

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



  
STREAM

 **FIDELITY**  
REAL ESTATE GROUP, INC.

**Harpeth on the Green I**

101 Westpark Dr. | BRENTWOOD, TN





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



### Harpeth on the Green I

Constructed in 1984 and currently undergoing a major renovation program, Harpeth on the Green 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 and 10

 101 WESTPARK DR. | BRENTWOOD, TN

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

#### PROPERTY HIGHLIGHTS



56,872 SF for lease  
(2,117 SF to 17,354 SF available)



3.4 per 1,000 SF



Signage and branding opportunity  
for anchor tenant



80 kW generator



Fiber optics connection available



On-site property management



Large open floor plates



Part of Maryland Farms office park



On-site park with walking paths  
and benches

# Renovation Summary

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.

## COMPLETED RENOVATIONS

- New flooring, ceiling tiles, LED lighting, and signage for 1st and 2nd floors
- Elevator equipment
- Electronic HVAC controls and energy management system
- Energy-efficient variable air volume boxes
- Fire panel and sprinkler system

## RENOVATIONS IN PROGRESS

- Modernized lobby with electronic directory, LED lighting, business concierge, breakout room, new wall coverings, and pendant lighting
- Revitalized Harpeth on the Green communal park
- Elevator finishes with stainless steel doors and modern interiors

## PLANNED RENOVATIONS

- Exterior building paint and accent fin
- Modern building name signage
- Exterior LED accent lighting
- Landscaping including specimen trees and hardscaping with seating pods





# 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 Banks  
CapStar Bank  
Synovus Bank  
Truist  
Sola Salon  
REI  
PetPeople  
FedEx Office  
Sur La Table  
Paper Source  
Vineyard Vines  
Peter Millar

## Fitness

Club Pilates  
Maryland Farms YMCA  
Humble Fitness  
Personal Best Fitness  
Prevail Rehab & Fitness  
Iron Tribe  
Redline  
Barr3 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  
**17** 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



