

CLASS A OFFICE SPACE FOR LEASE on 9.9 Acre Campus

1225 Garrison Drive – Murfreesboro, TN



LEASE DETAILS:

- **PRICE: $29.50 PSF NNN**
- Two Suites Available on the 2nd Floor
- 2,523 SF Space & 7,272 SF Space
- Main Tenants are Pinnacle Financial & Kasai
- Within a block of Ascension-St. Thomas Hospital, TrustPoint Hospital, Murfreesboro Medical Clinic & Vanderbilt Pediatric Clinic
- 306 Parking Spaces
- On-site back up generator
- Located in the heart of Murfreesboro's
- Gateway Office/ Medical Corridor
- Convenient to I-24 Exit 76/Medical Center Pkwy

John Harney
BROKER

615.542.0715
john@parktrust.com
TN License: 221569

ParkTrust COMMERCIAL

1225 Garrison Drive, Suite 202
Murfreesboro, TN 37129
615.234.5020

www.parktrustcommercial.com

1255 Garrison Drive – Murfreesboro, TN

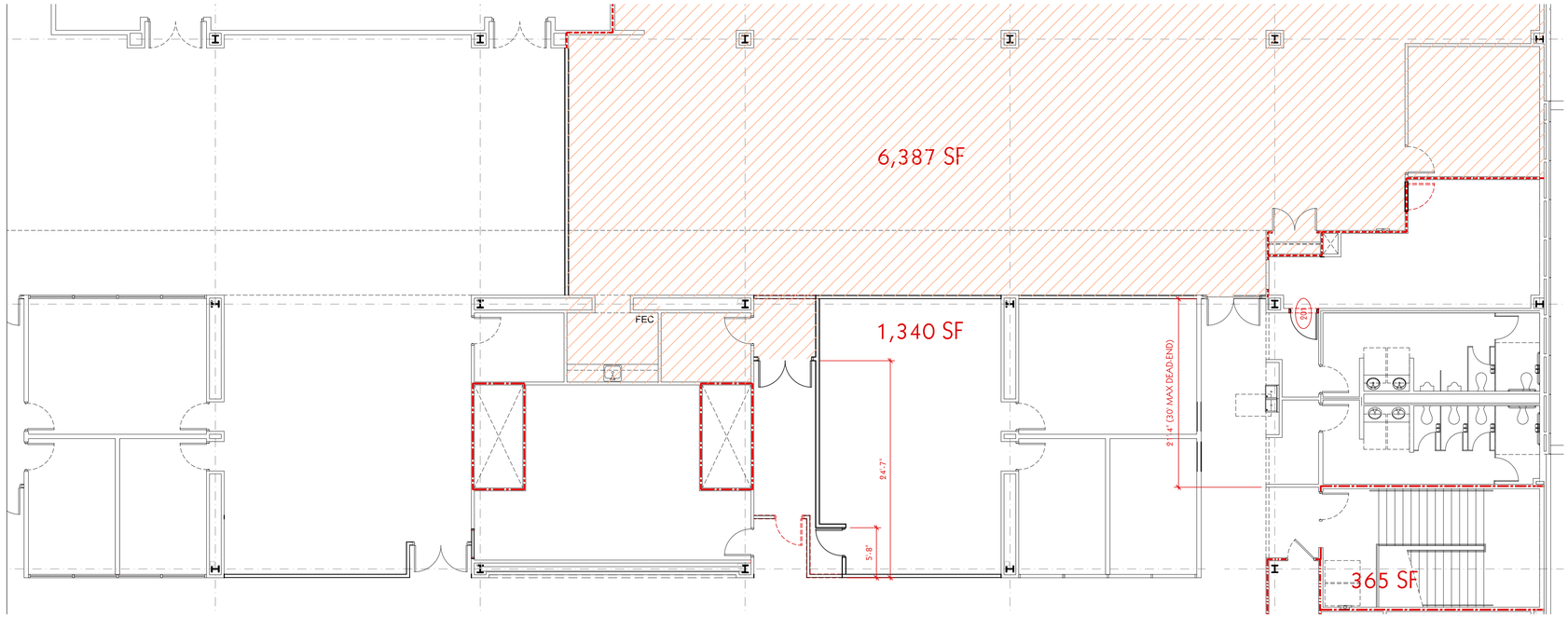




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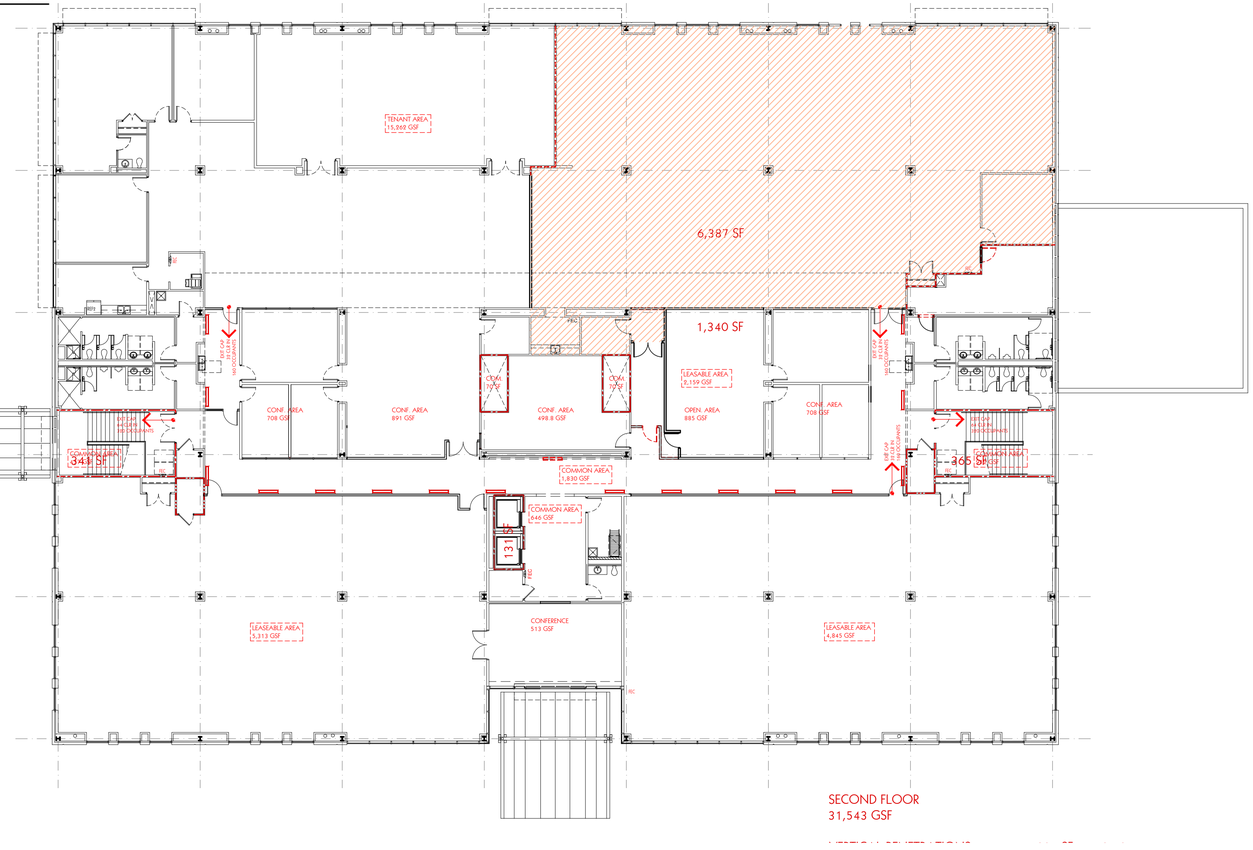


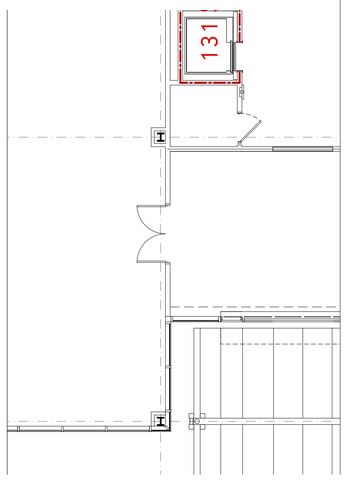




A16 SECOND FLOOR ENLARGED PLAN

SCALE: 1/8" = 1'-0"





A16 ENLARGED PLAN

SCALE: 1/8" = 1'-0"

A13 SECOND FLOOR LIFE SAFETY & EXIT PLAN

SCALE: 1/16" = 1'-0"

DOOR SCHEDULE

PR.	NO.	DOOR INFORMATION					FRAME INFO.		RATINGS		H.W.	COMMENTS
	.	WIDTH	HEIGHT	THICK	MATL.	TYPE	MATL.	TYPE	LABEL	MIN.		
	201	3'-0"	7'-0"	1-3/4"	SCWD	1P	HM	S2	-	-	-	2, 15
	202	3'-0"	7'-0"	1-3/4"	SCWD	FV	HM	S2	-	-	-	REUSE EXISTING 202 DOORS
	203	3'-0"	7'-0"	1-3/4"	SCWD	FV	HM	S2	-	-	-	2, 7, 13

