

# FOUNTAINS AT GATEWAY

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ONE FOUNTAIN PLAZA  
CLASS A OFFICE • MURFREESBORO, TENNESSEE

*Fountains at Gateway is an upscale corporate office campus and retail district that includes 400,000 SF of Class A office space located in the fast-growing Gateway Business District.*

## Design Features

- Extensive greenspace with trails for walking and biking
- High quality natural and manufactured materials
- State-of-the-art building systems
- Multiple electric vehicle charging stations
- LED lighting
- Floor-to-ceiling windows provide panoramic views and natural light
- Low/no VOC finishes



One Fountains Plaza is now leasing and ready for buildout. This 4 story building is one of 3 completed buildings on phase 1 of the Fountains. The ground floor of all 3 buildings comprise a streetscape of restaurants, fitness center, upscale retailers, hair salon, and a day-spa. The top floor houses a 7,500 sf event center, board room, and wrap around terrace overlooking the central plaza and Gateway Island Park. Floors 2 and 3, containing 26,000 sf floorplates, as well as a marquee 7,500 sf space on the top floor are available today.



## Amenities

- On-site restaurants and retail
- Conference and event center
- On-site apartment community and hotel
- Pedestrian and bicycle friendly campus connected to 12-mile city greenway
- Landscaped central plaza with fountain & pocket parks
- 100% Wi-Fi Coverage
- Shower facilities with changing area
- Mother's room
- Fitness center
- Dual putting greens
- Outdoor greenspace and presentation stages
- Evening and weekend concerts, art fairs and community events



## Space Details

- Efficient, low colum-to-space ratio
- 24,717 to 26,743 rsf continuous office space per floor
- 60,000 sf ready for buildout
- Finished ceiling heights: Floor 1: 18' floor to floor, 13-14' clear; Floors 2-4: 14' floor to floor, 9-10' clear

## Parking

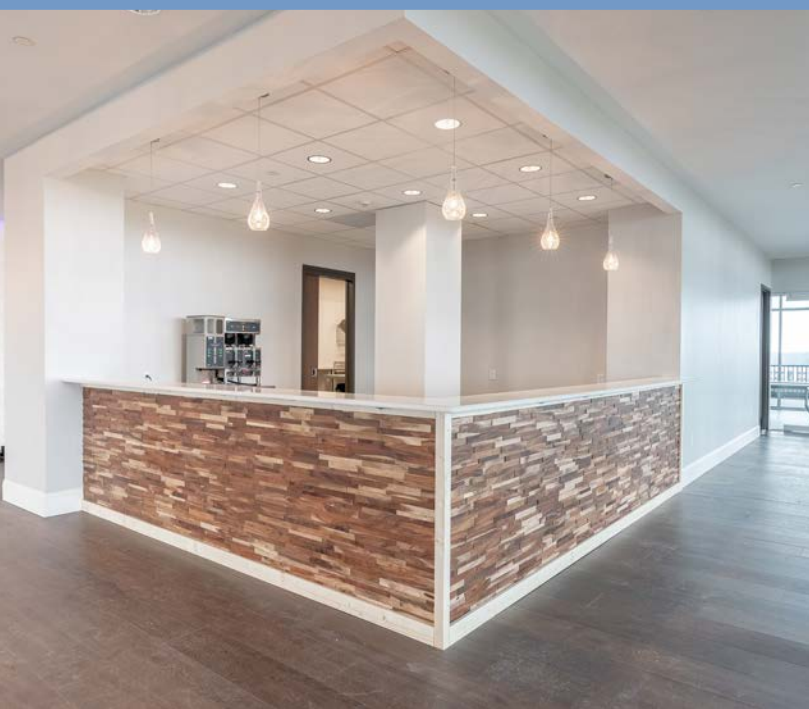
- 4.5 parking spaces per 1,000 sf
- Visitor parking along Fountains Plaza

## Data

- 100 GB networking available from multiple providers
- Fountains developer offers a new Tier 3-ready colocation data center less than a mile away

## Security

- Access Controlled entrances, stairwells, elevators and private showers
- 24/7 interior and exterior video camera network

