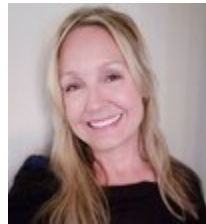




1749 Mallory Lane

1749 Mallory Ln, Brentwood, TN 37027



Kelly Gammer

Capital Realty Group

1011 Reams Fleming Blvd, Franklin, TN 37064

kelly@capitalrealtytn.com

(615) 550-3022



1749 Mallory Lane

\$26.00 /SF/YR

- Cool Springs Office Retail Market.
- Location central to both Franklin and Brentwood!
- Floorplates offer many windows for natural light.
- Local ownership

For more information visit:

<https://www.loopnet.com/Listing/1749-Mallory-Ln-Brentwood-TN/29843479/>



Rental Rate:	\$26.00 /SF/YR
Min. Divisible:	3,200 SF
Property Type:	Office
Building Class:	B
Rentable Building Area:	57,576 SF
Year Built:	1987
Cross Streets:	Crossroads Blvd
Walk Score ®:	50 (Somewhat Walkable)
Rental Rate Mo:	\$2.17 /SF/MO

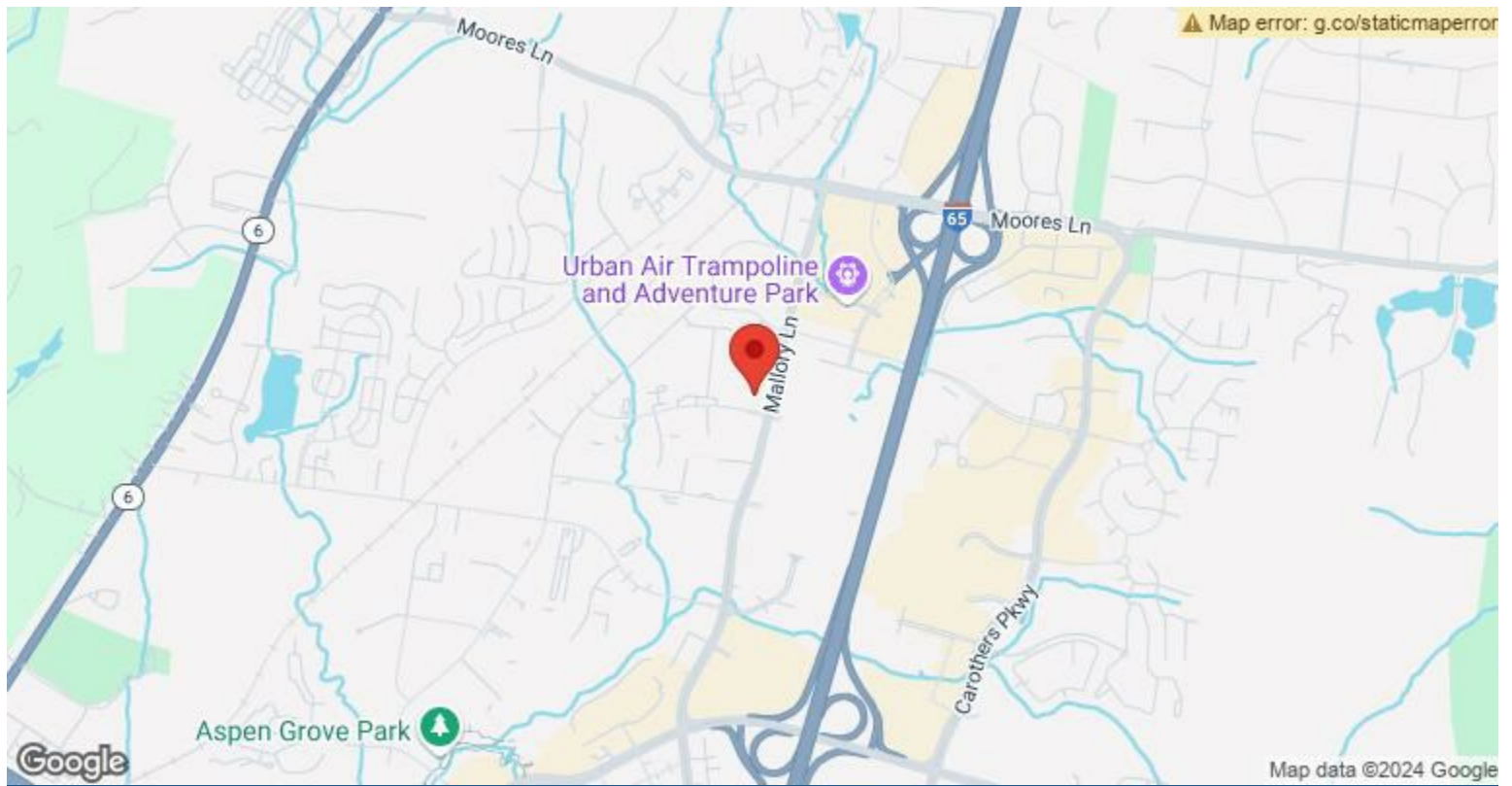
3rd Floor

Space Available	3,200 - 6,421 SF
Rental Rate	\$26.00 /SF/YR
Date Available	Now
Service Type	Full Service
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Sublease through 2/2027. Devisable to 50%+/- . Landlord will consider extending the term to accommodate use and with a minimum five-year term. Tenant Improvements available and dependent on terms of deal and final agreement.Space located centrally near Cool Springs Mall off Mallory Lane Brentwood address. Easy access to Interstate 65.Please contact Kelly Gammer at 615-525-3469 (kelly@capitalrealtytn.com) for additional information.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Altair Data Resources	-	
Amazima Ministries	-	
Churchill Mortgage	-	
Employee Benefits	-	
Pace Financial	-	
The Foundry	-	



