



A VIBRANT OFFICE AND RETAIL
DEVELOPMENT AT THE GATEWAY TO
RUTHERFORD COUNTY



The Fountains at Gateway

Office Availability:

Phase 1 - **25,000 RSF**, 2nd Floor

Phase 2 - **105,500 RSF** Available, Pre-leasing

Retail Availability:

Phase 1 - 856 RSF with 601 RSF Patio

Phase 1 - 516 RSF

Phase 2 - **28,000 RSF** Available, Pre-leasing





Property Profile



Numbers at a Glance

100,000 ^{SF}
Building Size

4
Levels

34,927 ^{SF}
Retail Space

25,000 ^{SF}
Floor Plates

5/1,000
Parking

24/7
Exterior Video Cameras

100 ^{GB}
Networking

100% ^{Wi-Fi}
Coverage

Doug Ryan

EVP + Partner
+1 615 850 2747
doug.ryan@colliers.com

Brian Casey

Vice President
+1 615 850 2782
brian.casey@colliers.com

Woody Widenhofer

Senior Vice President
+1 615 850 2795
woody.widenhofer@colliers.com

Brian Forrester, ccim

Senior Vice President
+1 615 850 2779
brian.forrester@colliers.com



The Opportunity

A Vibrant Corporate Office Campus and Retail District in Rutherford County... Just 30 minutes from Nashville!

Fountains at Gateway is a new 31-acre Class A office and retail development in burgeoning Rutherford County, less than 30 minutes from Nashville. Designed as a walkable corporate office campus and retail district, Fountains at Gateway also includes residential apartments and a hotel to complete the new urban landscape.

Office, retail and hotel buildings are situated around a central plaza with multiple fountains and pocket parks. The residential community overlooks Gateway Island Park. All are interconnected by a system of walkways leading to the adjoining city greenway, seamlessly connecting pedestrians and cyclists in a friendly hub of activity and planned events.

The Fountains at Gateway development includes 400,000-square-feet of Class A office space and 70,000-square-feet of retail space.

Phase I is open for business. It includes a four-story, 105,500-square-foot office building with retail on the first floor and two adjacent retail buildings totaling 32,000-square-feet. 25,000-square-feet of Class A office space is now leasing and ready for buildout. More than a dozen restaurant and retail tenants serve office tenants and the booming Medical Center Parkway business corridor. Several retail spaces are available for lease.

Phase II of the development is a mirror image of Phase I, with similar office and retail structures located on the opposite side of the central plaza as well as a mid-sized business class hotel and structured parking.

Phase III will complete the development at the far end of the plaza with a marquee office building that can be customized for tenants that need up to 225,000-square-feet. This phase will also include a 100-unit residential apartment community.





The Opportunity

Murfreesboro's Most Desirable New Retail District

Fountains at Gateway provides an established customer base of on-site and neighboring office and medical professionals that will sustain and grow retail business. The development will include nearly 70,000 square feet of total retail space.

Available Space

- Four dedicated retail buildings form the entrance to the Fountains at Gateway
- Street-level retail space in office buildings open onto the large, central plaza
- One Fountain Place is open for business with 856 RSF and 5,116 RSF retail spaces available for lease. The 856 RSF space includes a 601 RSF outside patio
- Two Fountain Plaza, currently pre-leasing, offers up to 28,000 RSF retail available on the first floor

Location and Access

- The Gateway corridor is the major retail center and medical hub of Rutherford County
- Multiple access points – direct cut from Medical Center Parkway and traffic light at Gateway Blvd. to Kennedy Drive

