

1100-1102 Kermit Drive  
Nashville, TN 37217

**FOR LEASE**

## The Oaks Tower and Garden Complex



Office Space from 890± to 16,453± Square Feet | Starting at \$16-17.50 PSF

Laura Grider, Broker

OFFICE 615.256.7114 | FAX 615.256.7181 | 3030 SIDCO DRIVE, NASHVILLE, TN 37204

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## The Oaks Tower Building

- 185,453± Total Square Feet of Office Space
- Suites Available from 890± up to 16,453± SF
- Renovated Spaces
- Conference Rooms Available
- 3 Buildings Ranging in Size from 13,408± to 145,161± SF
- Outdoor Picnic Area
- 4.5 per 1,000 SF Parking Ratio
- Beautiful Views from All Suites
- Quick Access to I-10, I-65, I-24, I-440, and Briley Parkway
- Close Proximity to the Nashville International Airport and Downtown Nashville
- Turn-Key Build Out Available



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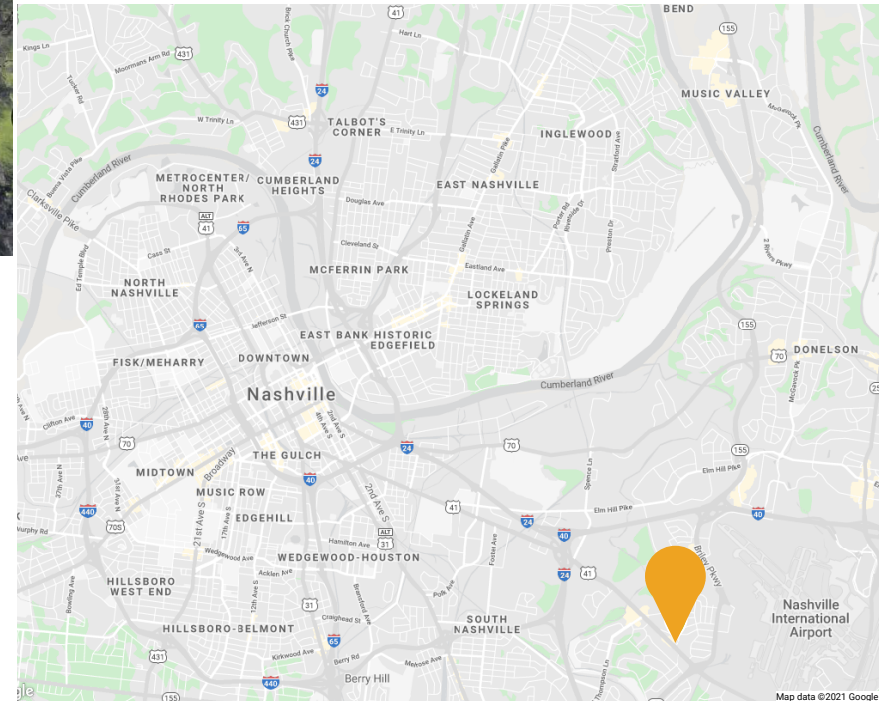


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**Great Location!**  
**Near the Nashville  
International Airport**



The Oaks Tower and Garden Complex consists of three buildings located at the intersection of Murfreesboro Road and Kermit Drive. This complex is located in close proximity to Briley Parkway and Murfreesboro Pike, which connects Nashville's major interstates (I-24, I-65, & I-40). The Oaks is located less than ten minutes from Nashville's International Airport.

