



The Oaks Tower & Garden Complex

FOR LEASE

1100-1102 Kermit Drive
Nashville, TN 37217

Suites From
1,000 - 15,000 SF

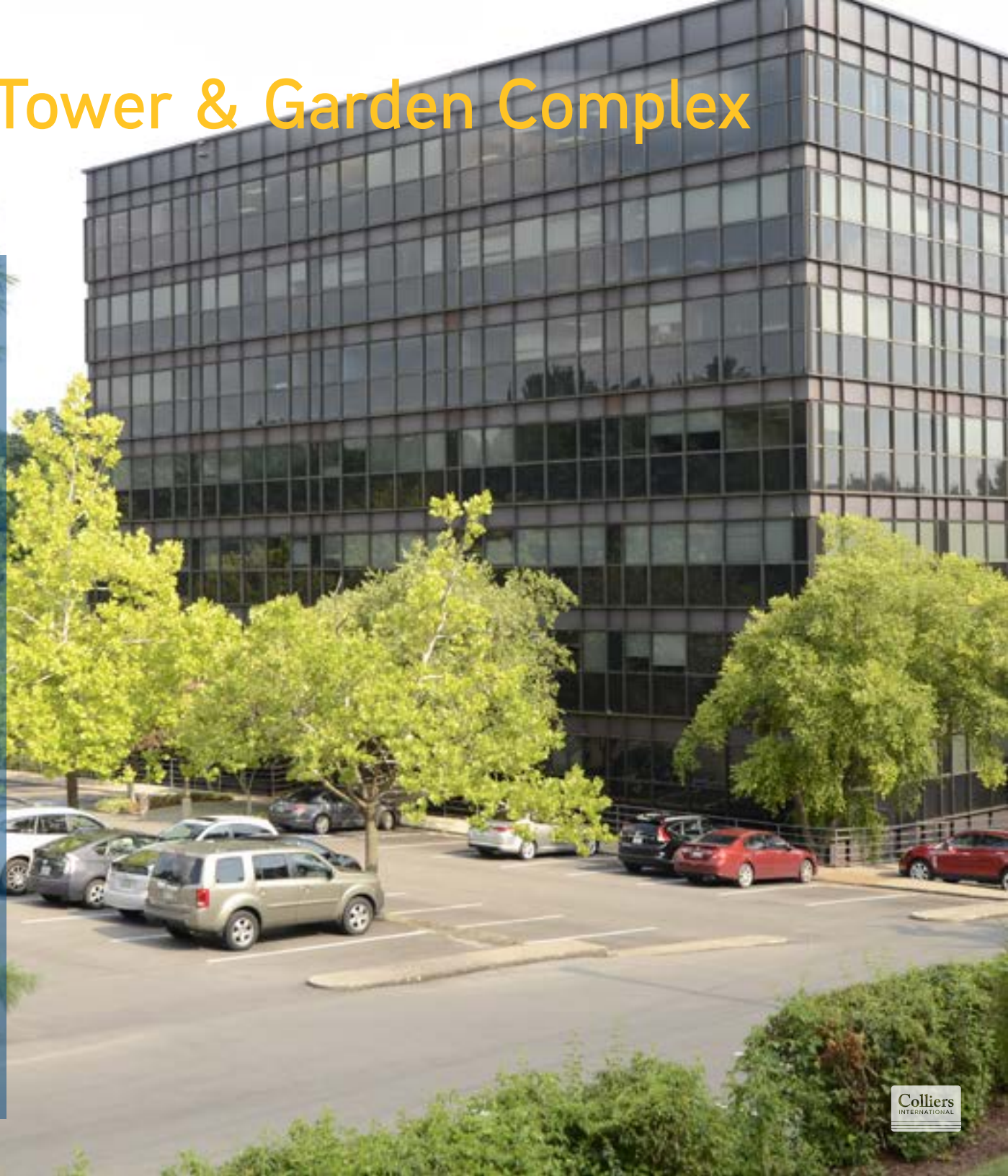
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PROPERTY SUMMARY

The Oaks Office Complex is a Class B/C office containing a total of 186,453 square feet in three buildings, assembled on two parcels totaling 8.22 acres. The smaller of the two parcels contains two 2-story garden style office buildings comprising approximately 41,300 square feet while the larger parcel contains an 8-story office building with approximately 125,802 square feet.

