



25,805 RSF | Office Space

For Sublease



Maryland Farms

25,805 RSF of Plug & Play Office Space

5310 Maryland Way, Brentwood, TN 37027

Suite 200

Available Now

Parking 4.0/1000

Sublease or Direct Deal

Building Signage Available

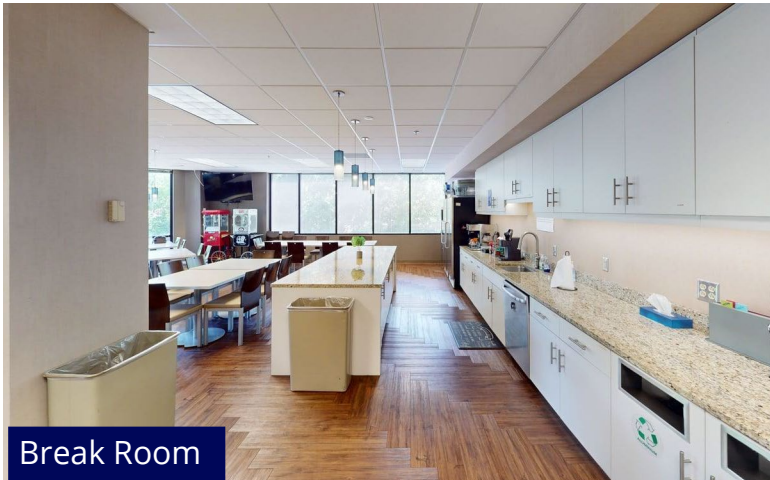
Josh Kurstin
Senior Vice President
+1 615 850 2771
josh.kurstin@colliers.com

Ashley Harrison
Senior Vice President
+1 615 850 2782
ashley.harrison@colliers.com

