



## **111 West Court Square**

For Lease or Sale

1,394 sf

Total building size 9,972 sf

Will renovate to suit.

The Professional Building is located directly across from the Warren County Court House and convenient to major banks.

Various sized office spaces for lease. Short-term and long-term parking nearby.

Contact: James Totherow, Jr. (931) 808-9200



## **115 West Court Square**

For Lease

1,900 sf

An ideal office, this two-story historic building with Palladian windows is located directly across the street from the courthouse. Short-term parking is located directly on the street in front of the building. Awning and façade grants are available through Main Street McMinnville.

Contact: Laddie Hillis (615) 297-2048



### **119 West Court Square (1)**

For Lease

Main Floor 6,900 +/- sf.

Excellent two-story corner building features a main level ideal for retail. Former successful flower shop with great curb appeal and historical features. Very attractive storefront views. Private parking in rear and public short-term parking in front of building.

Contact Chrissi DePiero (931) 808-6924

### **119 West Court Square (2)**

For Lease

Two Upstairs Apartments

Live downtown! Two apartments in this historic Downtown Building. