

106 STUDIO
ARCHITECTS
INTERIOR

SPRING HILL MEDICAL OFFICE

FOR LEASE | OFFICE/MEDICAL | SPRING HILL

FOUNDRY
COMMERCIAL

PROPERTY OVERVIEW



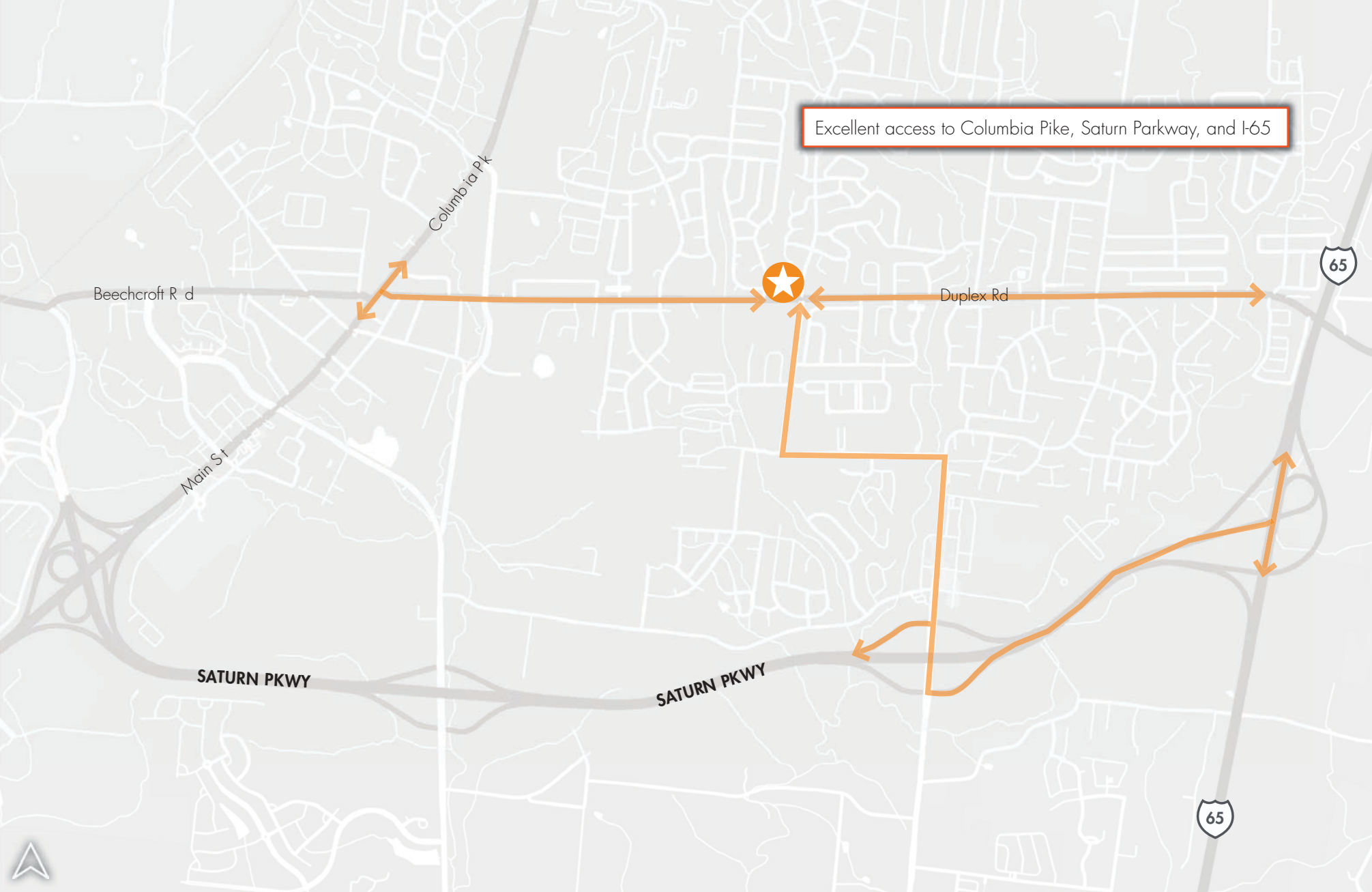
PROPERTY DETAILS

Address	5221 Port Royal Road, Spring Hill, TN 37174
Cross Streets	Port Royal Road & Duplex Road
Available Space	11,282 SF On the 3rd Floor
Building Size	33,846 SF 3 Floors
Delivery Date	Q4 2023
Anchor Tenant	Williamson Medical Center

