

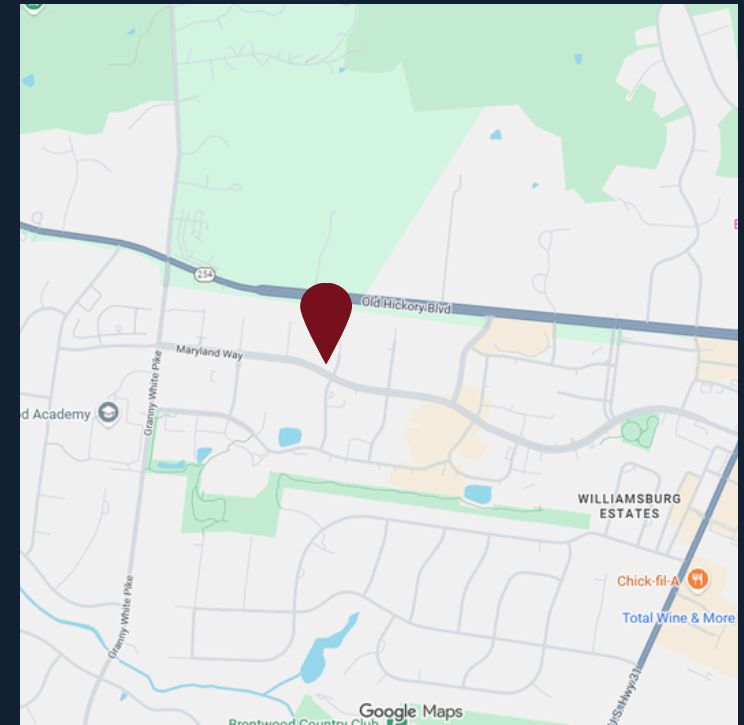
A photograph of a modern, three-story office building with a tan brick facade and large glass windows. The building is surrounded by lush green trees and landscaping. An American flag flies on a tall pole in front of the building. A semi-transparent white banner is overlaid on the bottom half of the image, containing the text 'FOR LEASE || 5300 Maryland Way'. Below this banner is a solid dark red banner containing the address '5300 Maryland Way | Brentwood, TN 37027'.

FOR LEASE || 5300 Maryland Way

5300 Maryland Way | Brentwood, TN 37027

PROPERTY HIGHLIGHTS

- Renovated lobby, common areas, and restrooms
- Prime location with convenient access to I-65 and I-440
- Minutes from Franklin and Downtown Nashville
- Surrounded by hotels, dining, retail, and banking amenities
- On-site management and building technician
- Free surface parking available equating to 3.5/1,000
- High-end finishes with efficient floorplans



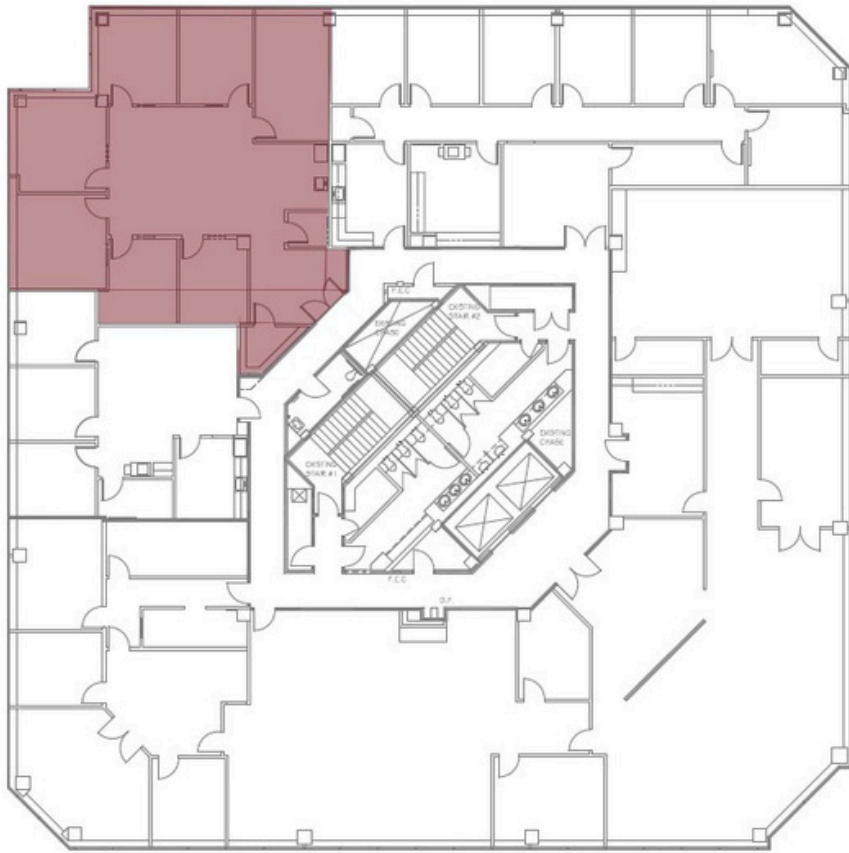
5300 Maryland Way is a 46,000-square-foot, three-story Class B office building in the Maryland Farms business district of Brentwood. Professionally managed, it features high-end finishes, upgraded common areas, new LED lighting, and a secure, energy-efficient environment. Tenants enjoy ample surface parking (3.5/1,000 ratio) and on-site maintenance.

Strategically located in Brentwood, the property offers easy access to I-65 and is minutes from Downtown Nashville and Franklin. Surrounded by restaurants, banks, retail, and other amenities. Virginia Way Plaza provides an attractive, move-in-ready option for companies seeking a prime location.



5300 Maryland Way

Floor Plans



Suite 306 | 2,340 RSF



For more information, contact:



4521 Charlotte Ave | Nashville, TN 37209
615.334.8808 | CardinalPropertyCo.com

Victoria Griffith

615.424.4350 | M
Victoria@CardinalPropertyCo.com

EQUITABLE
PROPERTY COMPANY

Custom
Real Estate
Solutions

3201 Trevor St, Ste 200 | Nashville, TN 37209
615.669.5480 | EquitableTN.com

Land Deleot

Steele Yancey

615.948.6807 | M
Land@EquitableTN.com

615.306.4099 | M
Steele@EquitableTN.com



EP^{co}