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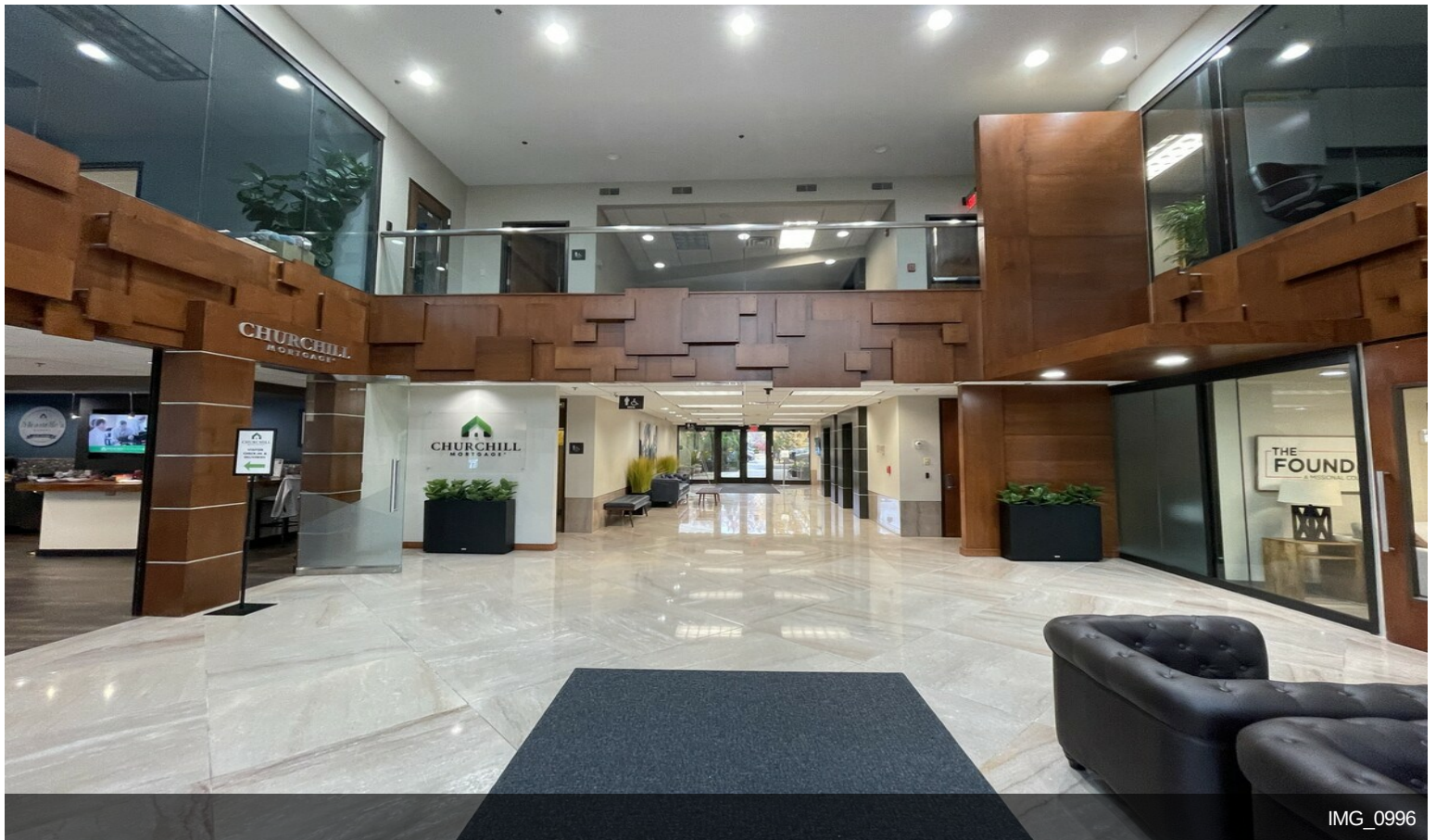
Property Photos



