



Executive Office Sublease



7003 Chadwick Dr, Suite 111
BRENTWOOD, TN 37027

PRESENTED BY:

JANA TRUMAN

O: 615.671.4544

C: 615.260.2807

jana.truman@svn.com

BUILDING INFORMATION

LEASE RATE

\$31.31 SF/YR

BUILDING INFORMATION

BUILDING SIZE	51,480 SF
CITYPARK BUILDING	Building 1
BUILDING CLASS	A
OCCUPANCY %	88%
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	17,160 SF

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	4.62
NUMBER OF PARKING SPACES	217

UTILITIES & AMENITIES

NUMBER OF ELEVATORS	1
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LOCATION INFORMATION

CITYPARK BRENTWOOD

7003 Chadwick Drive is located within the highly desirable CityPark Brentwood, a 33-acre mixed use development featuring approximately 500,000 square feet of Class A office space, 40,000 square feet of retail and restaurant offerings, a 126-room Hilton Garden Inn, and a thriving daytime population of approximately 2,500 employees. The walkable environment offers immediate access to dining, hospitality, and everyday conveniences, creating a vibrant setting for both businesses and visitors.

Surrounded by established neighborhoods, top-rated Williamson County schools, and an abundance of upscale shopping, dining, and everyday services, CityPark tenants benefit from Brentwood's exceptional demographics, high household incomes, and enduring market demand. Its proximity to Maryland Farms, Hill Center Brentwood, and the surrounding Franklin Road corridor further enhances accessibility and long-term investment appeal.

OFFERING SUMMARY

LEASE RATE	\$31.31 SF/yr (Full Service)
CITYPARK BUILDING	Building 1
SUITE 111 SF	2,130 SF
BUILDING SIZE	51,480 SF





SPACE DESCRIPTION

SVN | Accel Commercial Real Estate is pleased to present the opportunity to sublease Suite 111 at 7003 Chadwick Drive in Brentwood's premier CityPark mixed-use development. Encompassing approximately 2,130 square feet, this rare ground-floor office suite features retail-style glass frontage, providing exceptional visibility, abundant natural light, and an inviting presence rarely found in traditional office space. The suite offers an outstanding opportunity for businesses seeking a highly visible Class A office location in one of Middle Tennessee's most desirable business environments.

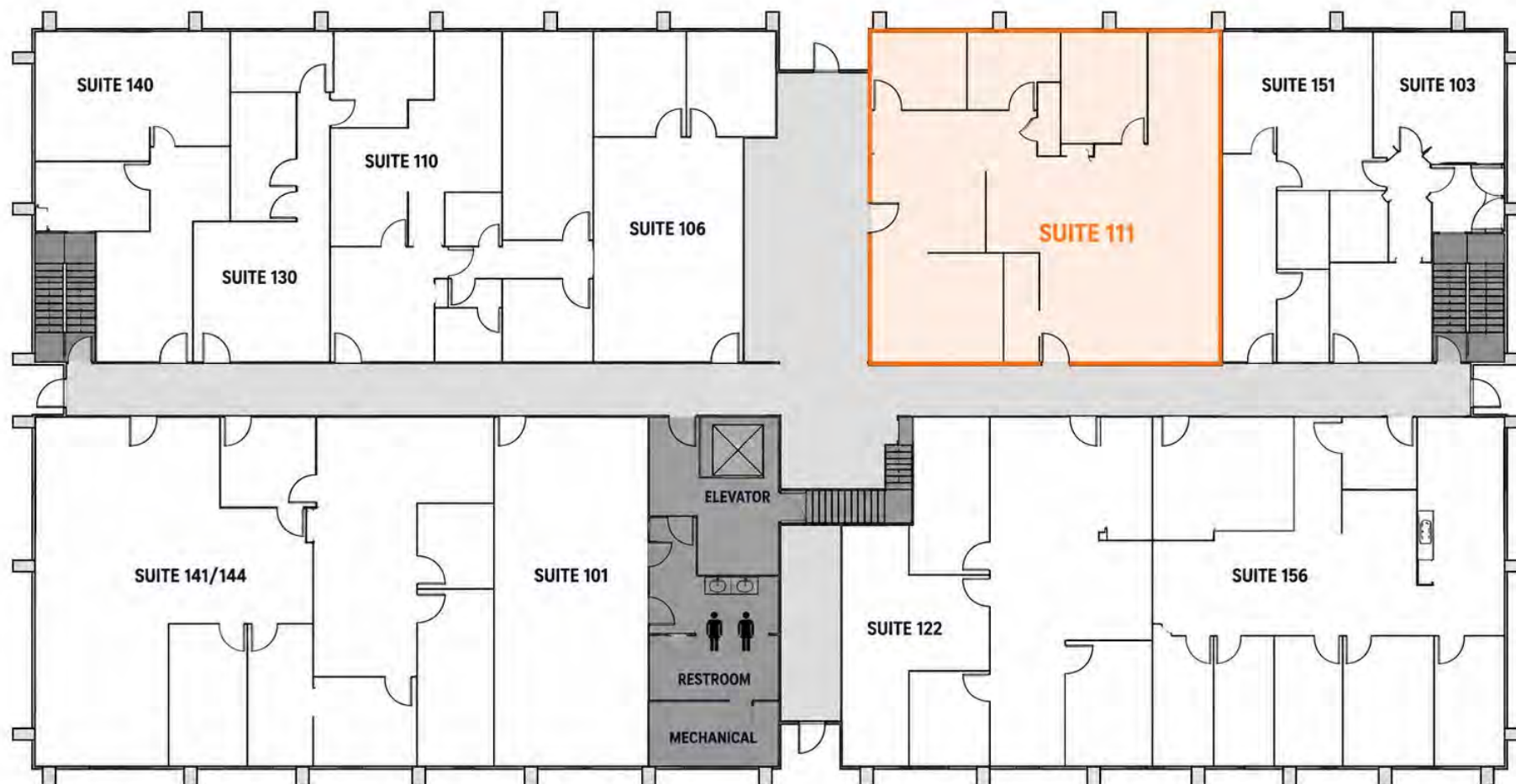
The sublease provides approximately three years of remaining lease term, offering immediate occupancy with the benefit of an established tenancy, while an option to renew provides long-term flexibility for future growth. The current lease rate is \$31.31 per square foot annually, with 3% annual escalation, presenting a competitive opportunity within the Brentwood office market.

