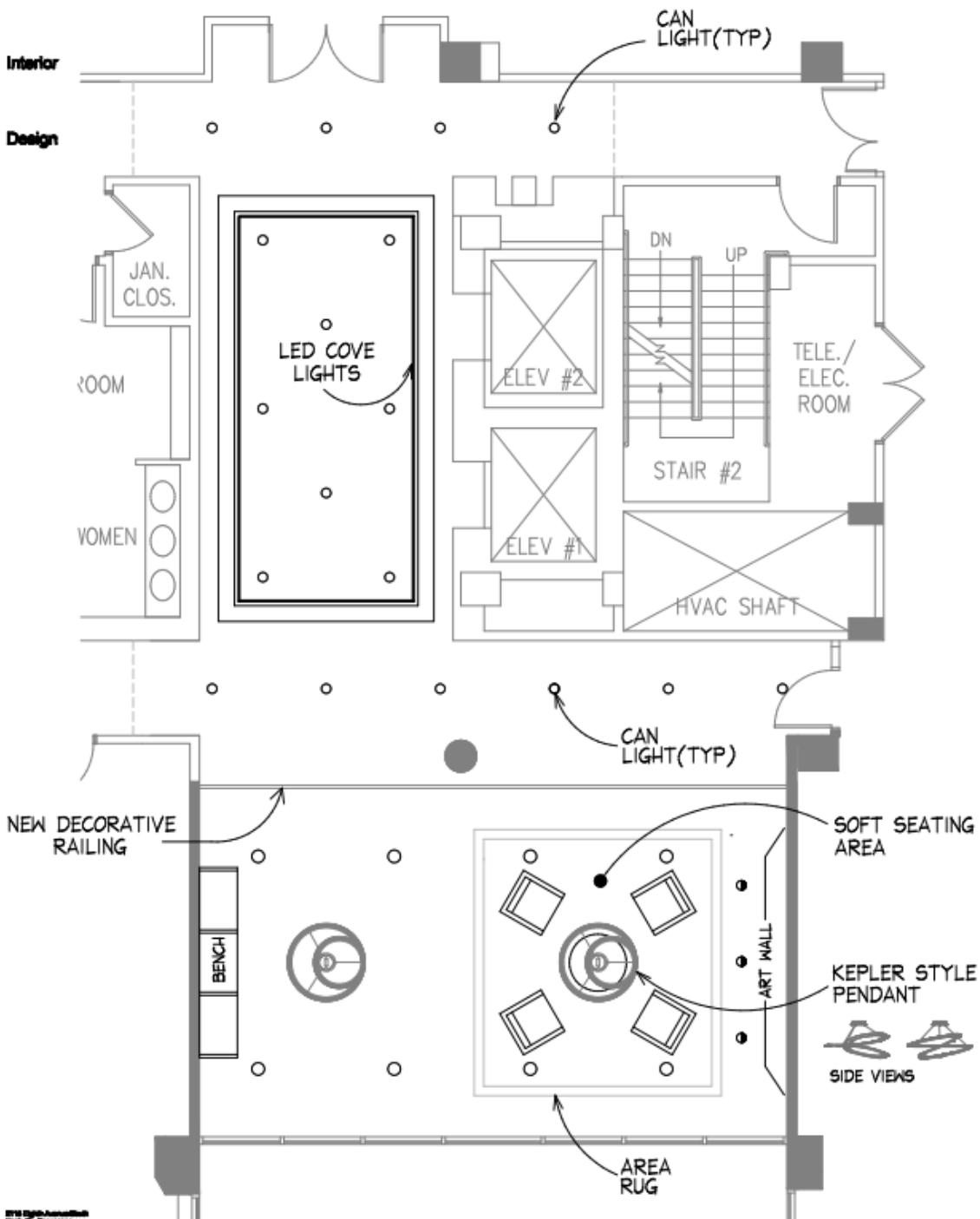
# LOBBY CONCEPT

DIGITAL BOARD

Corporate

Interior

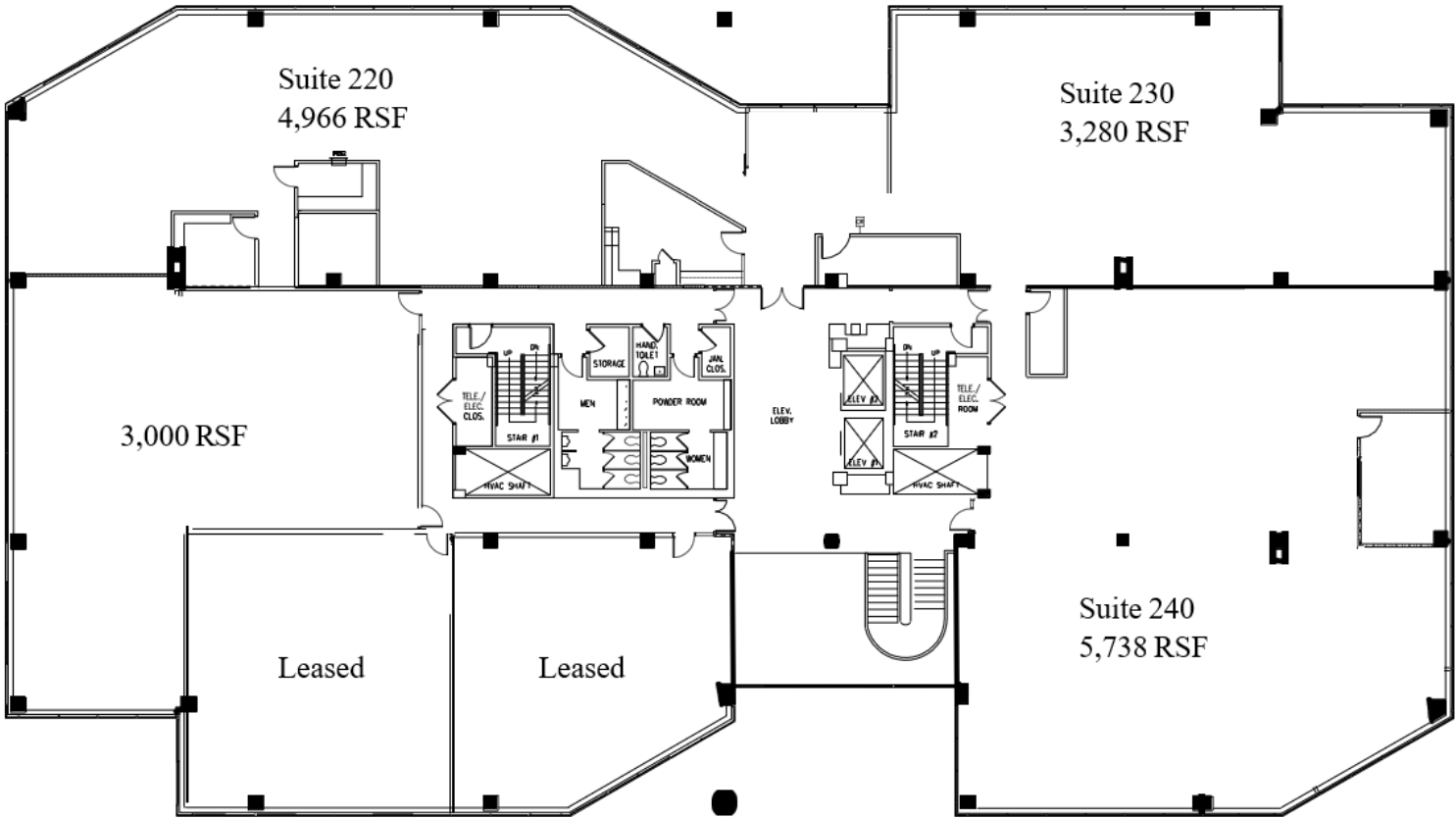
Design



©2018 Design Associates  
Houston, Tennessee  
2018  
Project 155-4141  
Rev. 01/18/18-02