Property Photos

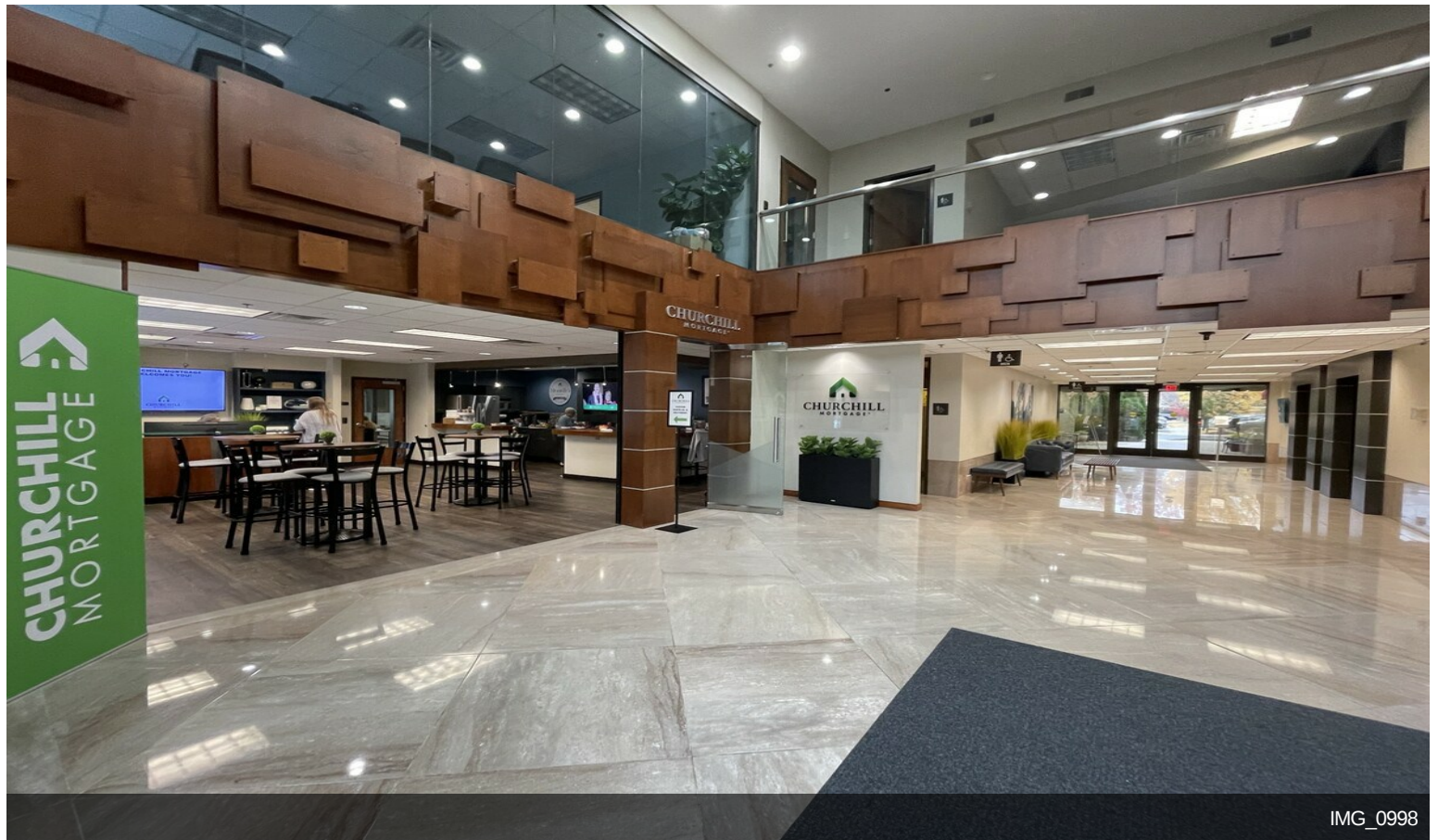
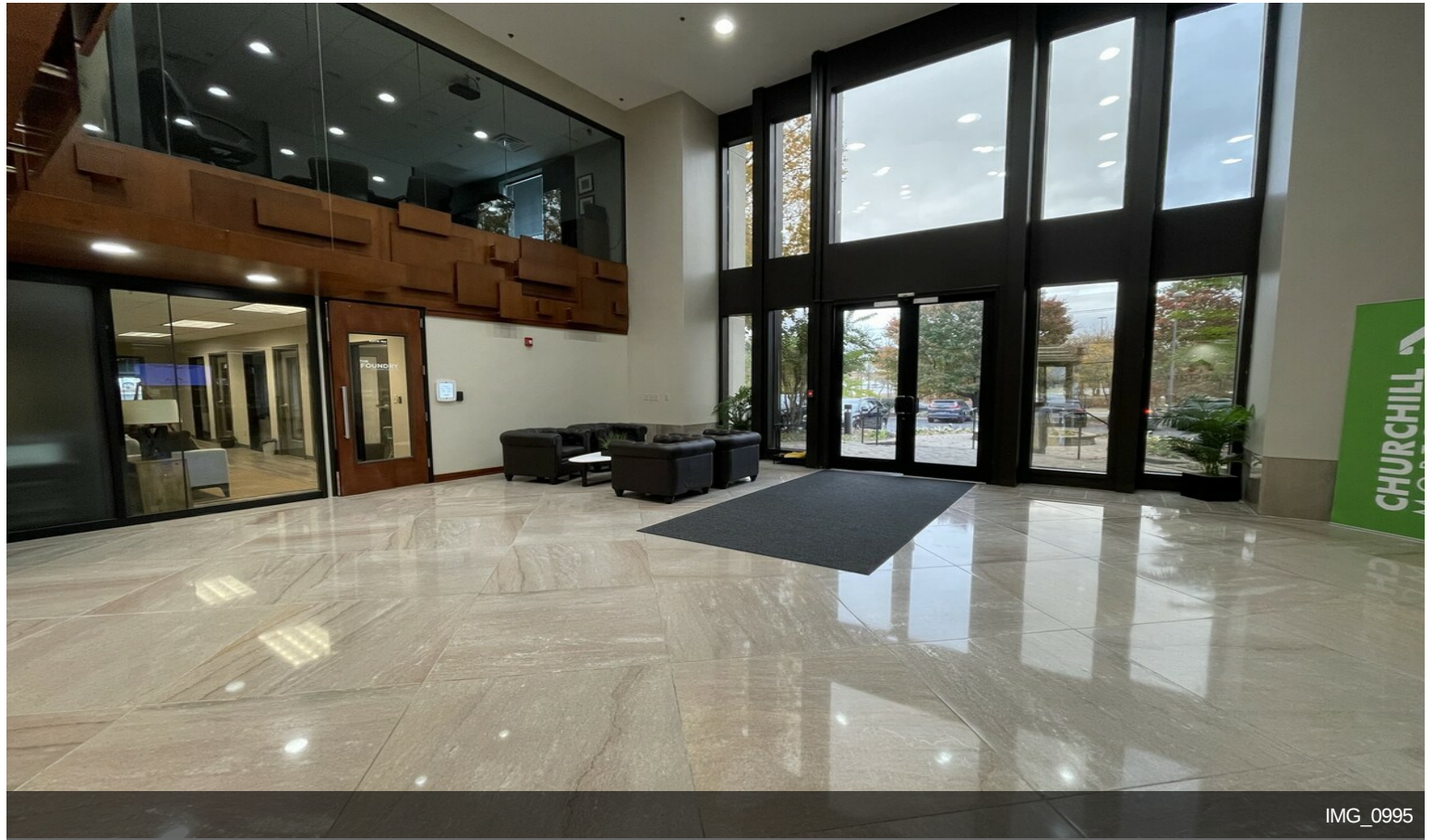