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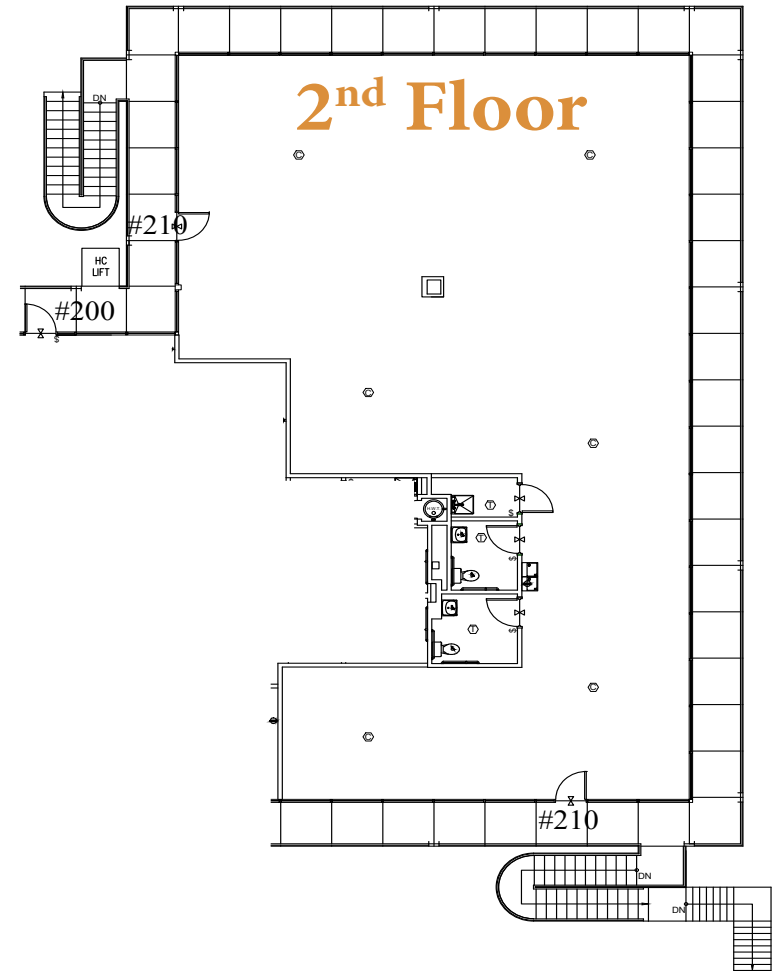
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## The Garden North



### Currently Available:

- Second Floor - 3,747± SF



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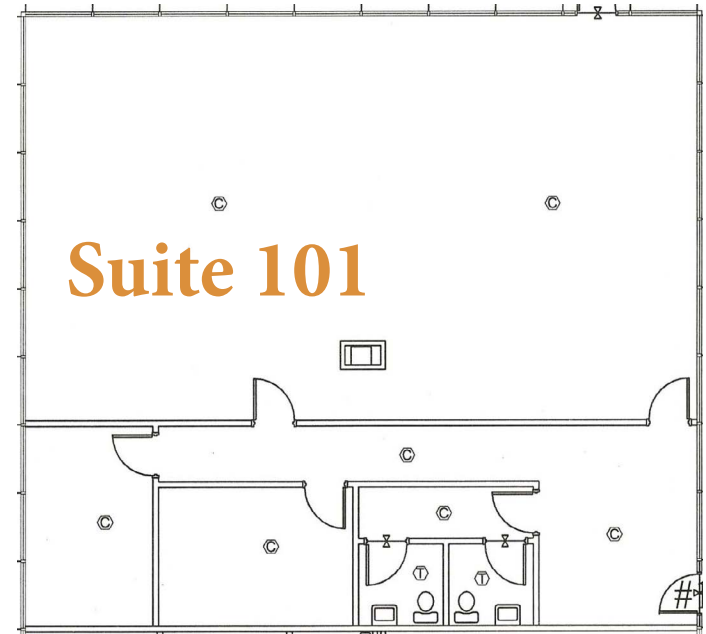
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## The Garden South



### Currently Available:

- #101 - 2,614± SF



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## Renovations Complete!