# FLOOR PLANS

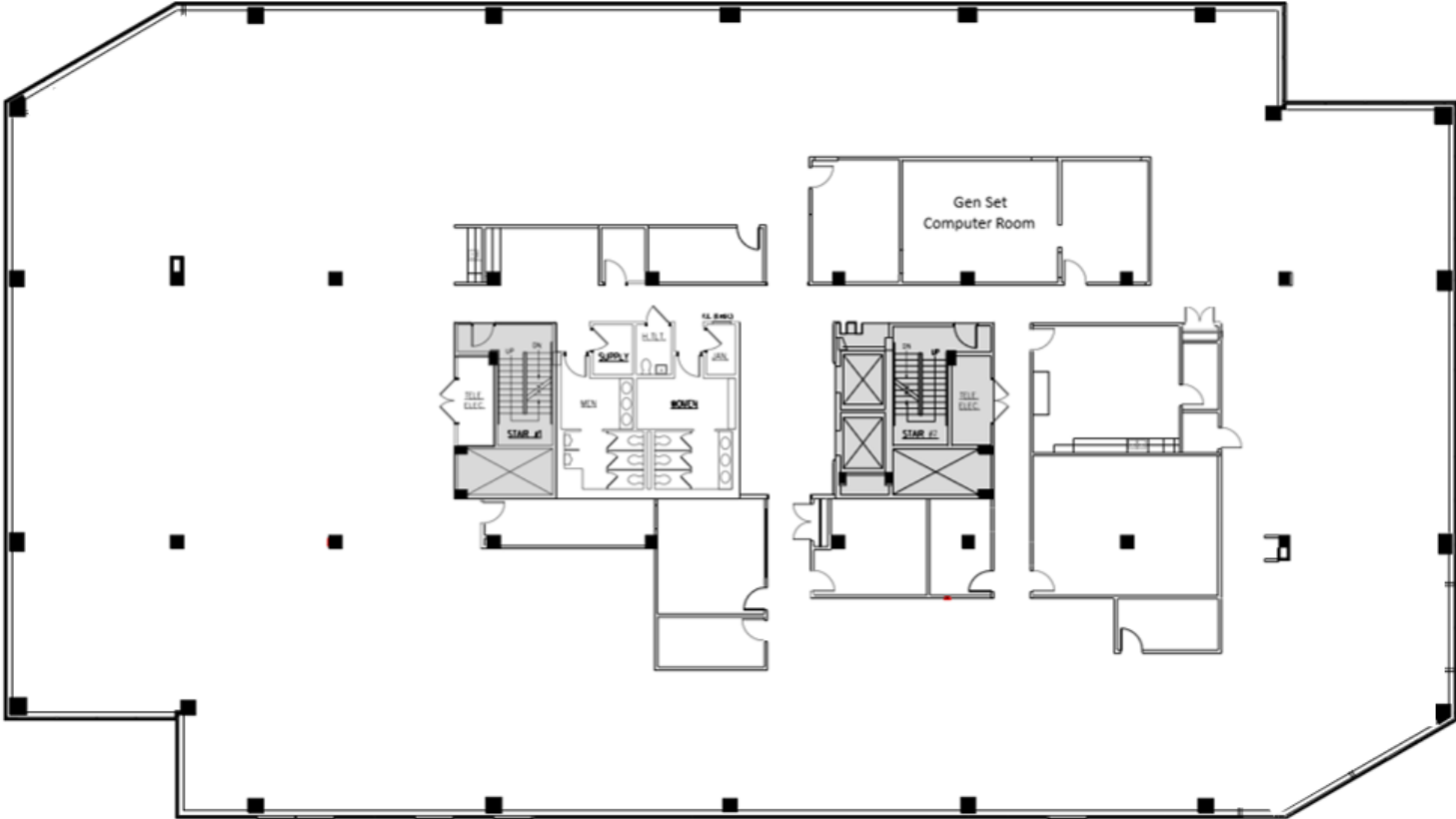
2nd Floor



# FLOOR PLANS

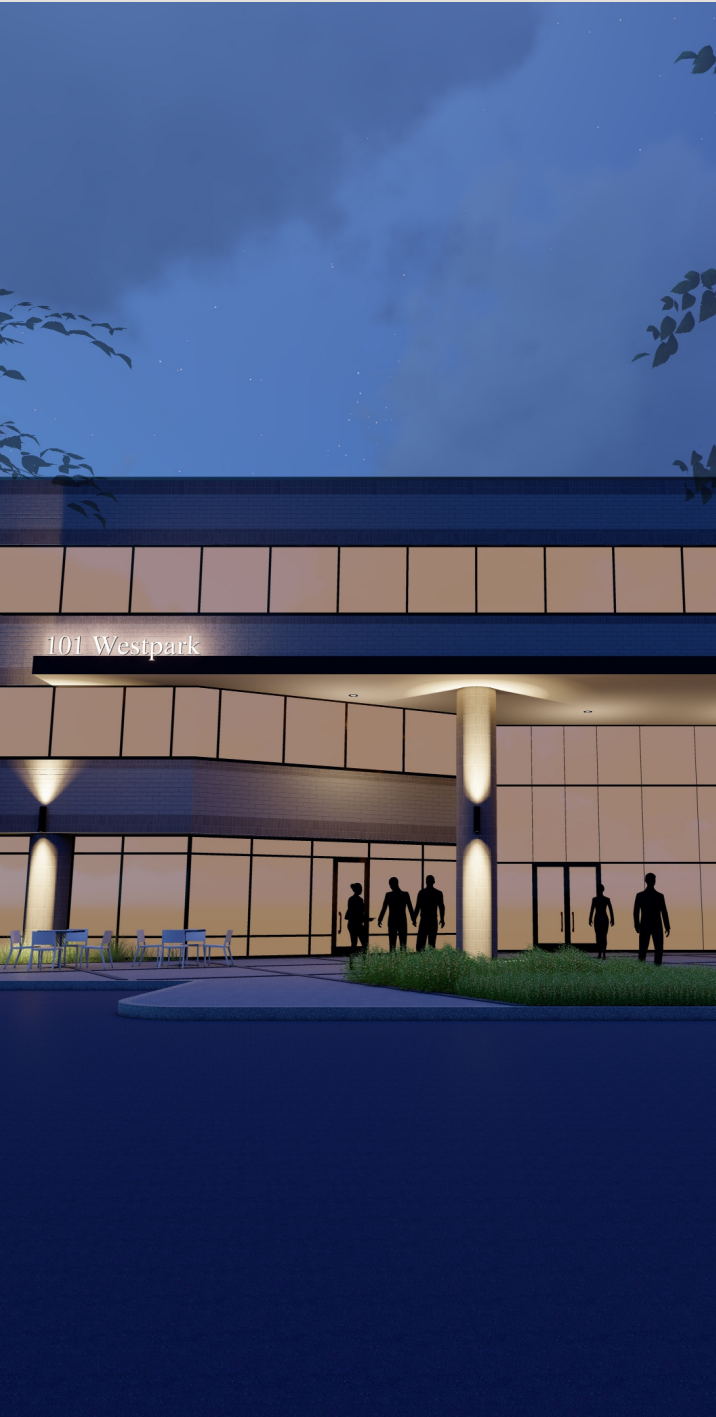
3rd Floor

5,000 SF – 22,196 SF





# FACT SHEET

**Address:**

101 Westpark Drive  
Brentwood, Tennessee 37027  
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 1-65 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 for State Volunteer Mutual Insurance Company from 1985 to 2020 and possesses many qualities for corporate headquarters. 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.

**Rental Rate:**

The base rental rate is quoted on a full - service basis inclusive of utilities, taxes, insurance, janitorial, maintenance, etc.

**Lease Term:**

Flexible

**CAM:**

Pass-through for increases in operating expenses over base year.

