



Gateway II For Lease

5500 Maryland Way Brentwood, TN 37027



Gateway II is located in the Maryland Farms office park, just 12 miles from downtown Nashville. Situated at the corner of Granny White Pike and Maryland Way, the building benefits from its prominent location, light filled office space, and superb views of the distant tree-covered hills of Brentwood.

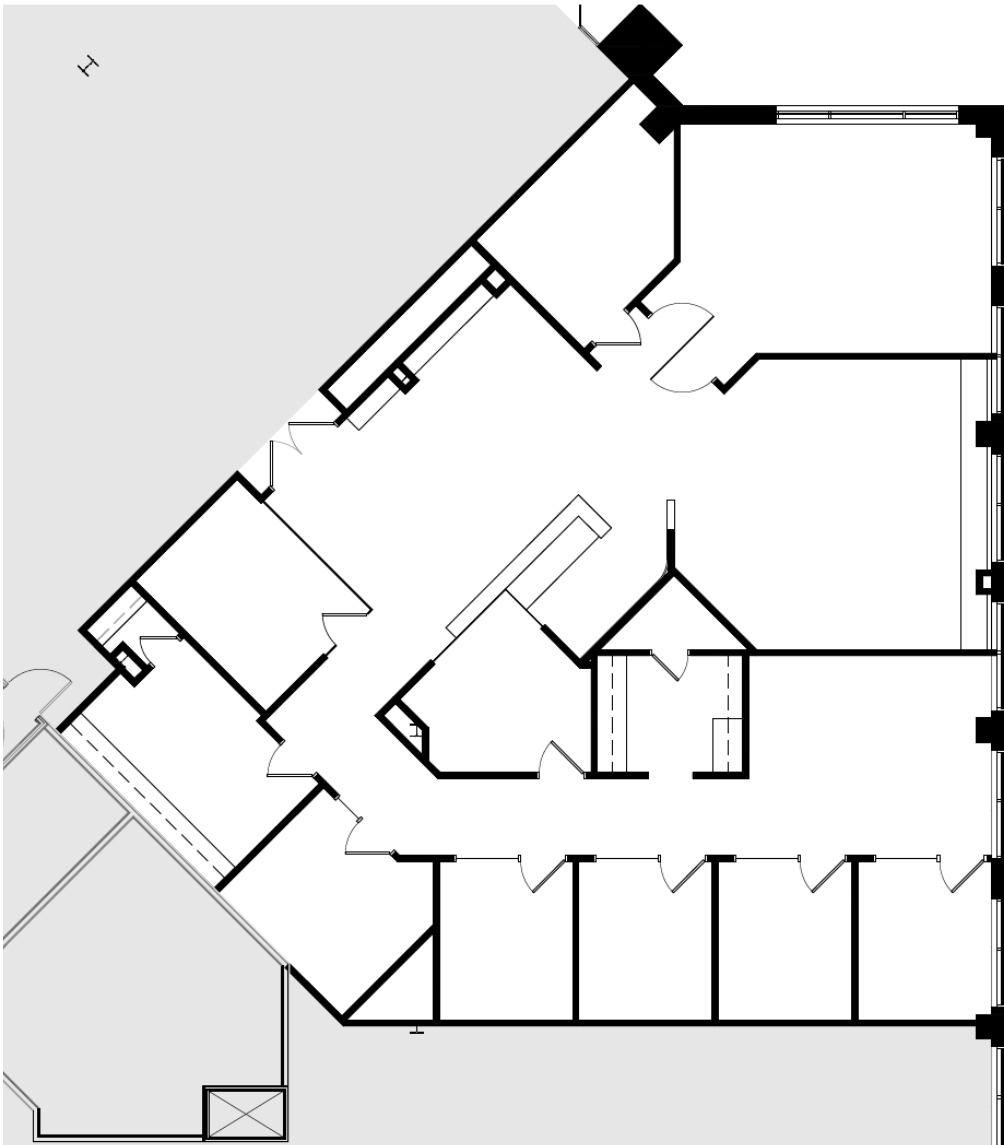
Features & Amenities

- Class A office building
- Easy access to I-65, Franklin, Green Hills, and Belle Meade
- Nine-foot ceilings throughout tenant spaces
- Prominent monument signage on Granny White Pike
- Parking at 3.5 per 1,000
- Abundant natural light
- Beautifully landscaped
- On-site building technician

