



BLUEGRASS COMMONS

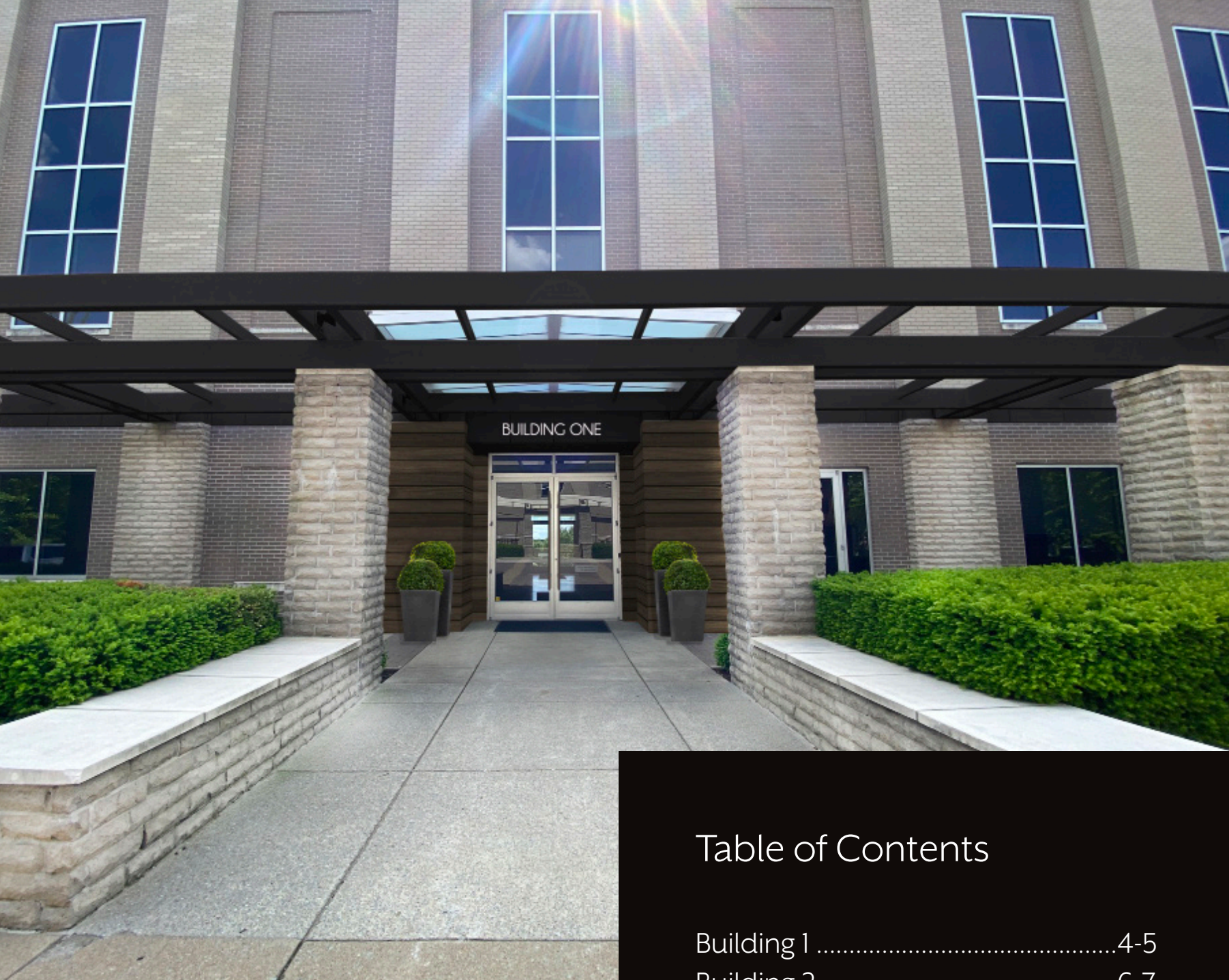
100  
HENDERSONVILLE, TN

# BLUEGRASS COMMONS



Downtown style at a fraction of the cost with Class A amenities: Golf Course views, Greenway trail access, and immediately adjacent to the Sumner County YMCA. Space is immediately available at Sumner County's premier Class-A office complex. Avoid long daily commutes downtown while still being under 30-minutes to the central business district and BNA airport. Our location in Hendersonville offers access to great restaurants, shopping and leisure activities including multiple golf-courses and Old Hickory Lake. Lobby and common area renovations are underway. Spaces are turn-key ready or can be customized. Co-tenancy with industry leaders including Bone McAllister Law, PIC, Stewart Title, The Memorial Foundation, YMCA of Middle TN, and Liberty Mutual.





