



MUSIC CITY ENERGY SPA

1605

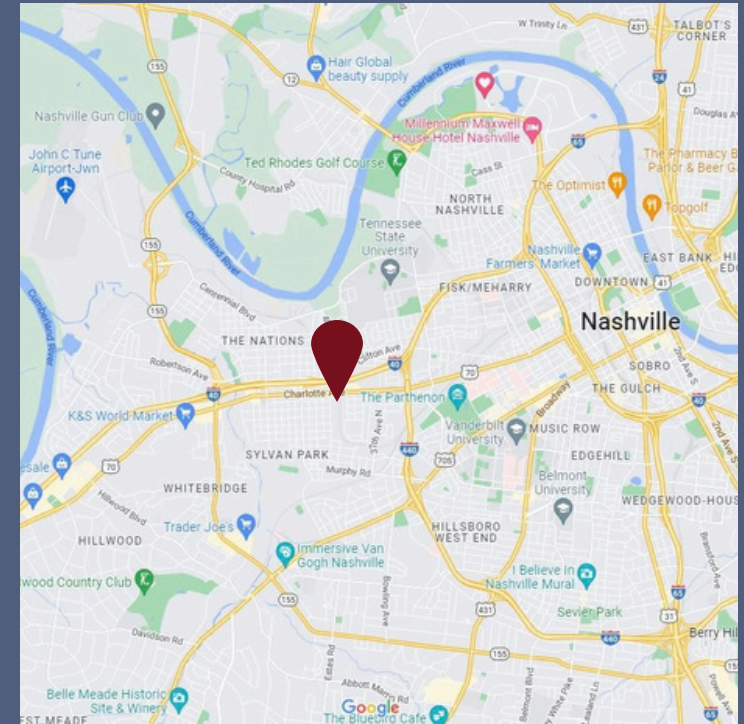
Center  
for SPINE, JOINT & Neuromuscular  
Rehabilitation  
MUSIC CITY ENERGY SPA  
HORIZON WELLNESS

**FOR LEASE || 1605 Westgate Circle**

1605 Westgate Circle | Brentwood, TN 37027

# PROPERTY HIGHLIGHTS

- Up to 4,565 SF available
- Built-out medical office with extensive existing infrastructure
- Various timeshare options Monday-Thursday
- Monument and directory signage available
- Ideal for medical, wellness, and professional users
- High-visibility and up to 35,000 vehicles per day
- Ample surface parking available



1605 Westgate Circle is a two-story, 9,052-square-foot building located in Brentwood, Tennessee. The property offers flexible multi-tenant building, featuring specialized medical office use on the first and second floor. The building's layout and size support a variety of professional and healthcare uses.

Situated within the highly desirable Cool Springs / Brentwood corridor near CoolSprings Galleria and just minutes from Nashville, the property benefits from convenient access to I-65 and major thoroughfares, a strong daytime population, and a wide range of nearby dining, retail, and service amenities that support both employees and visitors.



# Timeshare Features

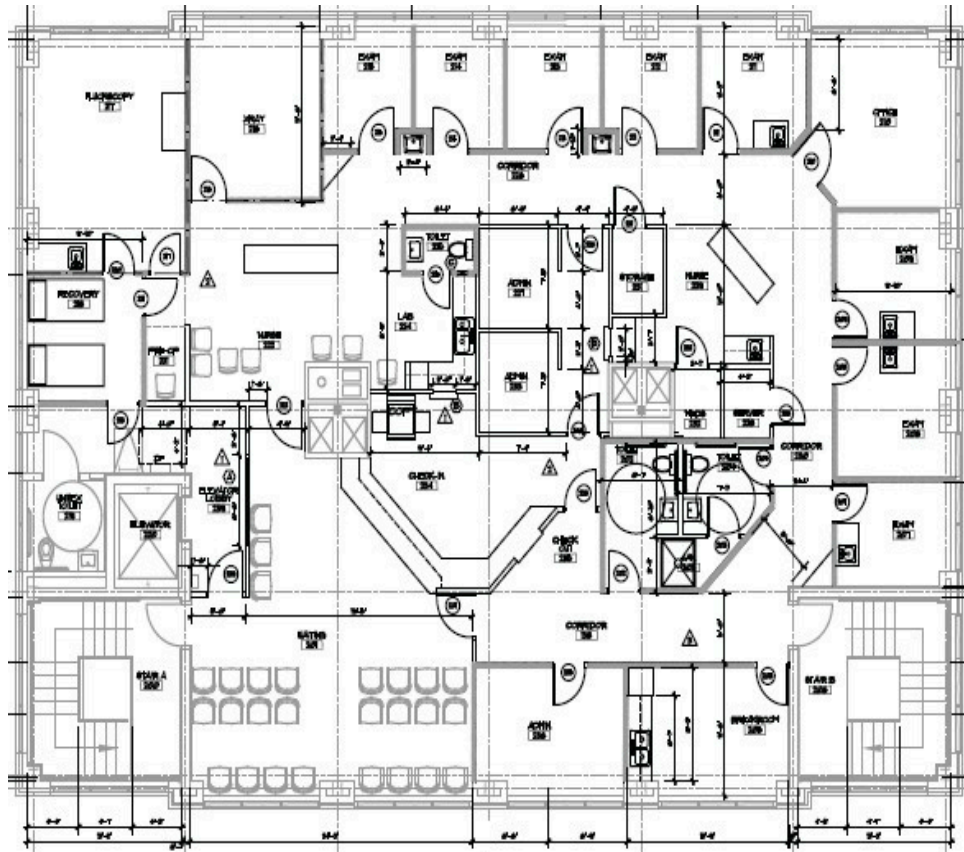
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- Furnished medical office suite available Monday-Thursday
- Flexible occupancy options available
- Janitorial and high-speed internet/data included
- Up to 11 exam rooms, 2 private offices, and an x-ray room
- Large procedure room with recovery area
- Spacious reception area with seating for up to 30 patients
- Full nurse station and clinical support workspace
- Large administrative back office for staff operations
- Multiple secure, lockable storage areas
- 4/1,000 Surface parking ratio
- Access to monument and directory signage
- Ideal for physicians, specialists, therapists, wellness providers, and satellite practice locations
- Located in the desirable Cool Springs/Brentwood corridor with convenient access to I-65, Franklin, and Nashville



# 1605 Westgate Circle

## Floor Plans



Suite 200 | 4,565 SF



# 1605 Westgate Circle



For more information, contact:



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