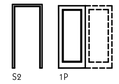
DOOR / FRAME / HARDWARE COMMENTS

1. WEATHERSTRIP WITH THRESHOLD
2. CLOSER (MATCH HARDWARE FINISH)
3. MAGNETIC HOLD OPEN DEVICE
4. 180 DEGREE HINGES WITH WALL BUMPERS.
5. VIEW PORT (PEEP HOLE)
6. ENTRY FROM STAIR WITH KEY ONLY
7. PANIC BAR HARDWARE
8. PANIC BAR HARDWARE WITH ALARM (DELAYED EGRESS)
9. PROVIDE DEAD-BOLT LOCK
10. PRIVACY (BATH) LOCK
11. PRIVACY (BEDROOM) LOCK
12. PASSAGE (CLOSET) HARDWARE
13. PRIVACY LOCK, KEYED TO MASTER KEY
14. PRIVACY LOCK, KEYED SEPERATELY
15. KEYCARD ENTRY SYSTEM (COORD WITH TENANT)
16.
17.
18.

DOOR & FRAME TYPES

ALL FRAMES TO BE HOLLOW METAL UNLESS OTHERWISE NOTED.

ALL DOORS TO BE STAIN GRADE AND MATCH EXISTING FINISH.



GENERAL DOOR NOTES

1. ALL DOOR HARDWARE TO BE LEVER (APPROVED TO BE ADA COMPLIANT) HANDLES UNLESS OTHERWISE NOTED.
2. ALL DOOR LATCHES TO CLOSETS, STORAGE AREAS, KITCHENS, AND OTHER SIMILAR SPACES OR AREAS SHALL BE SUCH THAT OCCUPANTS CAN OPEN THE DOOR FROM INSIDE THE SPACE OR AREA. (NFPA 101, 16.2.2.2.4)
3. EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO ALLOW OPENING OF THE LOCKED DOOR FROM THE OUTSIDE BY OPENING DEVISE THAT SHALL BE READILY ACCESSIBLE TO THE STAFF. (NFPA 101, 16.2.2.2.5)
4. CLOSURES AND POSITIVE LATCHING HARDWARE ARE REQUIRED ON FIRE RATED DOOR ASSEMBLIES AND DOORS IN SMOKE PARTITIONS AND BARRIERS. (IBC 716.5.9)

GENERAL NOTES

1. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK AND THAT HE HAS VISITED THE SITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR WORK IN THE DOCUMENTS THAT CANNOT BE PERFORMED DUE TO EXISTING OR CONTRADICTORY CONDITIONS.
3. IF EXISTING ITEMS AND/OR CONSTRUCTION MUST BE REMOVED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PATCH AS INDICATED OR AS NECESSARY TO MATCH ORIGINAL CONDITION.
4. PROJECT SCHEDULING AND PHASING MUST BE COORDINATED AND APPROVED BY THE OWNER.
5. ANY SHUT DOWN OF THE ELECTRICAL OR MECHANICAL SERVICE MUST BE SCHEDULED WITH THE OWNER.
6. DIMENSIONS FOR NEW CONSTRUCTION ARE FACE TO FACE OF FINISH OR COLUMNS AND FACE TO FACE OF CONCRETE OR MASONRY WALLS UNLESS OTHERWISE NOTED. DIMENSIONS INDICATE NOMINAL DIMENSIONS RATHER THAN ACTUAL DIMENSIONS.
7. DIMENSIONS FOR EXISTING WORK ARE FACE TO FACE OF EXISTING SURFACES PRIOR TO ANY REQUIRED DEMOLITION.
8. EXTEND ALL FIRE RATED WALL TO DECK ABOVE AND SEAL TO MATCH WALL RATING. FILL ALL VOIDS WITH GYPSUM AND/OR SAFING MATERIALS AS REQUIRED AND CAULK CONTINUOUSLY.

ARCHITECTURAL KEYNOTES

1. ALIGN NEW CONSTRUCTION WITH EDGE, FACE OR CORNER OF EXISTING CONSTRUCTION TO PROVIDE SMOOTH, SEAMLESS TRANSITION.
2. NEW CORRIDOR DEMISING WALL. ONE LAYER OF ⅝" GYPSUM BOARD ON EACH SIDE OF 3 ⅝" METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO ROOF / FLOOR DECK ABOVE AND SEAL SMOKE TIGHT. WHEN WALL IN INFILL FOR DOOR OR WINDOW LOCATIONS, ALIGN FACE OF GYPSUM BOARD WITH FACE OF EXISTING SURFACES TO PROVIDE SMOOTH, SEAMLESS TRANSITION.
3. EXISTING DOOR, FRAME AND RELATED ATTACHMENTS TO BE REMOVED AND SALVAGED AS DIRECTED BY OWNER.
4. EXISTING WALL AND RELATED ATTACHMENTS TO BE REMOVED. PREPARE FLOORS AND CEILINGS FOR NEW MATERIALS.
5. EXISTING FRAMED GLASS WALL PANELS TO BE REMOVED AND SALVAGED AS DIRECTED BY THE OWNER.