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## BUILDING 1

- 1068 - 4969 SF Available
- Leasing for \$23 - \$25/SF (+Opex and CAM)
- Views of Bluegrass Country Club's golf course, courtyard and YMCA available.



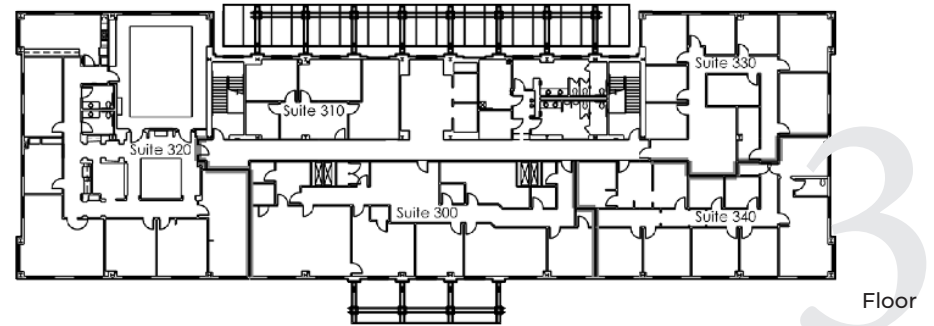
\*Renovation Photo Example

# BUILDING 1

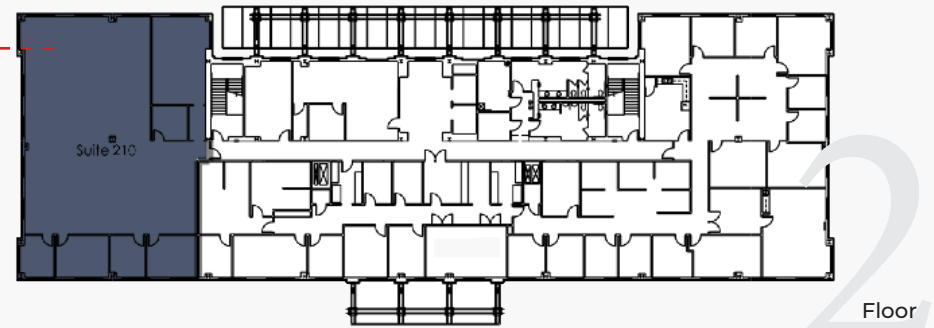
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## AVAILABLE SPACE

No Current Availability



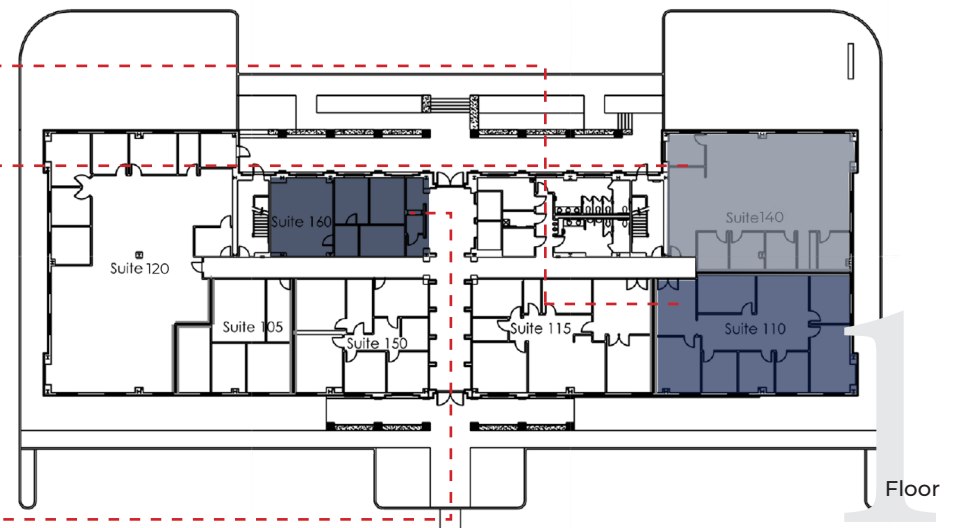
Suite 210 - 4,969 SF  
YMCA View



Suite 110 - 2,390 SF

Suite 140 - 2,561 SF  
Inner Courtyard View

Suite 160 - 1,068 SF  
Inner Courtyard View







## BUILDING 2

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- 1236 - 2327 SF Available
- Leasing for \$23 - \$25/SF (+Opex and CAM)
- Views of the YMCA and Gallatin Rd available

