

# Creekside Crossing

6-12 CADILLAC DRIVE, BRENTWOOD, TN

**BROKER CONTACTS:**

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# Executive Summary

Located on the east end of Brentwood's Maryland Farms office park, Creekside Crossing is a four building 485,000 square foot campus offering a Class "A" work environment. There are six different ingress/egress drives to the campus's parking which offers a ratio of approximately 4 spaces per 1,000 square feet. Each building features four levels with efficient floor plates ranging from 29,100 to 31,250 square feet. Creekside Crossing offers easy access to Interstate-65 while benefiting from all of the fabulous amenities offered in Maryland Farms including top notch restaurants, shopping and hospitality.

## FOR MORE INFORMATION, CONTACT:

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# Campus Features

## FOR LEASE

### 485,000 SF OF CLASS A OFFICE SPACE

- » Site area: 21.24 AC
- » Floorplates: 29,100 to 31,250 RSF
- » Year built: Buildings I & II in 1998/1999 and Buildings III & IV in 2005/2006
- » Additional features:
  - Expansive glass with great views
  - Beautiful park-like setting
  - On-site conference facility (45 person capacity classroom style)
  - On-site property management
  - On-site cafe
- » Ceiling heights: 9-10 feet finished
- » Telecom providers: XO Communications, Comcast, Level 3 Communications
- » Parking: 4 spaces per 1,000 RSF



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# Area Amenities

Area Amenities

Map showing various amenities and businesses in the area, including:

- Publix
- Mees
- Southwest Grill
- Pel Wei
- Zoes Kitchen
- Starbucks
- usbank
- SunTrust
- Regions
- Jersey Mike's
- YMCA
- Subways
- Ruby Tuesday
- usbank
- Regions
- SunTrust
- Kroger
- The Fresh Market
- McDonald's
- Subways
- Taco Bell
- Williamsburg Estates
- Residence Inn
- Baymont
- Wingstop
- Old Hickory Blvd
- Maryland Way
- Little Harpeth River



Panera Bread  
**Qdoba**  
COLD STONE Creamery

**Target**  
Starbucks

LONGHORN STEAKHOUSE

**Wendy's**

FOUR POINTS BY SHERRILL

**Walgreens**

BR  
askin  
bbins

Bank of America

**petco**

HYATT PLACE

**OfficeMax**

Harris Teeter

**CVS** pharmacy  
Chick-fil-ah

BRUEGGER'S BAGELS  
**FIVE GUYS**

SMOOTHIE KING  
McALISTER'S DELI  
SUBWAY  
Golfsmith

**Office DEPOT**

**T.J. maxx**

HEATHERWOOD

STONE BO  
CREEK

HEMMINGWOOD

SEVEN SPRINGS

BRENTWOOD TRACE

CLOVERLAND TOWNHOMES OF FREDERICKSBURG

BRENTWOOD HIGHLAND APARTMENTS

Church St E

Brentwood



## BRENTWOOD

# Market Overview

The city of Brentwood is located midway between downtown Nashville and Franklin/Cool Springs, approximately 10 miles south of downtown Nashville and 15 miles southwest of the Nashville International Airport. The convenient access to I-65 and the major corridors Franklin Road, Hillsboro Pike, and Old Hickory Boulevard allows for ease of mobility between Brentwood and other submarkets.

Located in Williamson County, Brentwood's labor pool is highly-educated, working in professional, healthcare and management jobs. According to EMSI data released by the Williamson County Chamber of Commerce, Williamson County will experience a projected growth of over 30% across the education and health services, and professional and business services industries through 2023. Brentwood is one of the wealthiest suburbs in Tennessee and includes households with significant amounts of disposable income. Decadent restaurants, vibrant hotels and conference facilities, pristine parks, superior schools and low crime rate enhance Brentwood's attraction and add to the area's high quality of life. Residents can live, work, shop, play and thrive in this community, making Brentwood one of the most desirable suburbs in Middle Tennessee.

The Brentwood submarket includes over six million square feet of office space and 2.5 million square feet of retail space. The Maryland Farms area, the heart of Brentwood's office market, is a professional suburban setting that has attracted corporate giants such as Comdata and Tractor Supply Company, and is home to multiple companies in the health care and technology sectors. Centrally located, Maryland Farms business park is the epicenter of Brentwood business and offers close proximity to parks, schools, and a wide variety of restaurants. Contributing to Maryland Farms' appeal is its abundance of recreational options in the vicinity including the YMCA, yoga and dance studios, coffee shops, and Maryland Way Park. Brentwood boasts a strong economic climate from upscale business to recreation, and a highly-educated workforce and industry base, that will continue to attract companies interested in expanding to this dynamic area.

### BRENTWOOD ADDRESS

- » Most desirable suburban submarket in Nashville
- » Lies along the metro's primary path of growth and affluence
- » Highly educated workforce - within a one-mile radius of the property, 33% of residents earn over \$100,000
- » Nashville's third largest business district - 50,000 jobs in Brentwood
- » Surrounding homes average \$500,000+ asking price creating excellent executive housing options

### ACCOLADES

- » #1 Brentwood, TN  
Most Business Friendly City in Tennessee - Beacon Center of Tennessee 2013
- » #2 Brentwood, TN  
Best Places in Tennessee - Movoto Real Estate 2013
- » #2 Brentwood, TN  
Best Place for Job Seekers in Tennessee - NerdWallet 2013
- » #5 Tennessee  
Top States For Doing Business - Site Selection Magazine 2013

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