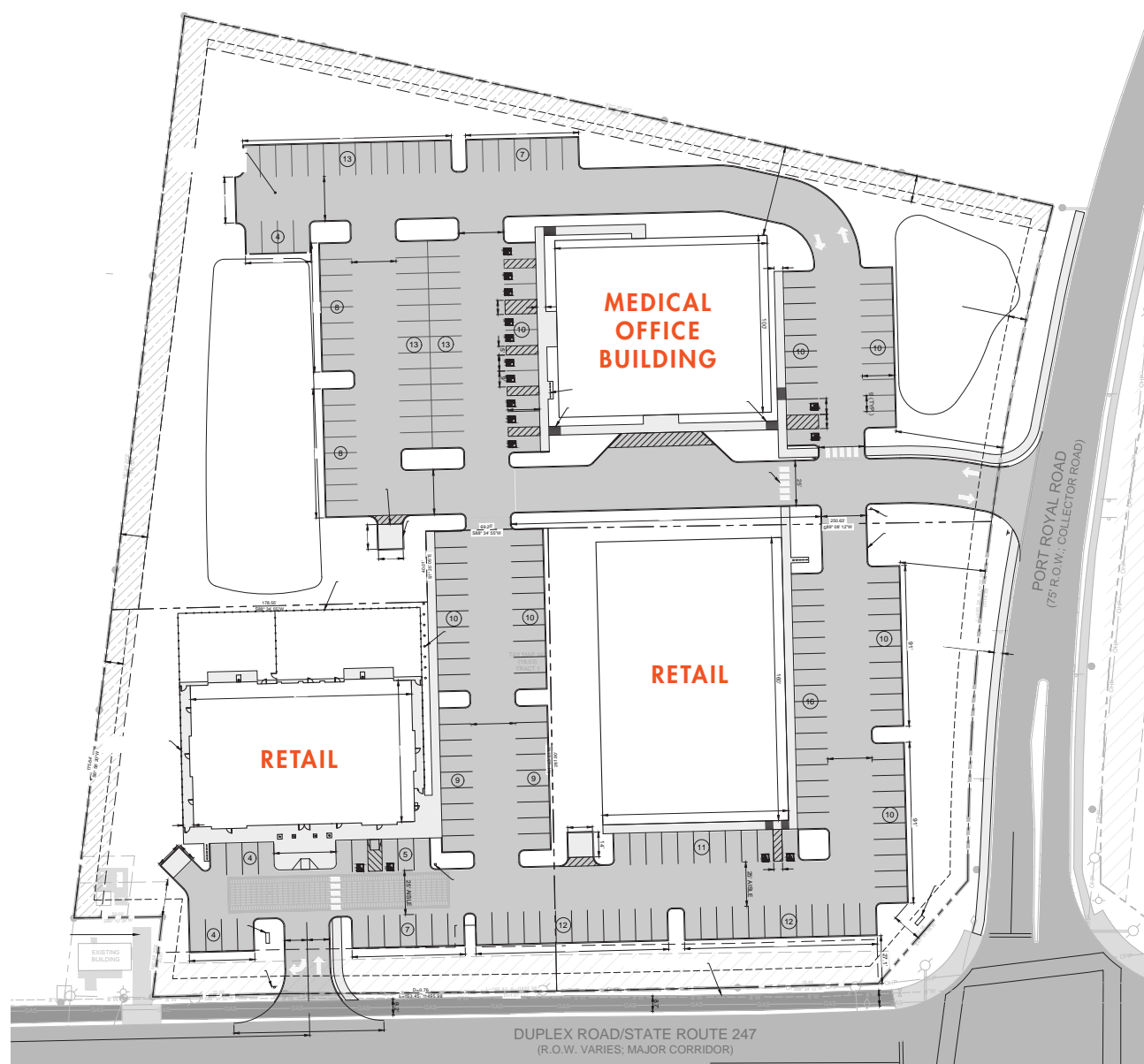
PROPERTY HIGHLIGHTS

- New construction, Class A medical office building
- Full floor available
- Part of a mixed-use development including adjacent retail space
- Excellent visibility from Port Royal Road and Duplex Road
- In the heart of fast-growing Spring Hill
- Easy access to I-65, Saturn Parkway, and Columbia Pike
- Monument Signage Available