Retail Amenities

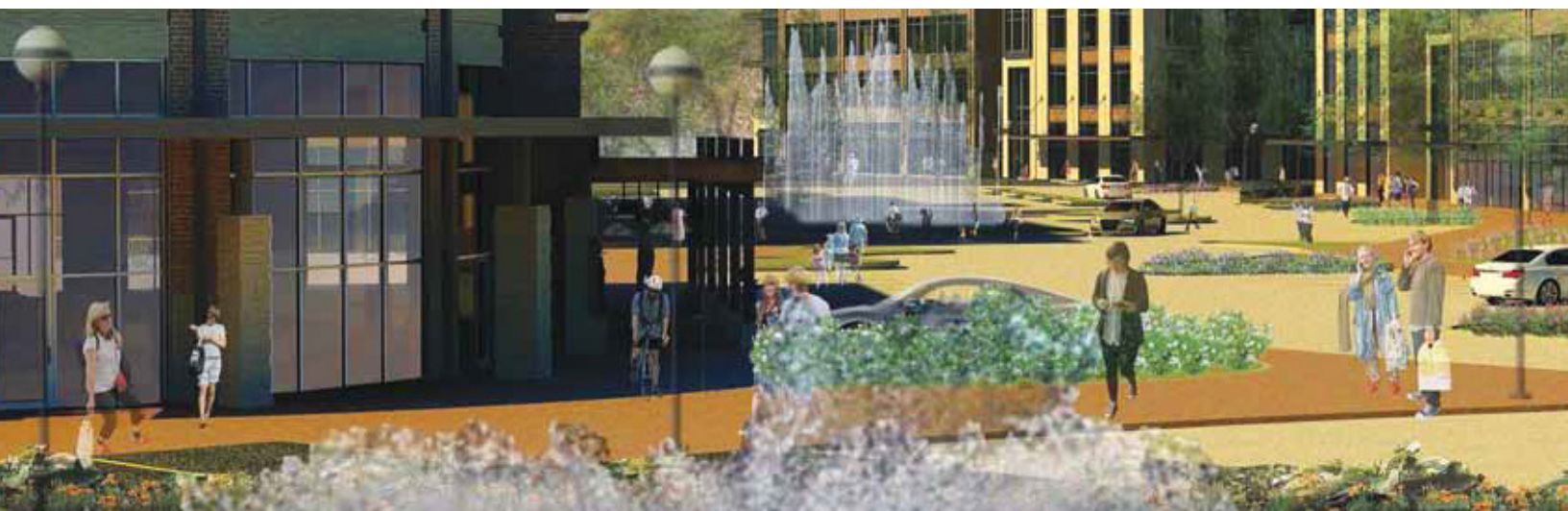
- Lush, landscaped central plaza and pocket parks offer customers shaded outdoor seating
- Signature fountains flank the entrance and serve as the focal point of the central plaza
- The ornamental fountain on the plaza features animated patterns, interactive movement and LED lighting at night

On-Site and Local Customer Base Sustains Business

- On-site customer base of approximately 1,500 corporate professionals
- 3000+ business and medical staff at neighboring Ascension St. Thomas Rutherford Hospital, related medical clinics and offices, and M-Tek's new North American headquarters
- 17,000+ white collar professionals within 3-mile radius
- 50,000+ residents / 20,000+ households within 3-mile radius
- Traffic counts: 38,344
- Event programming on Fountains Plaza draws customers from the surrounding community on evenings and weekends

Retail Features

- Striking architectural design of natural stone and glass with warm steel accents is both contemporary and classic
- Ample surface parking: 5 per 1,000 with short-term parking on Fountains Plaza and longer-term and valet parking just steps away
- 100 GB networking available from multiple providers
- 24/7 exterior video cameras
- Current retail tenants include:
 - Boards & Brush
 - E. Allen
 - Homegrown Marketplace
 - Kneucraft Fine Jewelry
 - The Boutique
 - Steakhouse Five





The Opportunity

Class A Corporate Office Campus With On-Site Retail

Fountains at Gateway is a walkable, corporate office campus and retail district in Rutherford County that will include 400,000-square-feet of office space.