- New 1st and 2nd Level Lobby Entry  
Remodeled Restrooms, Conference Rooms,  
Elevator, and Hallways
- Breakroom Downstairs with Food Available  
for Purchase
- Exterior Landscaping, Entryways, Tree  
Trimming, and Lighting



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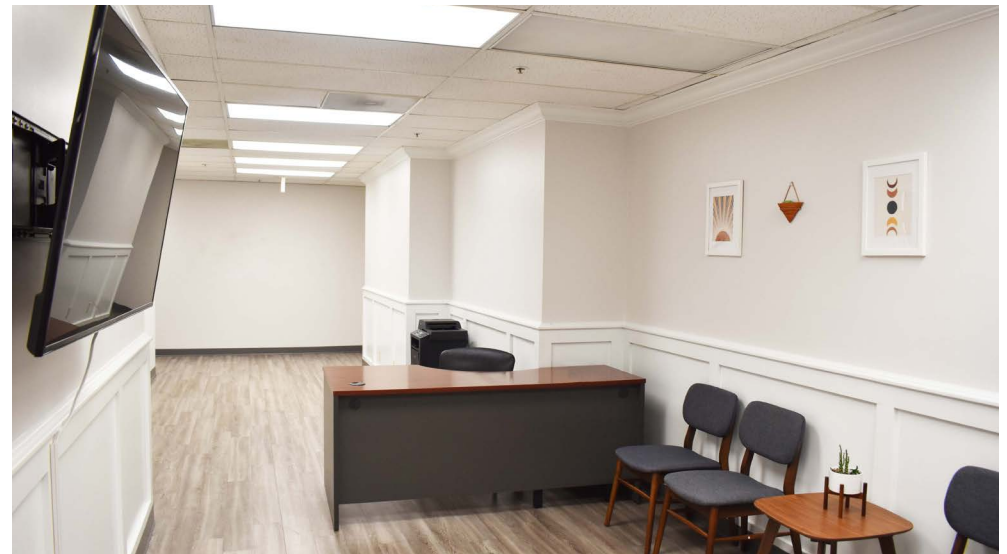
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# Multiple Office Suites Have Been Recently Renovated! Turn-Key Build Out Available



The photos shown do not represent all current available suites

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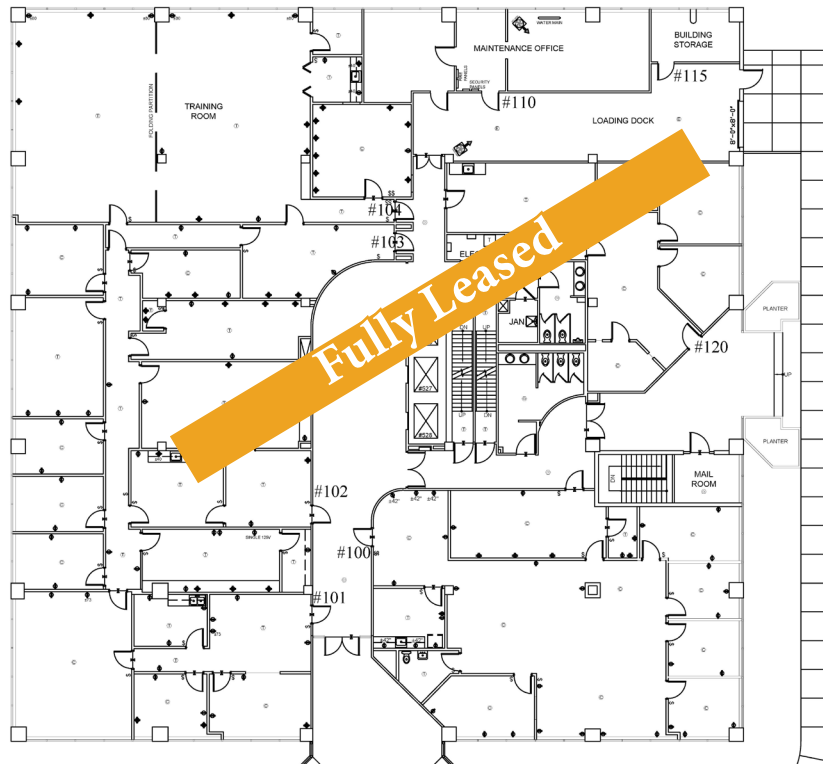
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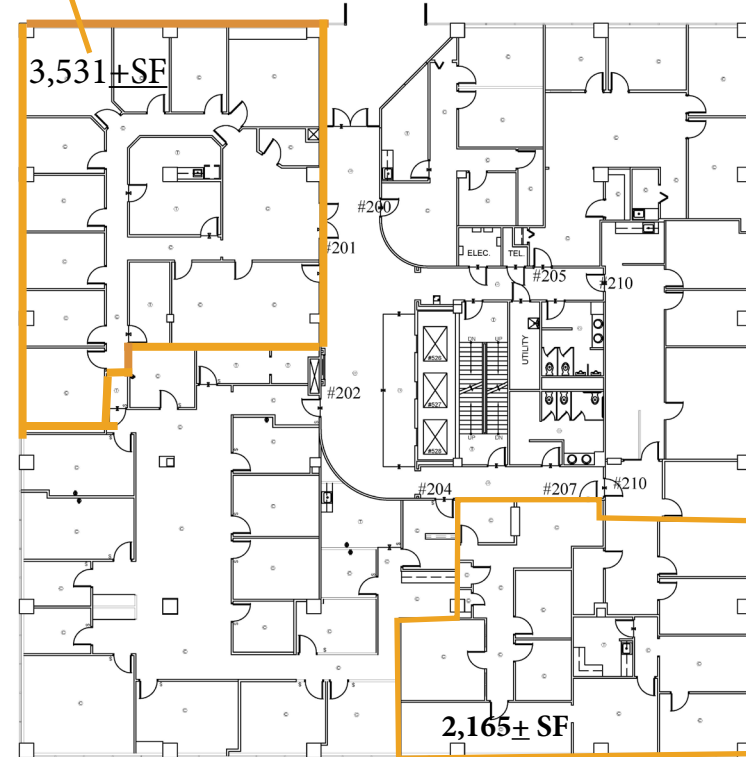
## Office Spaces Available in the Tower

