



FOR LEASE

Legacy 5 MOB

113 Bear Crossing
Mt. Juliet, TN 37122

3,799 - 3,950 SF

AVAILABLE

\$38.00

SF/YR

2

SPACES

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AGILITAS Property Development

145 Bear Crossing
Suite 500, Mount Juliet, TN 37122
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Property Overview

7,749 SF AVAILABLE SF	\$38 ASKING RATE SF/YR	2 SPACES AVAILABLE	3-Story BUILDING SF	Class-A Medical Office BUILDING CLASS
+/- 19,000 SF FLOOR PLATE	3.44/1,000 PARKING RATIO	January 2028 ESTIMATED SHELL COMPLETION		

EXECUTIVE SUMMARY

Legacy 5 MOB is a 57,196 square foot professional office building located at 113 Bear Crossing in Mt. Juliet, Tennessee.

Legacy 5 MOB combines modern building amenities with a prime Mt. Juliet location, creating an ideal setting for today's professional tenants.

Common-area amenities are designed to support tenant productivity and provide a professional, client-ready environment.

Patient friendly with excellent visibility and access from both I-40 and Golden Bear Gateway.

The surrounding residential neighborhoods provide convenient access for patients and staff, while the walkable proximity to nearby retail and dining amenities enhances accessibility and overall convenience.

Lease terms range from 5 to 15 years with options for renewal, providing long-term stability for growing businesses.

Competitive NNN lease rates are available with tenant improvement allowances for qualified tenants.

The building sits on 4.08 acres with 197 parking spaces, providing the surface ratio professional and medical tenants require for staff and patient visits

PROPERTY HIGHLIGHTS

- Just over 57,000 square feet of Class A office space with modern finishes and efficient floor plates
- 197 parking spaces providing a competitive parking ratio for the Mt. Juliet submarket
- Situated on 4.08 acres with professional landscaping and monument signage at the entry

ACCESSIBILITY

AIRPORTS	HIGHWAYS
Nashville International Airport12.7 mi	I 400.2 mi
John C. Tune Airport23.7 mi	SR 1092.7 mi
Smyrna/Rutherford County Airport Authority12.8 mi	Central Pike4.7 mi
	Tennessee National Guard Parkway4.8 mi