Building Photo

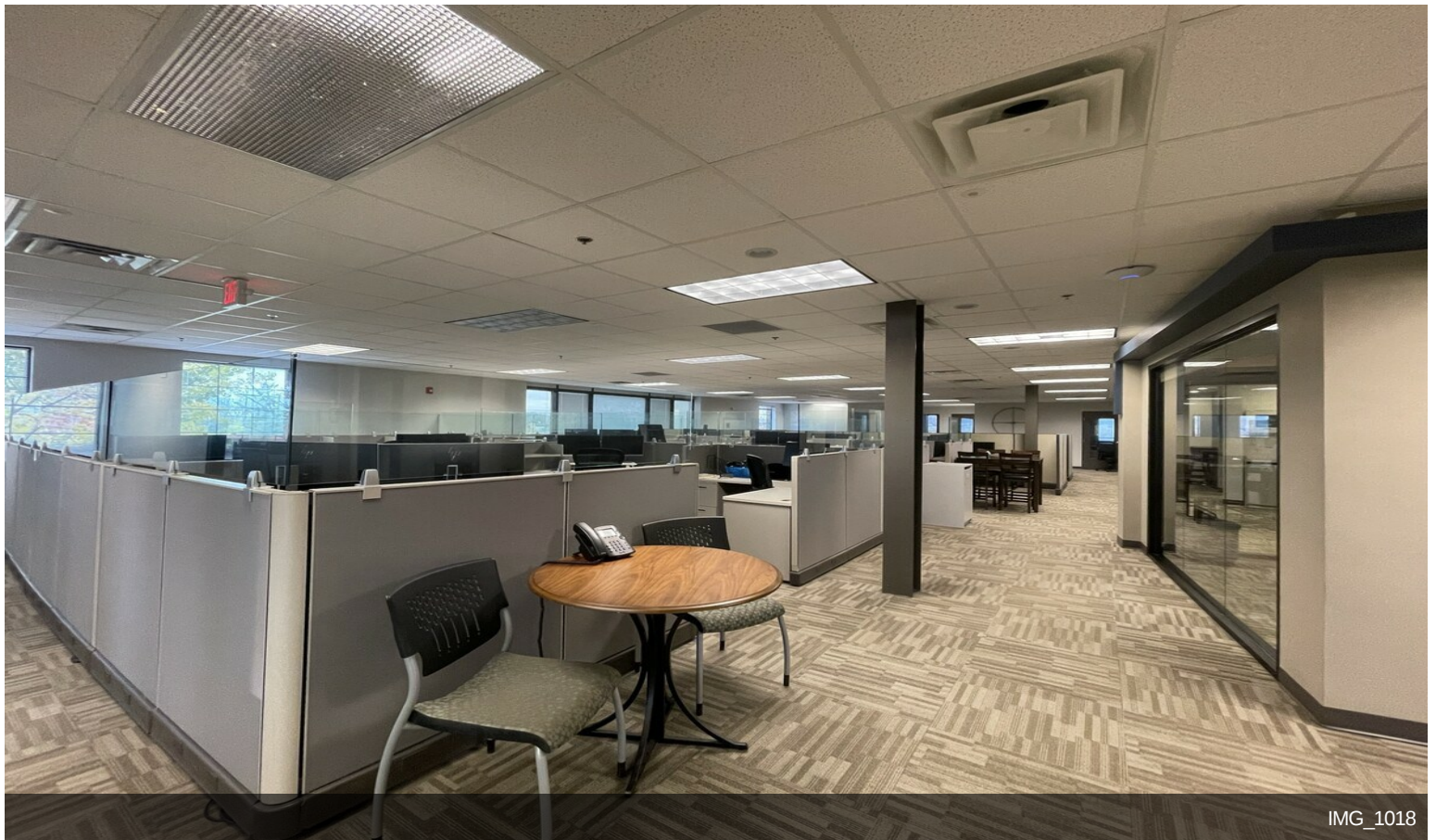
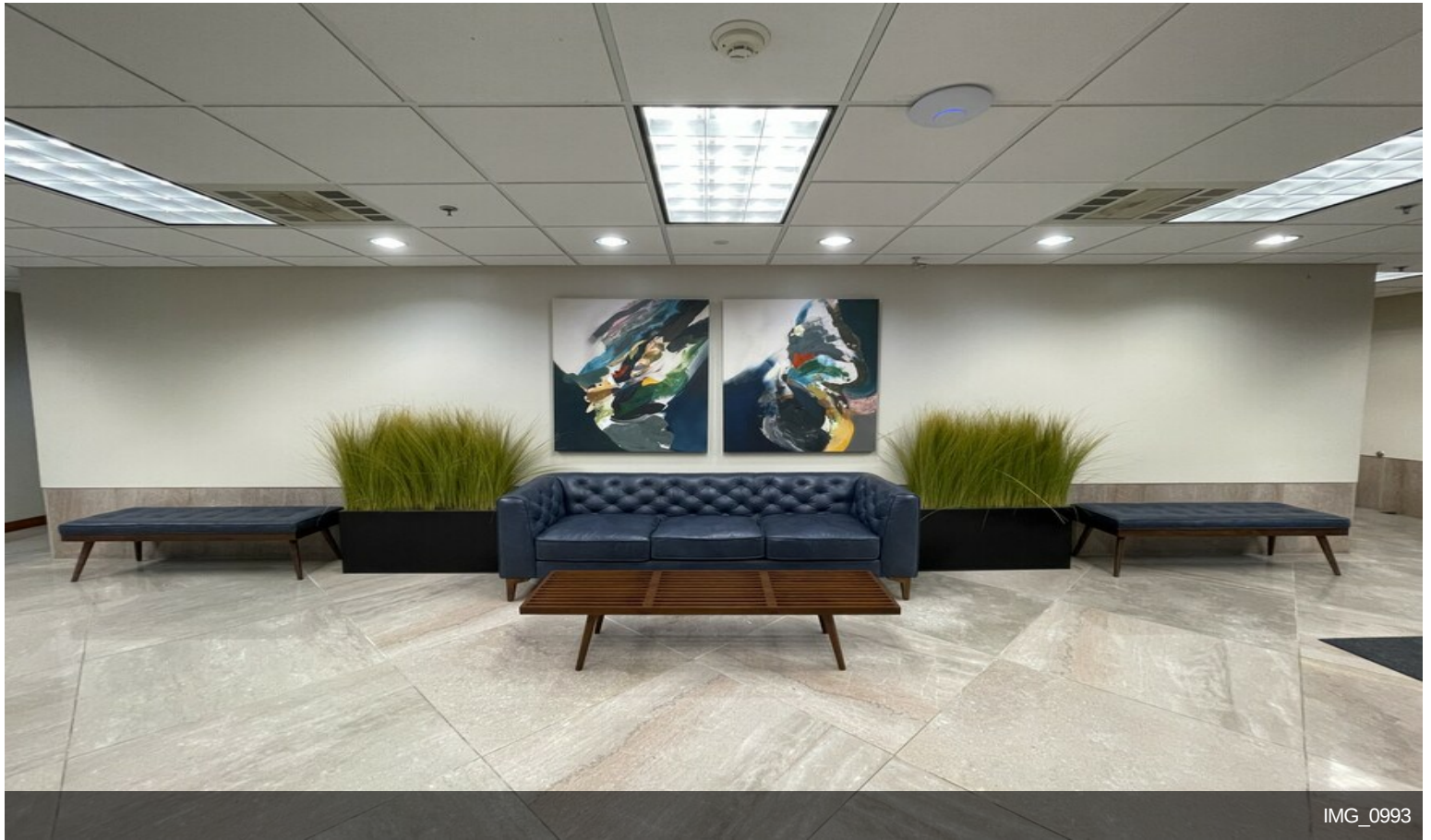


