



BLUEGRASS COMMONS

100 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.

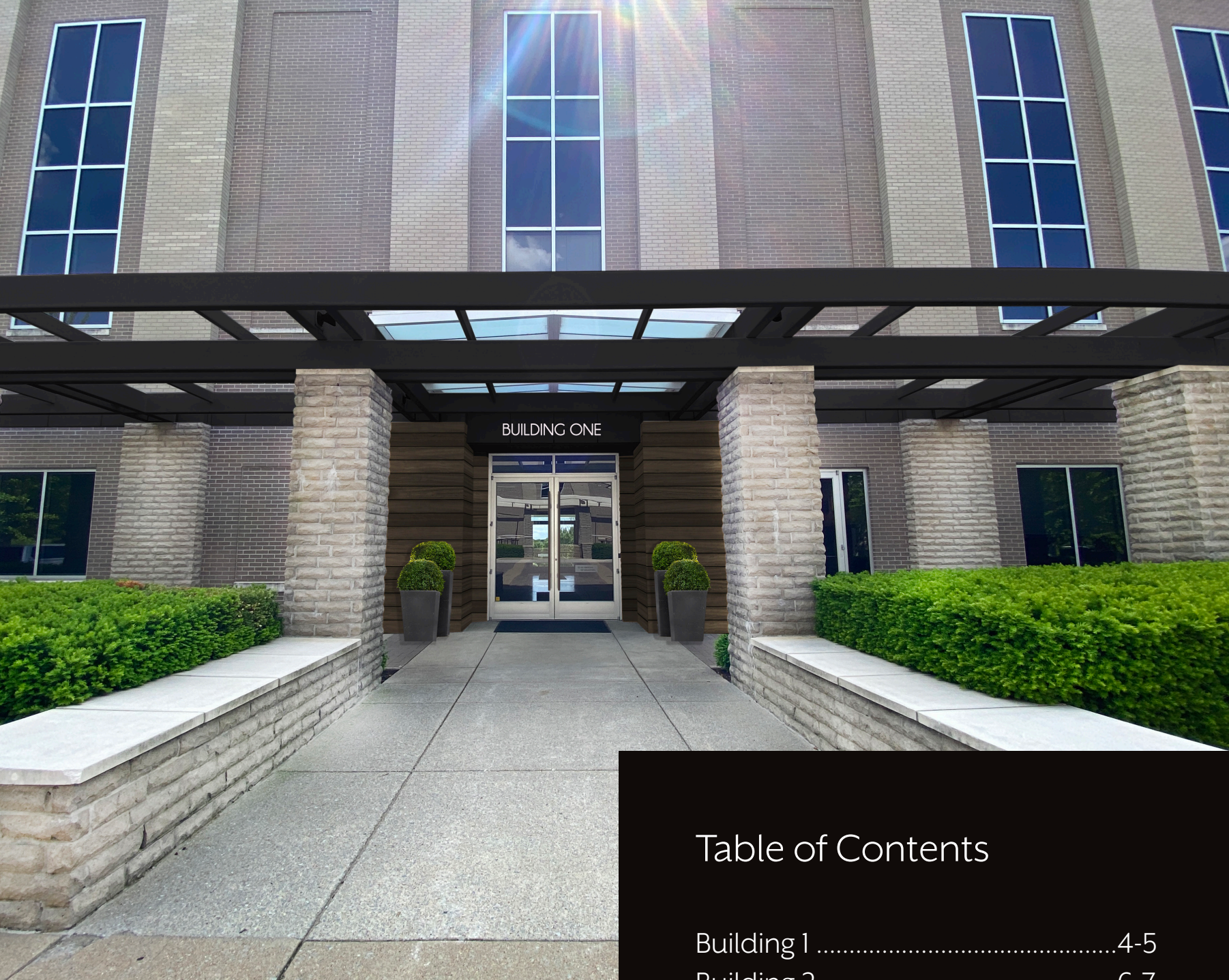


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BUILDING 1

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

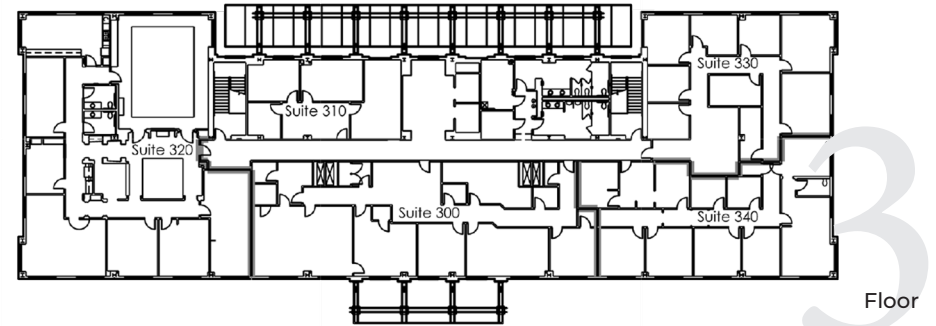


*Renovation Photo Example

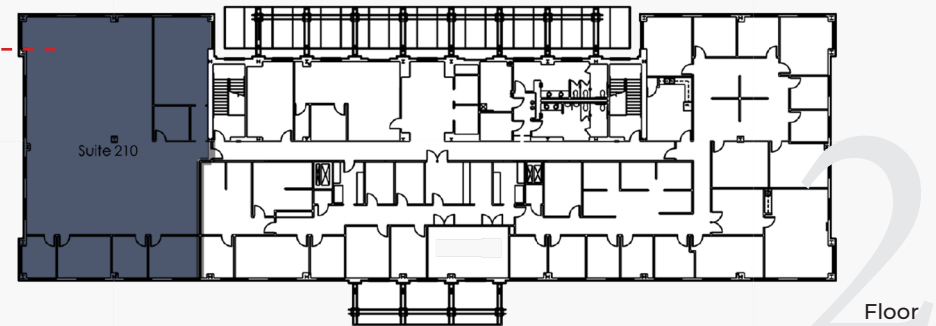
BUILDING 1