[VISIT WEBSITE](#)



First Floor - Suite 130



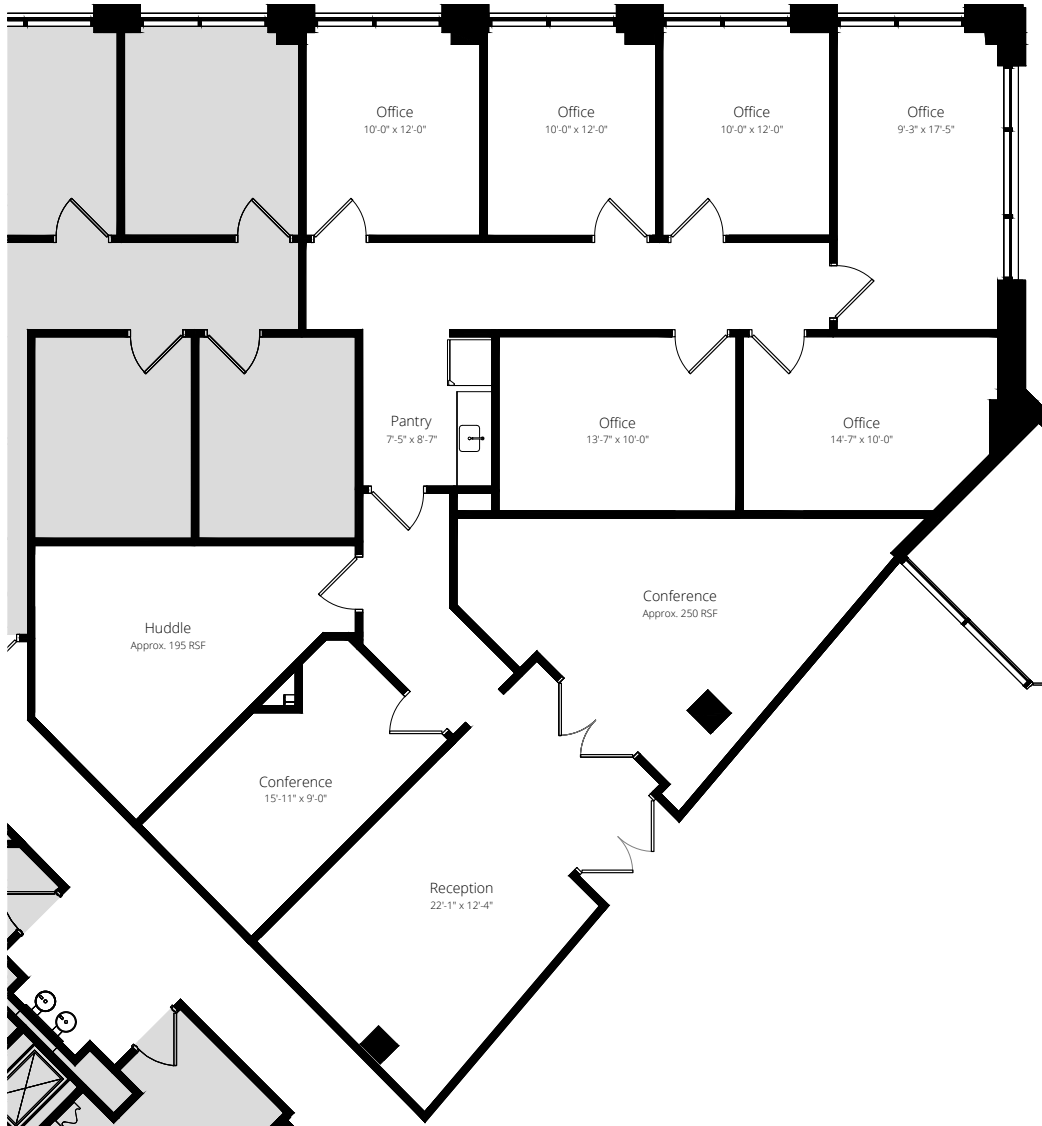
3,376 RSF Office Space Available

- Prime entrance off main lobby
- 5 private offices
- Large reception area with built-in shelving
- Three conference rooms of different sizes
- Open space for cubicles or additional office