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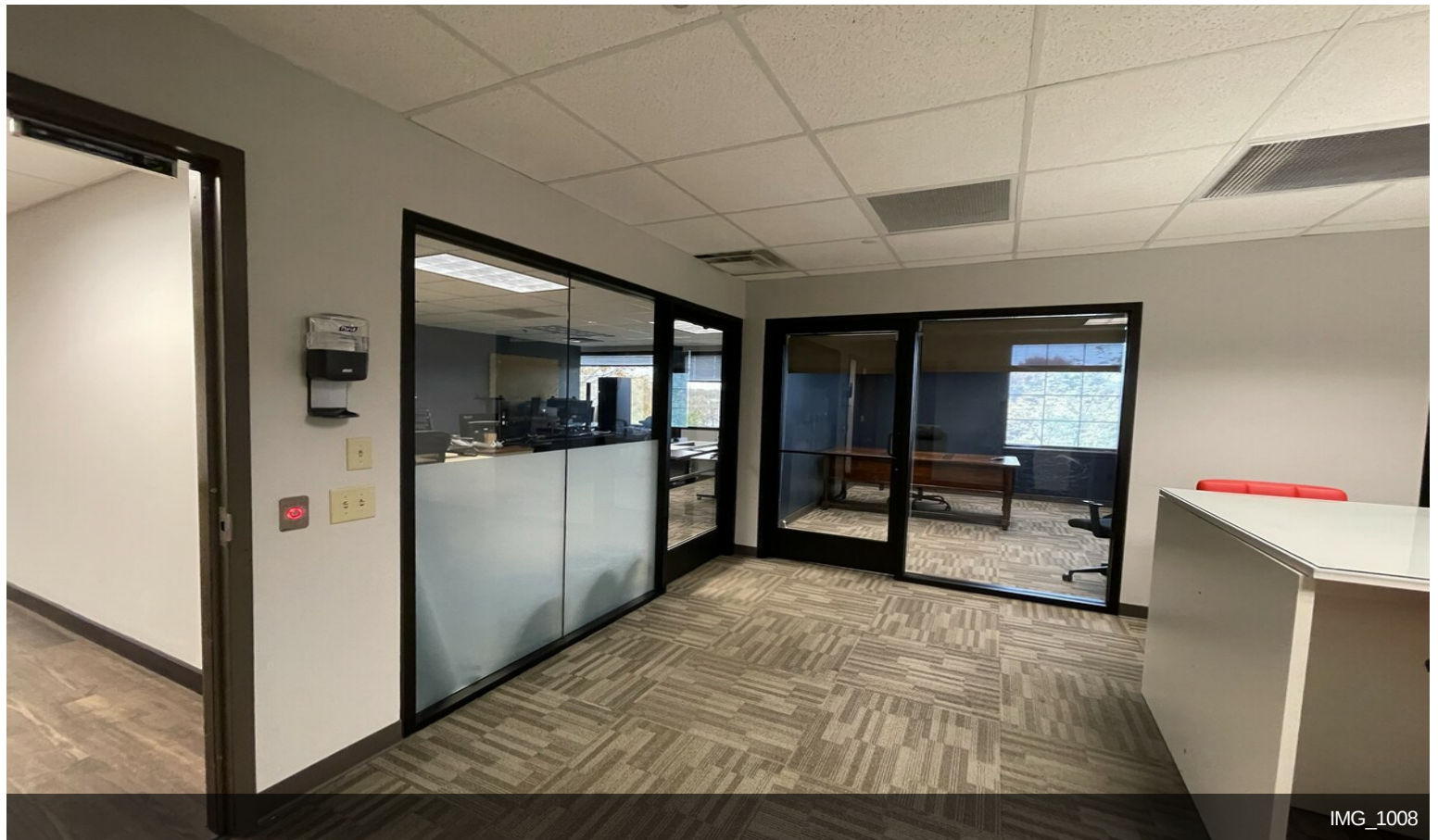
Property Photos



