

The Ramparts of Brentwood

155 Franklin Road *Brentwood, TN 37027*



Colliers

Class A Office Space For Lease



Property Overview:

The **Ramparts of Brentwood** is a Class A office building in the heart of Nashville's highly sought-after Brentwood submarket.

Prominently located at the corner of **Maryland Way** and **Franklin Road** —Brentwood's highest-trafficked corridor—, Ramparts offers high visibility, proximity to premier mixed-use destinations, and easy access to **I-65**.

Tenants enjoy immediate access to multiple restaurant options, retail shops, and fitness studios—all within a convenient **five-minute walk**.

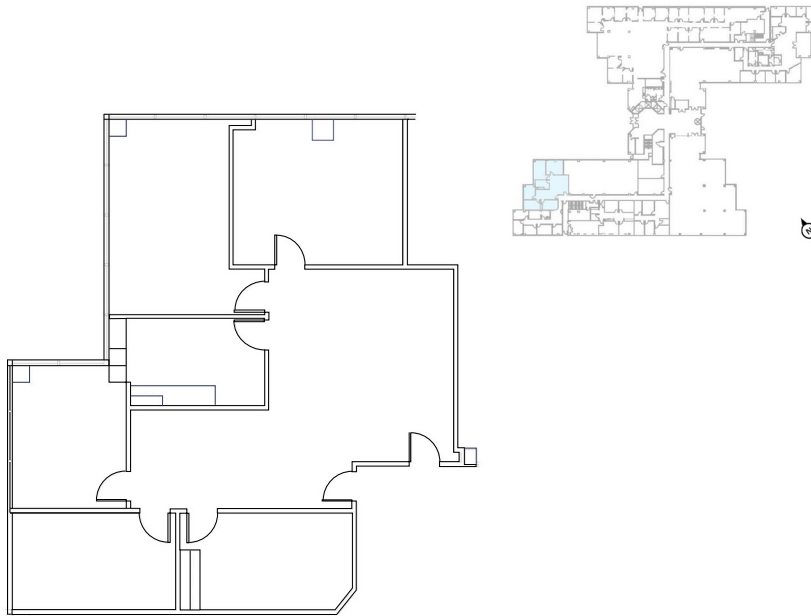


Current Availability

First Floor

Suite 133

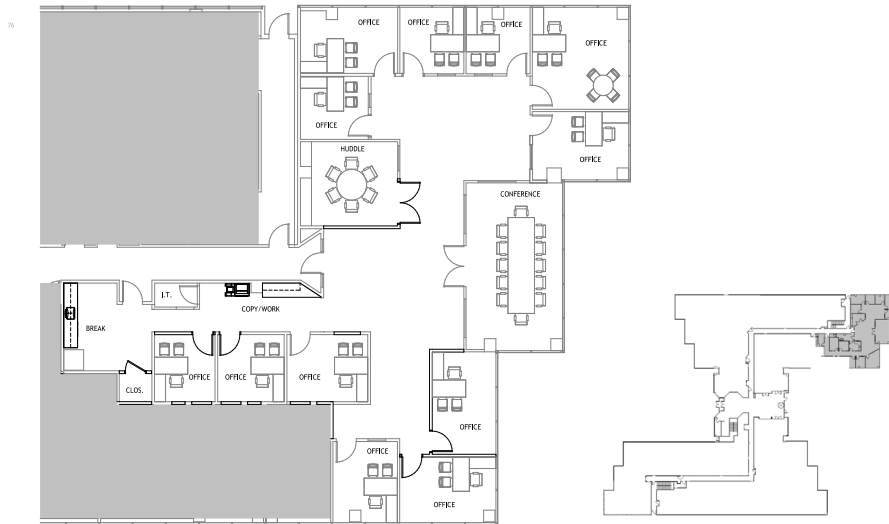
2,105 RSF



First Floor

Suite 190

4,028 RSF



Building Features:

- Renovated in 2022
- Controlled Access
- On-site Property Manager
- 3.5/1,000 Parking Ratio
- New 24/7 Honor Market
- Conference Facility
- Walkable Amenities

