

HICKORY TRACE

104 CONTINENTAL PLACE, BRENTWOOD, TN

FOR SUBLEASE | ±6,821 RSF

CLASS A BUILDING



BUILDING FEATURES



CONSTRUCTION TYPE

Masonry



EXTERIOR BUILDING

Facing Old Hickory
Boulevard (TN-254)



CEILING HEIGHTS

10 Feet



LIFE SAFETY - FULLY SPRINKERED



FULL HVAC

High Efficiency



PARKING

Ratio 3.50/1,000 SF
220 Surface Parking



LOADING DOCK



BUILDING HOURS

Building Security &
Tenant Access - 24/7
7a.m. - 6p.m., M-F Card
Key Access After Hours



SUITE 300 HIGHLIGHTS

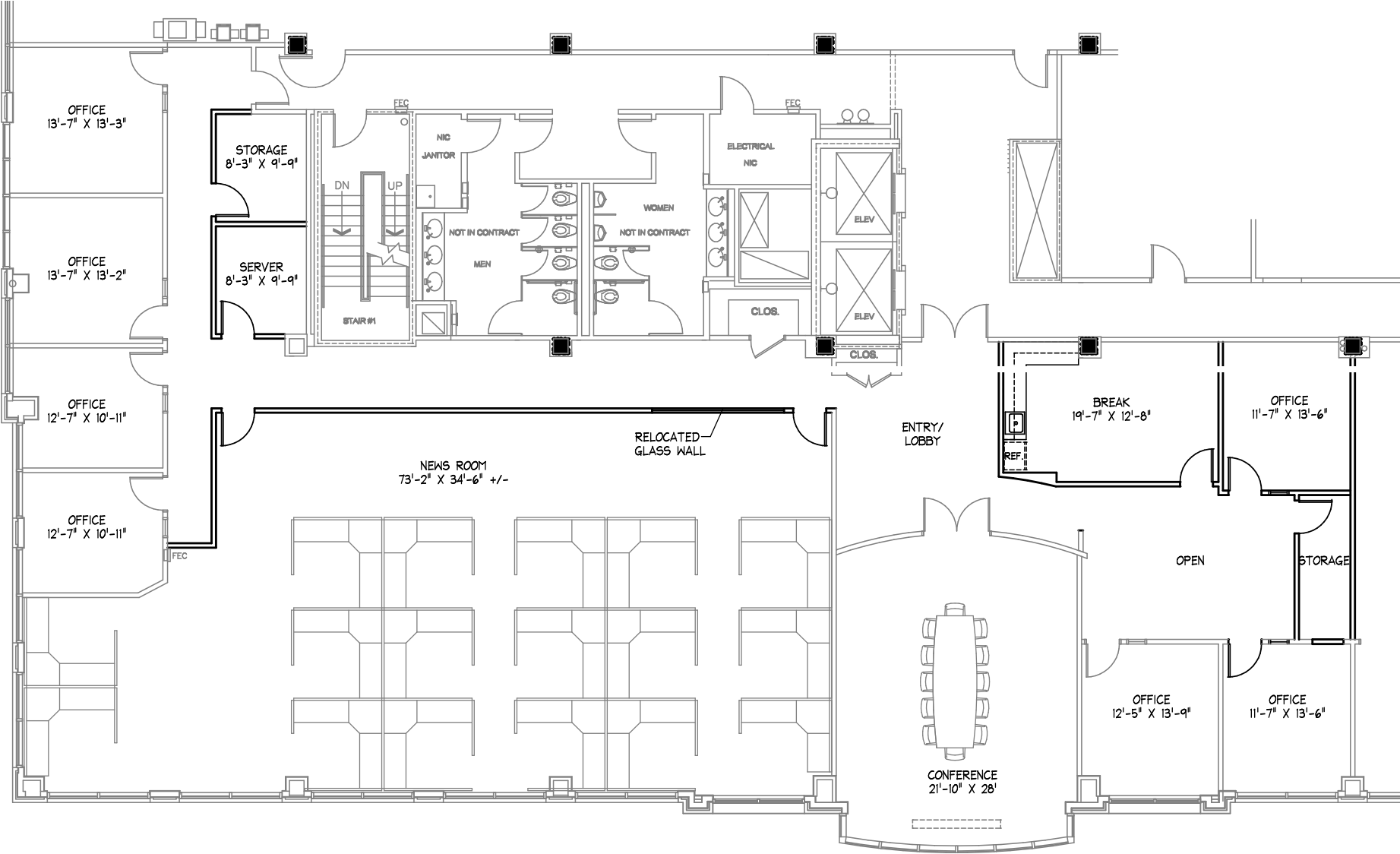
- 3rd Floor / Suite 300 / ±6,821 RSF
- Plug & Play with Furniture Available
- Seven (7) Private Offices
- One (1) Conference Room
- Seventeen (17) Workstations
- Large Break Room
- Server Room
- Two (2) Storage Areas
- Great Natural Light
- Available Now
- Sublease Thru February 28, 2026
- Rental Rate: \$25.00 / Fully Serviced