AVAILABLE SPACE

No Current Availability



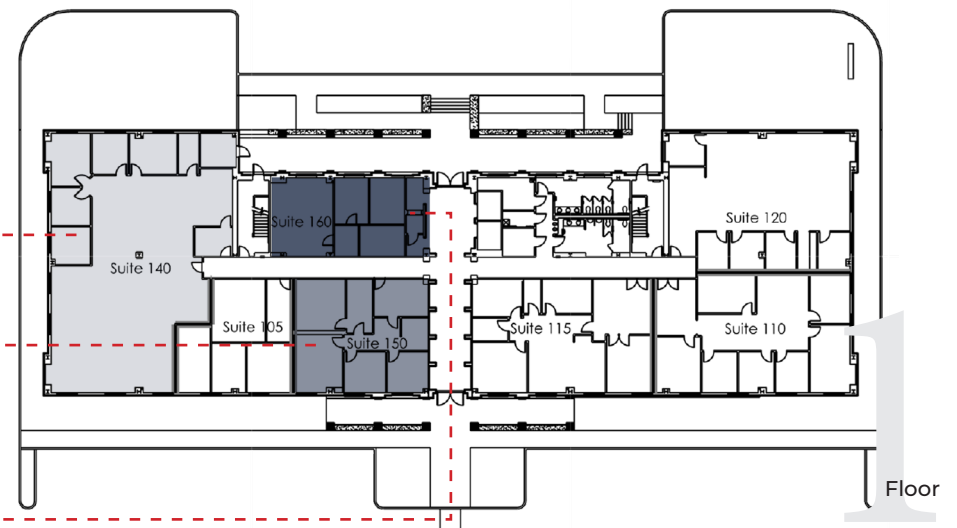
Suite 210 - 4,969 SF
YMCA View



Suite 140 - 4,137 SF
100% Turnkey including Cubicles and Furniture

Suite 150 - 1,552 SF

Suite 160 - 1,068 SF
Inner Courtyard View





BUILDING 2

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



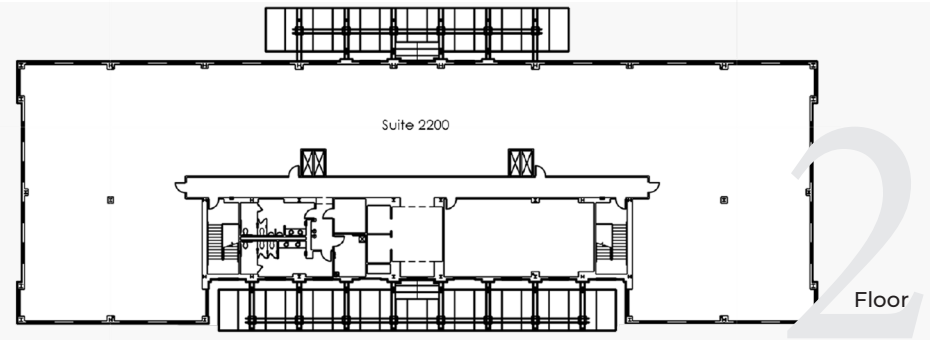