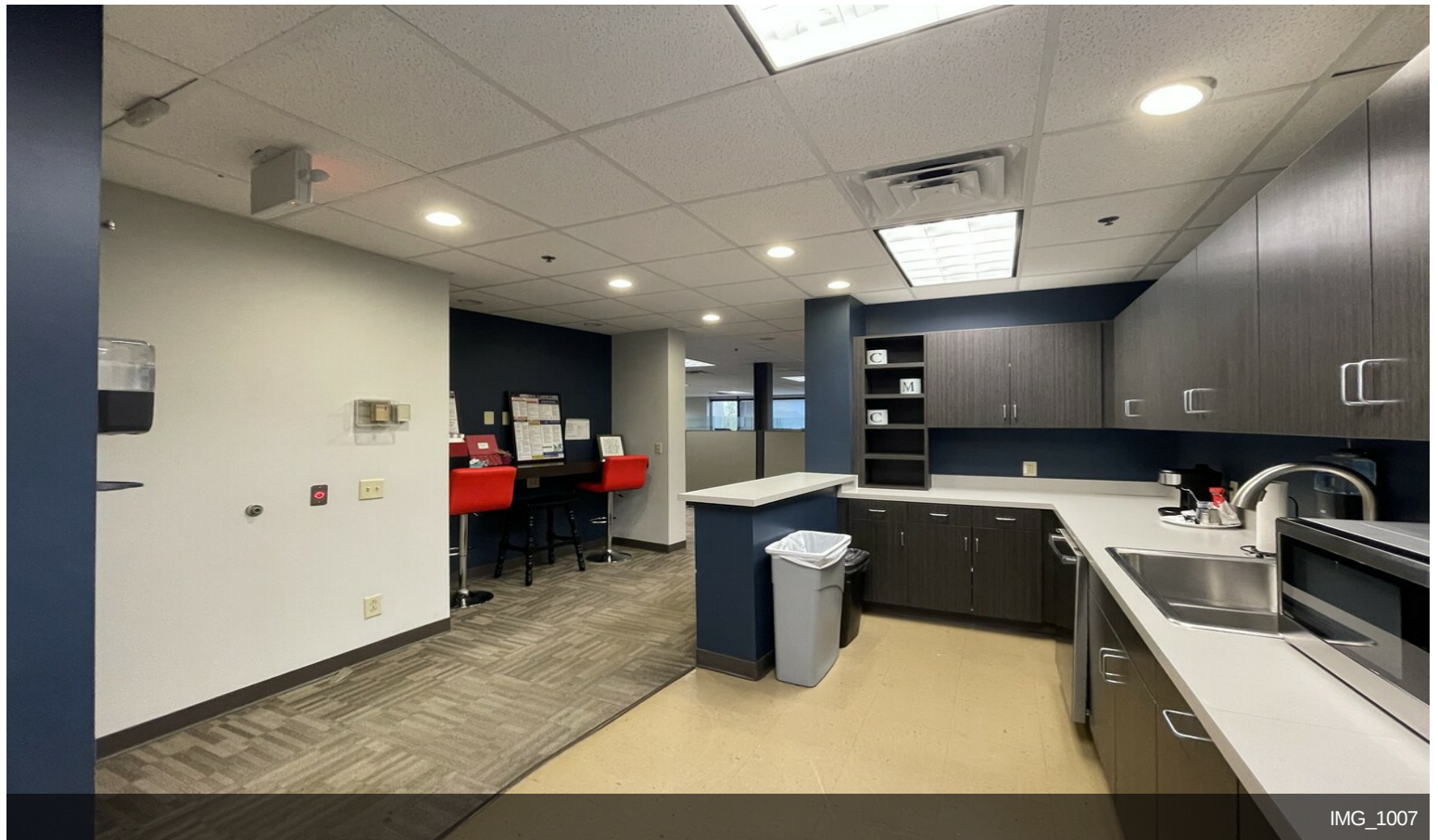