WALL LEGEND

- EXISTING NON-RATED WALL TO REMAIN.
- EXISTING NON-RATED EXTERIOR WALL WITH BRICK VENEER TO REMAIN.
- EXISTING ONE HOUR RATED WALL TO REMAIN.
- EXISTING TWO HOUR RATED WALL TO REMAIN.
- EXISTING WALL, DOOR, FRAME, HARDWARE AND RELATED ATTACHMENTSTO BE REMOVED.
- NEW ⅝" GYPSUM BOARD ON EACH SIDE OF 3 ⅝" METAL STUDS. EXTEND STUDS AND GYPSUM BOARD TO FLOOR / ROOF DECK ABOVE.
- NEW LINEAR HVAC DIFFUSER ABOVE CEILING AND VENTING CORRIDOR SPACES ALONG CONTINUOUS GAP BETWEEN THE CEILING AND WALL.
- NEW LINEAR HVAC RETURN AIR VENT ABOVE CEILING AND VENTING CORRIDOR SPACES ALONG CONTINUOUS GAP BETWEEN THE CEILING AND WALL.

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KASAI

HQ BUILDING BI-FURCATION PLAN
GARRISON ROAD
MURFREESBORO, TN 37127

PROJ. NO.: 2022010

DATE: 05.30.22

B	REVISED ENTRANCE HALL	09.11.26
A	CONCEPTUAL LAYOUT	07.22.26

PICKLESIMER ROBERTS INC
ARCHITECTURE

MICHAEL W. PICKLESIMER
REGISTERED ARCHITECT
10-02-26
020209
STATE OF TENNESSEE

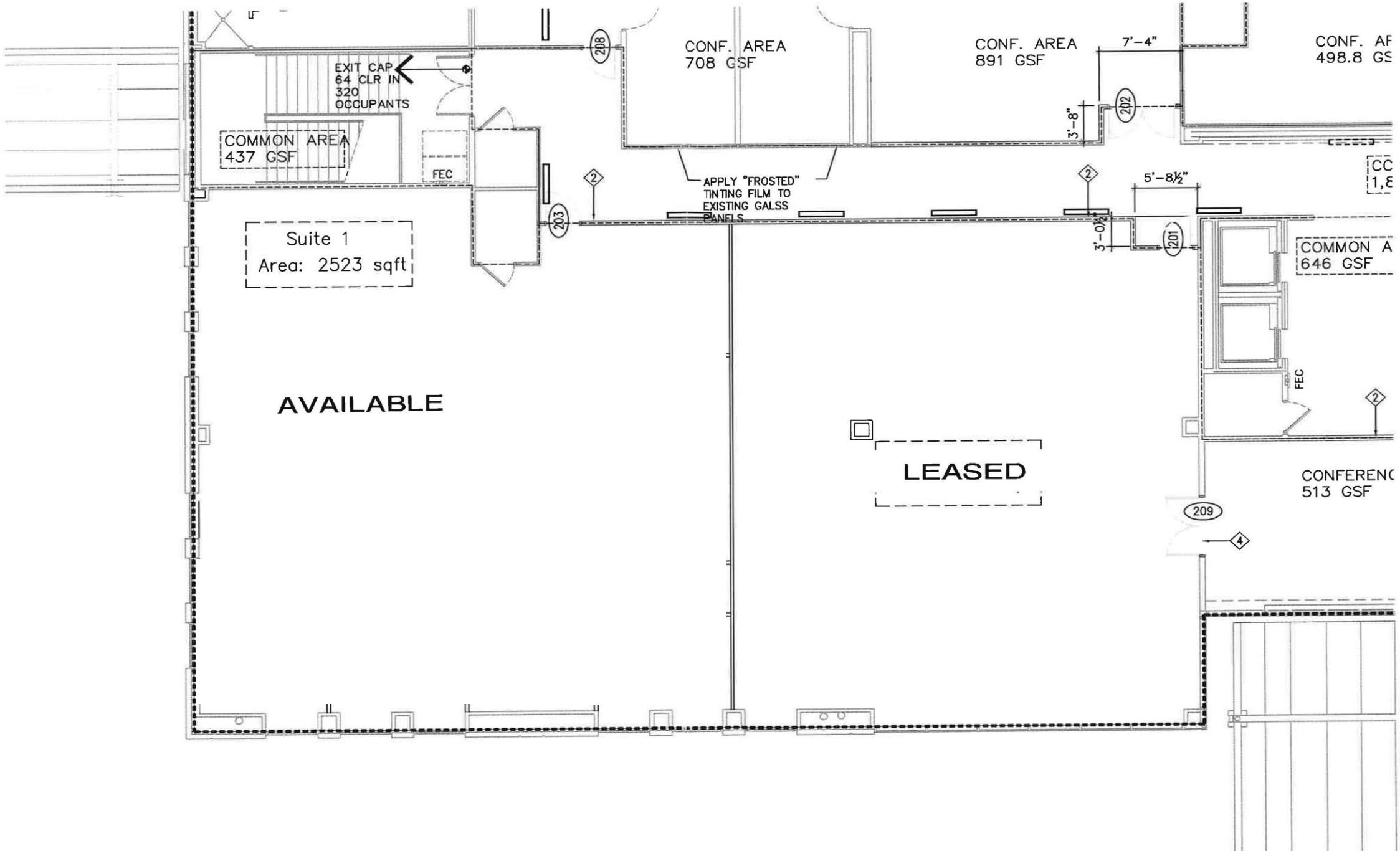
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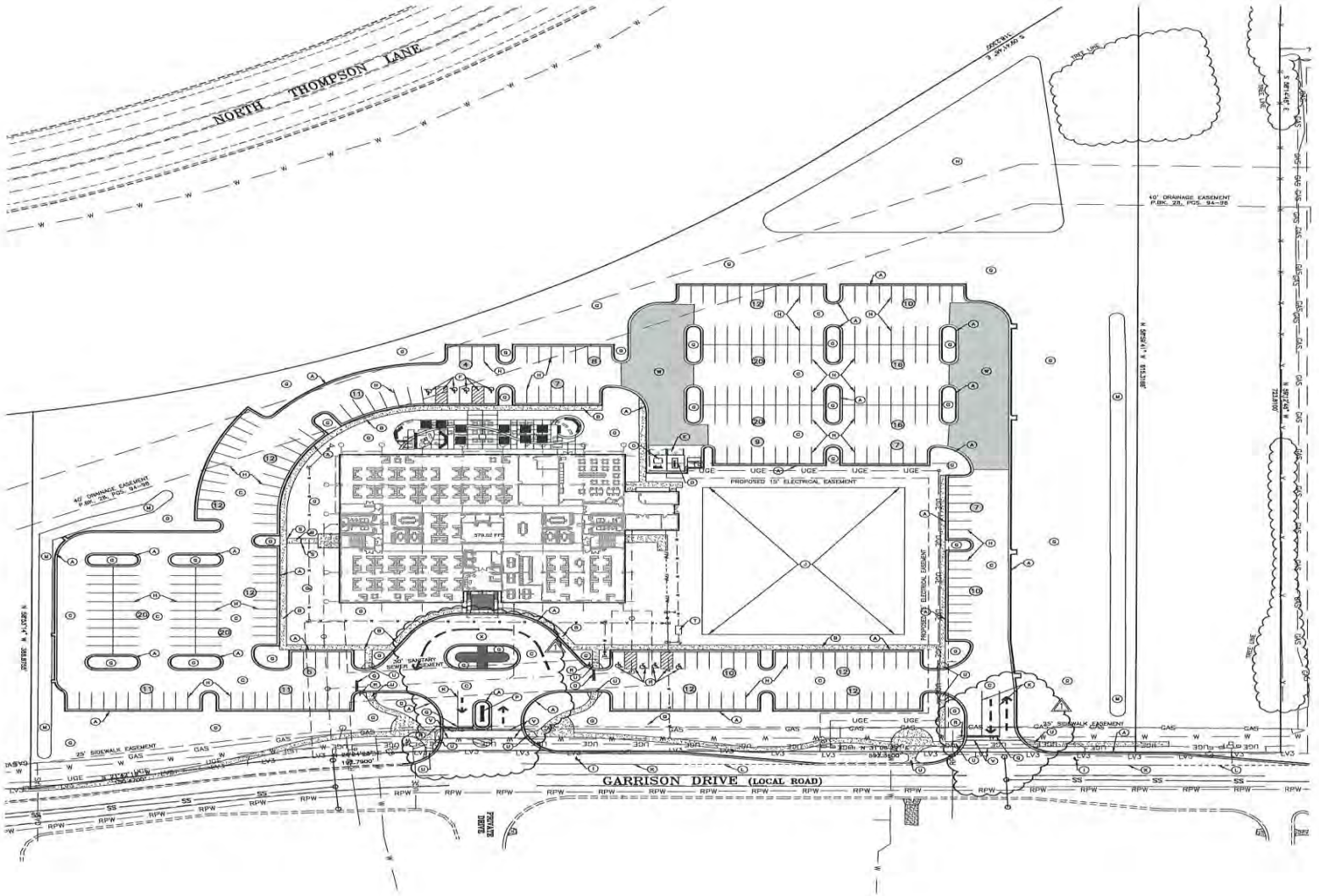
SECOND FLOOR SEPARATION PLAN