●●

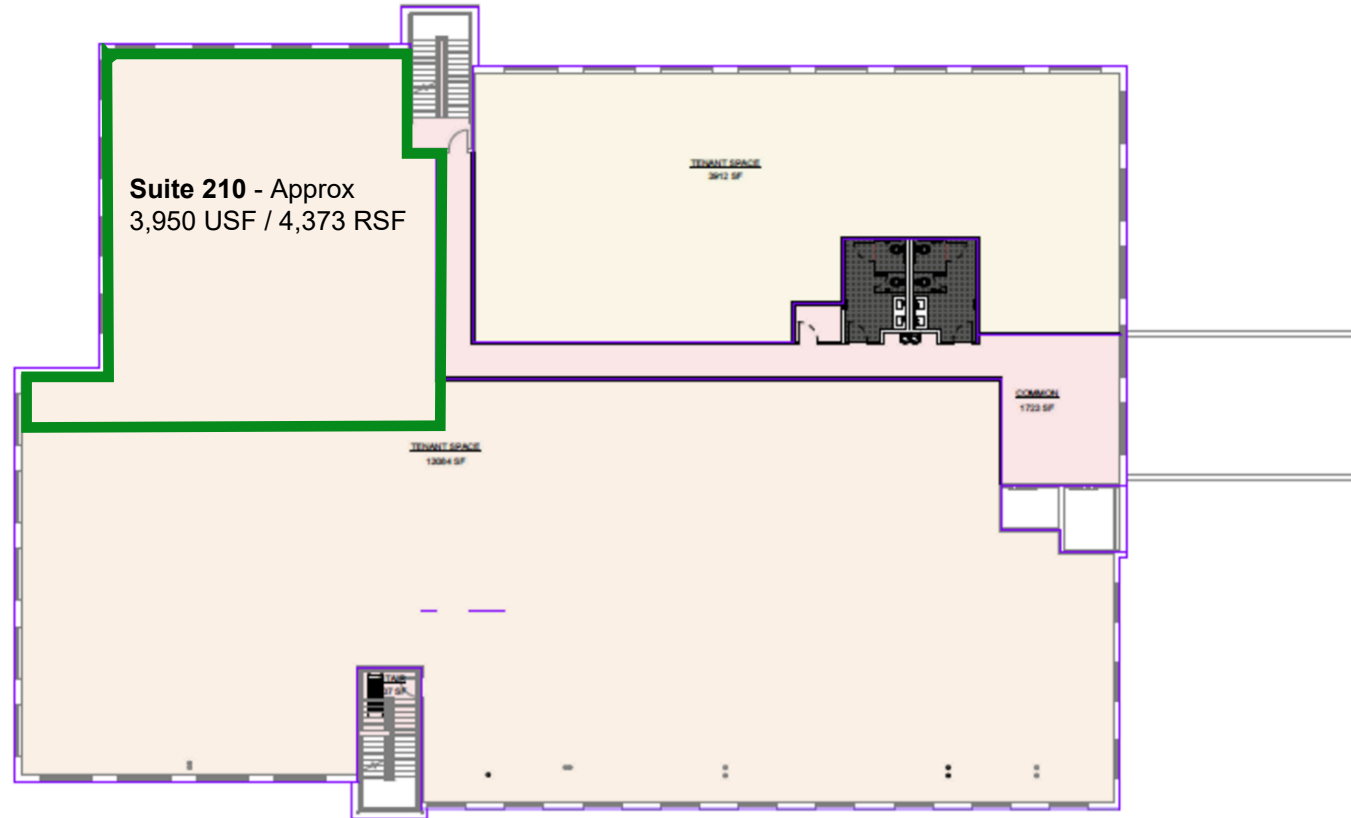