Lease Rate
\$32.50 / RSF

Current Availability

First Floor - Suite 133



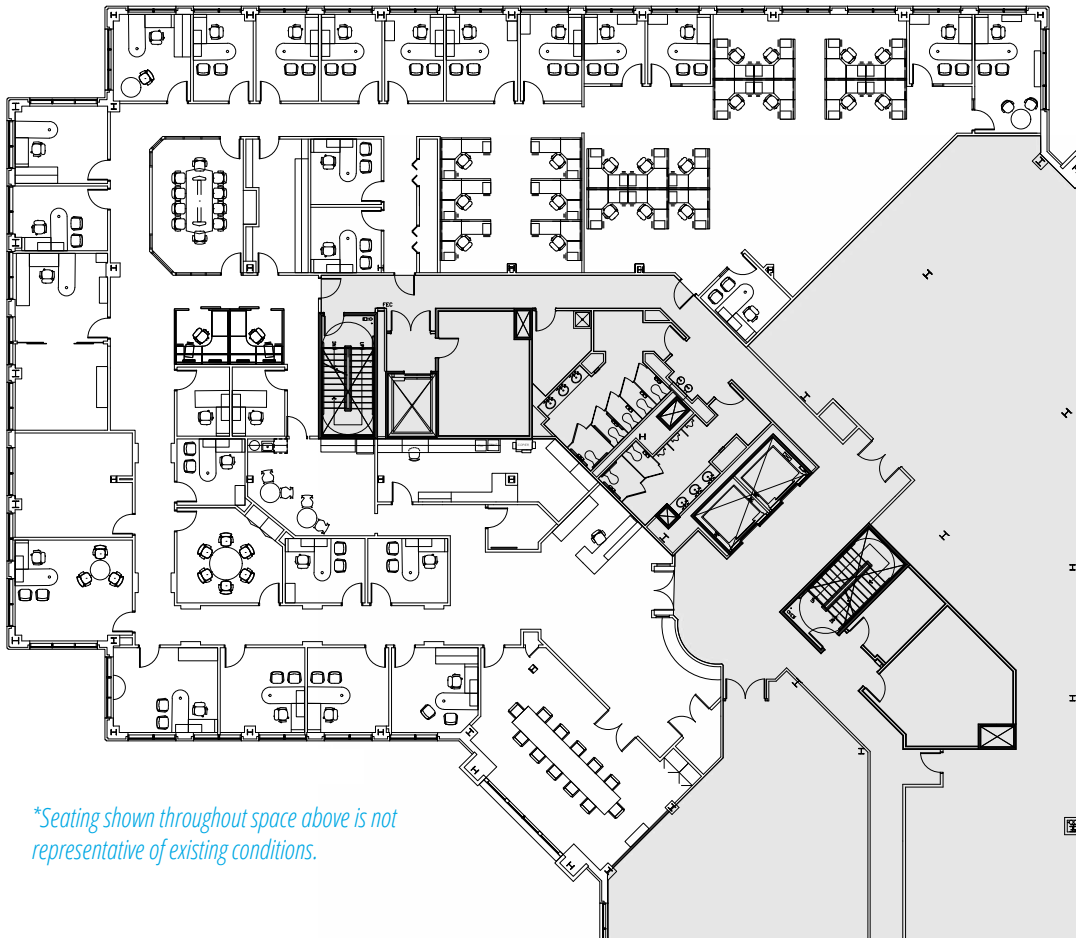
2,145 RSF Office Space Available

- Available 9/1/25
- Prime entrance off main lobby
- 6 private offices
- Large reception area
- 2 conference rooms of different sizes