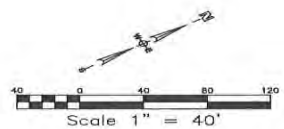
A1.20



SECOND FLOOR Proposal
Not Shaded = Kasai 50 desks Kasai
Green = New Area (6,081 Squ FT)
Yellow = Common Area
Grey = Other


EXIT CAP
64 CLR IN
320
OCCUPANTS
COMMON AREA
437 GSF
FEC
208
CONF. AREA
708 GSF
CONF. AREA
891 GSF
7'-4"
202
3'-8"
CONF. AF
498.8 GS
APPLY "FROSTED"
TINTING FILM TO
EXISTING GALSS
PANELS
203
2
Suite 1
Area: 2523 sqft
AVAILABLE
LEASED
5'-8½"
3'-0½"
201
COMMON A
646 GSF
FEC
CONFERENC
513 GSF
209
4





KEYNOTE LEGEND

- (A) REQ'D 24" CONCRETE CURB AND GUTTER (TYP.)
- (B) REQ'D 4" THICK CONCRETE SIDEWALK
- (C) REQ'D STANDARD DUTY ASPHALT PAVING
- (D) REQ'D TRANSFORMER (SEE ELECTRICAL PLANS)
- (E) REQ'D CONCRETE PAVING
- (F) REQ'D HANDICAP SIGNS, MARKINGS AND PARKING STRIPES, PER ADA SPECIFICATIONS.
- (G) REQ'D LANDSCAPE AREA (12" TOPSOIL IN PLANTING BEDS, 4" IN TURF AREAS)
- (H) REQ'D 4" WIDE, WHITE PARKING STALL STRIPE
- (I) REQ'D TRAFFIC CONTROL MARKING
- (J) PHASE 2 BUILDING LOCATION, SEED AND STRAW ALL DISTRUBED AREAS.
- (K) REQ'D 4" WIDE, SOLID WHITE, TRAFFIC STRIPE
- (L) REQ'D 4" WIDE, DASHED WHITE, TRAFFIC STRIPE
- (M) REQ'D BIO-SWALE AREA
- (N) REQ'D DETENTION POND
- (O) REQ'D DUMPSTER & ENCLOSURE (SEE LANDSCAPE PLAN FOR SCREENING)
- (P) REQ'D MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- (Q) REQ'D 24" WIDE, PAINTED WHITE, STOP BAR
- (R) REQ'D STOP SIGN
- (S) REQ'D STEPS
- (T) REQ'D DOMESTIC WATER VAULT WATER VAULT (SEE LANDSCAPE PLAN FOR SCREENING)
- (U) REQ'D HANDICAP RAMP, PER ADA SPECIFICATIONS
- (V) REQ'D 6" WIDE DOUBLE LINE CROSS WALK
- (W) REQ'D HEAVY DUTY ASPHALT PAVING

SUBJECT PROPERTY IS WITHIN THE GATEWAY DISTRICT

← — — TYPICAL FLOW ARROWS

SITE DATA TABLE

ZONED:	GDO-3 MU
LOT SIZE:	10.0 ACRES 435731 SQFT
BUILDING SIZE:	FIRST FLOOR = 33,815 SQFT SECOND FLOOR = 32,047 SQFT TOTAL = 62,862 SQFT
BUILDING HEIGHT:	2 STORIES
TOTAL SPACES REQUIRED: (1 PER 300 SF BLDG)	213
TOTAL PARKING PROVIDED: TOTAL H.C. SPACES:8	306
SET BACKS	
PROPOSED USE:	COMMERCIAL OFFICE

OPEN SPACE CALCULATIONS:

PROPOSED SITE: APPROX 10.0 ACRES=435,731 SQ. FT.
MIN. 20% OF SITE TO BE REQUIRED OPEN SPACE
REQUIRED OPEN SPACE: 87,336.47
ALL LANDSCAPE AREAS LARGER THAN 200 SQUARE FEET CONSTITUTE OPEN SPACE. DEFINED AS AREAS THAT ARE NOT PAVED CURBED OR CONTAINING BUILDINGS. WALKS CONTIGUOUS AND PARALLEL TO PARKING SPACES SHALL NOT BE CONSIDERED AS OPEN SPACE. WALKS AND PLAZAS THAT RUN THROUGH LANDSCAPED AREAS SHALL BE PERMITTED TO COUNT TOWARDS OPEN SPACE.
PROVIDED OPEN SPACE: 229,784.32
TOTAL OPEN SPACE %: 52.8%

OPEN SPACE CALCULATIONS: (SEE SHEET L100)

* FORMAL SPACE — FOR COMMERCIAL DEVELOPMENTS GREATER THAN 5 ACRES OR 40,000 SQ. FT., THE FORMAL SPACE IS TO = 3% OF THE SITE'S DEVELOPABLE AREA
3% * 436,152.38 SQ. FT. = 13,084.57 REQUIRED
14,176.34 PROVIDED

REVISION TABLE

#	REVISION DESCRIPTION	DATE	BY
1	PER PC REVISION #1	06-24-15	MIL

PUGH WRIGHT McANALLY CIVIL ENGINEERS
310 8th AVENUE NE – PO BOX 2419 – DECATUR, AL – (256) 353-3937
Pugh Wright McAnally, Inc. www.pughwrightmcanally.com

Consulting Engineers
333 Franklin Street - Suite 400 - Huntsville, AL 35801
PH: (256) 533-3400 - FAX: (256) 539-1102
ESI Project # 14-051
ENGINEERED SOLUTIONS INCORPORATED

KASAI / M-TEK
NORTH AMERICAN HEADQUARTERS

1225 GARRISON DR.
MURFREESBORO, TN

PROJECT #	14-051
FILE NAME:	
DATE:	05-06-2015
DRAWN BY:	NTL/MIL
CHECKED BY:	MIL

LAYOUT PLAN

SHEET NUMBER
C301
OF
18


New Vision Church
Stones River National Battlefield Park
Vanderbilt Pediatric Center
SITE
Bark Park
Gateway Park, Lake & Greenway
TrustPoint HOSPITAL
First National Bank
Tenn Pediatrics
Consumer Ins.
Waterstone 2 Medical
To I-24 Exit 76
LC Murfreesboro Apartments
Broad Street
Saint Thomas Health
ASCENSION
Red Realty/ Walk in Clinic
FOUNTAINS AT GATEWAY
Thompson Lane
THE GATEWAY VILLAGE
Franklin Synergy Bank
Stonegate Corporate Center
Medical Center Pkwy
THE AVENUE MURFREESBORO
Gateway Medical Centers
THE OAKS
Downtown
Old Fort Golf Course
Fortress Rosecrans

Demographic Summary Report

1225 Garrison Dr, Murfreesboro, TN 37129

Building Type: **Class B Office**
Class: **B**
RBA: **62,280 SF**
Typical Floor: **31,140 SF**
Total Available: **12,000 SF**
% Leased: **80.73%**
Rent/SF/Yr: **$29.50**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	5,804		66,114		183,419	
2023 Estimate	5,046		59,804		165,896	
2010 Census	1,822		41,226		114,224	
Growth 2023 - 2028	15.02%		10.55%		10.56%	
Growth 2010 - 2023	176.95%		45.06%		45.24%	
2023 Population by Hispanic Origin	339		4,620		13,560	
2023 Population	5,046		59,804		165,896	
White	3,981	78.89%	44,818	74.94%	122,247	73.69%
Black	674	13.36%	10,277	17.18%	30,776	18.55%
Am. Indian & Alaskan	14	0.28%	311	0.52%	820	0.49%
Asian	246	4.88%	2,444	4.09%	6,704	4.04%
Hawaiian & Pacific Island	0	0.00%	42	0.07%	213	0.13%
Other	131	2.60%	1,912	3.20%	5,136	3.10%
U.S. Armed Forces	7		72		342	
Households						
2028 Projection	1,994		25,667		68,129	
2023 Estimate	1,741		23,317		61,831	
2010 Census	680		16,595		43,523	
Growth 2023 - 2028	14.53%		10.08%		10.19%	
Growth 2010 - 2023	156.03%		40.51%		42.07%	
Owner Occupied	1,272	73.06%	13,780	59.10%	36,870	59.63%
Renter Occupied	469	26.94%	9,537	40.90%	24,961	40.37%
2023 Households by HH Income	1,741		23,317		61,832	
Income: <$25,000	204	11.72%	2,733	11.72%	7,841	12.68%
Income: $25,000 - $50,000	372	21.37%	4,035	17.30%	11,130	18.00%
Income: $50,000 - $75,000	547	31.42%	4,874	20.90%	11,665	18.87%
Income: $75,000 - $100,000	241	13.84%	4,183	17.94%	10,269	16.61%
Income: $100,000 - $125,000	124	7.12%	2,339	10.03%	6,330	10.24%
Income: $125,000 - $150,000	65	3.73%	1,719	7.37%	4,857	7.86%
Income: $150,000 - $200,000	162	9.30%	1,957	8.39%	5,710	9.23%
Income: $200,000+	26	1.49%	1,477	6.33%	4,030	6.52%
2023 Avg Household Income	$74,966		$92,513		$93,426	
2023 Med Household Income	$58,272		$75,099		$75,682	