**First Floor**



Sublease 11/30/23

**Second Floor**



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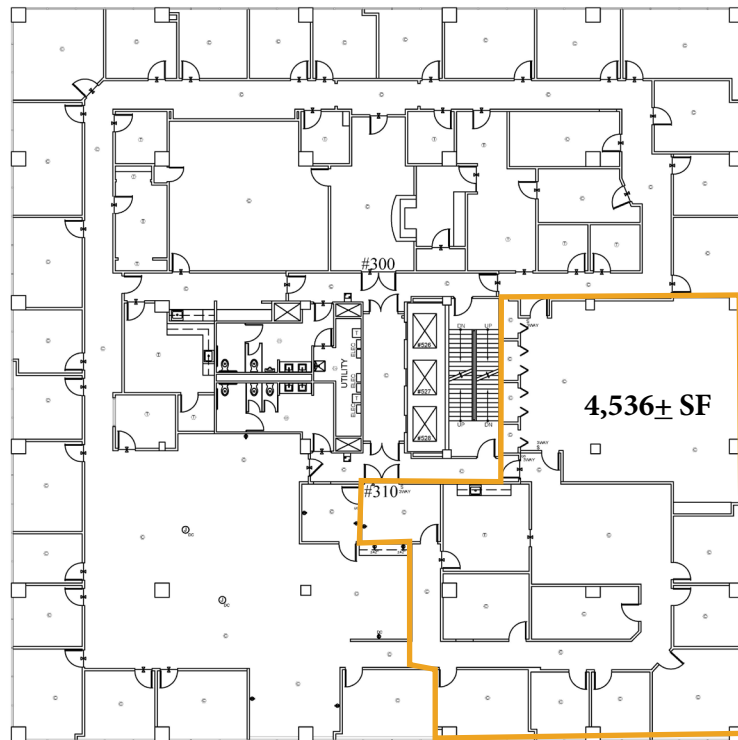


