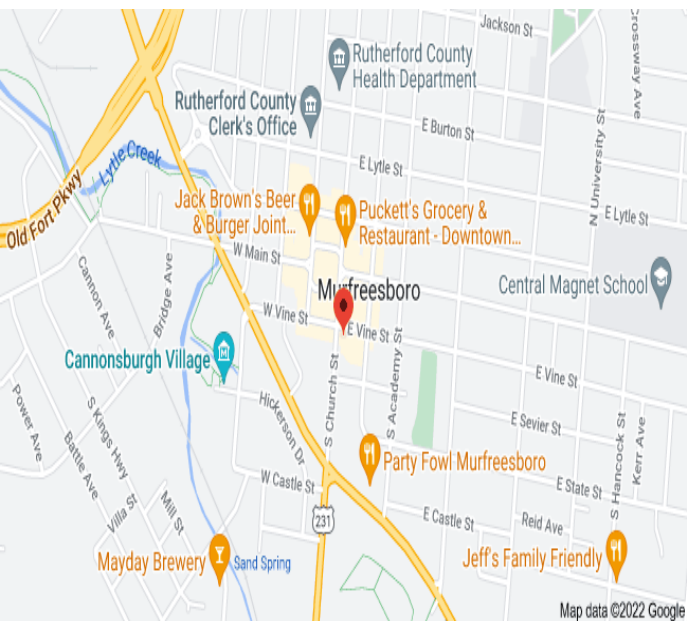




FOR LEASE CLASS A OFFICE SPACE FULL SERVICE

The City Center – 100 Vine St. – Murfreesboro, TN



DETAILS:

- **LEASE PRICE: \$22 PSF - Full Service Less Janitorial**
- 4th Floor 3,650 SF Available Space
- Beautiful Class A Office Tower
- In the Murfreesboro Central Business District Downtown
- Designated Parking Available
- Major Tenants: National Health Corp. and Regions Bank

