

Walkable Amenities in Maryland Farms



Harpeth Commons I

101 Westpark Dr. | BRENTWOOD, TN



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



Harpeth Commons I

Harpeth Commons I presents tenants with the opportunity to lease space in a strategically located office building that has recently undergone a \$4 million renovation. Locally owned by a group that prioritizes long-term relationships with its tenants, the property is situated in the heart of Maryland Farms Office Park

 101 WESTPARK DR. | BRENTWOOD, TN

in Williamson County, near the Davidson County line. Just one mile west of I-65 South and 10 miles from downtown Nashville, the 60,000 SF building sits on 3.0 acres, surrounded by mature landscaping, a public park, and within walking distance to amenities like Starbucks, Jimmy John's, Moe's, and Publix.

PROPERTY HIGHLIGHTS

-  60,000 SF Building
-  3.4 per 1,000 SF
-  80 kW Generator
-  Fiber Optics Connection Available
-  Exterior Renovations Recently Completed
-  Newly Renovated Lobby
-  Large Open Floor Plates
-  Part of Maryland Farms Office Park
-  On-Site Park with Walking Paths and Benches
-  Walkable to Starbucks, Publix, Moe's, Jimmy Johns, and More

Renovation Summary

Harpeth Commons I recently finished a complete interior, exterior, mechanical and life safety renovation. The \$4 million investment modernized the building's design, technology and life safety standards.

COMPLETED RENOVATIONS

- New flooring, dune ceiling tiles, LED lighting, and glass herculite walls are standard in all tenant suites
- Modernized lobby with electronic directory, LED lighting, & expansive ceilings
- Revitalized communal park with wifi
- Electronic HVAC controls and energy management system
- Elevator finishes with stainless steel doors and modern interiors
- Elevator equipment
- Energy-efficient variable air volume boxes
- New fire panel and sprinkler system
- Landscaping including specimen trees and new hardscape



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
 Jonathan's Grille
 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