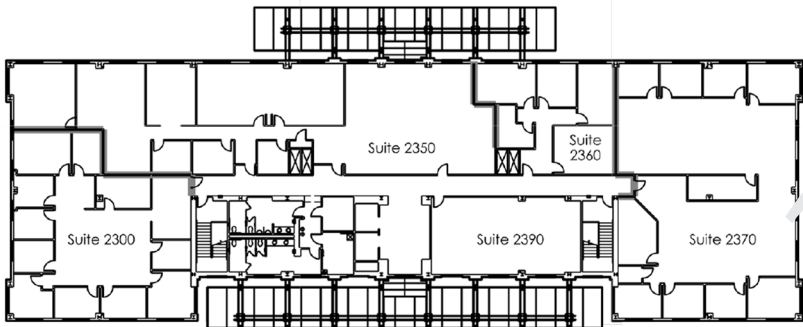


# BUILDING 2

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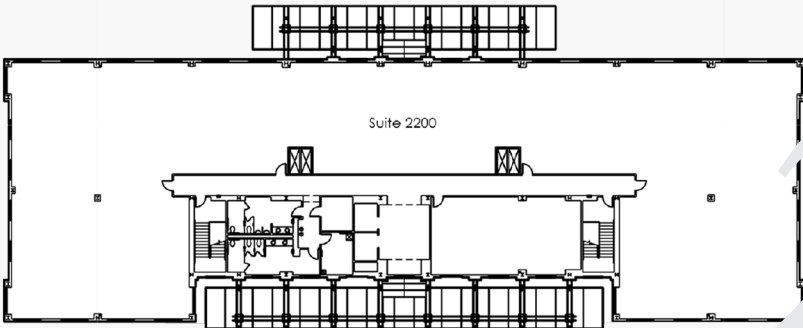
## AVAILABLE SPACE

No Current Availability



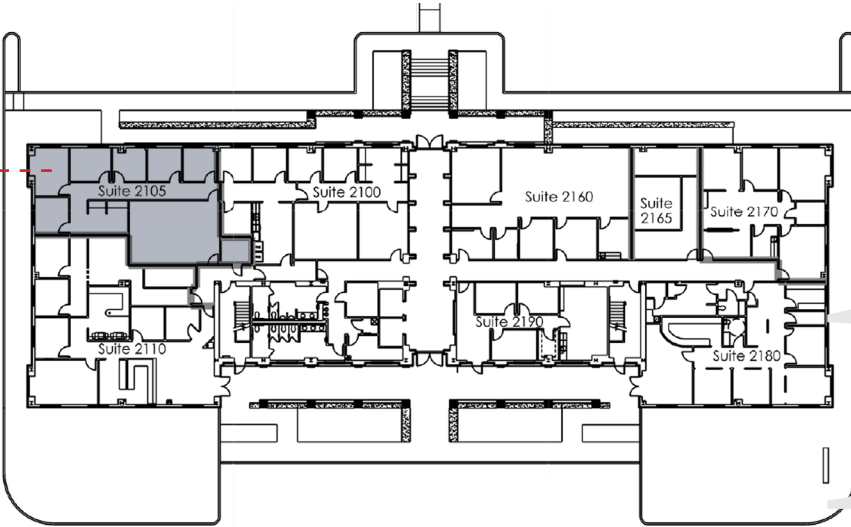
Floor

No Current Availability



Floor

Suite 2105 - 2,103 SF  
YMCA view



Floor



# THINGS TO KNOW

Class-A office space up to 50% less expensive versus downtown Nashville property.

26 minutes to Nashville city center and 29 minutes to BNA international airport.

Abundant, free onsite parking.