John Harney

AFFILIATE BROKER

615.542.0715

john@parktrust.com

TN LIC# 221569

ParkTrust
COMMERCIAL

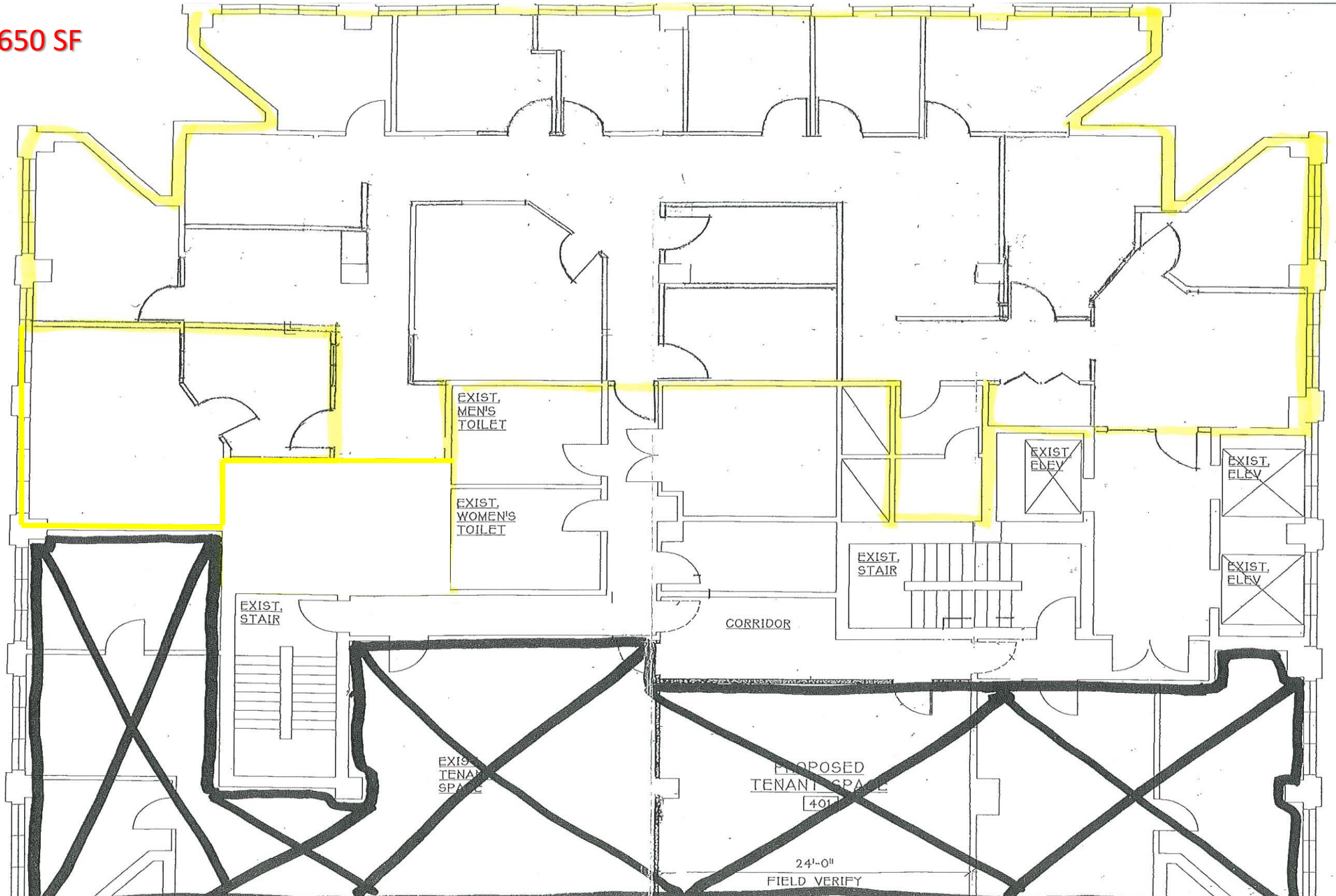
1225 Garrison Drive, Suite 202

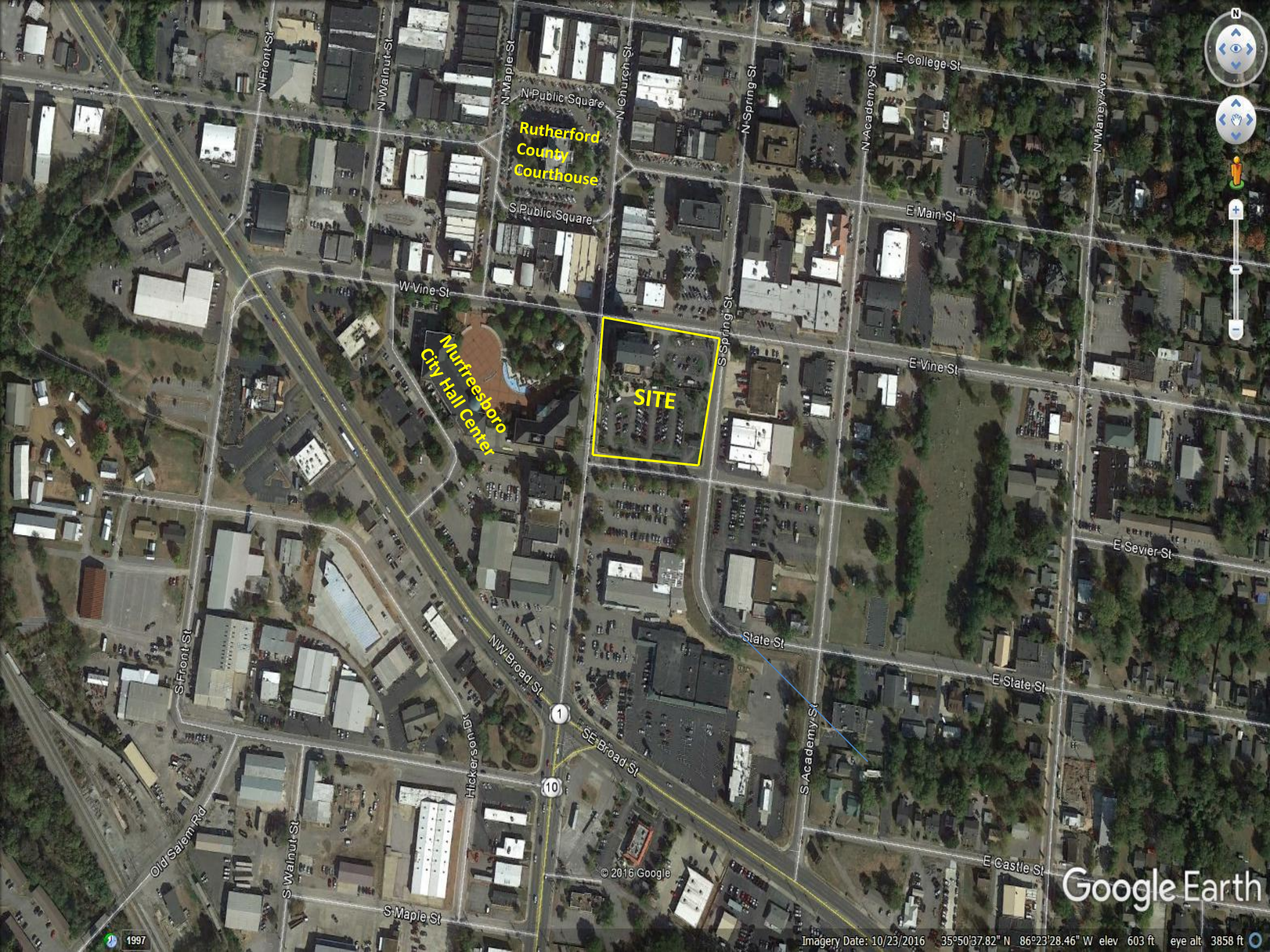
Murfreesboro, TN 37129

615.234.5020

www.parktrust.com