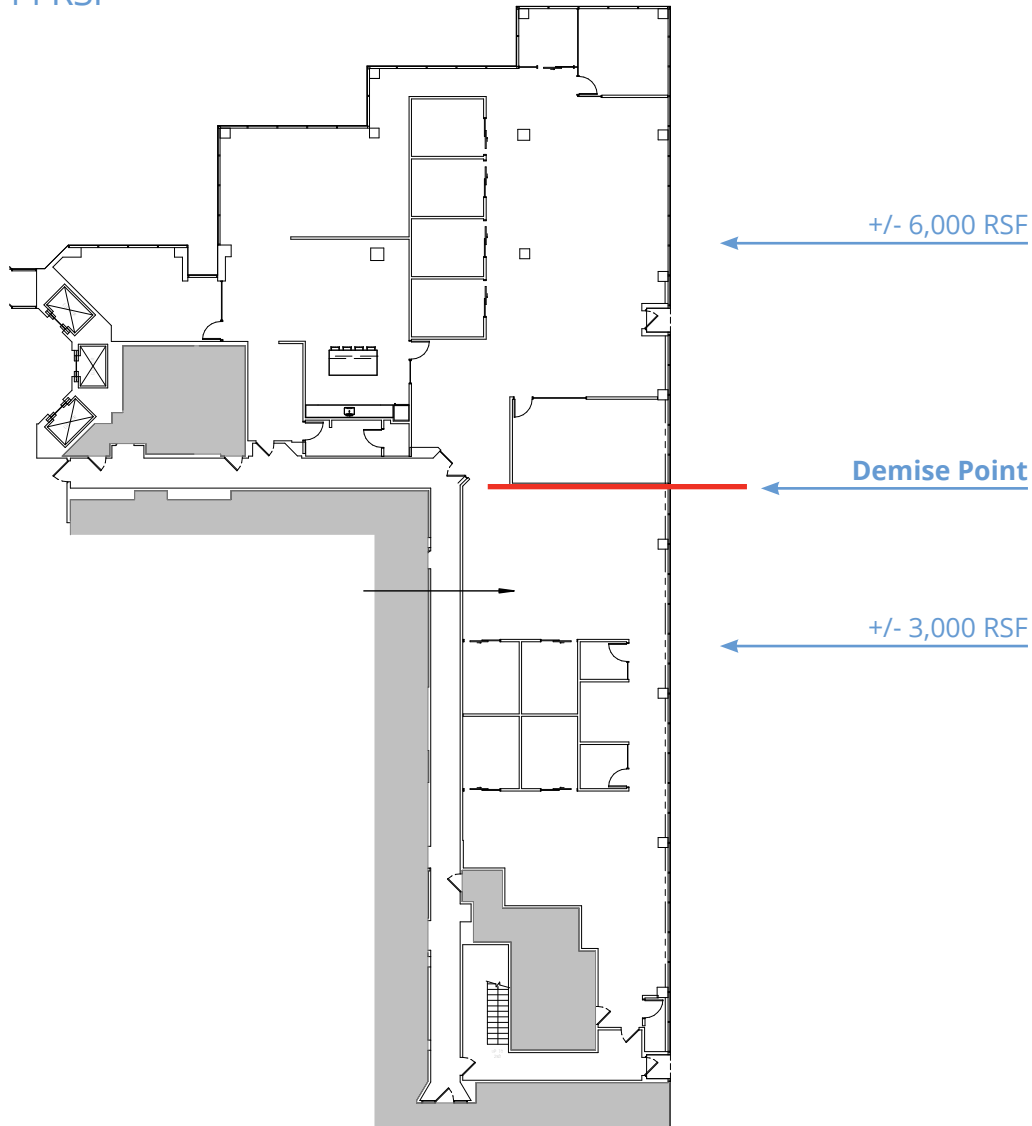


Current Availability

First Floor

Suite 160/170

9,144 RSF



Space Features

- 9,144 RSF can demise into:
 - +/- 6,000 RSF
 - +/- 3,000 RSF
- Modern design
- 9 private offices
- Open space for ~40 desks
- Conference Rooms (capacity):
 - Large (12)
 - Medium x2 (8-10)
 - Small (4)
- Large open break area
- Additional open area for lounge/ games/etc.
- Direct access to/from parking lot