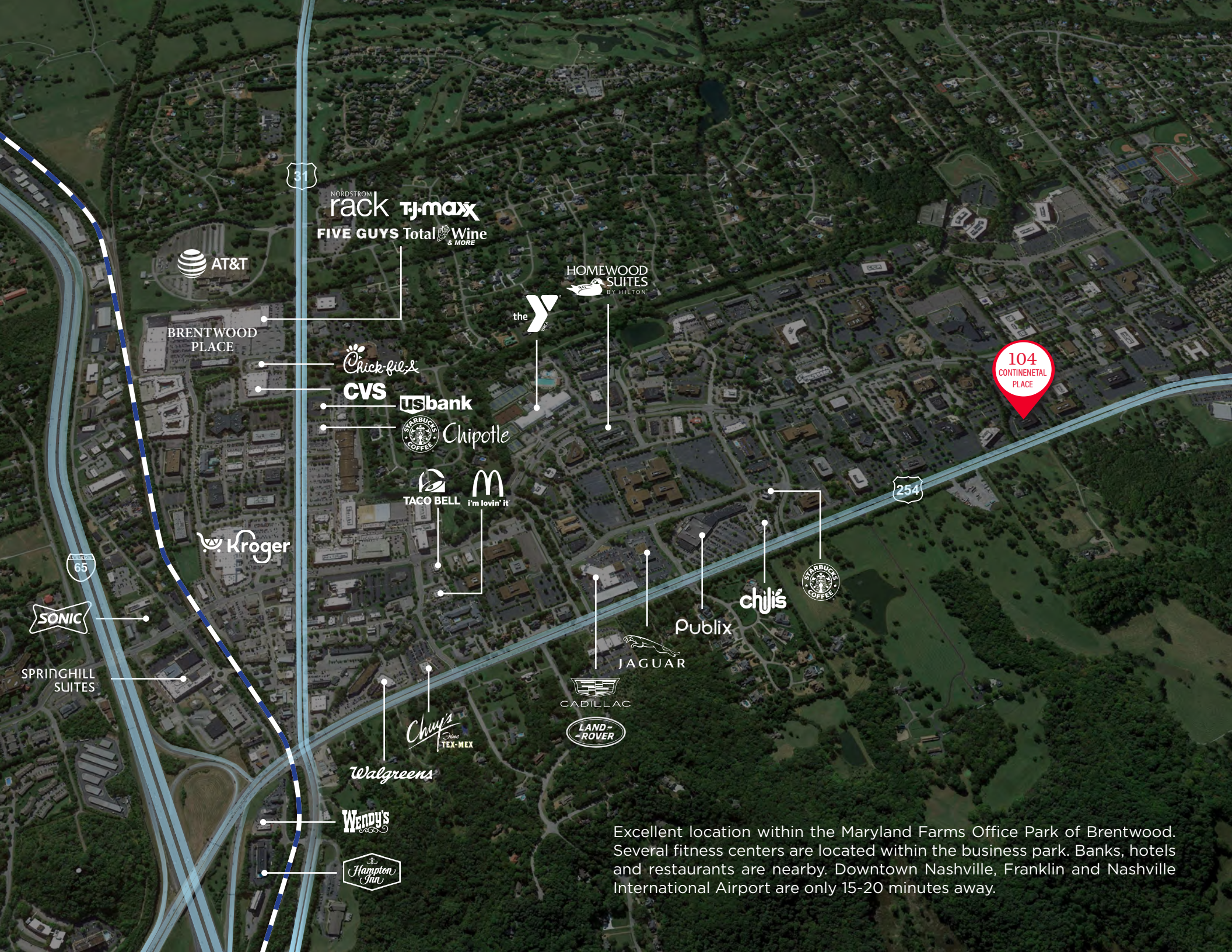


SUITE INTERIOR



FLOOR PLAN ±6,821 RSF





104
CONTINENTAL
PLACE

31

NORDSTROM
rack **TJ-maxx**
FIVE GUYS Total Wine
& MORE

AT&T

BRENTWOOD
PLACE

HOMEWOOD
SUITES
BY HILTON

the **Y**

Chick-fil-A

CVS

US Bank

STARBUCKS
COFFEE Chipotle

TACO BELL i'm lovin' it

Kroger

254

65

SONIC

SPRINGHILL
SUITES

chiji's

Publix

JAGUAR

CADILLAC

LAND-ROVER

Chuy's
FINE
TEX-MEX

Walgreens

Wendy's

Hampton
Inn

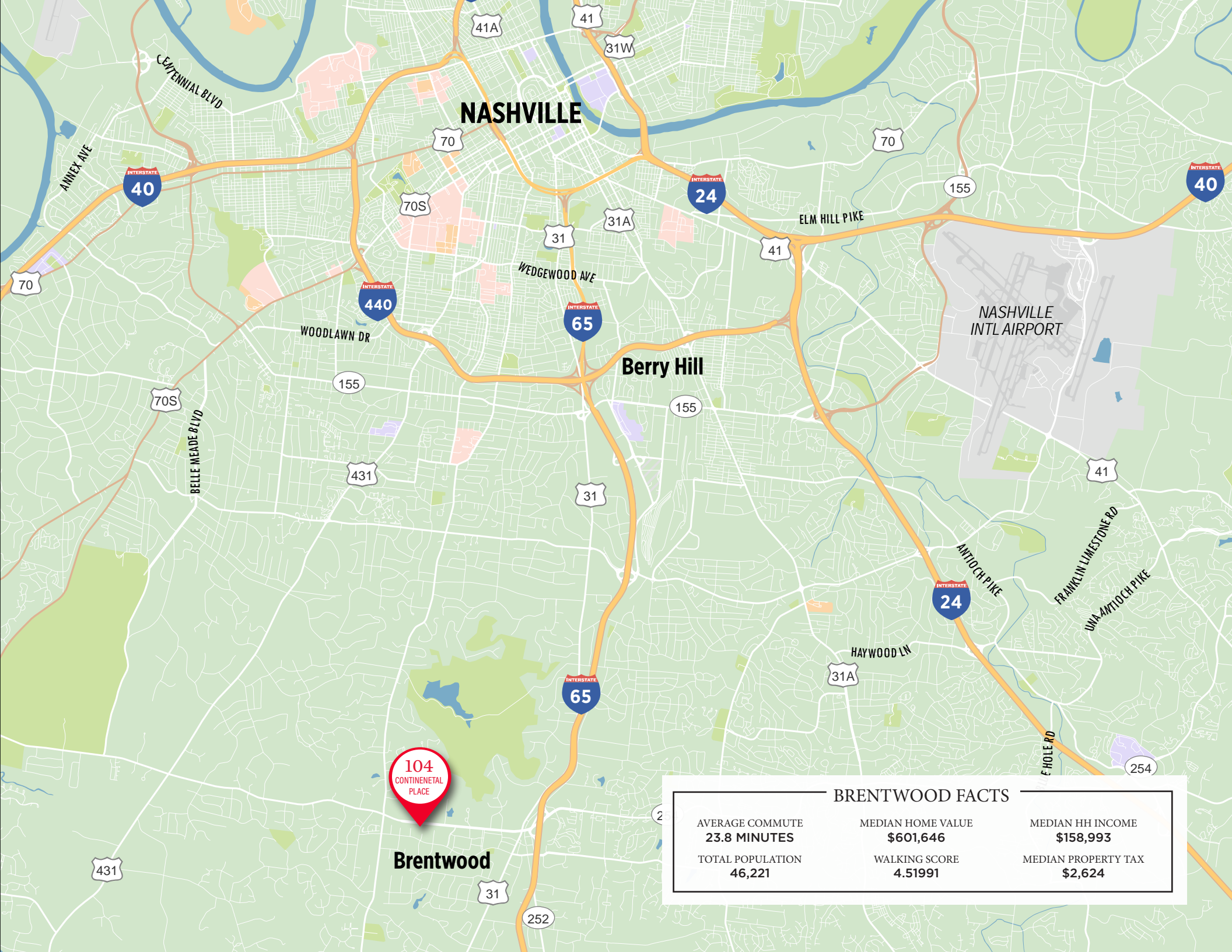
Excellent location within the Maryland Farms Office Park of Brentwood. Several fitness centers are located within the business park. Banks, hotels and restaurants are nearby. Downtown Nashville, Franklin and Nashville International Airport are only 15-20 minutes away.

BRENTWOOD, TN

Brentwood is an affluent suburb of Nashville, and included in the Nashville metropolitan area. Brentwood, located in scenic Williamson County, is considered one of the most desirable suburban locations in Tennessee. The city is known for its strong

business community and high standard of living. Residents enjoy quality schools, abundant recreational amenities, and easy access to all the sights and sounds of next-door Nashville.





NASHVILLE

Berry Hill

Brentwood

NASHVILLE INTL AIRPORT

104
CONTINENTAL PLACE

BRENTWOOD FACTS		
AVERAGE COMMUTE	MEDIAN HOME VALUE	MEDIAN HH INCOME
23.8 MINUTES	\$601,646	\$158,993
TOTAL POPULATION	WALKING SCORE	MEDIAN PROPERTY TAX
46,221	4.51991	\$2,624



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