Available Space:

- One Fountain Place is open for business with 25,000-square-feet of Class A office space now leasing and ready for buildout. First floor offers 32,000-square-feet of retail space with several spaces available for lease.
- Two Fountain Plaza, currently pre-leasing, is a four-story office building with 25,000-square-feet floor plates on three upper floors and retail on the first floor. The top floor has an open-air veranda overlooking the central plaza and Gateway Island Park, and can be customized for large-scale tenants

Office Amenities:

- Convenient on-site restaurants, shops, and services
- Pedestrian and bicycle-friendly campus interconnected by trails to adjoining 12-mile city greenway and park
- 100% Wi-Fi coverage
- Secure bike storage
- Shower facilities with changing area
- Planned fitness center

Office Features:

- Striking architectural design of natural stone and glass with warm steel accents
- High quality interior finishes in lobby and public areas
- Floor-to-ceiling glass with panoramic views of the lush campus and surrounding greenway

Space Details:

- Efficient, low column-to-space ratio
- 25,365 RSF continuous office space per floor
- Finished Ceiling heights - Floor 1: 18' floor to floor, 13-14' clear; Upper floors 2-4: 14' floor to floor, 9-10' clear

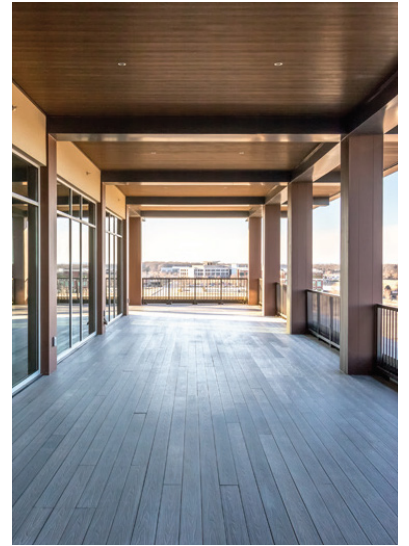
Parking

- 5 parking spaces per 1,000 SF
- Short-term visitor parking on Fountains Plaza



THE FOUNTAINS AT GATEWAY

Property Gallery





Site Plan

Property Boundary

Ingress/Egress

Medical Center Parkway

Office Building 1
4 stories @ 26,325 s.f.
105,300 s.f.
(Partial Retail on 1st Story)

Office Building 2
5 stories @ 25,000 s.f.
125,000 s.f.
(Partial Retail on 1st Story)

Office Building 3
5 stories @ 27,300 s.f.
105,000 s.f.
(Partial Retail on 1st Story)

Retail/Office
2 stories @ 12,200 s.f.
24,400 s.f.