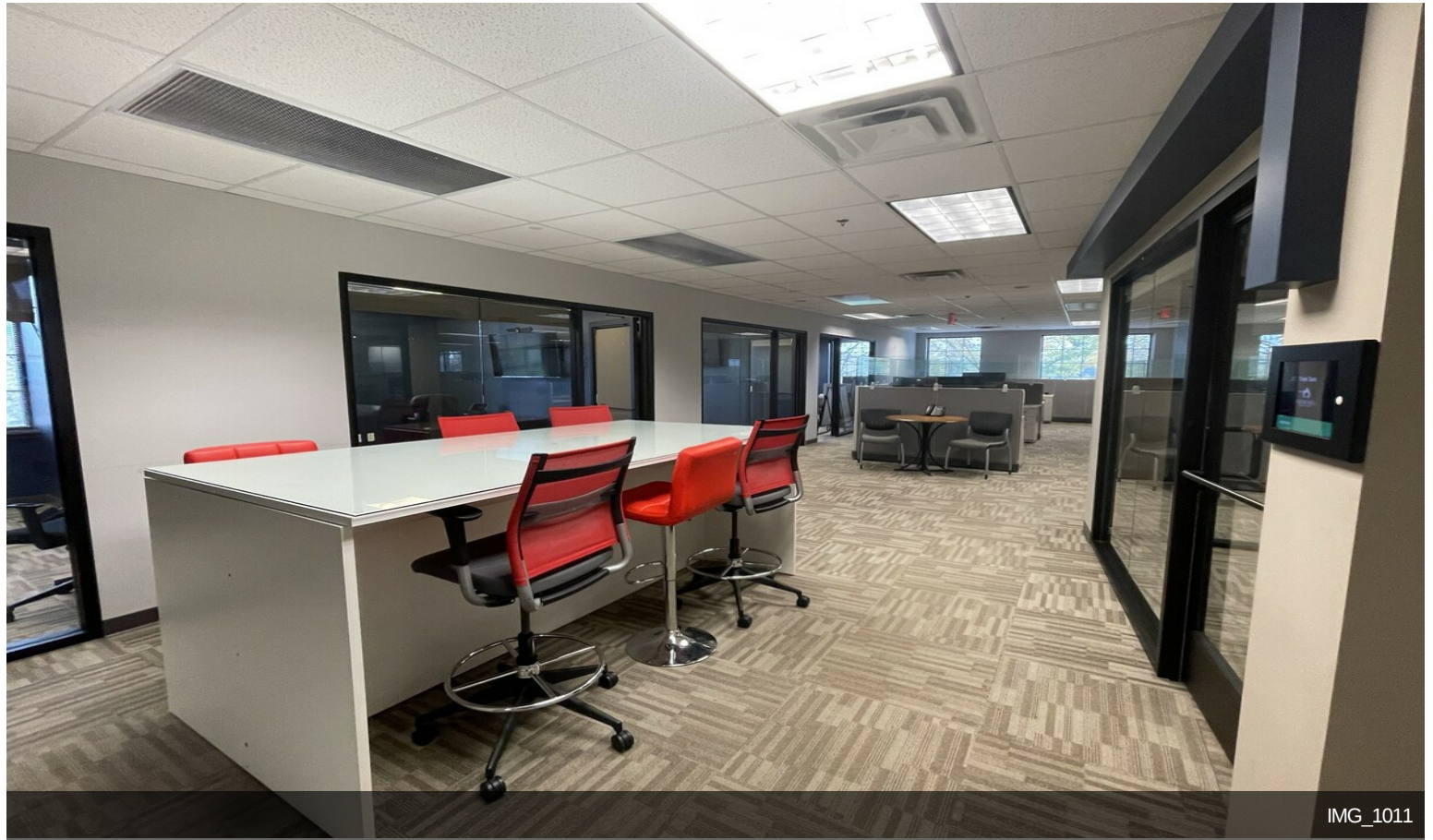
Property Photos



