



PARK CENTER II

5250 Virginia Way | Brentwood, TN 37027

— Class A —
Office Space Available

PROPERTY OVERVIEW

[VISIT WEBSITE](#)

- 200,000 SF two-building Class A office campus
- Easy access to I-65, Franklin, Green Hills, and Belle Meade
- Ample parking at 4 spaces per 1,000 RSF
- Abundant natural light
- Beautifully landscaped
- Nine-foot ceilings throughout tenant spaces
- On-site building technician
- Building Signage Available

Features & Amenities

Park Center is located in the Maryland Farms office park, just 12 miles from downtown Nashville. Situated at the corner of Virginia Way, Winners Circle, and Westwood Place, the buildings benefit from excellent exposure to daylight and offers superb views of the tree-covered hills of Brentwood.



Park Center is
LEED Gold Certified.



Park Center produces
its own honey with
two on site hives.



Park Center operates a
recycling program.

Current Availability

First Floor | Full Floor

- Suite 100 - 3,796 RSF (spec-suite)
- Suite 110 - 4,568 RSF (spec-suite, contiguous up to 8,913 RSF)
- Suite 120 - 4,345 RSF (spec-suite)
- Suite 160 - 3,132 RSF

Second Floor

- Suite 220 - 3,594 RSF
- Suite 250 - 4,883 RSF

Third Floor

- Suite 310 - 9,063 RSF

Fourth Floor | Full Floor

- Suite 400 - ±26,000 RSF (Shell condition)