Lease Rate
\$32.50 / RSF

Current Availability

Third Floor - Suite 300

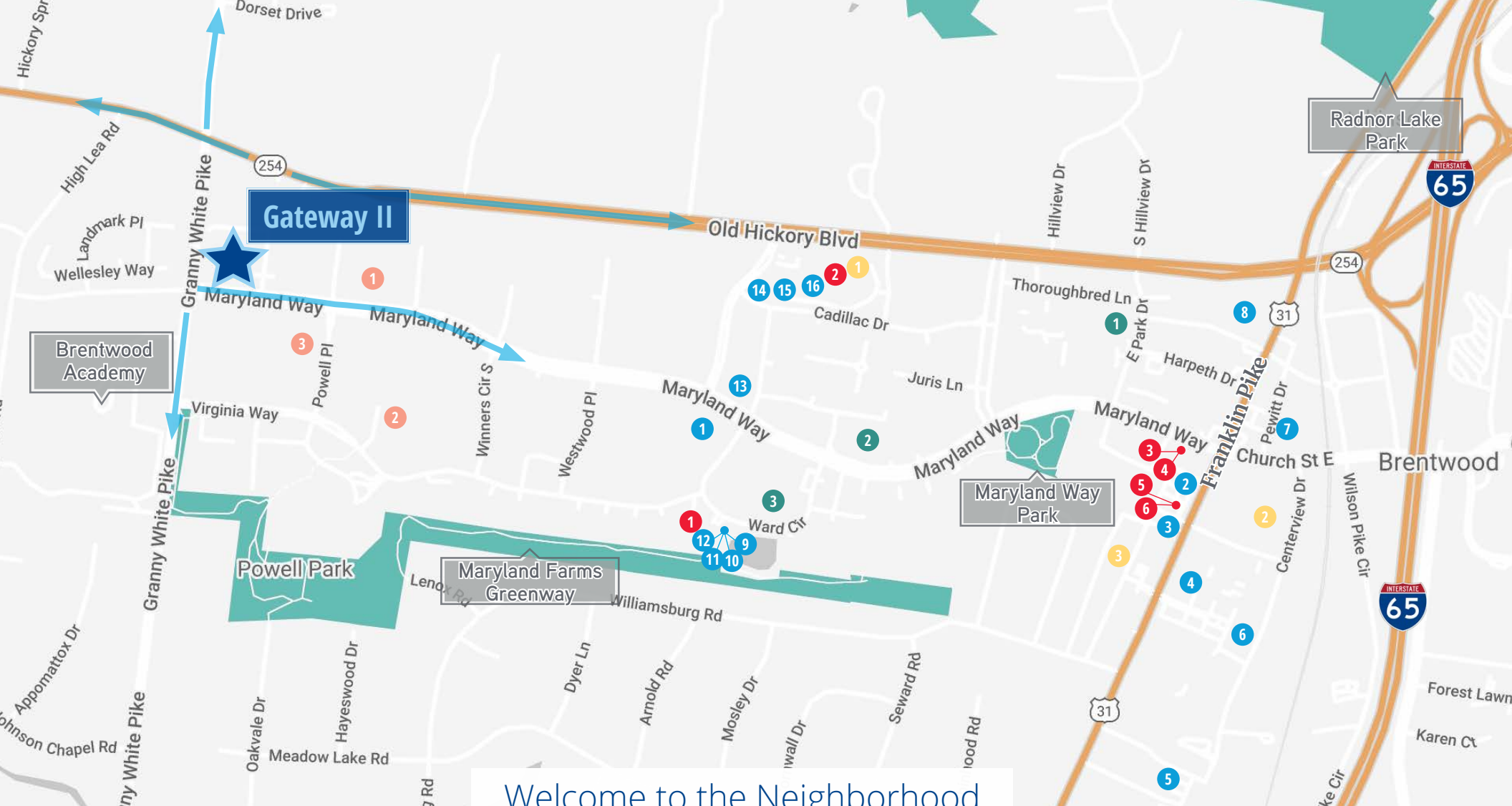


**Seating shown throughout space above is not representative of existing conditions.*

13,815 RSF Furnished Office Space Available

- Modern design with efficient layout
- Prime entrance off elevator lobby
- 28 offices (5 corner)
- 2 conference rooms
- 1 large board room
- 20+ cubicles
- Stylish built-in furniture in place
- Gorgeous views
- Demiseable down to ~4,700 RSF

Lease Rate
\$32.50 / RSF



Welcome to the Neighborhood

EATS 🍴

- | | |
|-----------------------|--------------------------|
| 1 Mere Bulles | 9 Jefferson's |
| 2 Del Frisco's | 10 Old School Pizza |