PHASE 1

PHASE 2
3-level parking deck

PHASE 3

Multi-Family
5 stories @ 14,500 s.f.
72,500 s.f.
60 units

Multi-Family
5 stories @ 14,500 s.f.
72,500 s.f.
60 units

174 SPACES - EXCLUSIVE FOR MULTI-FAMILY

12 GARAGE SPACES

10 GARAGE SPACES

80-100 KEYS

POTENTIAL FUTURE CROSS ACCESS



Property Drawings

Floor Plan

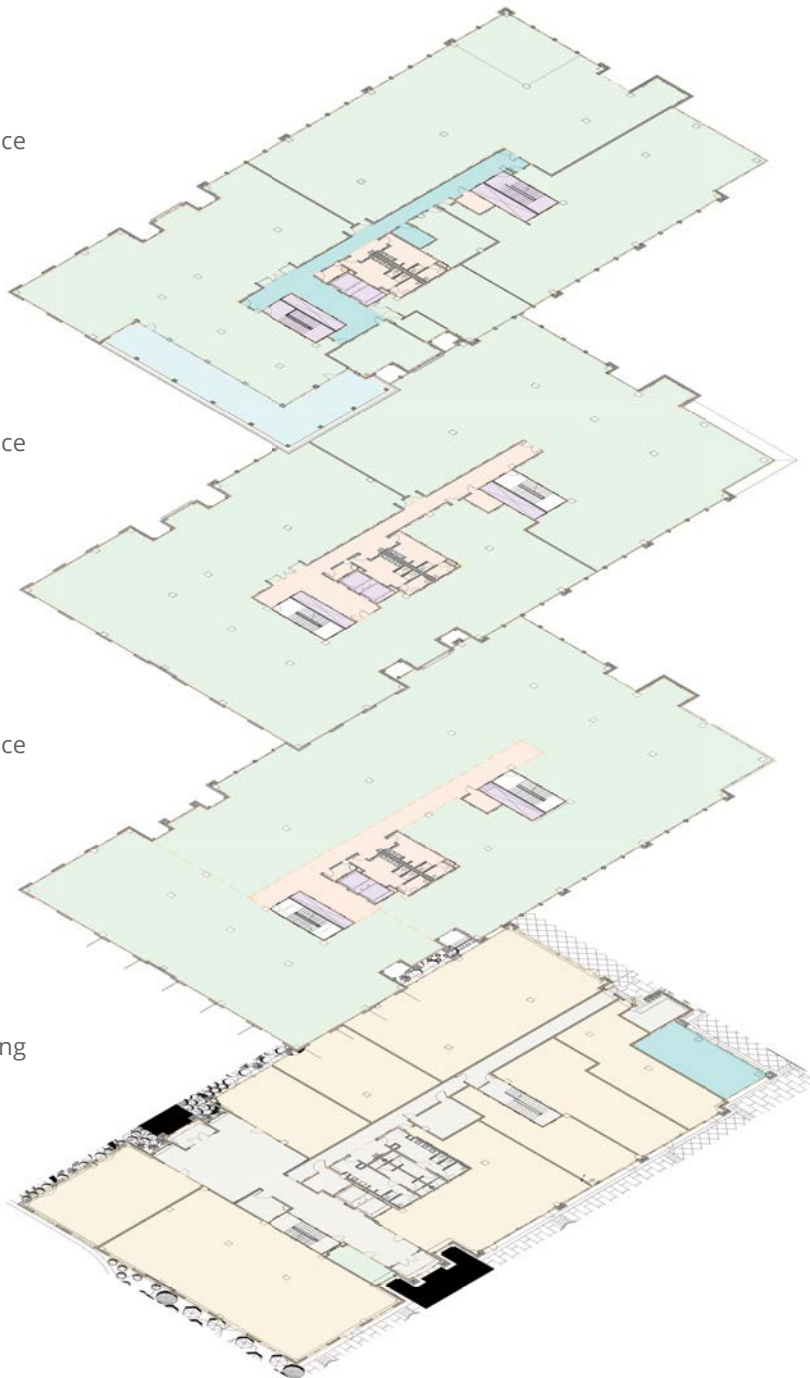
25,000 SF Floor Plates

LEVEL 4: Office

LEVEL 3: Office

LEVEL 2: Office

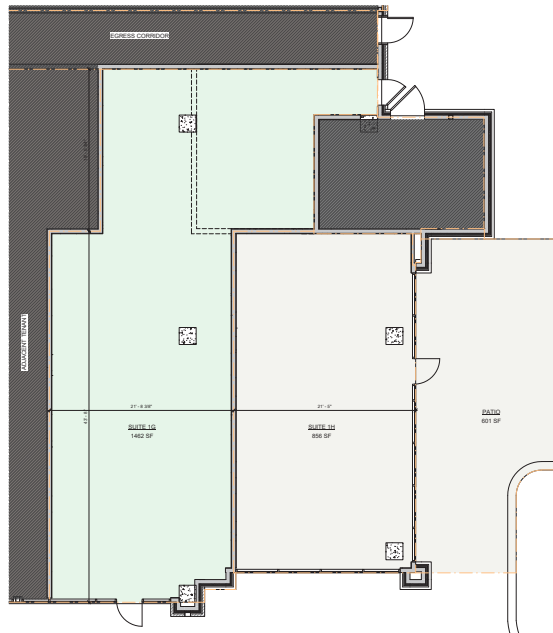
GROUND LEVEL: Retail + Dining



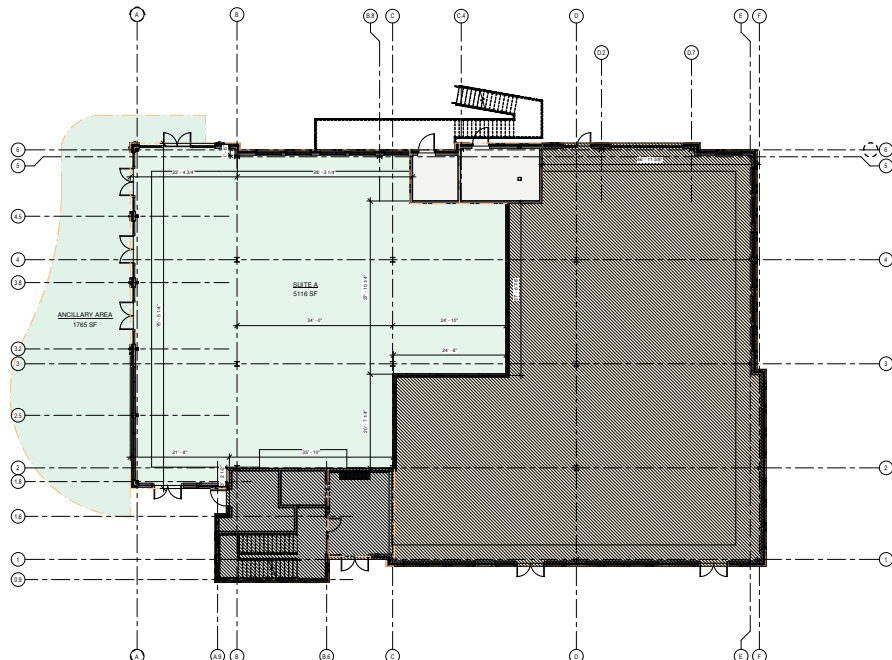
One Fountains Plaza

Retail Space

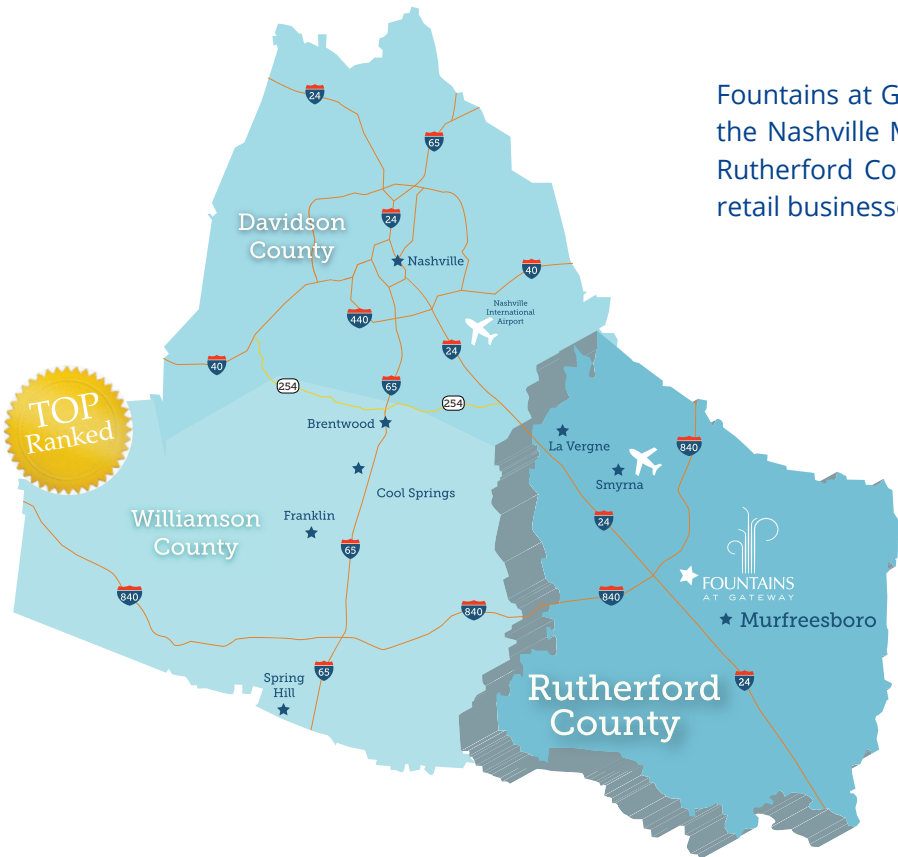
SUITES 1G - 1H



SUITE A



Business Advantage