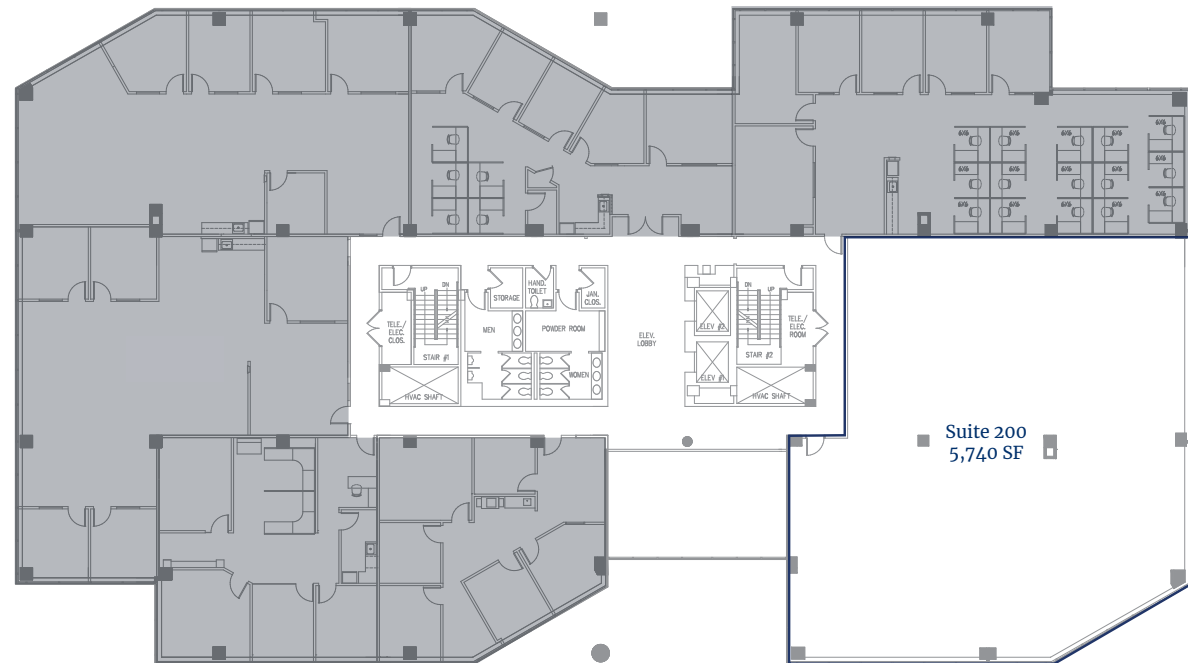


# Floor Plans

## 2ND FLOOR

AVAILABLE

**SUITE 200– 5,740 SF**



## 3RD FLOOR

AVAILABLE

**SUITE 310–6,780 SF\***

**SUITE 320–2,717 SF**

**SUITE 330–2,117 SF**

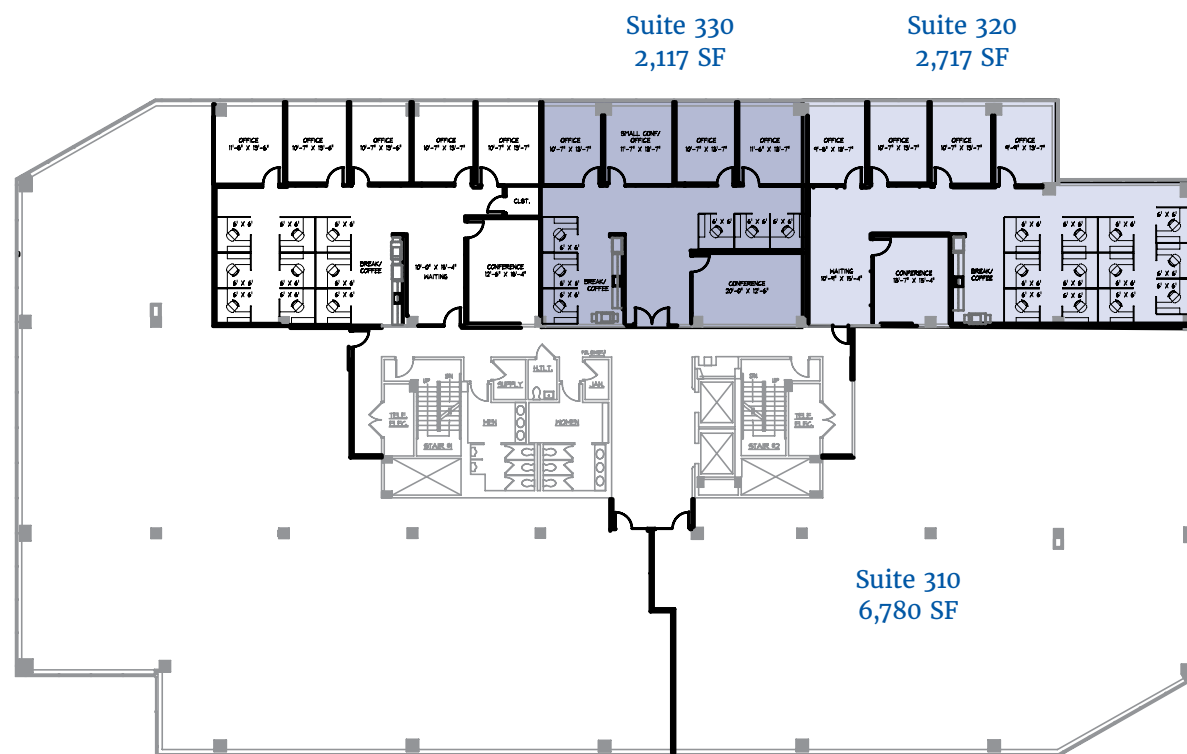
**11,614 SF Contiguous**



\*CAN BE DEMISED

# Spec Suite Floor Plans

3RD FLOOR



## Spec Suite Details

- Mix of private office and open work
- Open break area
- Reception area
- Lots of natural light



For information, please contact:

**Chris Smith**

EXECUTIVE MANAGING DIRECTOR

csmith@fidelityreg.com

T 615-727-0114



102 Woodmont Blvd  
Ste LL-110  
Nashville, TN 37205

**Ross Smith**

ASSOCIATE

ross.smith@streamrealty.com

T 615-818-9688



601 11th Ave N, Suite 900  
Nashville, TN 37203  
T: 615.795.0000