**Premises:**

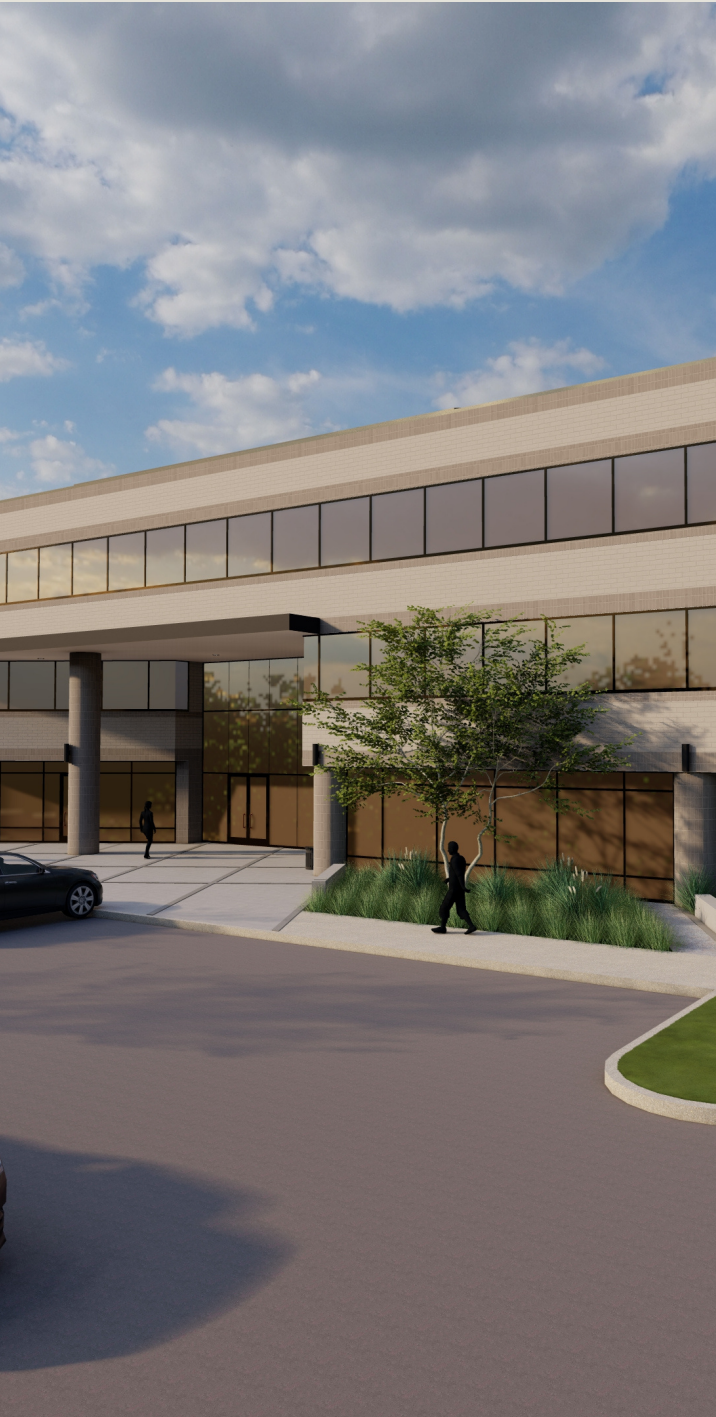
Up to 39,196 SF

2nd Floor: 2,690 SF to 17,000 SF

3rd Floor: 5,000 SF - 22,196 SF

Currently Shell Spaces with new LED 2x4 and 2x2 ceiling tiles, LL will 'build to suit'

# FACT SHEET



## **Building Renovation:**

Harpeth on the Green I is undergoing a complete interior, exterior, mechanical and life safety renovation. The \$1.2 million investment will upgrade the building to modern design, technology and life safety standards.

## **Interior Renovations**

- Renovations to the main lobby and atrium will commence in June. The project will include a new electronic directory, wallcovering, lighting and art. There will be a new business concierge and breakout meeting area developed in a place of the monumental stairwell.
- The atrium and 2nd floor lobby ceiling will feature drywall with strip LED accents, 6" can lights and two dramatic pendants in the atrium.
- Common Hallway upgrades to the 1st and 2nd floors are complete with new LED lighting, signage, ceiling tiles, flooring and wall finish.
- All tenant spaces have new ceilings with 2x4 LED fixtures and 2x2 Dune ceiling tiles.

## **Exterior Renovations**

- The exterior of the building will be transformed with new entry plazas and LED accent lighting. The hardscape will feature unique outside seating pods and colored concrete with impervious surface.
- The building will be painted to modern taste.
- New landscaping with specimen trees.
- Site lighting for sidewalks and other high traffic areas.
- There is new signage and branding opportunities for anchor tenant.

## **Mechanical and Life Safety**

- New electronic HVAC Controls and Energy Management System
- New energy efficient Variable Air Volume boxes
- New Fire Sprinklers throughout the building
- New fire panel
- New elevator equipment and finishes with stainless doors and modern interiors.