Fountains at Gateway is located in the three-county heart of the Nashville MSA and the geographic center of Tennessee. Rutherford County offers superior value for employers and retail businesses, and a high quality of life for employees.

2021 Demographics

344,329
Estimated Population

\$292,742
Median Home Value

125,957
Estimated Households

\$83,720
Average Household Income

182,720
Estimated Total Employees

Close Proximity to Nashville & Cool Springs

- Less than 30 minutes from Nashville in the burgeoning Gateway corridor of Rutherford County
- Short commute from Downtown Nashville, Nashville International Airport, and Cool Springs
- Fast convenient access from Fountains at Gateway to Interstate 24 and the 840 bypass

Pro-Business

- No state income tax and low property tax
- Business friendly community accommodates business growth and supports retail success
- Well-educated labor force: 22,000 university graduates per year
- Incentives for new high-paying positions reduce rent at Fountains at Gateway
- Chamber workforce initiatives help employers attract and retain technology and healthcare industry professionals

Fast-Growing

- Fastest growing area in Nashville MSA and Tennessee
- #1 largest suburb in the Nashville MSA
- State's largest undergraduate university
- 6th in the state for retail sales with \$5.7 billion in 2019

Top Employers, 1000+ Employees

- Nissan North America
- Schneider Electric
- Middle Tennessee State University
- National Healthcare Corporation
- State Farm Insurance Company
- Amazon Fulfillment Center
- Ingram Content Group
- Asurion
- St. Thomas Rutherford Health
- Verizon Wireless
- Bridgestone Americas