Select office furnishings are available for purchase, helping reduce upfront costs and speed occupancy.

SPACE HIGHLIGHTS

- ±2,130 SF Class A Office Suite
- Ground Floor, Retail-Style Glass Front
- Sublease Opportunity with Approximately 3 Years Remaining
- Current Lease Rate: \$31.31/SF/YR
- Located in Brentwood's Premier CityPark Mixed-Use Development
- Walkable Access to Restaurants, Retail & Hilton Garden Inn
- Immediate Access to I-65, Downtown Nashville & Cool Springs
- Select Office Furnishings Available for Purchase

FLOOR PLAN



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

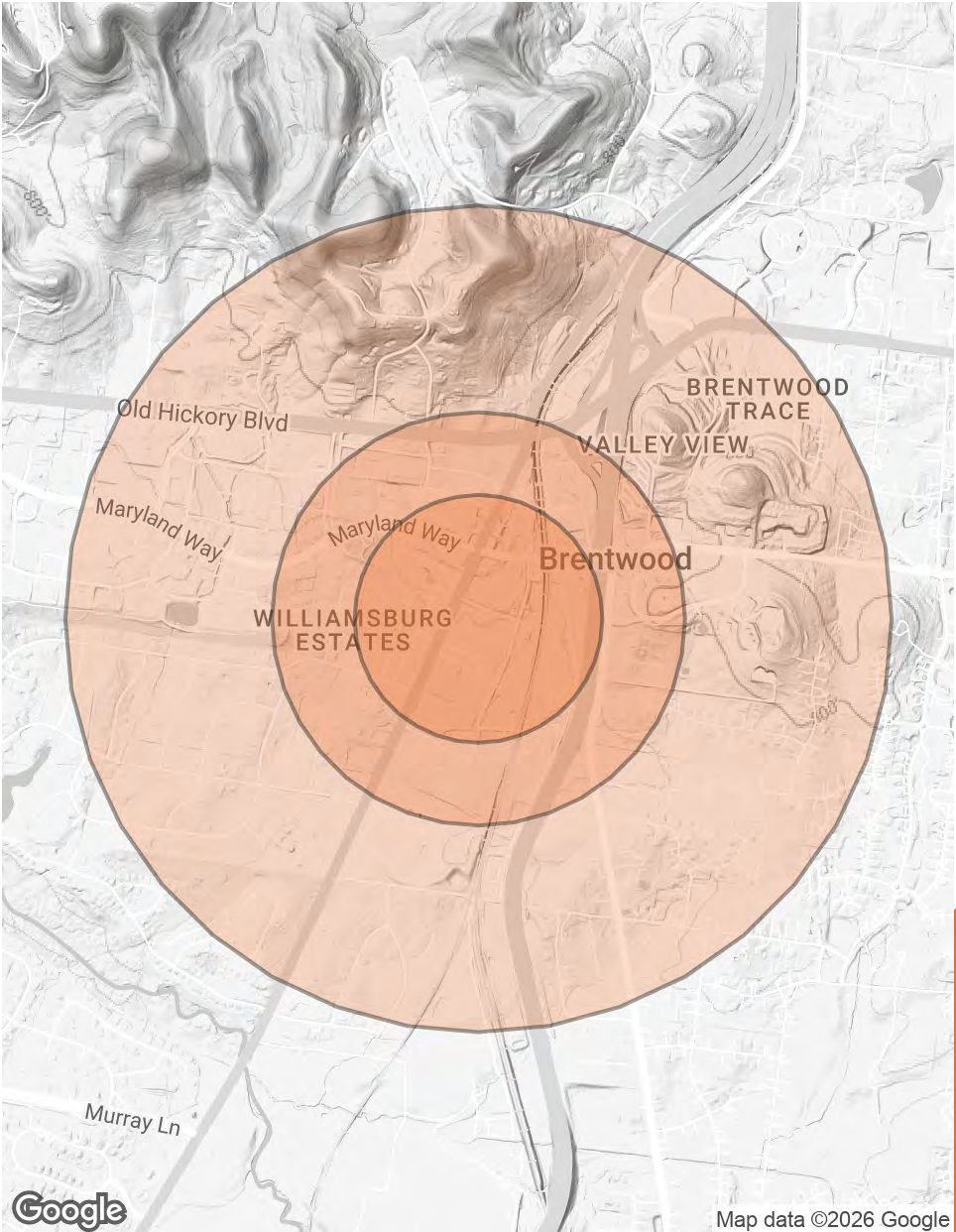


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	273	685	3,864
AVERAGE AGE	45	44	43
AVERAGE AGE (MALE)	42	42	41
AVERAGE AGE (FEMALE)	47	47	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	135	318	1,781
# OF PERSONS PER HH	2	2.2	2.2
AVERAGE HH INCOME	\$148,588	\$174,720	\$188,417
AVERAGE HOUSE VALUE	\$1,168,793	\$1,180,867	\$961,339

2020 American Community Survey (ACS)





JANA TRUMAN

Managing Director

jana.truman@svn.com

Direct: **615.671.4544** | Cell: **615.260.2807**

Tennessee (TN) #330542

PROFESSIONAL BACKGROUND

Jana Truman is Managing Broker and Investment Advisor with SVN | Accel Commercial Real Estate, part of the Accel Group of businesses, partnering with investors, business owners, and entrepreneurs to grow their personal and professional wealth through the acquisition, disposition and long-term strategies of commercial real estate and businesses.