4th Floor – 3,650 SF
Space





Rutherford
County
Courthouse

Murfreesboro
City Hall Center

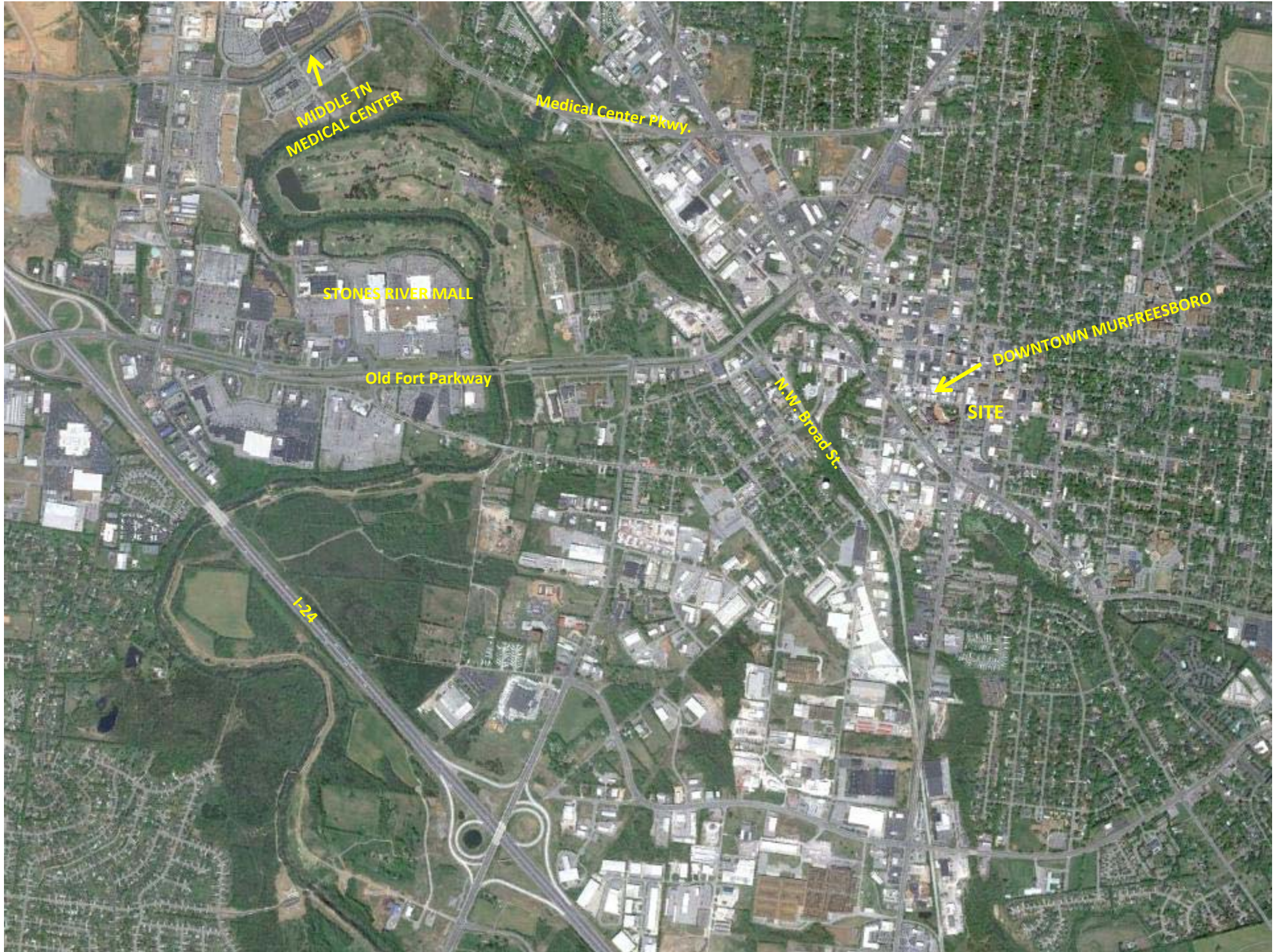
SITE

Google Earth

1997

© 2016 Google

Imagery Date: 10/23/2016 35°50'37.82" N 86°23'28.46" W elev 603 ft eye alt 3858 ft