The Tower is constructed with two main entrances, one on the first floor and one on the second. The lobbies are almost identical in design. The Gardens are both constructed with direct suite access from the sidewalks and upper walkways. All 3 properties have good parking and landscaping.

All three buildings were designed with exposed structural steel, a design popular in the 1970's when the properties were constructed (1975). While this design was popular in the North and Northeast, designers did not factor in the effects of the warm, humid air in the Nashville area, which caused the steel to oxidize and take on a rust color that gives it its unique look.

BUILDING AMENITIES

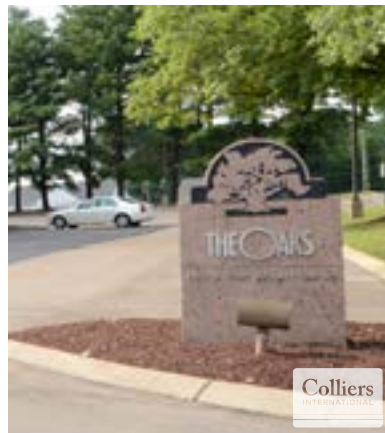
- › 186,453 SF office space
- › Suites available from 1,000 SF to 15,000 SF
- › Pre-built suites with immediate occupancy
- › On-site property management
- › Common conference room
- › Fitness room
- › 3 Buildings ranging in size from 13,408 SF to 145,161 SF
- › 4.5/1000 Parking ratio for office space
- › Park-like setting
- › Beautiful views from all suites
- › Easy access to interstate system
- › Short drive to downtown Nashville and Nashville International Airport



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SITE PICTURES



THE OAKS VACANCIES



OAKS GARDEN SOUTH
1100 Kermit Drive

Suite	Available SF
#1 - 22	2,019
#1 - 103	1,500
#1 - 108	682
#1 - 201	1,199
#1 - 202	1,489



OAKS TOWER
1101 Kermit Drive

Suite	Available SF
202	3,566
207	2,136
400	15,994
509	1,200
510	1,059
607	1,587
610	889
625	1,730
700	3,537
715	1,455
720	1,194
730	4,922
801	3,259



