FOR LEASE
CLASS A EXECUTIVE OFFICE SPACE

1605 Medical Center Pkwy.
Murfreesboro, TN

Completed and Available
December 2016

Property Features
• Lease Space from 1,600 – 4,836 SF
• $25 PSF NNN
• Located in the heart of Murfreesboro’s Gateway
• Main Building Tenant is Franklin Synergy Bank
• Across from the St. Thomas Rutherford Hospital
• Blocks away from The Avenue shopping destination
• Easy access to both I-24/Medical Center Pkwy Exit 76 and to downtown Murfreesboro business area
• Contact broker for more details

For More Information Contact:
John Harney, TN License 221569
(615) 896-4045
(615) 542-0715
jharney@theparksgroupcommercial.com
www.theparksgroupcommercial.com
Available Tenant Usable Space: 4,836 Sq.Ft.
Available Tenant Gross Area: 4,964 Sq.Ft.*

Leased Tenant Usable Space: 5,123 Sq.Ft.
Leased Tenant Gross Area: 5,241 Sq.Ft.*

Common Floor Area
Legend
Major Vertical Penetrations
Leased Tenant Space
Available Tenant Space

*Gross Area is calculated to face of the exterior wall of the building.
Rutherford County, TN
Community Profile

Rutherford County in the News

- Cost of living index vs. National Average of 100: 96.1
- 13th fastest growing city in America, between July 1, 2014 and July 1, 2015.
- More than 2,700 new jobs were created in 2015 and $667 million in capital investments were made from 5 relocations and 11 existing company expansions.

Destination Rutherford

Destination Rutherford is a 501(c)(6), not-for-profit economic development organization intended to serve all investors as a mechanism that pulls together the collective leadership of the Rutherford county public and private sectors in order to stimulate strategic economic growth.

Top 10 Private Sector Employers

<table>
<thead>
<tr>
<th>Company</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nissan North America, Inc.</td>
<td>8,400</td>
</tr>
<tr>
<td>State Farm Insurance Co.</td>
<td>1,662</td>
</tr>
<tr>
<td>Amazon Fulfillment Center</td>
<td>1,550</td>
</tr>
<tr>
<td>Ingram Content Group</td>
<td>1,500</td>
</tr>
<tr>
<td>Asurion</td>
<td>1,250</td>
</tr>
<tr>
<td>St. Thomas Rutherford Hospital</td>
<td>1,100</td>
</tr>
<tr>
<td>Verizon Wireless</td>
<td>1,068</td>
</tr>
<tr>
<td>General Mills</td>
<td>1,050</td>
</tr>
<tr>
<td>Bridgestone Americas, Inc.</td>
<td>1,010</td>
</tr>
<tr>
<td>Johnson Controls</td>
<td>1,000</td>
</tr>
<tr>
<td>Taylor Farms</td>
<td>920</td>
</tr>
</tbody>
</table>
Quick Facts

Rutherford County
2016 Population: 299,295
2021 Projection: 325,948
2010 Census: 224,604
Households: 109,563
Avg. HH Income: $72,186
Med. HH Income: $59,164

City of Murfreesboro
2016 Population: 127,140
2021 Projection: 138,139
2010 Census: 108,755
Households: 48,690
Avg. HH Income: $68,912
Med. HH Income: $52,249

Town of Smyrna
2016 Population: 45,865
2021 Projection: 46,699
2010 Census: 39,974
Households: 17,262
Avg. HH Income: $69,114
Med. HH Income: $55,098

City of La Vergne
2016 Population: 37,144
2021 Projections: 40,538
2010 Census: 39,974
Households: 12,082
Avg. HH Income: $67,749
Med. HH Income: $59,098

City of Eagleville
2016 Population: 668
2021 Projection: 705
2010 Census: 604
Households: 255
Avg. HH Income: $75,314
Med. HH Income: $55,098

Sources:
2016 Claritas Estimate
2010 Census Data
Updated February 22, 2016

Recent Announcements

Empyrean Benefit Solutions, Inc.
Empyrean Benefit Solutions, Inc. will locate a new customer service center in La Vergne, TN. Empyrean will invest $2.9 million in the new operation, creating 120 jobs in Rutherford County.

Steel Technologies
Steel Technologies will build a new 83,000 square foot facility in Smyrna, TN. Steel Technologies will invest $18 million to build the Smyrna manufacturing facility, the company’s second location in Rutherford County, and create 50 new jobs.

TwelveStone Health Partners
Murfreesboro’s newest corporate headquarters will be TwelveStone Health Partners, a consolidation of Reeves-Sain Family of Medical Services corporate, logistics billing and service divisions. The company represents $14.9 million in capital investment and will create 200 new jobs.

Education

Middle Tennessee State University
Murfreesboro
Enrollment: 23,881

Motlow College
Smyrna
Enrollment: 1,500

TN College of Applied Technology
Murfreesboro
Enrollment: 414

2014 Total County Retail Sales
$6,060,253,109
Source: TN Dept. of Revenue

2014 Travel Related Expenditures
$307,470,000
Source: U.S. Travel Association

Rutherford County has developed over 4 million square feet of retail in the last 10 years.

Labor Force At-A-Glance

<table>
<thead>
<tr>
<th></th>
<th>Tennessee</th>
<th>Nashville MSA</th>
<th>County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Labor Force</td>
<td>3,121,100</td>
<td>961,220</td>
<td>157,250</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>3.9%</td>
<td>3.1%</td>
<td>3.0%</td>
</tr>
<tr>
<td>Available Labor Pool</td>
<td>120,800</td>
<td>29,470</td>
<td>4,760</td>
</tr>
</tbody>
</table>

TN Dept. of Labor April 2016 Report