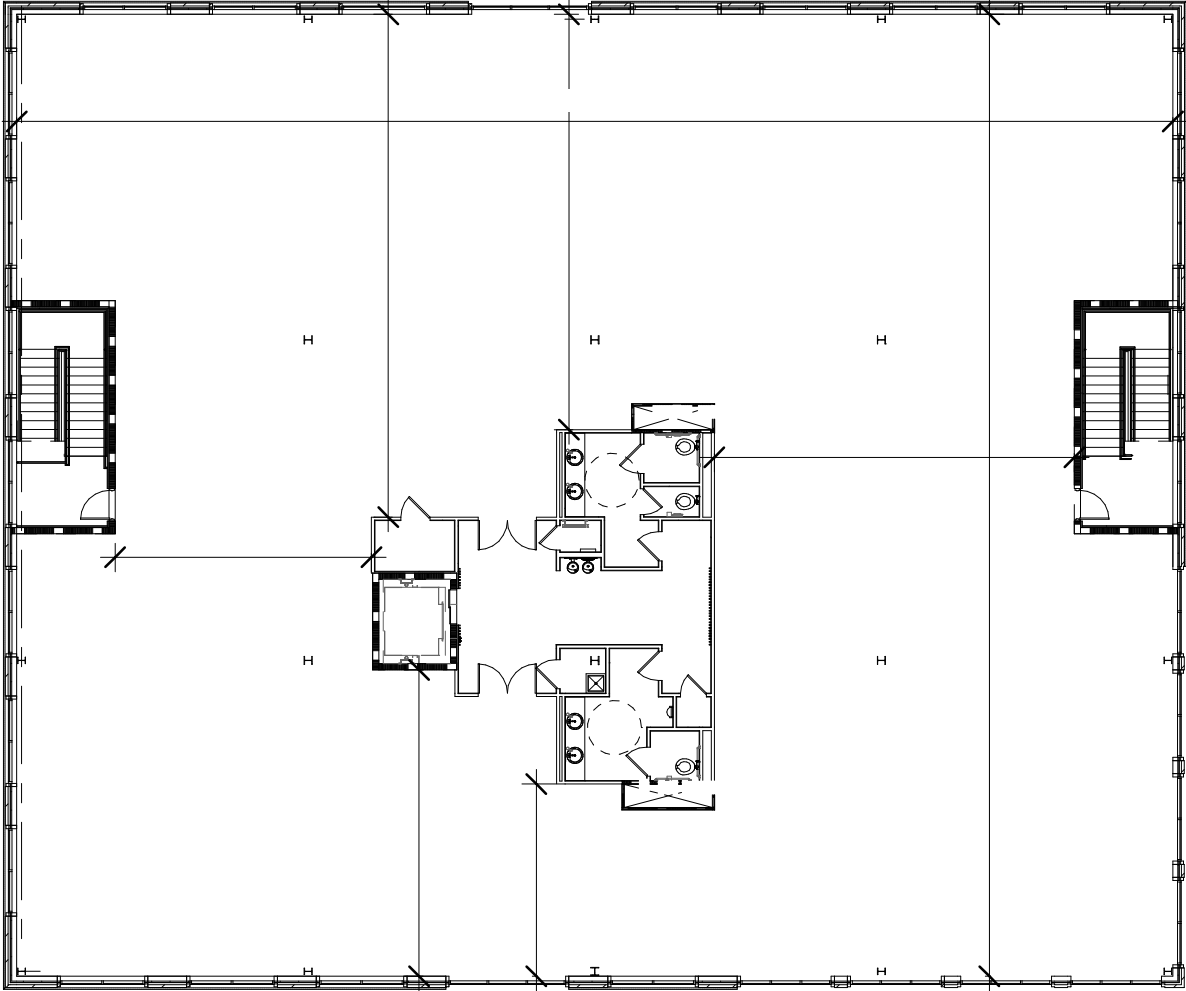
ACCESS MAP



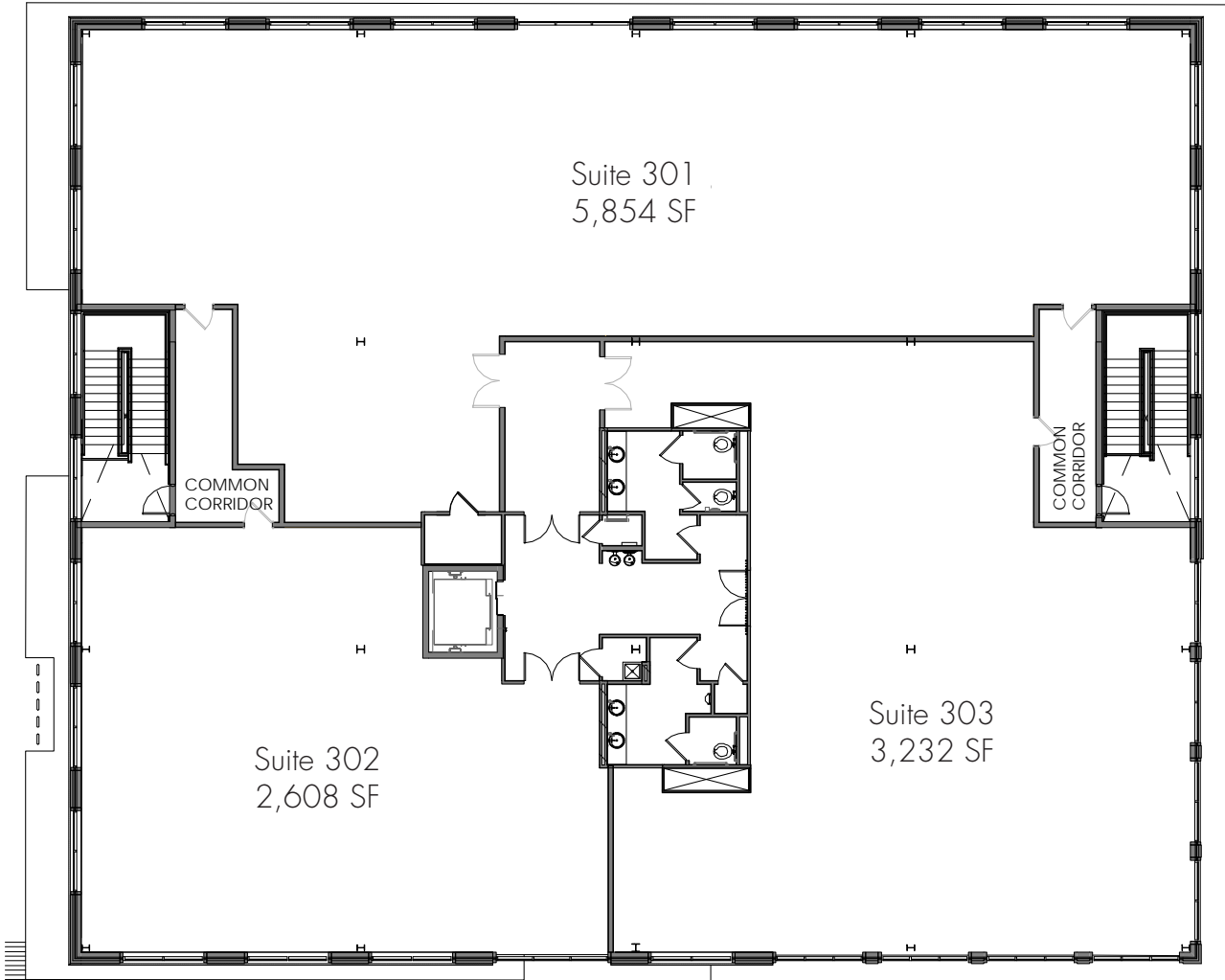
SITE PLAN



FLOOR PLAN



POTENTIAL DEMISING SCENARIO



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