OAKS GARDEN NORTH
1102 Kermit Drive

Suite	Available SF
#2 - 200	6,474

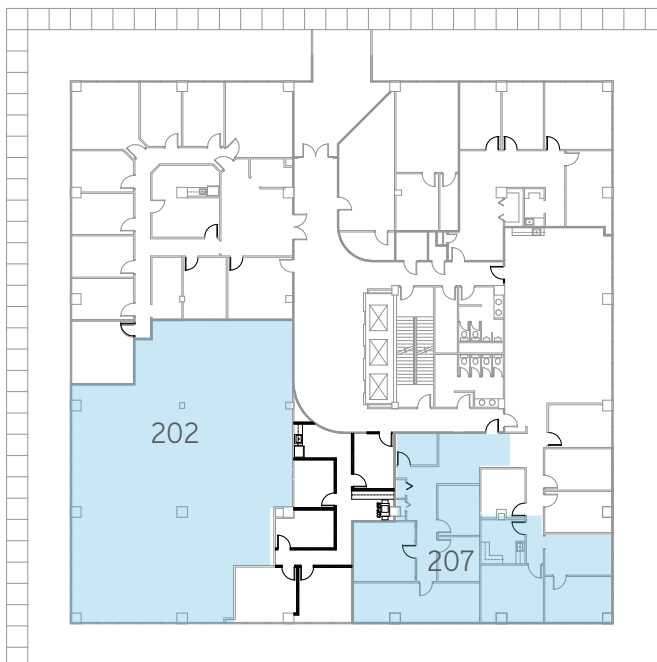
Lease Rate: \$15.50/SF FS

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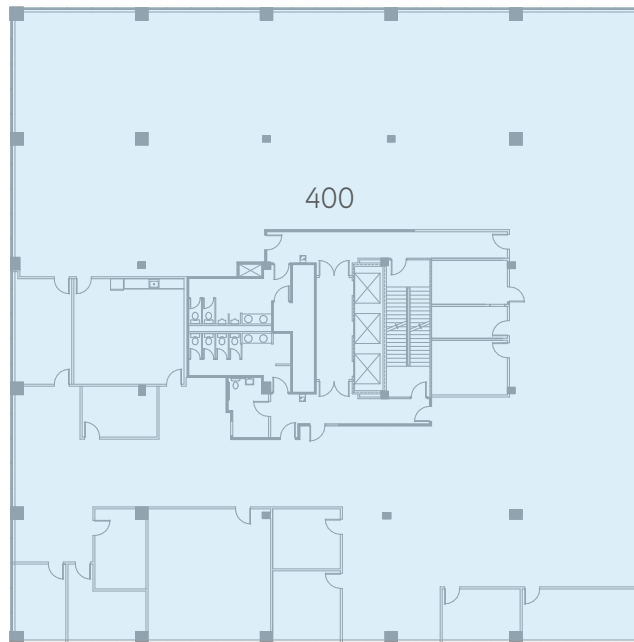
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The Oaks Tower | Floorplans

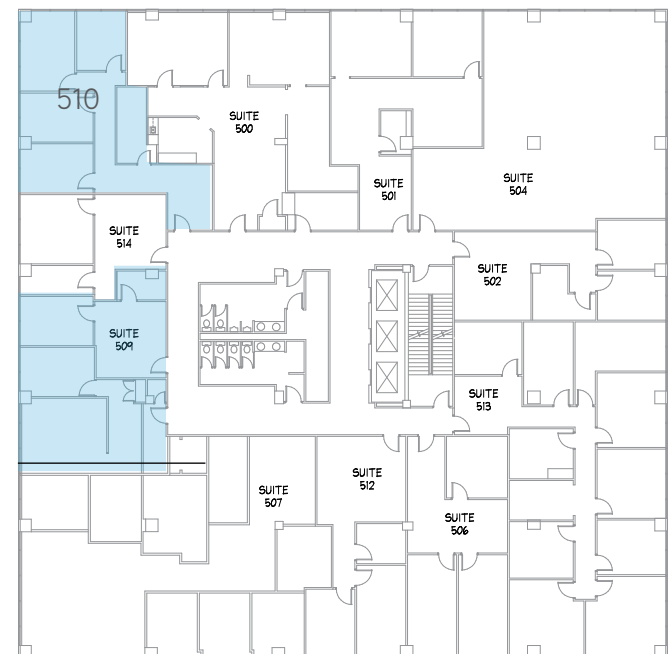
Level Two



Level Four



Level Five



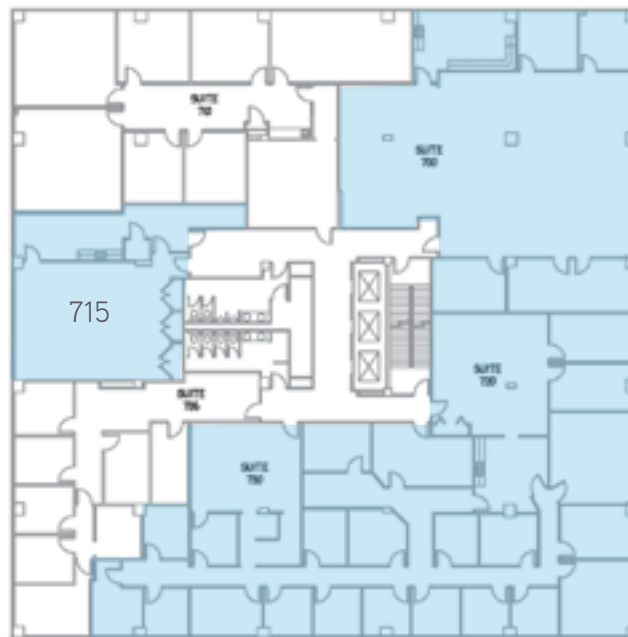
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The Oaks Tower | Floorplans