| 3 Puffy Muffin | 11 China Wok |
| 4 Blaze Pizza | 12 Mediterranean Cuisine |
| 5 Ludlow & Prime | 13 Greek Cafe Grill |
| 6 55 South | 14 Starbuck's |
| 7 Local Taco | 15 Pei Wei |
| 8 The Perch Brentwood | 16 Moe's Southwest Grill |

HOTEL 🏨

- 1 Courtyard by Marriott
- 2 Homewood Suites by Hilton
- 3 Sonesta Suites

DAYCARE 🧸

- 1 Primrose School
- 2 Kiddie Academy
- 3 Academy of Powell Place

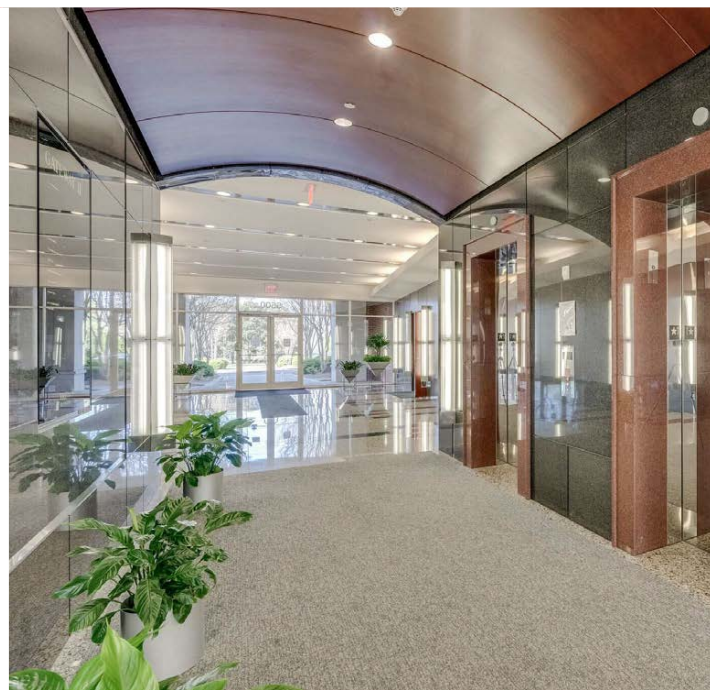
FITNESS 🏋️

- 1 Iron Tribe
- 2 Club Pilates
- 3 Eat the Frog
- 4 Cycle Bar
- 5 CorePower Yoga
- 6 Manduu

GROCER 🛒

- 1 Publix
- 2 Kroger
- 3 Fresh Market

Photo Gallery



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