Jana is featured regularly on podcasts, was named as one of 2025 Woman Deal Makers by BizNow, and is the co-chair for SVN's National Women's Council. Her company is the most referred commercial brokerage by residential realtors in the Greater Nashville MSA and the company with the widest marketing distribution in the same trade area. She is one of only a few woman-owned commercial brokerages in her market. She is a sought-after mentor and CRE coach. Her journey into CRE began after working for a decade and a half as a marketing and advertising professional for many well-known brands and start-ups. Jana began her career in commercial real estate appraising in 2011, where she appraised various types of commercial properties across all classes in Tennessee, providing her investor clients with the invaluable benefits of her valuation experience.

In 2014, she decided real estate was her passion, she added a focus to commercial real estate advisement, presently as managing broker for her own brokerage. She and her husband also own Accel Exit Advisors, a business brokerage and SVN Accel Commercial Property Management. Her real estate team consists of educated and dedicated brokers, each with specialties and a great operations team. She teaches classes and gives speeches on commercial real estate on a regular basis to associations, non-profits, investors and other agents.

MEMBERSHIPS

Affiliate Member- CCIM
Business Networks International
International Business Brokers Association
Real Estate Investors Network
Williamson County Chamber of Commerce
Greater Nashville Association of Realtors
National Association of Realtors
Tennessee Association of Realtors