## **Restrooms:**

Harpeth on the Green contains ADA accessible restrooms on each floor.

## **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.

# FACT SHEET

**Parking:**

The paved surface lot has 203 parking spaces including 7 handicap and are available free of charge. Handicap spaces are located in the front and rear of the 1st floor lobby.

**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 Century Communications and ATT. Comcast Cable provides cable TV service to the building.

Maryland Farms/Harpeth on the Green Associations:  
Maryland Farms contains 5.6 million square feet of class A and B office space with several retail clusters.  
Harpeth on the Green 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 site of the property. It has walking paths and benches for tenant's use and enjoyment.

**Amenities:**

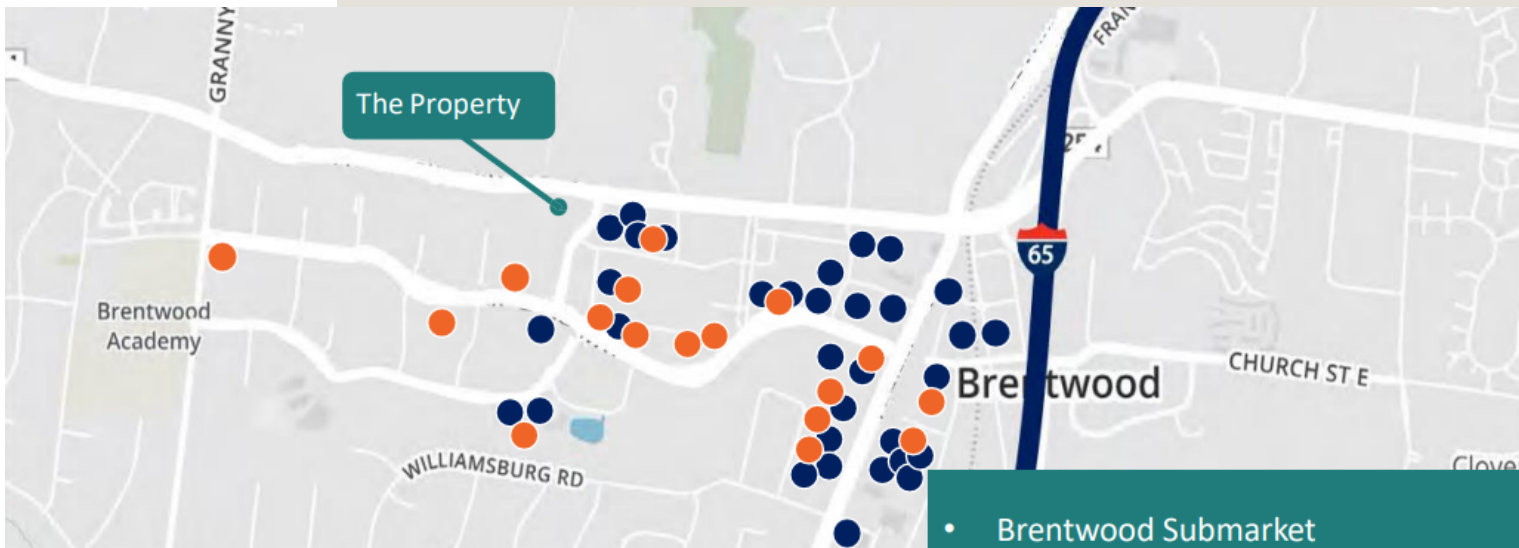
The building has close proximity to an abundance of amenities. A Starbucks and Publix along with other restaurants and shopping are located across Westpark Drive. There are many hotels and banks within walking distance.

**Property Management:**

Provided by Fidelity Real Estate Group, Inc., property manager, leasing and asset manager for eleven (11) office and retail buildings located in Nashville comprising 760,000 square feet of office and retail space. Please refer to the company website ([fidelityreg.com](http://fidelityreg.com)) for more information.