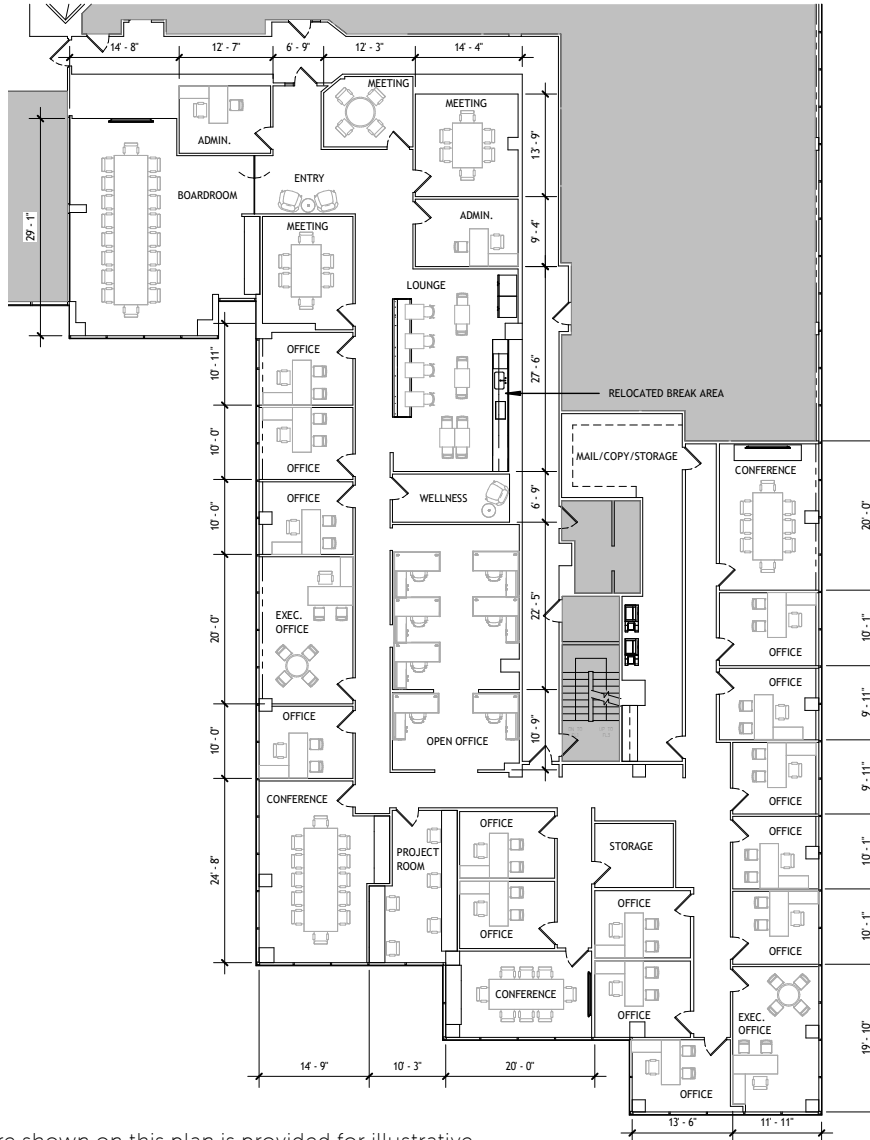
[Click Here For Virtual Tour](#)

Current Availability

Second Floor

Suite 250

9,471 RSF

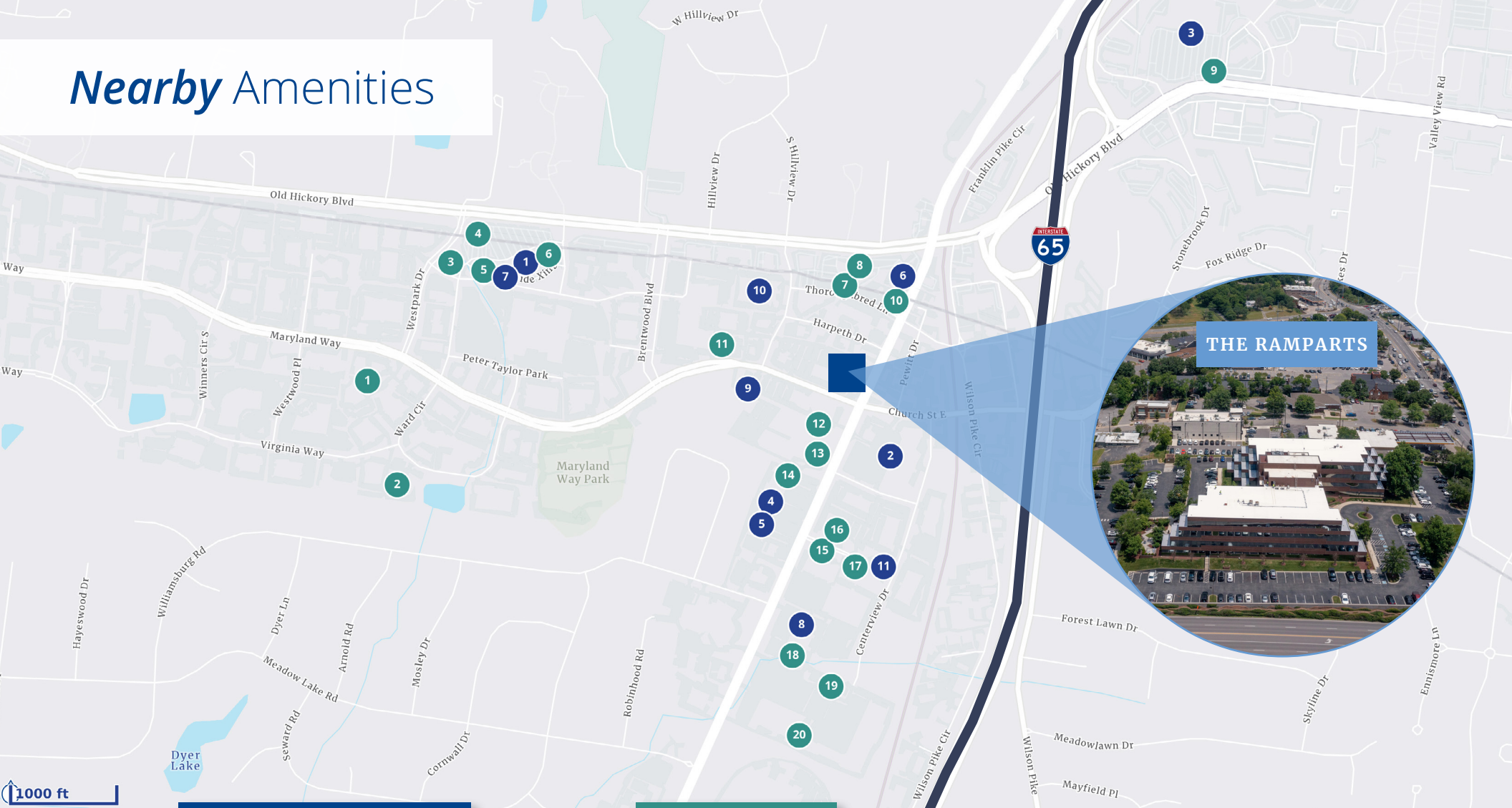


The furniture shown on this plan is provided for illustrative purposes only. All layouts, dimensions, and placements are believed to be accurate but must be independently verified.

Space Features

- Available 10/1/2026
- 9,471 RSF
- 16 private offices
- Open space for desks
- Conference Rooms (capacity):
 - 1x Boardroom (18)
 - 1x Large (12)
 - 1x Medium (8)
 - 3x Small (4-6)
- Large open break area
- Additional admin, project & wellness rooms
- Windows on 3 sides
- Great views

Nearby Amenities



RETAIL & HOSPITALITY

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

DINING

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



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