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rutherford works

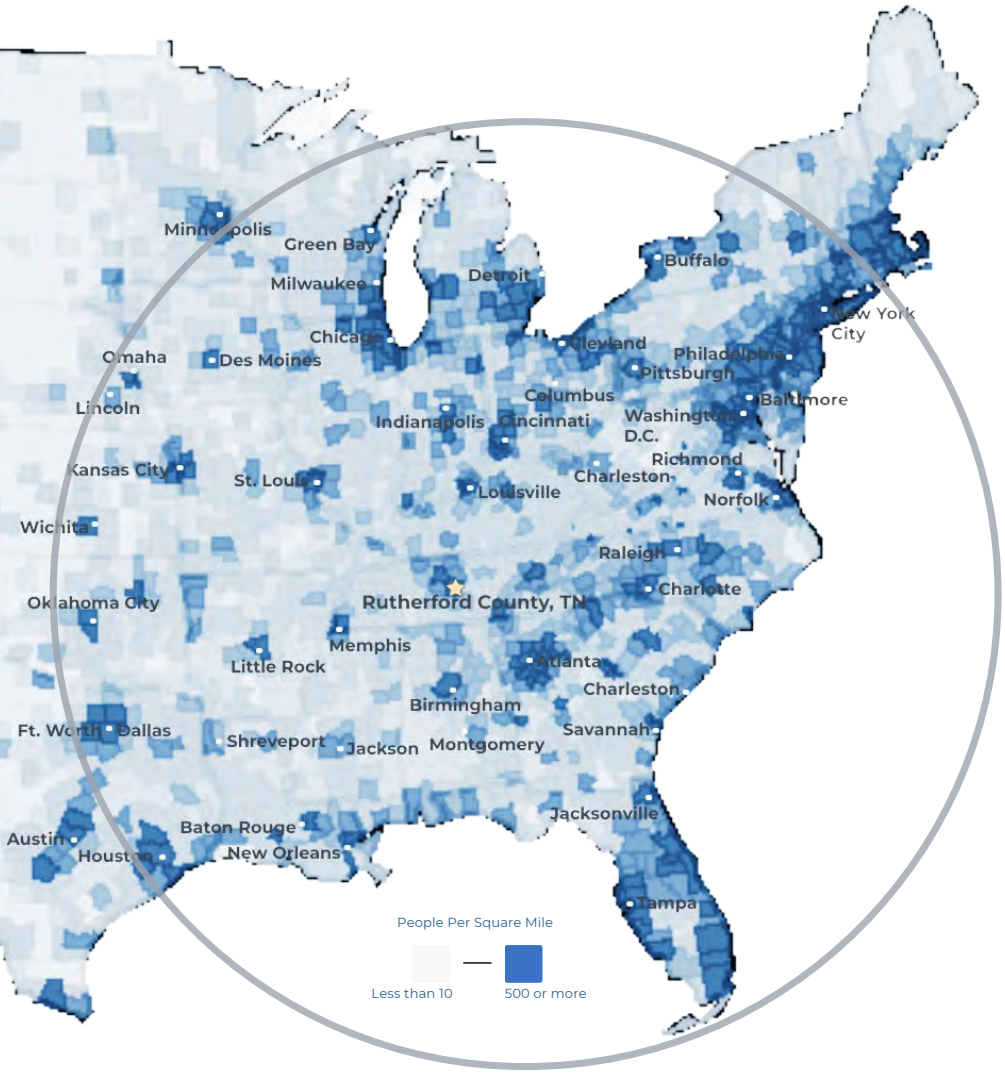
RUTHERFORD COUNTY, TN



COMMUNITY SNAPSHOT

Rutherford County, TN

RUTHERFORD COUNTY, TN



#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 Age
34

Median Home Price
$415,000

Median HH Income
$81,505

3 Colleges
25,000 students

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

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

Patrick Cammack
SVP, Economic Development
pcammack@rutherfordchamber.org

Chad Berringer
Director, Economic Development
cberringer@rutherfordchamber.org