# Location

## HARPETH ON THE GREEN I



### Select Restaurants

Starbucks  
Crumb 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

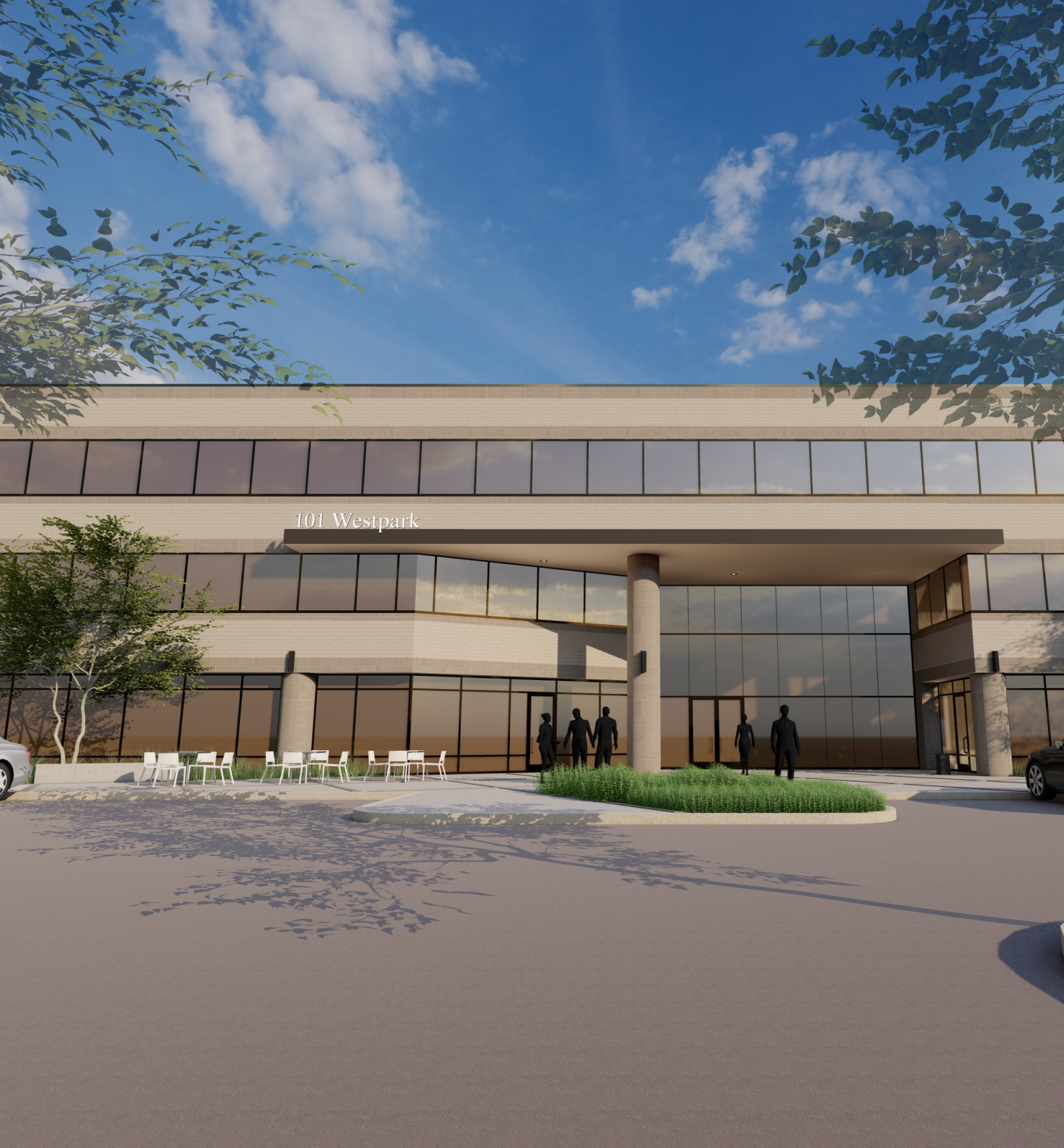
The Perch  
Corky's BBQ  
Del Frisco's  
Uncle Julio's  
Mooyah Burgers  
Local Taco  
Judge Beans  
First Watch  
Puffy Muffin  
Jason's Deli  
Chick-fil-A  
Blaze Pizza  
55 South  
Suki Sushi  
Chipotle  
Just Love Coffee  
BurgerFi

### 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



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