

FOR LEASE

±2,477 SF (*Remodel Under Construction*)
Stand-Alone Office Building Near Franklin Rd and
Veteran's Pkwy Intersection

5845 Franklin Road, Murfreesboro, TN 37128



HIGHLIGHTS

- **Stand-Alone Office Building**
- Near Franklin Rd and Veteran's Pkwy intersection
- Franklin Road Frontage and Visibility
- Under Complete Renovation (turn key delivery)
- New Parking Lot (under construction)
- **Office Space:** ±2,477 SF
- **Land Size:** ±0.64 Acres
- **Lease Rate:** \$22.00/SF NNN
- **Estimated Operating Expenses:** \$4.99/SF
 - Taxes: \$0.77/SF
 - Insurance: \$0.90/SF
 - Management: \$1.66/SF
- **Drive Times:** 5 minutes from I-840, 7 minutes from I-24
- High Traffic Corridor
- Traffic Count >25,000 cars daily
- Ideal for Professional Office uses such as med/dental office, veterinarian, pest control, plumber, HVAC etc.



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Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
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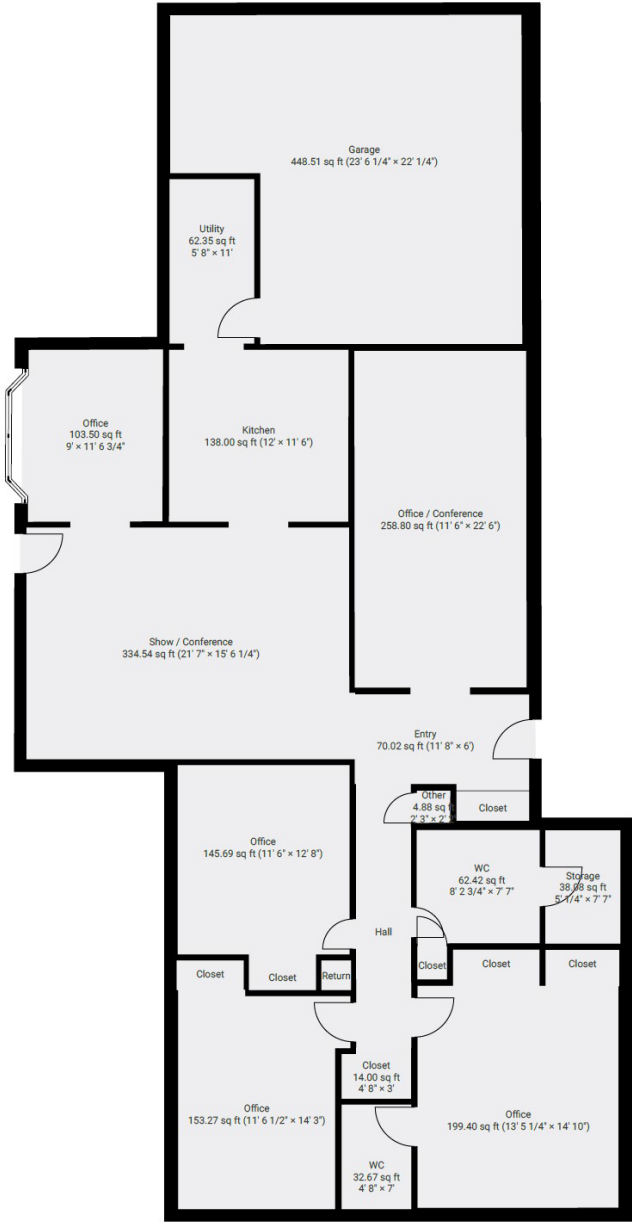
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, withdrawals without notice, and to any specific conditions imposed by our principal.

For Lease
±2,496 SF
Stand-Alone Office Building

5845 Franklin Road
Murfreesboro, TN 37128
Rutherford County

CHARLES
HAWKINS CO.