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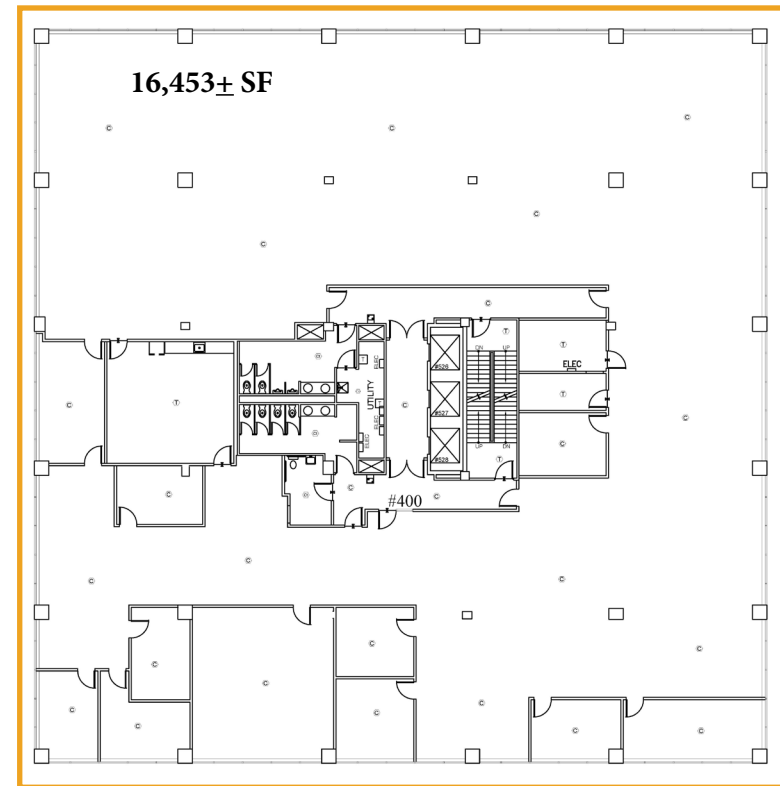
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## Office Spaces Available in the Tower

**Third Floor**



**Fourth Floor**



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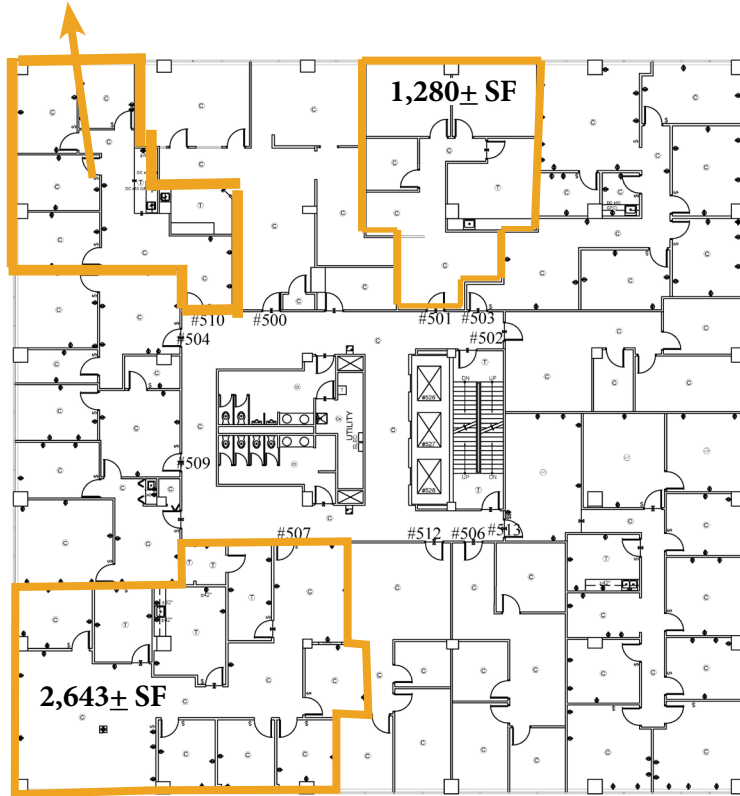
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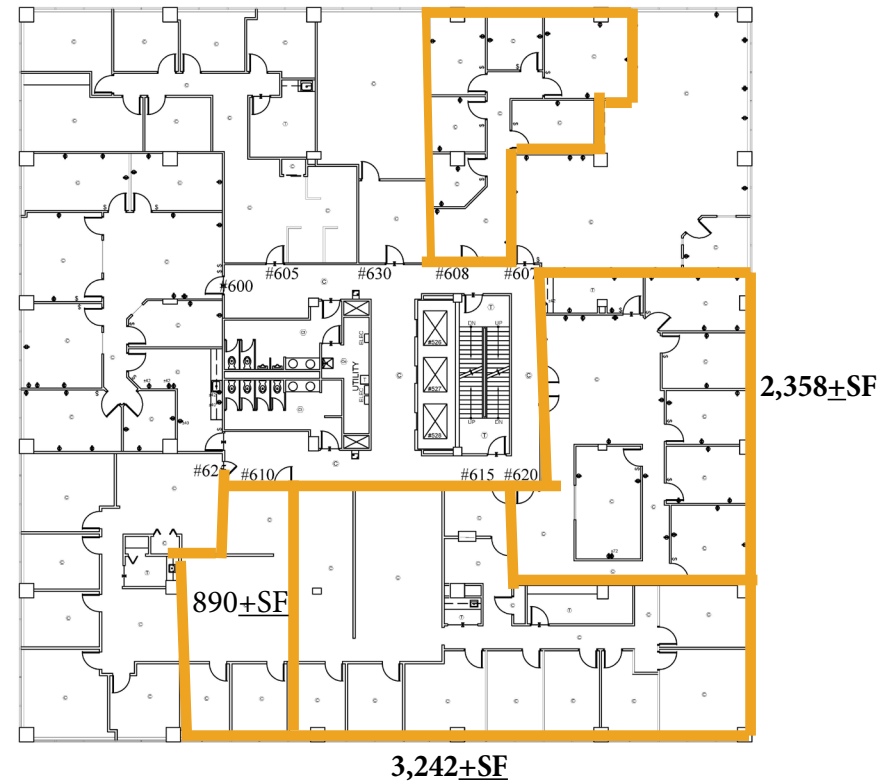
1,145±SF