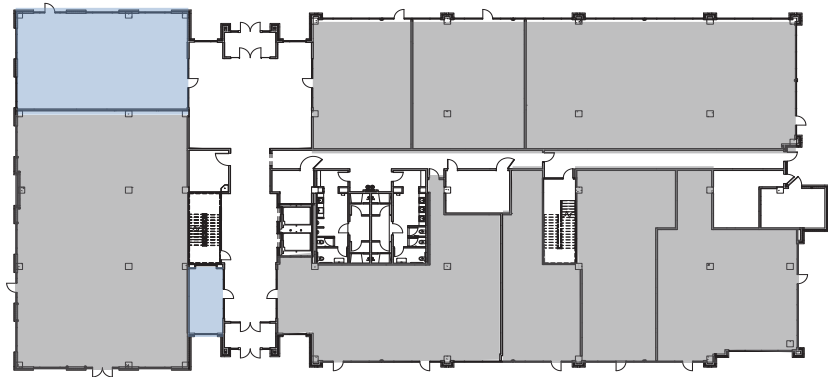






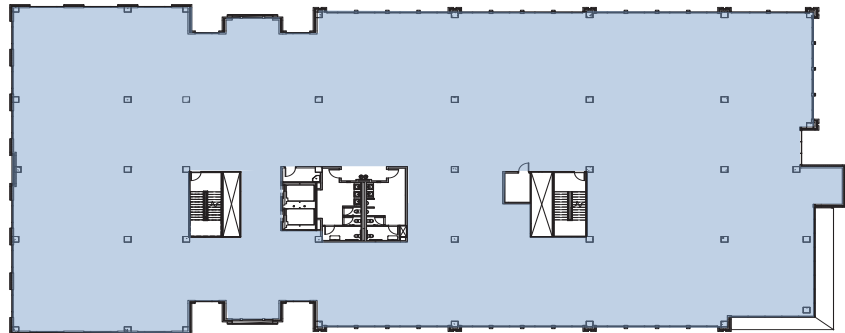
### First Floor

- 1,713 RSF



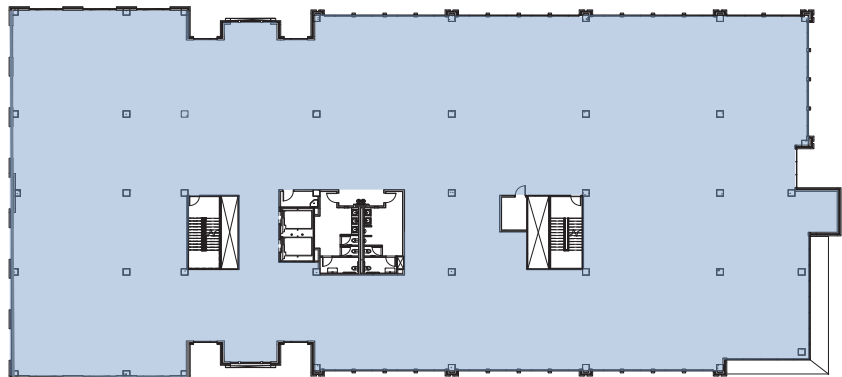
### Second Floor

- 26,743 RSF



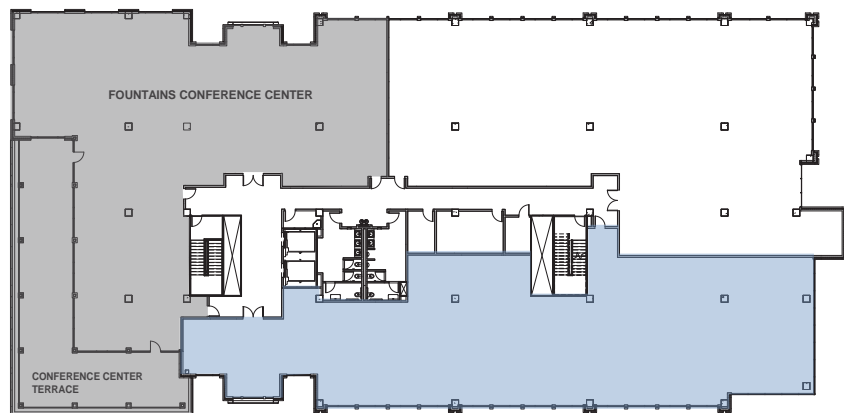
### Third Floor

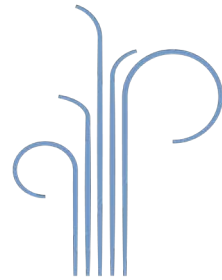
- 26,743 RSF



### Fourth Floor

- 7,766 RSF





## FOUNTAINS AT GATEWAY

[FOUNTAINSATGATEWAY.COM](http://FOUNTAINSATGATEWAY.COM)

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