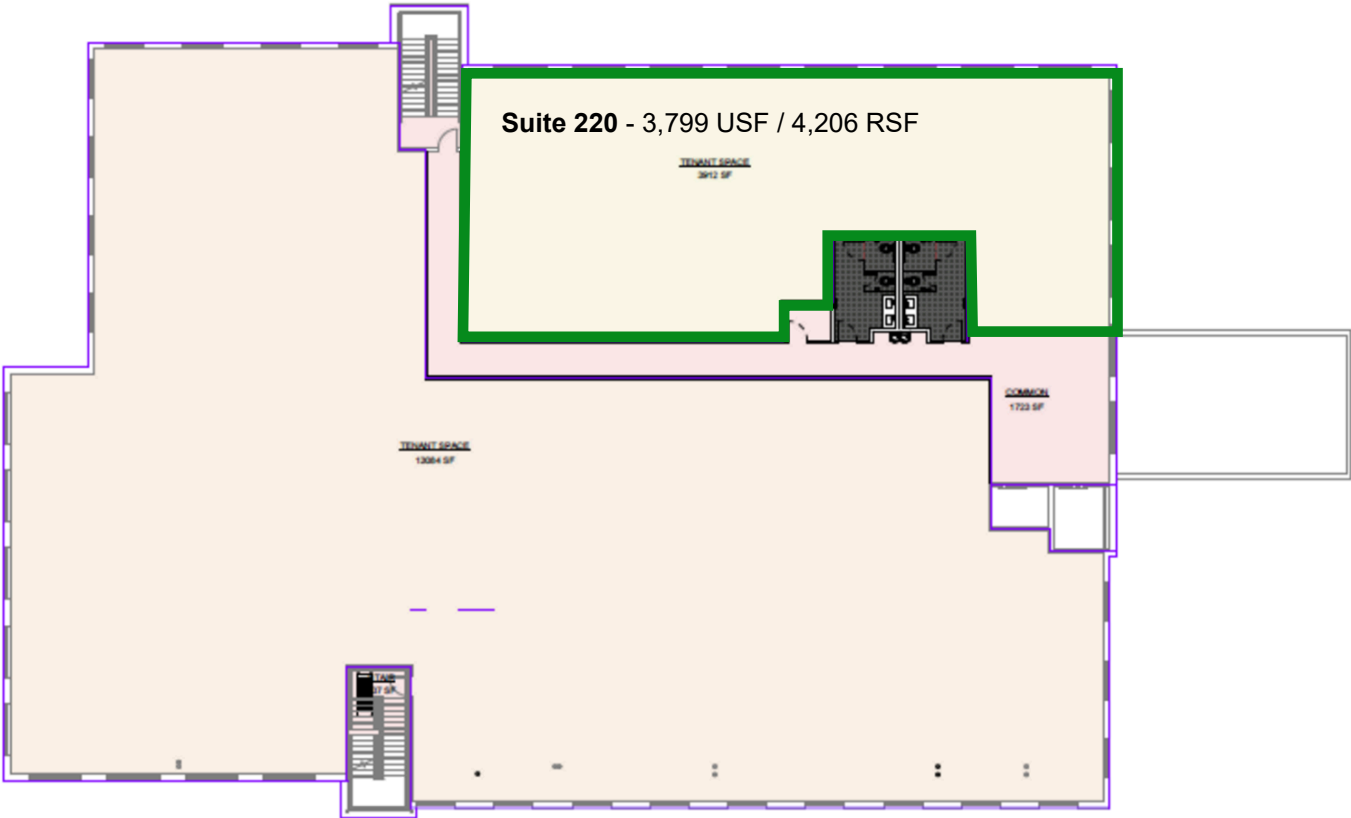
Space Available