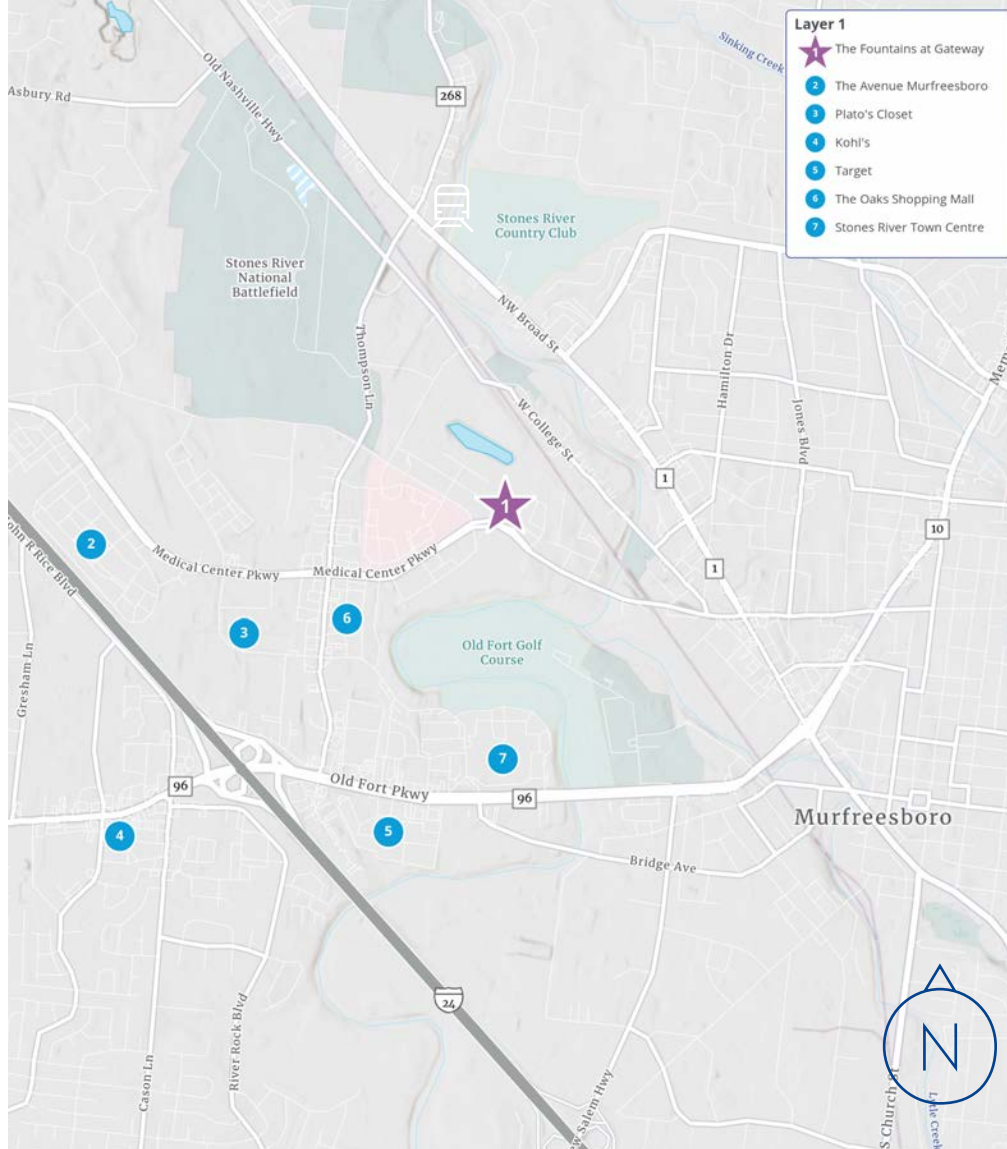


Murfreesboro, TN

Largest Suburb in the Nashville MSA

Located in Rutherford County and serving as county seat, Murfreesboro, Tennessee, is becoming one of the fastest growing suburban cities in the state. The city is part of the Nashville Metropolitan Statistical Area and is approximately 35 miles from downtown Nashville using Interstate 24. Between 2010 and 2020 the city experienced significant growth with a 35 percent increase in population over the past decade. Murfreesboro's businesses employ over 67,000 workers with the city's largest industries being retail, which employs over 8,900 workers and experienced \$5.7 Billion in sales in 2019, health care, social assistance and manufacturing. The highest paying industries include management firms, utilities, professional, scientific and technical services. The average household income for Murfreesboro is \$82,310, which is 5 percent higher than the national average of \$78,500.

Murfreesboro is home to one of the largest universities in the state of Tennessee, Middle Tennessee State University. The university was named one of the best places to earn an undergraduate degree by The Princeton Review. One of the nation's top-rated public magnet schools, Central Magnet High School, is also located in Murfreesboro and is ranked 5th Best High School in the United States.



DOWNTOWN MURFREESBORO, TENNESSEE

2021 Demographics

149,258

Estimated Population

\$82,310

Average Household Income

60,737

Estimated Total Employees

56,774

Estimated Households

\$174,645

Median Home Value

Fountains at Gateway is a walkable, corporate office campus and retail district in Rutherford County.



Our mission

Maximize the potential of property to accelerate the success of our clients and our people.

Contact

OFFICE



Doug Ryan

EVP + Partner
+1 615 850 2747
doug.ryan@colliers.com



Brian Casey

Vice President
+1 615 850 2782
brian.casey@colliers.com

RETAIL



Woody Widenhofer

Senior Vice President
+1 615 850 2795
woody.widenhofer@colliers.com



Brian Forrester, ccim

Senior Vice President
+1 615 850 2779
brian.forrester@colliers.com



615 3rd Ave. S.
Nashville, TN
P: +1 615 850 2700
www.colliers.com/nashville

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