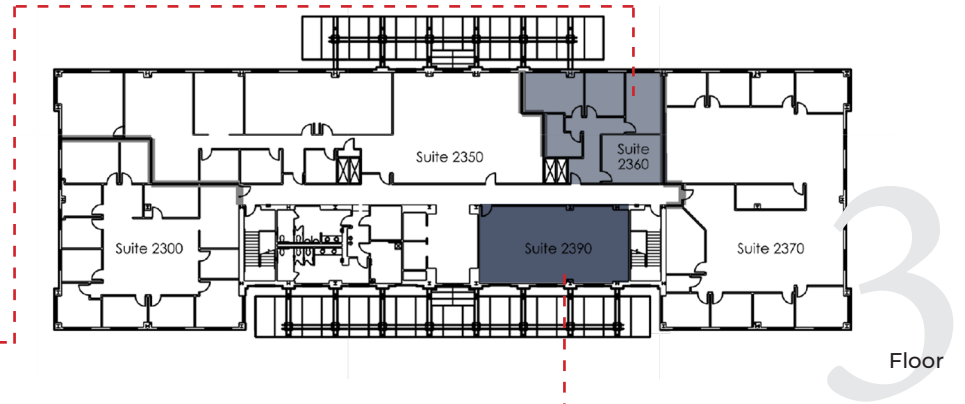
BUILDING 2

AVAILABLE SPACE

Suite 2360 - 1,483 SF
Rear Courtyard View

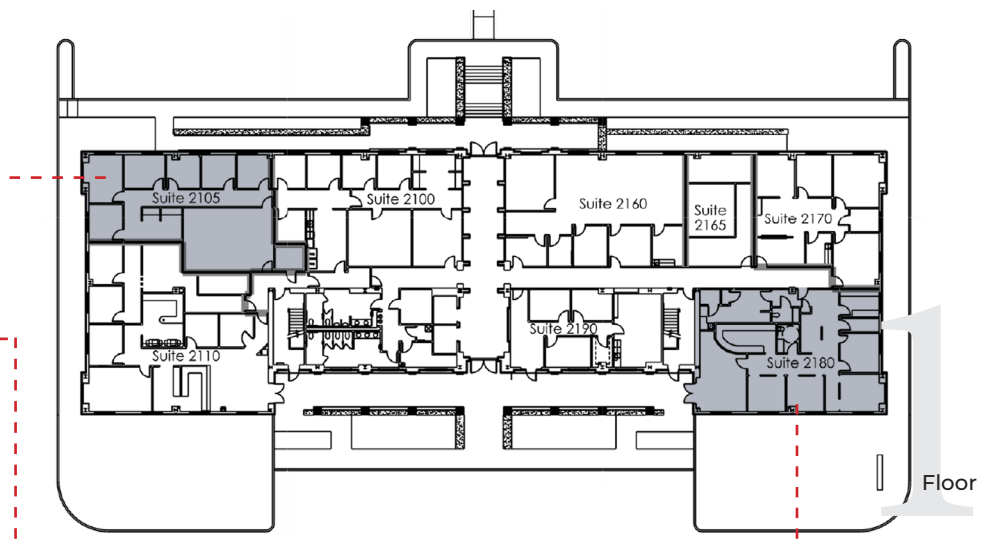
Suite 2390 - 1,236 SF
Inner Courtyard View

No Current Availability



Suite 2105 - 2,103 SF
YMCA view

Suite 2180 - 2,327 SF
Gallatin Rd view
Currently built out as endodontic space



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