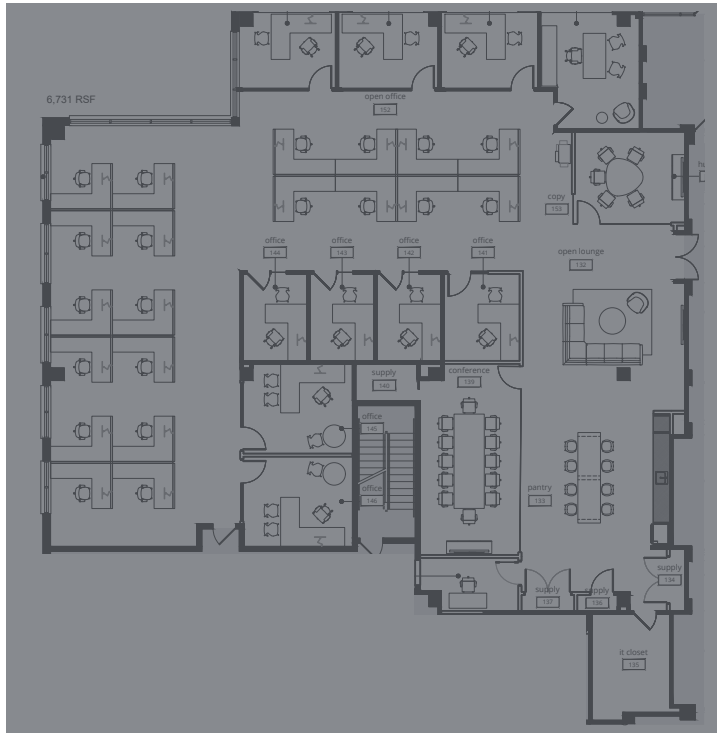
5250 Virginia Way
Park Center II

Up to ±68,371 SF

Space Details

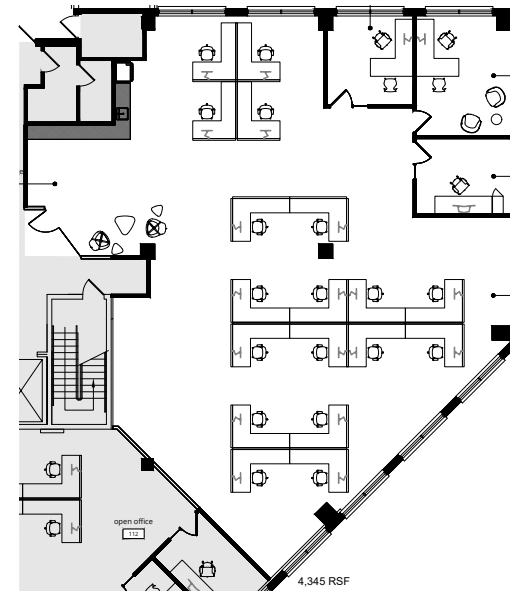
- 3 move-in ready spec-suites
- 2 first floor suites with lobby exposure
- Beautiful views throughout
- Mix of interior and exterior offices
- All offices with glass sidelights
- Multiple conference and huddle rooms
- Upscale finishes and design
- Up to 37,642 SF contiguous

First Floor Spec-Suites



Suite 150
LEASED

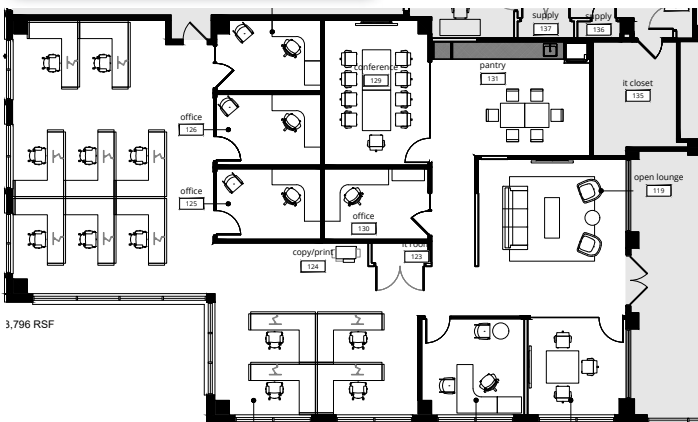
Take a Virtual Tour



Suite 120
4,345 RSF

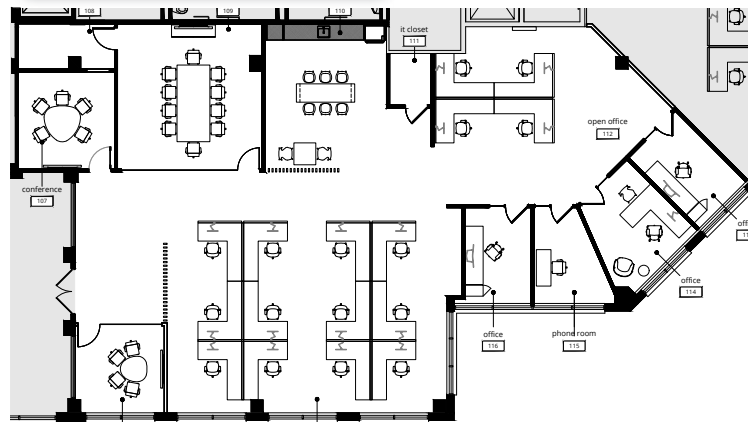
contiguous up
to 8,913 RSF

Take a Virtual Tour



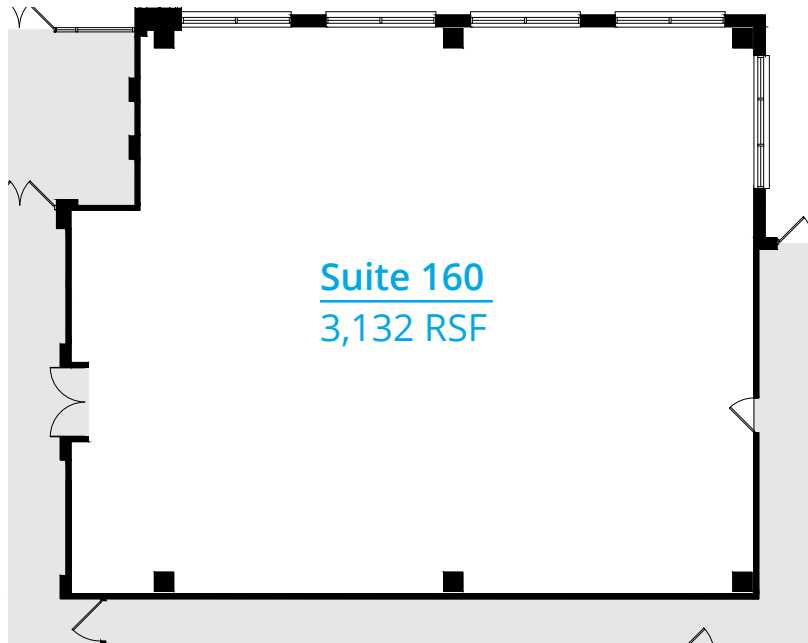
Suite 100
3,796 RSF

Take a Virtual Tour



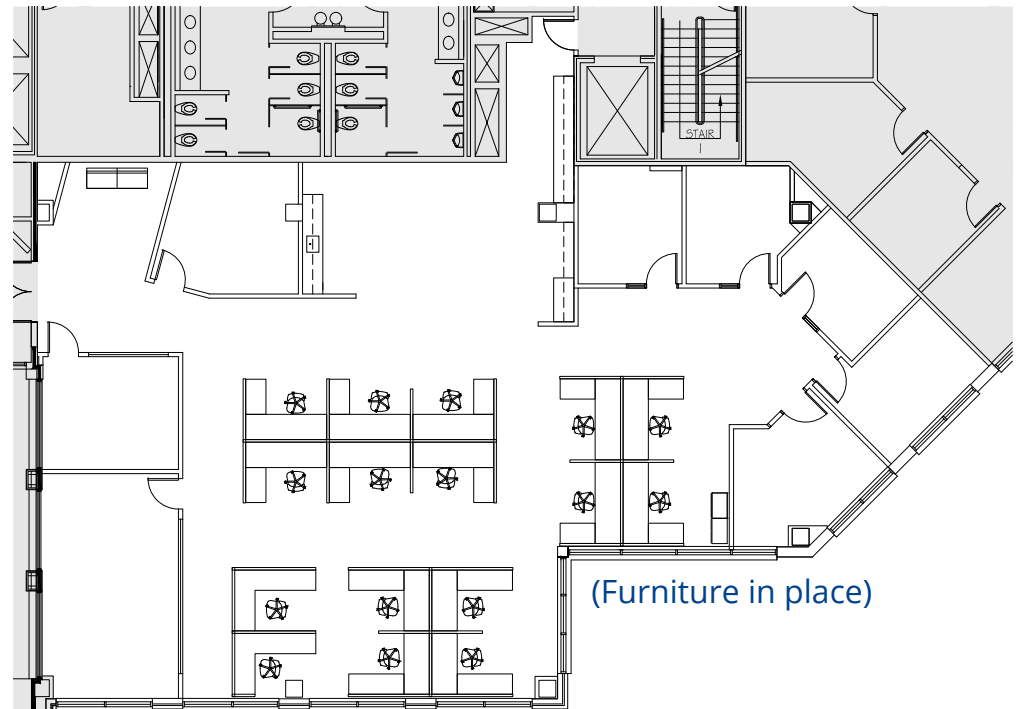
Suite 110
4,568 RSF

Additional Suites As-Built



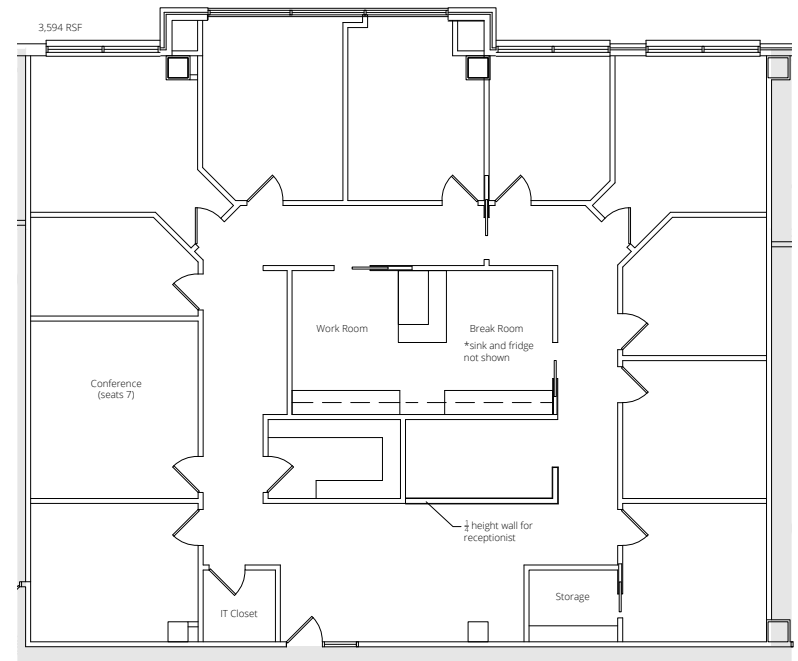
Suite 160
3,132 RSF

Suite 250
4,883 RSF



(Furniture in place)

Suite 220
3,594 RSF



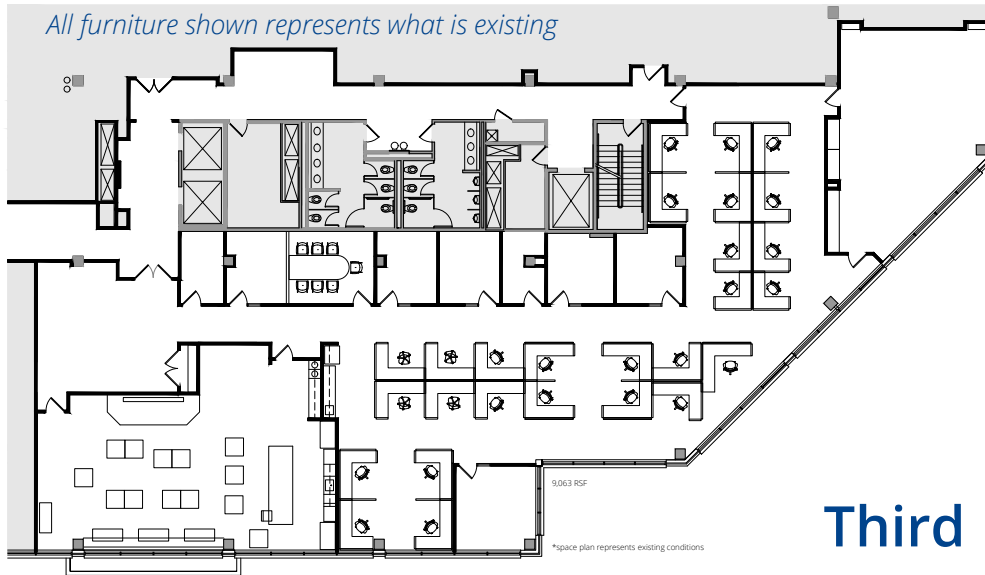
5250 Virginia Way Park Center II

Class A Office
Space Available

Third Floor As Built Suite 310

9,063 RSF (Furniture in place)

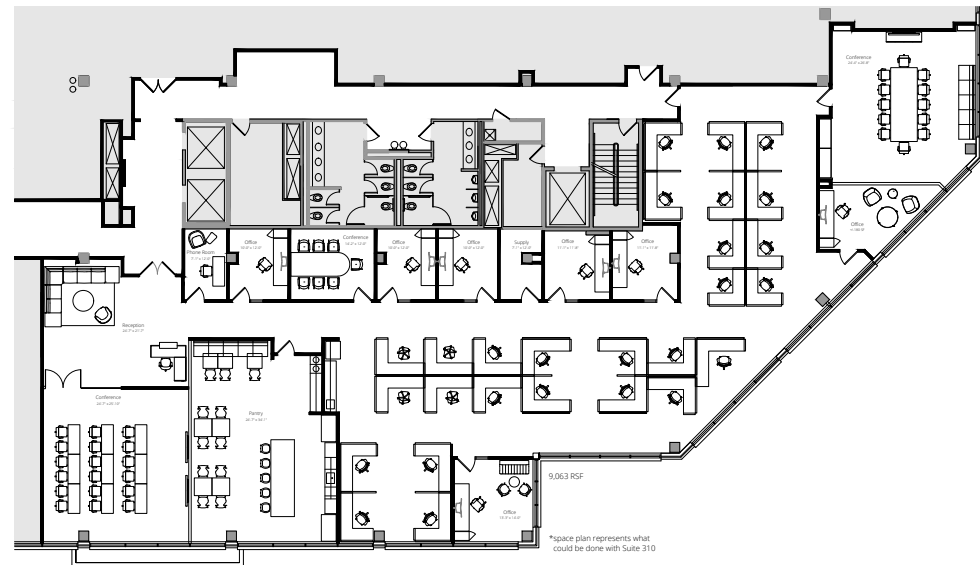
All furniture shown represents what is existing



Space Details

- Furniture available
- 6 private offices
 - 46 cubes
- 1 small huddle room (or additional office)
- Conference room
- Training room
- Large break room
- Coffee bar area with sinks

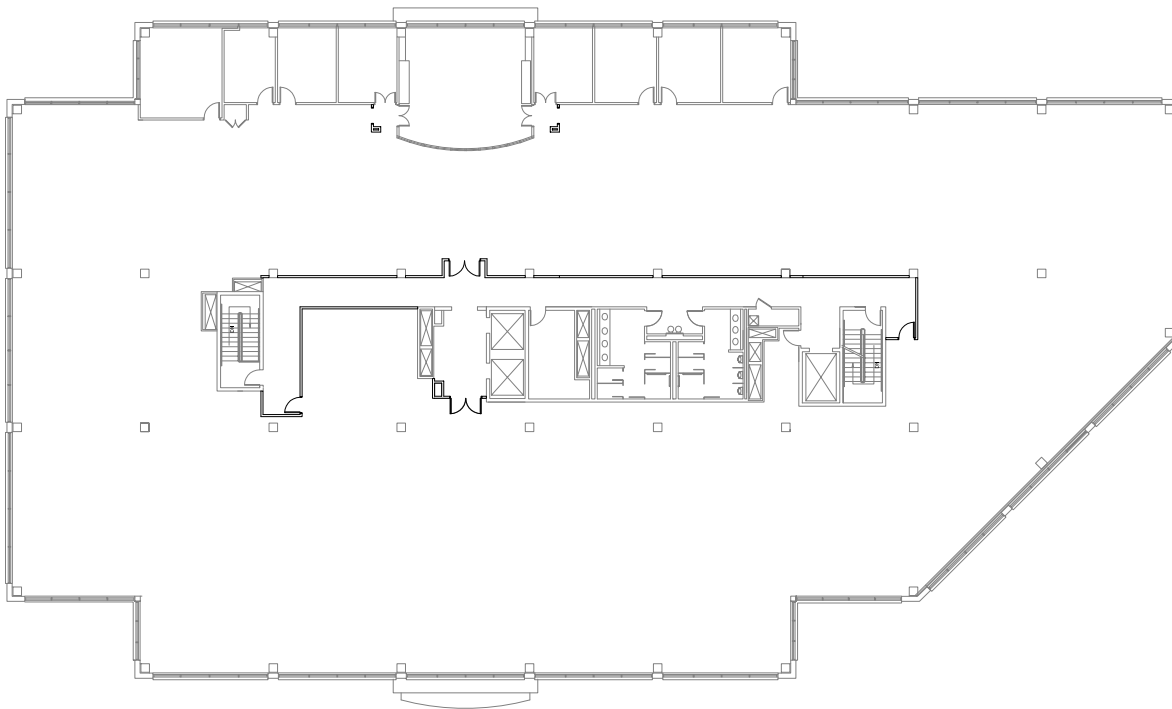
Third Floor Proposed Design



Fourth Floor As Built

Suite 400

±26,000 RSF (Shell Condition)