MIDDLE TN
MEDICAL CENTER

Medical Center Pkwy.

STONES RIVER MALL

Old Fort Parkway

I-24

N.W. Broad St.

DOWNTOWN MURFREESBORO

SITE



RUTHERFORD COUNTY, TN

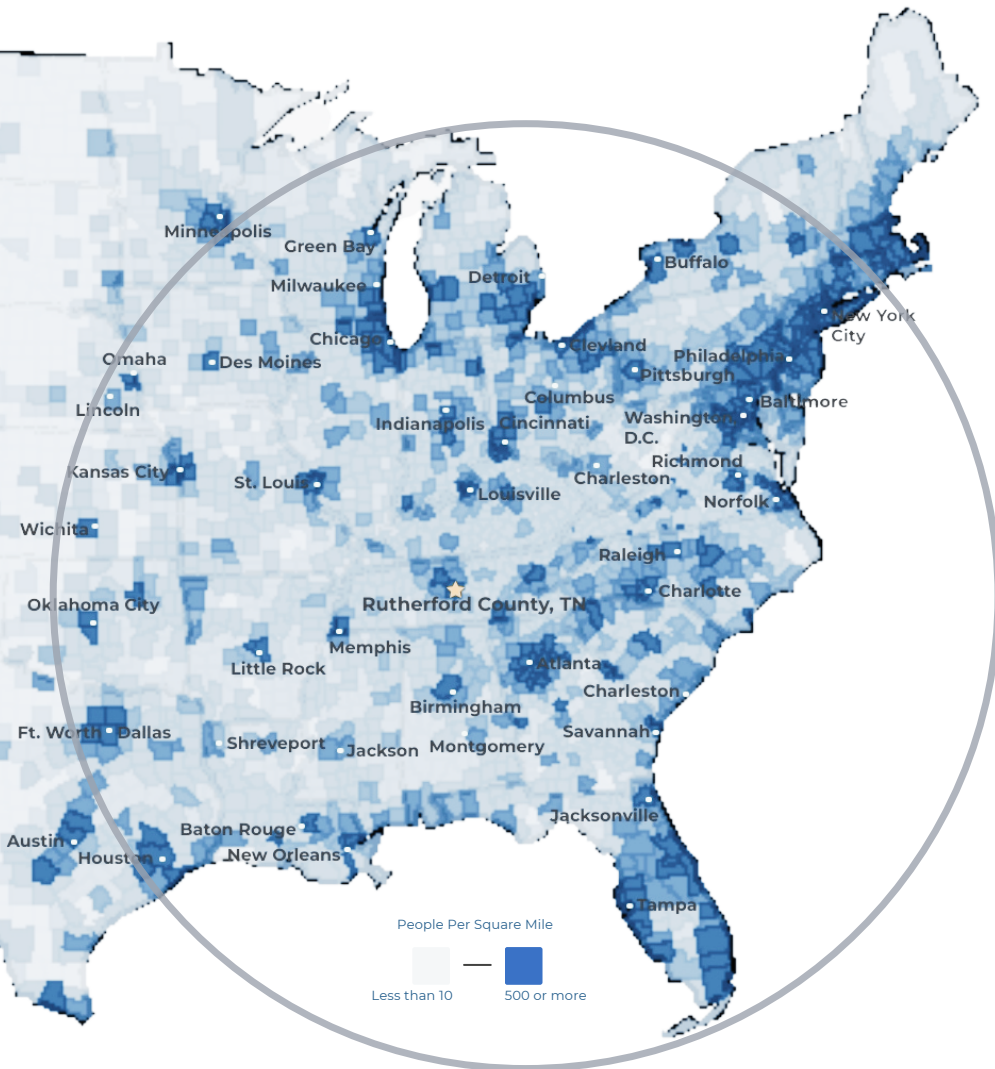
COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER

RUTHERFORD COUNTY, TN

RUTHERFORD COUNTY CHAMBER OF COMMERCE & VISITORS CENTER



- #3** Boomtown in America
- SmartAsset 2022
- #1** largest suburb
of Nashville, TN
- #1** largest university in
Middle Tennessee
- Nashville Business Journal
- #4** metro for economic
strength
- Policom 2022
- 4th** best small city to buy
a home in the U.S.
- WalletHub 2021
- 8th** fastest growing
midsize city in the U.S.
- Census 2020
- 50%** of U.S. Population lives
with 650 mile radius

RUTHERFORD COUNTY INSIGHTS

3 major
interstates

1.6 million residents
within a 45 min
drive

12 million people
within a 2.5 hour
drive

#1 elementary, middle
and high schools in
Tennessee

30 minutes to Nashville
attractions

5 hospital expansions
since 2018 serving
infants to seniors

LARGEST PRIVATE EMPLOYERS & EMPLOYEE COUNT

Nissan	8,000	General Mills	1,000
Amazon	2,700	Bridgestone	987
Ascension Saint Thomas	1,741	TriStar StoneCrest	950
Ingram	1,700	Cardinal Health	816
Taylor Farms	1,700	Vijon	730
Asurion	1,250	Mahle	705

2023 RUTHERFORD COUNTY QUICK FACTS

Population

369,868

Median Home Price

\$415,000

3 Colleges

25,000 students

Median Age

34

Median HH Income

\$81,505

College Degrees

43% hold Associate or above

LABOR FORCE DATA

	County	Tennessee	United States
Labor Force	199,566	3,392,133	166,661,000
Unemployment Rate	2.4%	3.5%	3.7%
Labor Force Participation Rate	68.0%	59.2%	62.2%

*Sources: Rutherford County Data, Redfin, TN Department of Labor, Lightcast as of January 2024

RECENT ANNOUNCEMENTS

McNeilus

Oshkosh Corporation subsidiary McNeilus creates 230 jobs to manufacture commercial vehicles within Murfreesboro in a 845K sf building.



BJ's Wholesale Club, a leading operator of membership warehouse clubs, opened a 100,000-square-foot building in LaVergne, TN in June of 2023.



SEWART'S LANDING

Local Developer Equitable announces Stewart's Landing, a \$216M mixed-use, walkable lifestyle development with grocery, retail, restaurant, hotel, office, and for-sale condos

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Chad Berringer
Director, Economic Development
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