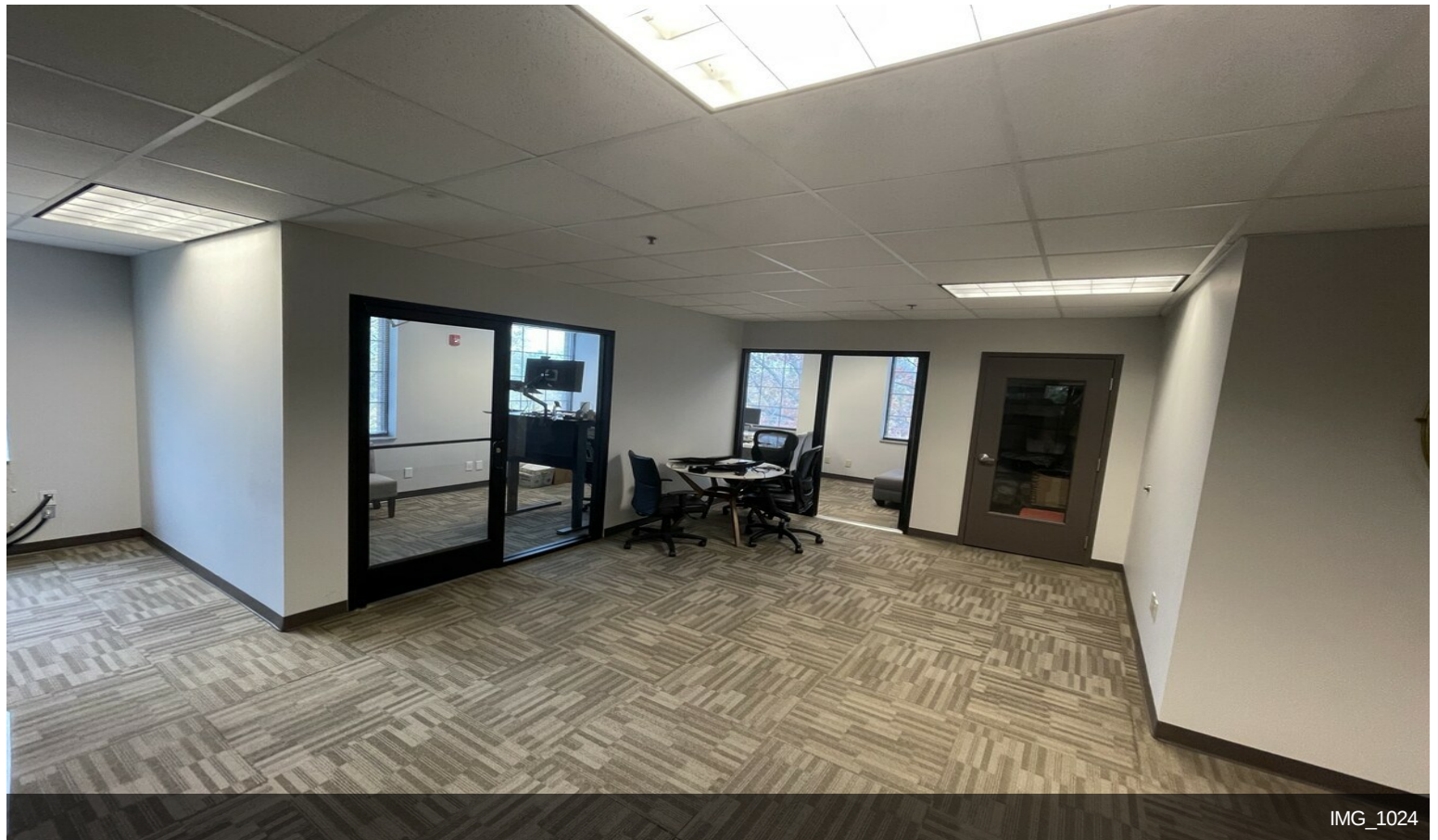
Property Photos



Property Photos



Property Photos



An aerial photograph of a large, multi-story brick building with a distinctive architectural design featuring two large, white, arched openings on its facade. The building is surrounded by extensive parking lots filled with cars. In the background, there are other commercial buildings and rolling hills under a clear blue sky. The overall scene depicts a modern commercial or institutional facility in a suburban setting.

Architectural floor plan of the 3rd South Floor. The plan shows a central corridor with elevators and restrooms. To the left are several offices (3105-3115) and a meeting room (3116). To the right are more offices (3115-3125) and a conference room (3116). A large open office area (3105) is at the top. A break room (3115) and a meeting room (3116) are at the bottom. Dimensions are provided for several rooms.

Rooms and Dimensions:

- OFFICE 3105: 15'-1"
- OFFICE 3106: 7'-6"
- OFFICE 3107: 15'-1"
- OFFICE 3108: 15'-1"
- OFFICE 3109: 15'-1"
- OFFICE 3110: 15'-1"
- OFFICE 3111: 15'-1"
- OFFICE 3112: 15'-1"
- OFFICE 3113: 15'-1"
- OFFICE 3114: 15'-1"
- OFFICE 3115: 15'-1"
- OFFICE 3116: 15'-1"
- OFFICE 3117: 15'-1"
- OFFICE 3118: 15'-1"
- OFFICE 3119: 15'-1"
- OFFICE 3120: 15'-1"
- OFFICE 3121: 15'-1"
- OFFICE 3122: 15'-1"
- OFFICE 3123: 15'-1"
- OFFICE 3124: 15'-1"
- OFFICE 3125: 15'-1"
- CONFERENCE ROOM 3116: 15'-1"
- BREAK ROOM 3115: 15'-1"
- MEETING ROOM 3116: 15'-1"
- OPEN OFFICE 3105: 15'-1"
- SALES 3105: 15'-1"
- SALES 3106: 15'-1"
- SALES 3107: 15'-1"
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- MARKETING 3199: 15'-1"
- MARKETING 3200: 15'-1"

3 South Floorplan