Virtual Tour

5250 Virginia Way
Park Center II

Class A Office
Space Available

Space Details

- Full fourth floor availability - 26,000 RSF
- Currently in "shell" condition allowing a fresh and modern buildout
- Efficient, limited column design
- Test-fits available upon request

Enhancements



5250 Virginia Way Park Center II

Building Upgrades

Over the past two years the current ownership has invested ~\$2 Million to improve operations and enhance the tenant experience.

Improvements

- Renovated Lobby (2022)
- Replaced main rooftop HVAC Units (2023)
- Remodeled restrooms (ongoing)
- Upgraded elevator mechanicals and cab finishes (2024)
- Upgraded outdoor space
- Upgraded landscaping (2023)

Trusted Real Estate Partners

nuveen

A TIAA Company

Nuveen is a global investment leader, managing an array of public and private assets for clients around the world and on behalf of our parent company TIAA, one of the world's largest institutional investors, a highly-rated² insurance company and a retirement provider. With diverse expertise across income and alternatives, we invest in the growth of businesses, real estate, infrastructure, farmland and forests to help make an enduring impact on our world.

\$1.1T invested across many asset classes and geographies.

nuveen.com

VANDERBILT

OFFICE PROPERTIES

Vanderbilt Office Properties ("VOP") is a vertically-integrated office investor / operator which targets opportunities in high growth markets that offer a discount to replacement cost, attractive current yield and the potential for significant capital appreciation through active management of the investment. VOP has invested \$5.3 billion and acquired/developed 100+ buildings over 35 transactions since inception in 2014 based on this strategy.

VOP offers a full-line of real estate investment and management services, yielding significant value and efficiency.

vanderbiltop.com

5250 Virginia Way
Park Center II

Dependable & Stable Ownership

Solid Foundations

- Park Center is owned as a partnership between Nuveen and Vanderbilt Office Properties.
- There is no debt on the property
- The property is unencumbered
- Ownership team makes all decisions
- Funds readily available for tenant improvements

Experienced Customer Care

“ We are prepared to do whatever it takes to make your tenant experience the best it can be, and our goal is to provide first class service in every interaction.”

– Mark Rhea, SVP - Head of Property Management

VRE

OFFICE
PROPERTIES

5250 Virginia Way
Park Center II

Professional Property
Management

First Class Management
Service

- Professional, talented and experienced personnel
- Licensed technicians skilled in HVAC, Electrical, Plumbing, etc.
- Highly qualified 3rd party vendors
- Our Kingsley satisfaction survey scores are consistently in the top tier

