

*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

 101 WESTPARK DR. | BRENTWOOD, TN


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

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

 59,872 SF Building  
(2,717 SF to 9,497 SF available)

 3.4 per 1,000 SF


 Signage and branding opportunity for anchor tenant

 80 kW generator

 Fiber optics connection available

 Exterior renovations underway

 Newly renovated lobby

 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 \$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
- Electronic HVAC controls and energy management system
- Energy-efficient variable air volume boxes
- Fire panel and sprinkler system
- Modernized lobby with electronic directory, LED lighting, business concierge, breakout room, new wall coverings, and pendant lighting
- Revitalized Harpeth on the Green communal park

## RENOVATIONS IN PROGRESS

- Elevator finishes with stainless steel doors and modern interiors
- 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

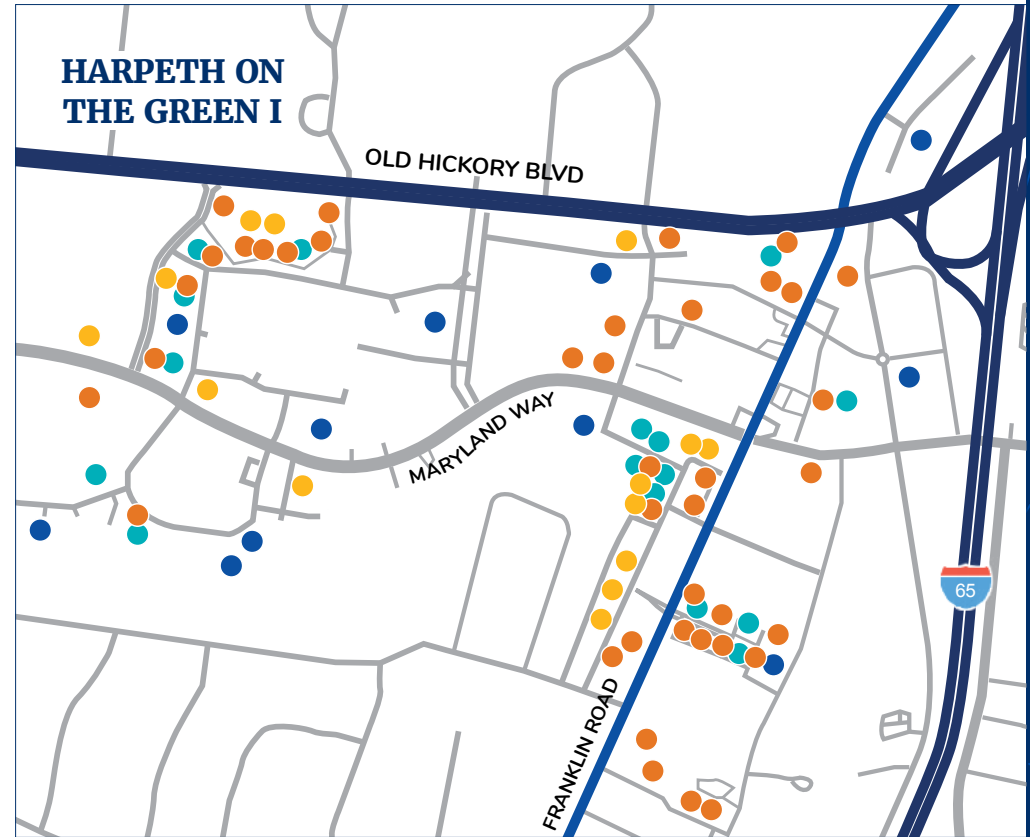
- Baymont by Wyndham
- Courtyard by Marriott
- AC Hotel
- Hilton Garden Inn
- SpringHill Suites
- Homewood Suites
- Sonesta Simply Suites
- Residence Inn by Marriott
- Sonesta ES Suites
- MainStay Suites
- Hampton Inn