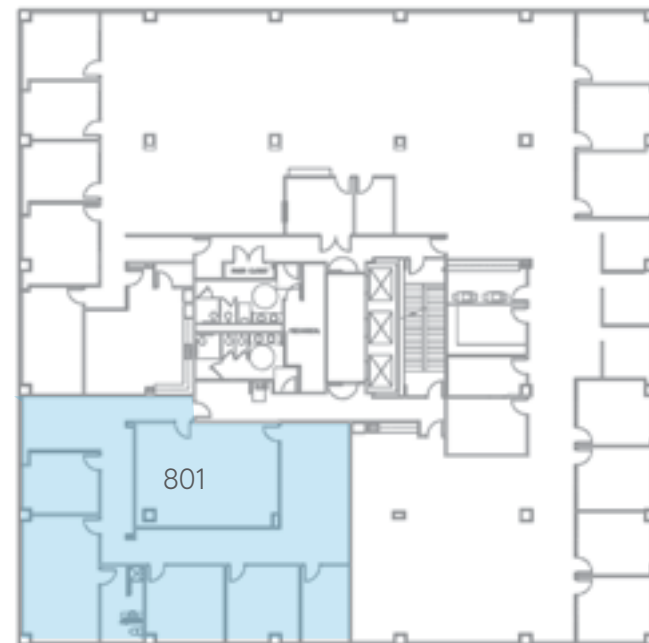
Level Six



Level Seven



Level Eight



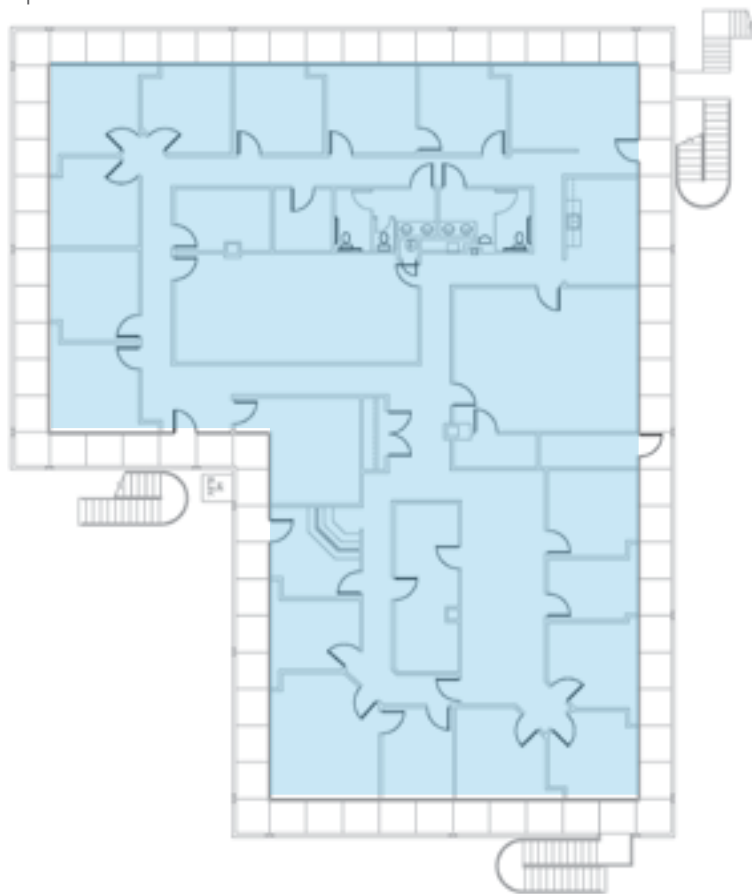
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Oaks Garden North | Floorplan