Nearby Amenities

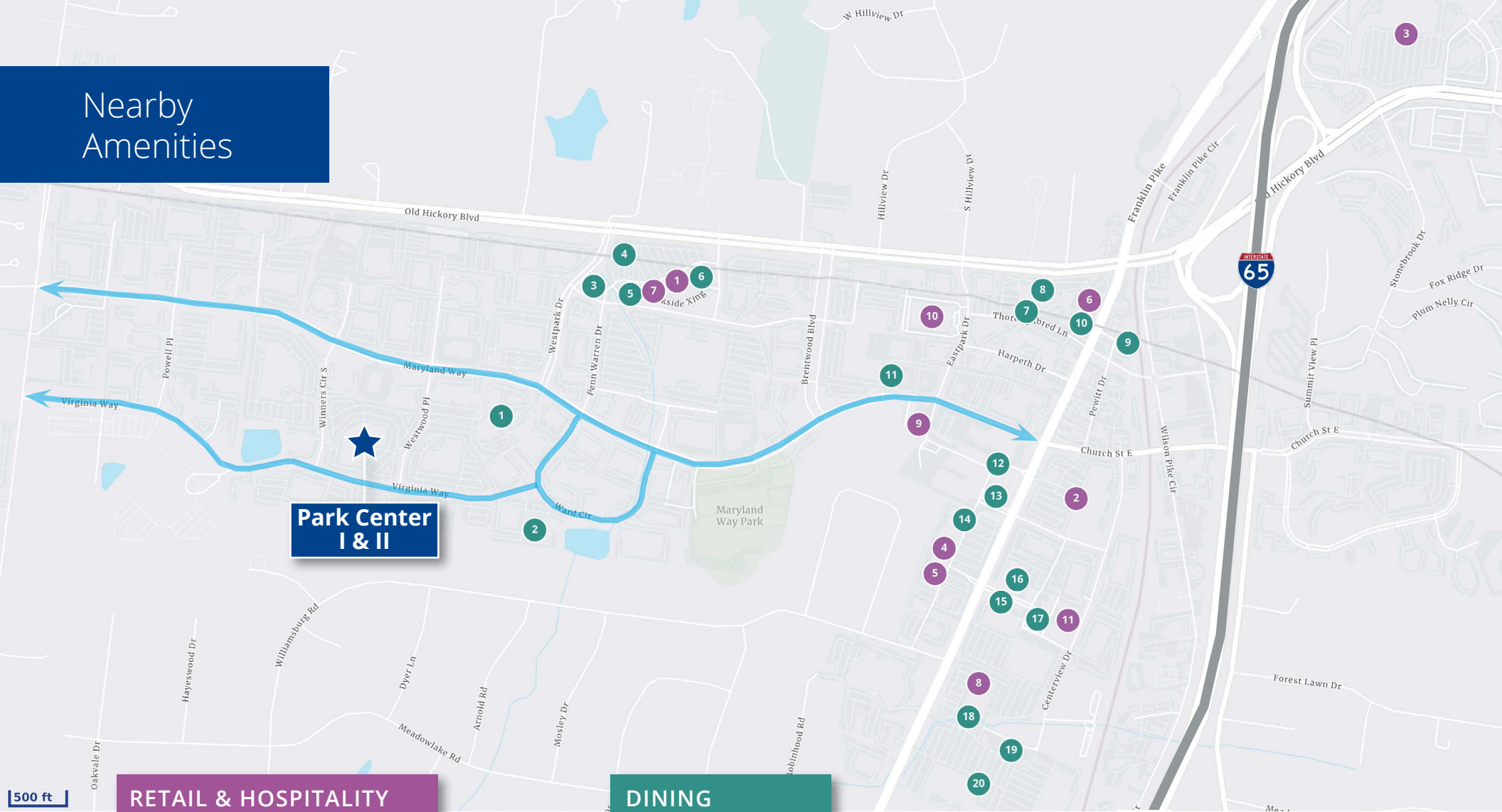
Park Center I & II

RETAIL & HOSPITALITY

- 1 Publix
- 2 Kroger
- 3 Target
- 4 Fresh Market
- 5 Fedex
- 6 Walgreens
- 7 UPS
- 8 CVS
- 9 AC Hotel by Marriott
- 10 Courtyard by Marriott
- 11 Hilton Garden Inn

DINING

- 1 Mere Bulles
- 2 Jefferson's
- 3 Starbucks
- 4 Chili's Grill & Bar
- 5 Pei Wei Asian Kitchen
- 6 Moe's Southwest Grill
- 7 Amaravati Indian Cuisine
- 8 Another Broken Egg Café
- 9 Corky's BBQ
- 10 The Perch Brentwood
- 11 Soy Bistro
- 12 Del Frisco's Grille
- 13 Uncle Julio's Brentwood
- 14 Puffy Muffin
- 15 Blaze Pizza
- 16 Just Love Coffee Café
- 17 55 South
- 18 Chick-fil-a
- 19 Crema Coffee Roasters
- 20 Ludlow & Prime









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