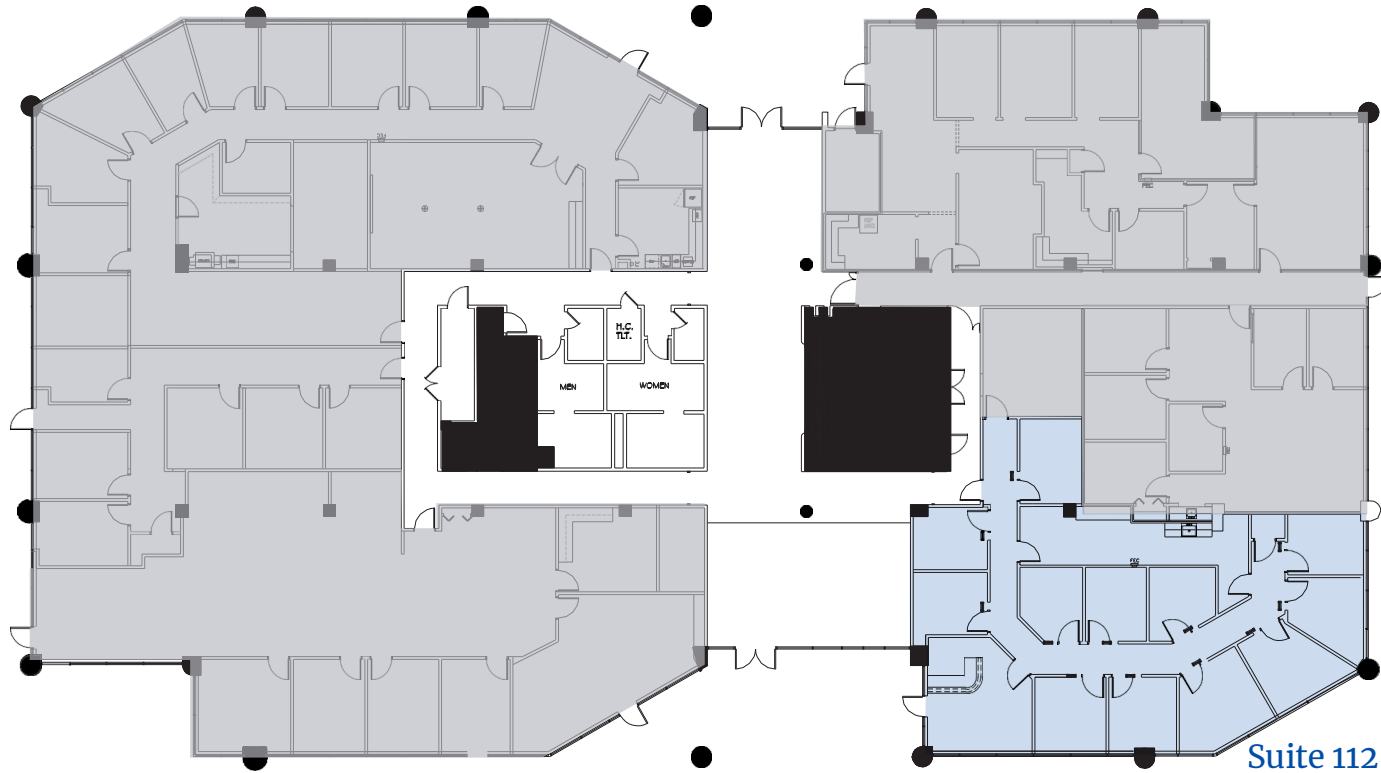


Floor Plans

1ST FLOOR

AVAILABLE 7/1/2026

SUITE 112 2,920 SF



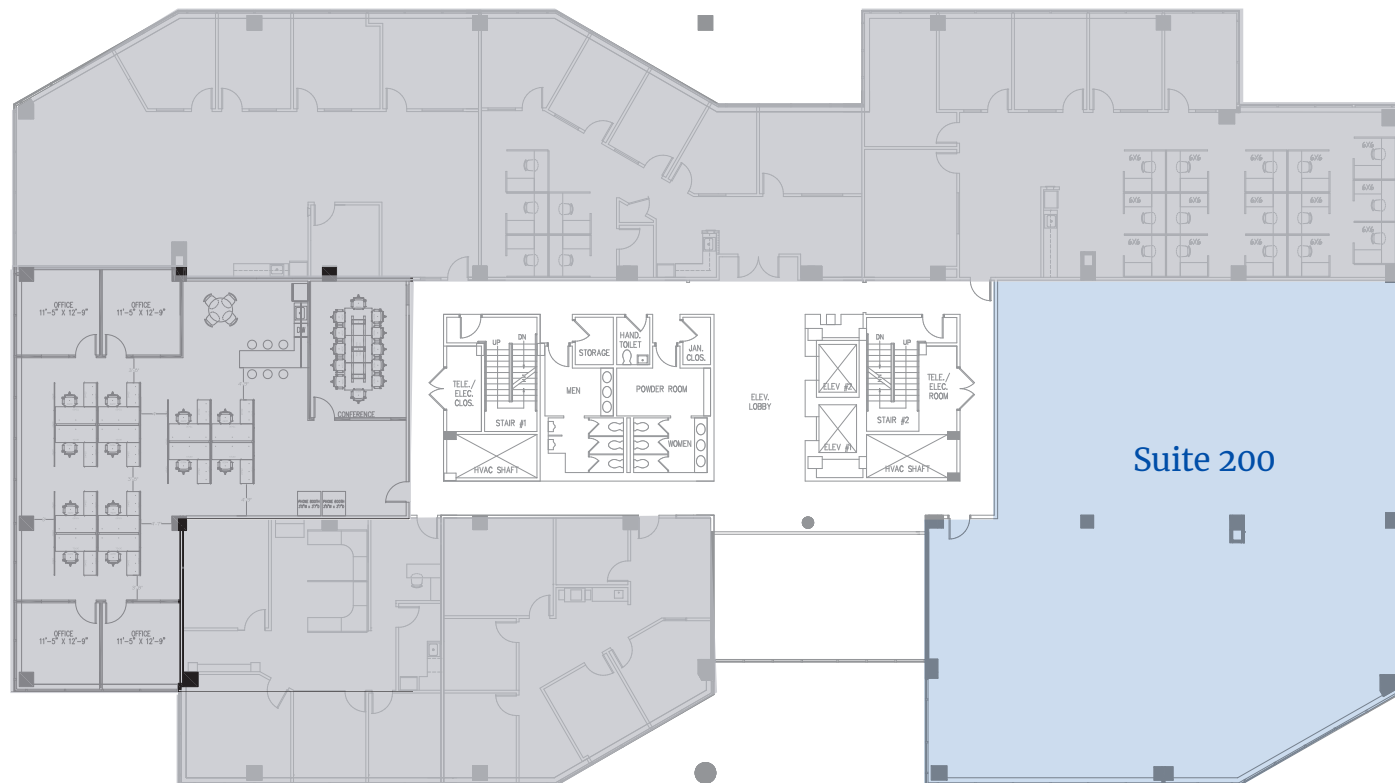


Floor Plans

2ND FLOOR

AVAILABLE

SUITE 200 5,740 SF



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