Colliers
615 3rd Avenue S, Suite 500
Nashville, TN 37210
+1 615 850 2700



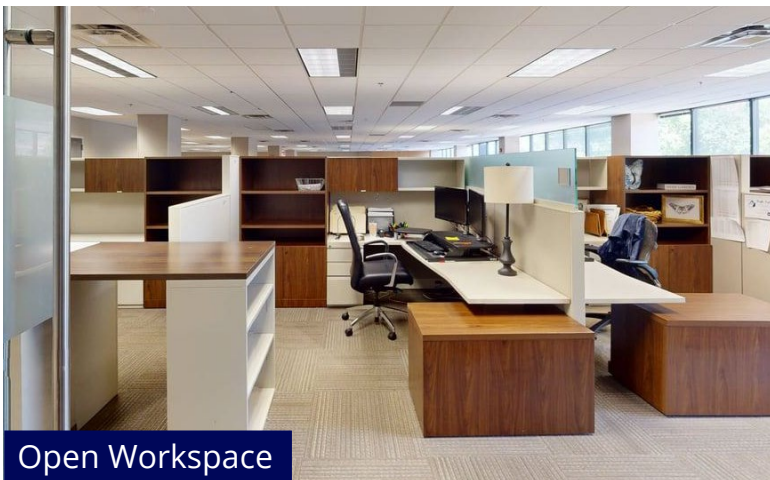
Open Office & Collaborative Workspace



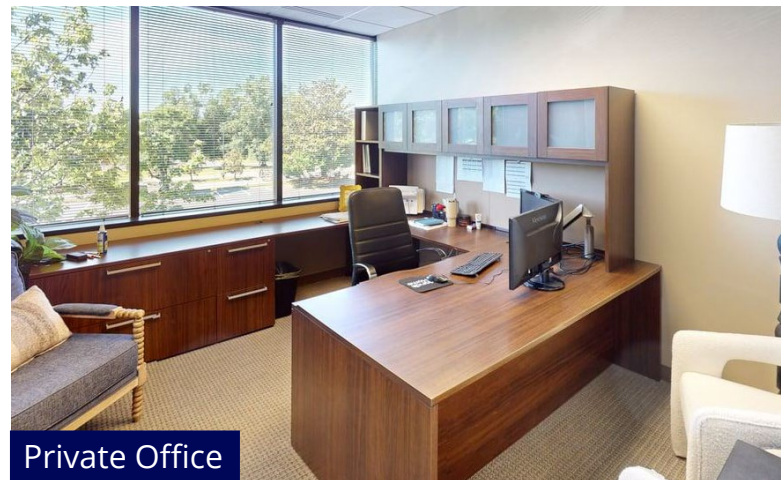
Break Room



Training Room



Open Workspace



Private Office



Workstation Bay



Wellness Room

Property Details

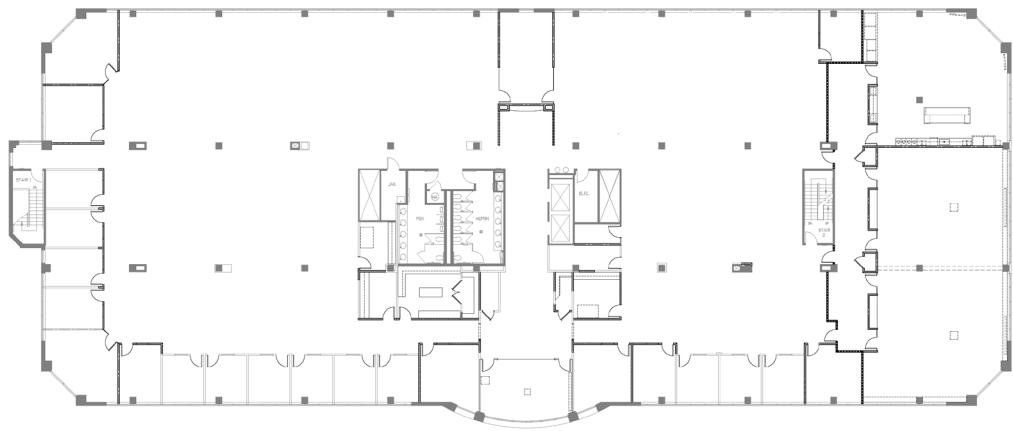
Suite	Suite 200 – 25,805 RSF
Lease Expiration Date	1/31/2030 Sublease or Direct Deal Available
Signage	Building signage available on a longer-term, direct deal
Space Condition	Fully furnished plug & place space
Parking	4.0/1000, free surface
Building Amenities	Controlled access, energy star labeled, numerous retail and f&b establishments nearby
Location	Maryland Farms, Brentwood, TN

Flexible Term
Sublease through 2030 or go direct with the landlord for a longer commitment

Building Signage
Prominent signage available on a longer-term, direct deal

Turnkey
Fully furnished, plug & play space

Floorplan and Virtual Tour



[Click or Scan
Here to Access
Our Virtual
Tour](#)

Suite 200 – 25,805 RSF1

Suite layout includes twenty (20) private offices, four (4) conference rooms, one (1) huddle room, one (1) break room, two (2) training rooms, two (2) restrooms, one (1) mail room, one (1) copy room, one (1) wellness room, three (3) supply closets, numerous workstations

The Neighborhood

Restaurants

45+

Coffee Shops

8+

Hotels

10+

All
Within
2 Miles

Select Restaurants & Cafés

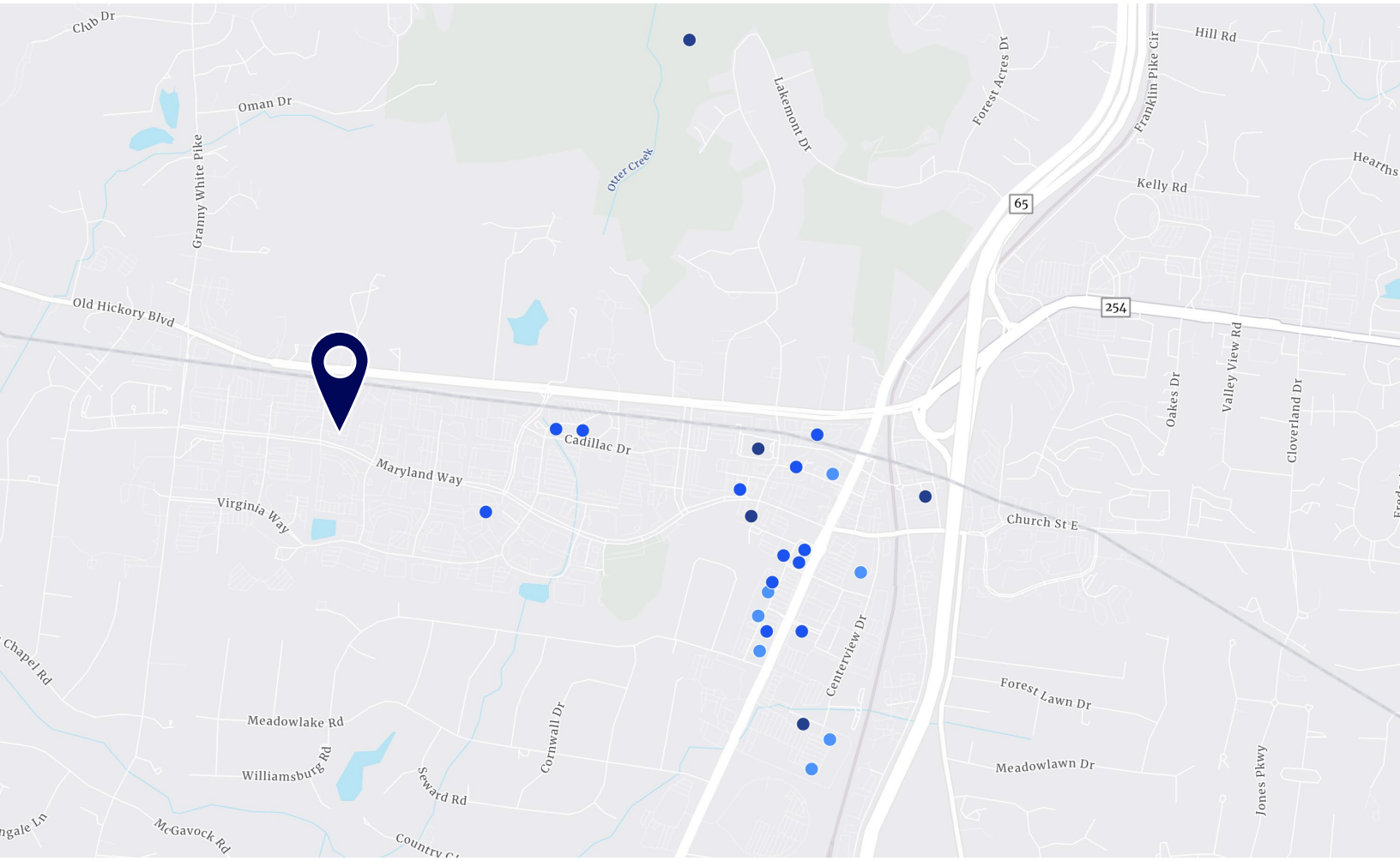
- Jonathan’s Grill
- Pei Wei Asian Kitchen
- Mere Bulles
- Moe’s Southwest Grill
- Whataburger
- Swig
- Another Broken Egg Café
- Del Frico’s Grille
- Puffy Muffin
- Uncle Julio’s
- Chopt Creative Salad Co
- Starbucks Coffee
- Jason’s Deli
- Blaze Pizza

Select Hospitality & Entertainment

- Crush Yard Pickleball
- Radnor Lake
- Courtyard by Marriott Nashville Brentwood
- AC Hotel Nashville Brentwood
- SpringHill Suites by Marriott Brentwood

Select Shopping

- The Fresh Market
- Kroger
- TJ Maxx and Home Goods
- Nordstrom Rack
- REI
- US Bank
- Bank of America



Josh Kurstin
Senior Vice President
+1 615 850 2771
josh.kurstin@colliers.com

Ashley Harrison
Senior Vice President
+1 615 850 2782
ashley.harrison@colliers.com

View online at colliers.com/Nashville

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com



Colliers
615 3rd Avenue S, Suite 500
Nashville, TN 37210
+1 615 850 2700