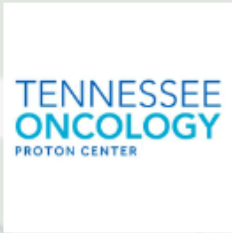
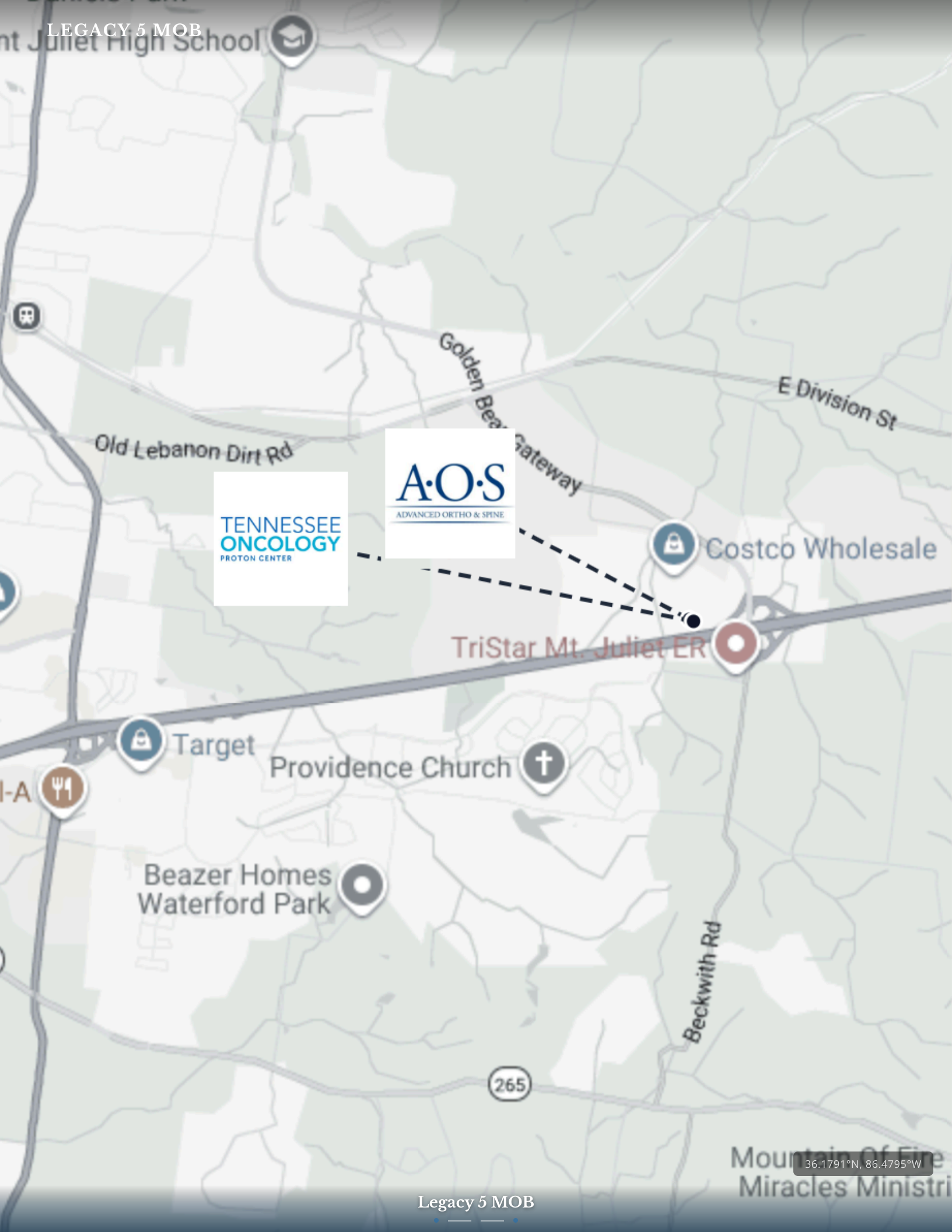
SPACE / SUITE	SF AVAILABLE	RENT RATE	LEASE TYPE	USE	LEASE TERM
210	3,950 SF	\$38 SF/Yr	NNN	Medical Office	5 – 15 Yrs
220	3,799 SF	\$38 SF/Yr	—	Medical Office	5 – 15 Yrs