**Fifth Floor**



**Sixth Floor**

1,267±SF



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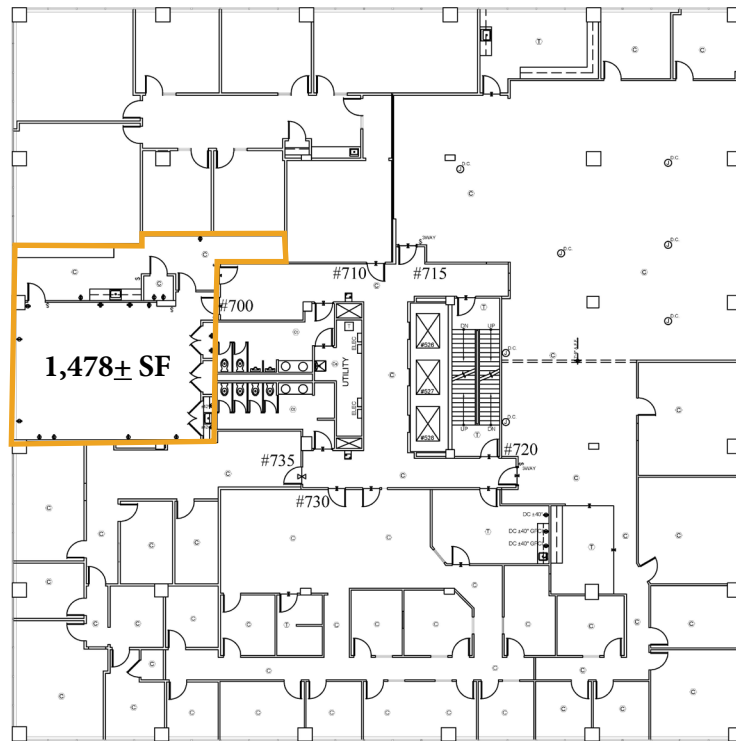


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## Office Spaces Available in the Tower

Seventh Floor



Eighth Floor



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