Level Seven

Space has been demoed



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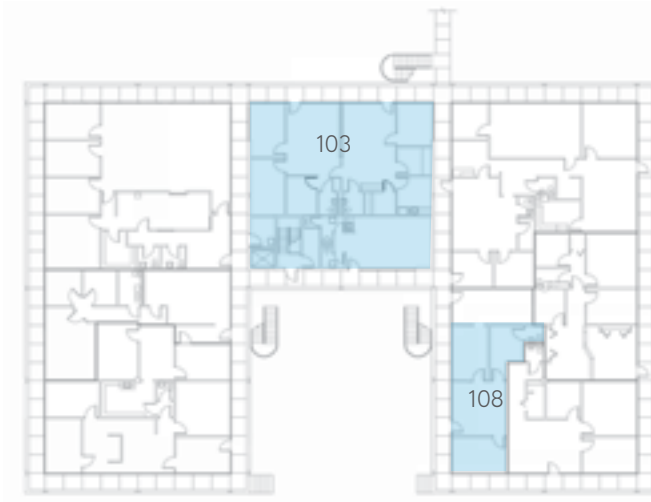
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Oaks Garden South | Floorplans

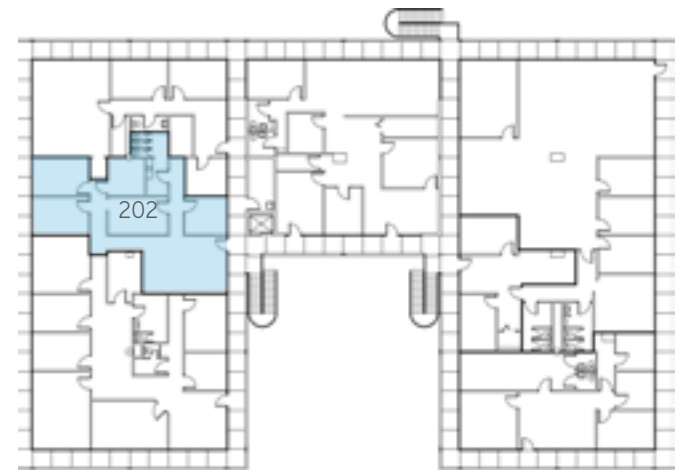
Level One



Level Two

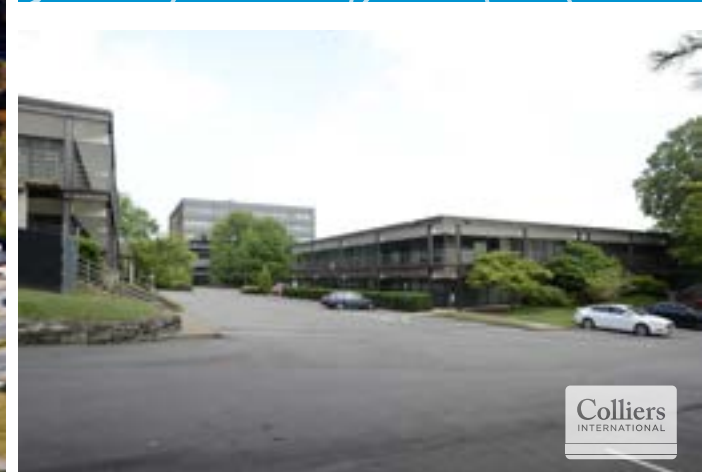


Level Three



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The 3 building complex is located at the intersection of Vultee Boulevard and Kermit Drive, approximately 100 yards from Murfreesboro Pike. Briley Parkway, which connects with all 3 of Nashville's major interstates (I-40, I-65, & I-24) is located approximately 1/2 mile from the property. The terminal for Nashville's international airport is located less than 5 miles away either from Briley Parkway and I-40, or Murfreesboro Pike and Donelson Pike.



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