210: This second-floor corner suite offers abundant natural light and a blank canvas ready to be transformed for your practice. Delivered as a cold dark shell, the space gives your team the flexibility to create a layout tailored to your needs. Tour today and envision your next location.

220: Position your practice in this second-floor corner suite, featuring plenty of natural light and the flexibility to design the space from the ground up. Delivered as a cold dark shell, this blank canvas is ready for your vision. Schedule a tour today to secure one of our last remaining suites.

●● Available Suites





TriStar Mt. Juliet ER

Costco Wholesale

Target

Providence Church

Beazer Homes
Waterford Park

265

Mountain Of Fire
Miracles Ministri

36.1791°N, 86.4795°W



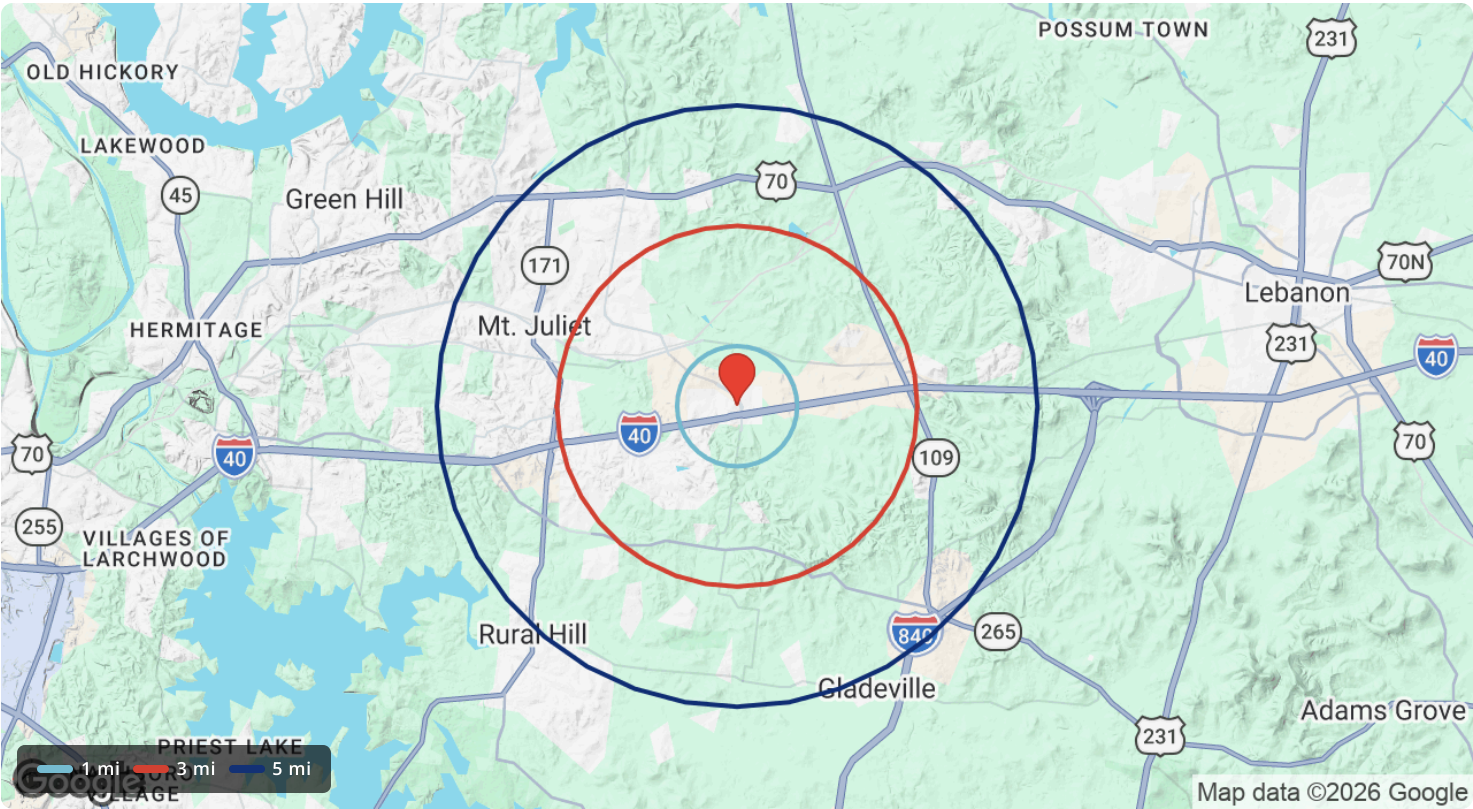
●● Photo Gallery



●● Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	530	5,937	17,835
2010 Population	529	9,729	27,106
2026 Population	530	19,882	58,865
2031 Population	529	22,447	67,093
2026-2031 Growth Rate	-0.04 %	2.46 %	2.65 %
2026 Daytime Population	1,140	17,671	55,165

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	178	2,058	6,328	less than \$15,000	9	384	836
2010 Total Households	184	3,702	10,027	\$15,000-\$24,999	4	149	516
2026 Total Households	200	7,949	22,364	\$25,000-\$34,999	17	310	696
2031 Total Households	202	8,968	25,586	\$35,000-\$49,999	4	306	923
2026 Avg. Household Size	2.64	2.49	2.62	\$50,000-\$74,999	23	1,308	3,390
2026 Owner Occupied Housing	158	5,674	16,330	\$75,000-\$99,999	35	1,339	3,176
2031 Owner Occupied Housing	156	6,458	18,775	\$100,000-\$149,999	50	1,547	4,467
2026 Renter Occupied Housing	42	2,275	6,034	\$150,000-\$199,999	43	1,213	3,743
2031 Renter Occupied Housing	47	2,511	6,811	\$200,000 or greater	16	1,393	4,616
2026 Vacant Housing	9	316	1,122	Median HH Income	\$104,447	\$103,971	\$115,683
2026 Total Housing	209	8,265	23,486	Average HH Income	\$117,162	\$136,960	\$152,511



Source: ESRI / ArcGIS Business Analyst

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EXCLUSIVELY OFFERED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE AGILITAS Property Development ADVISOR FOR MORE DETAILS.