FLOOR PLAN



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



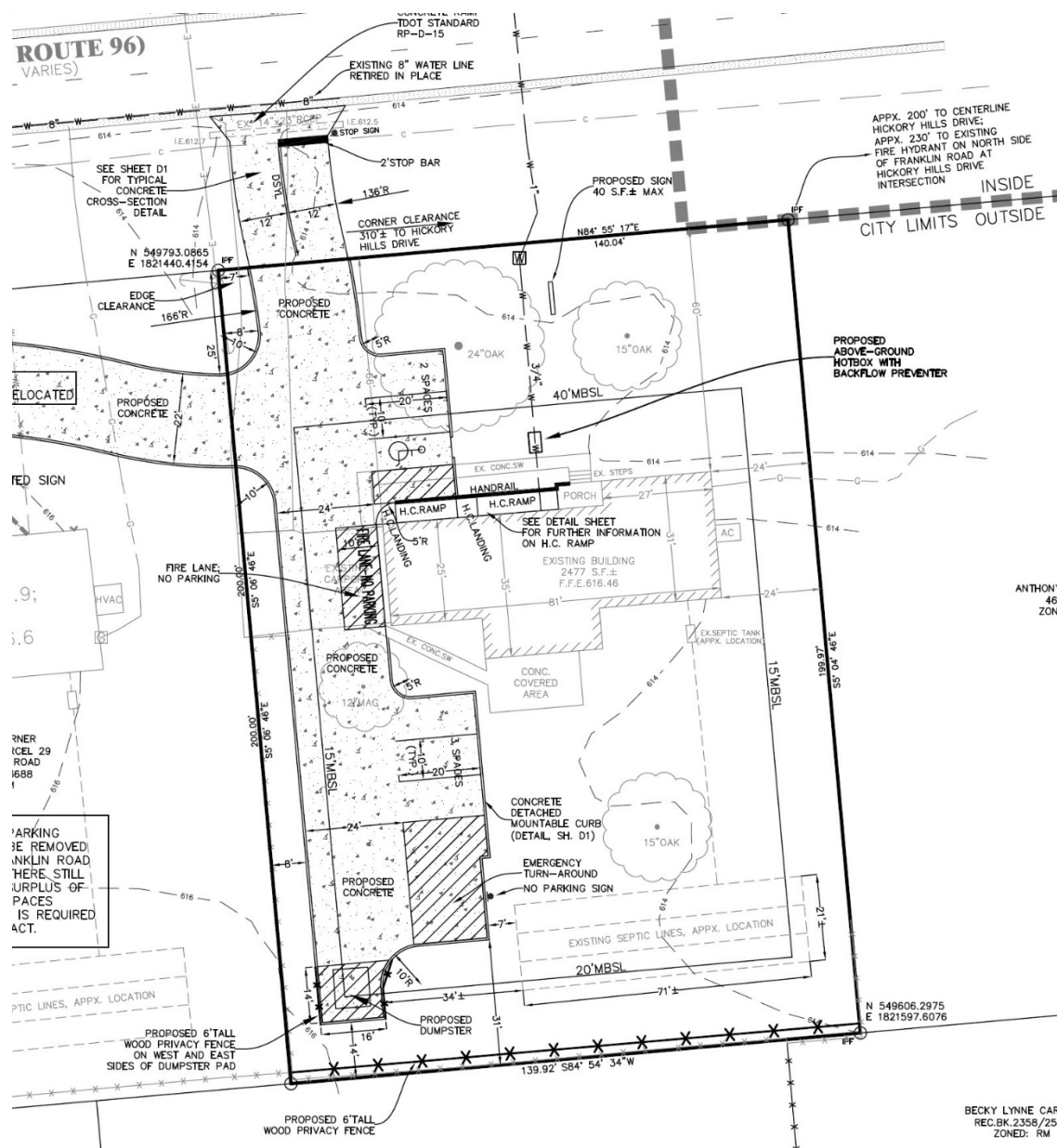
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SITE PLAN



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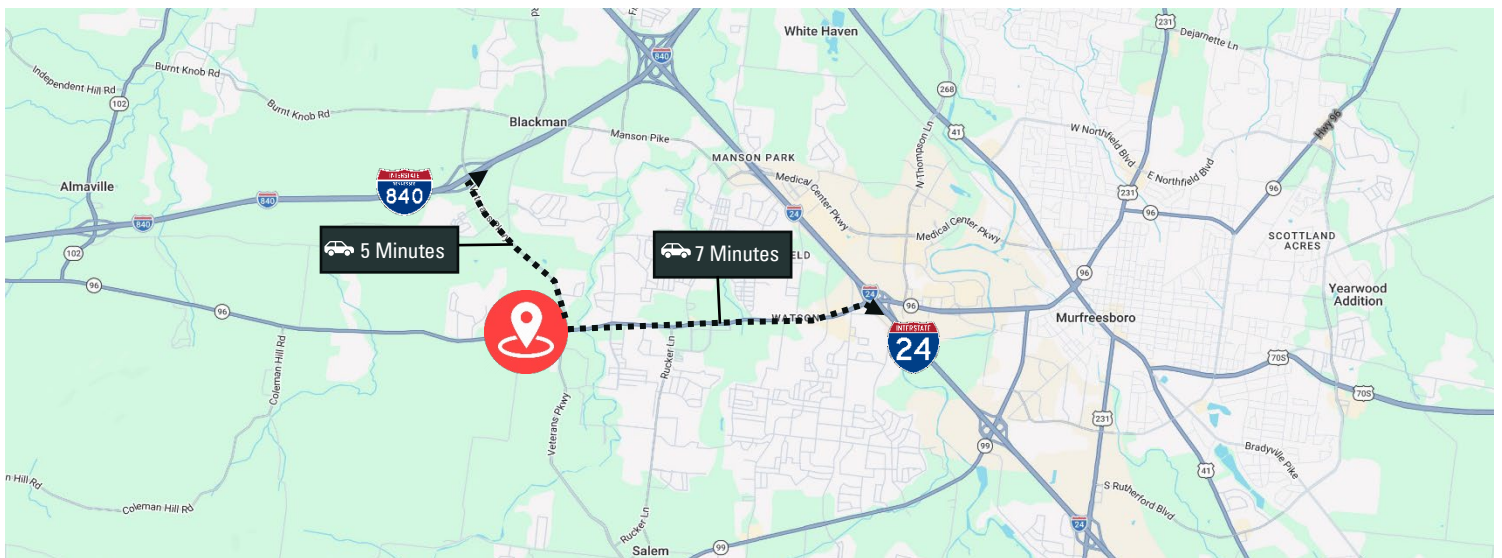
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