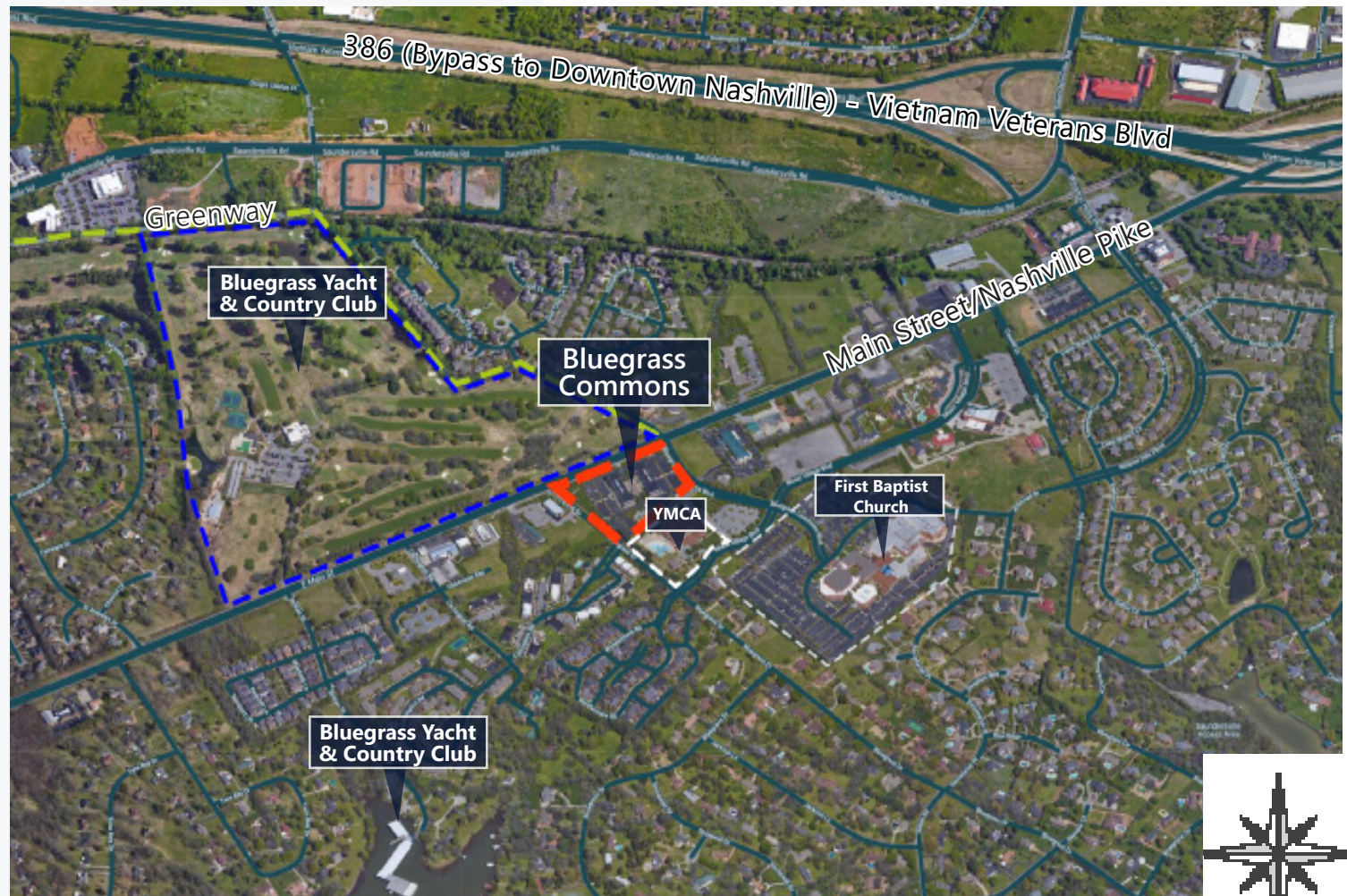
Overlooks **Bluegrass Yacht and Country Club**.

Adjacent to one of Middle TN's largest **YMCA's**.

Multiple move-in ready suites or turnkey customization ranging in size from 1,000 to 4,900 sf.

Rates between \$22 and \$25 psf based on a 5-year term.

Lower cost of living in beautiful, family-friendly Sumner County.





CLASS A SUITES  
PARKING  
YMCA  
BLUEGRASS  
YACHT &  
COUNTRY CLUB  
GOLF COURSE