## Retailers

- UPS
- Asurion
- Regions 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



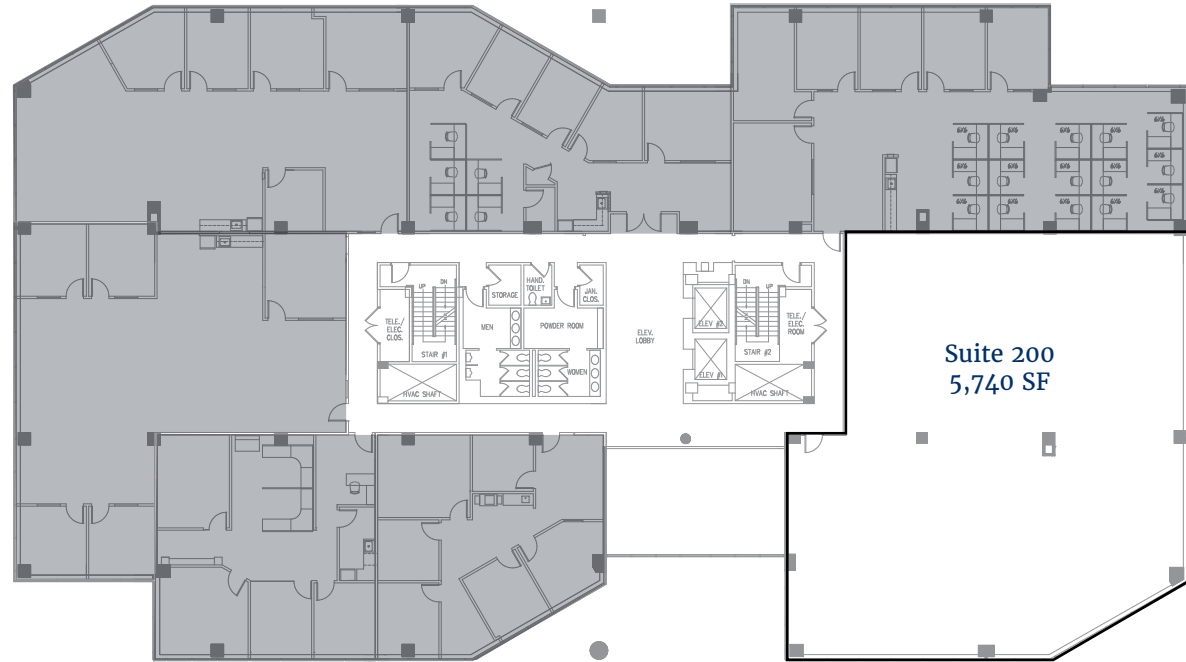


# Floor Plans

2ND FLOOR

AVAILABLE

**SUITE 200 5,740 SF**



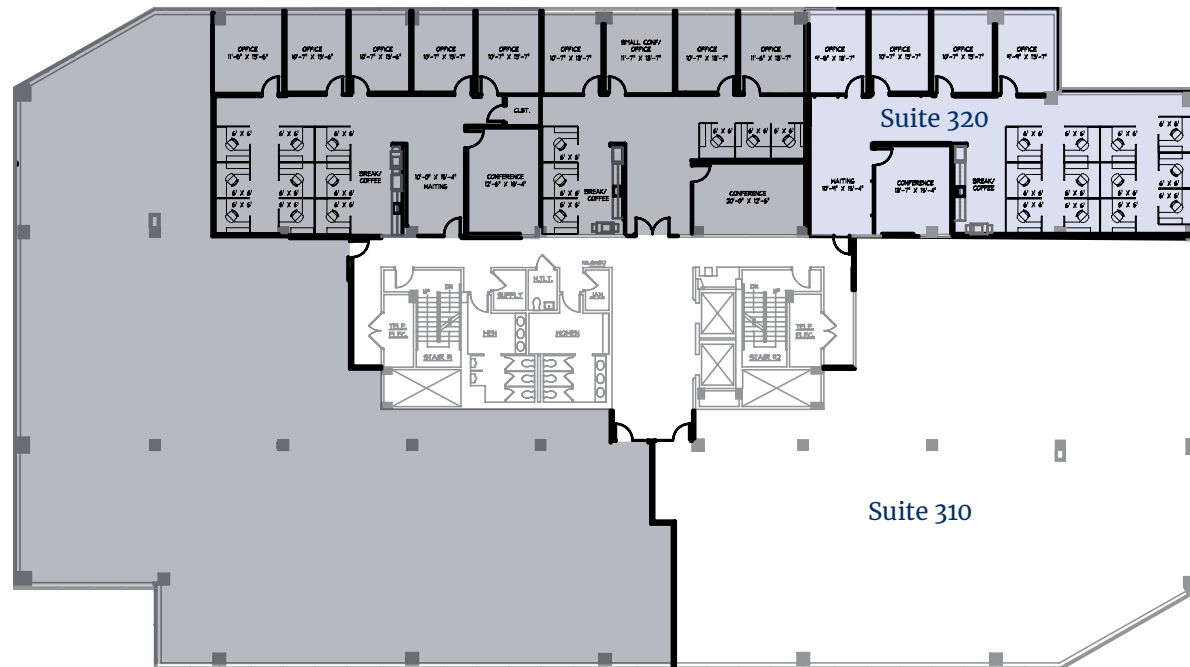
3RD FLOOR

AVAILABLE

**SUITE 310 6,780 SF\***

**SUITE 320 2,717 SF**

**9,497 SF Contiguous**



\*CAN BE DEMISED



# Spec Suites

## DETAILS

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



## 3RD FLOOR

AVAILABLE

**SUITE 320 2,717 SF**



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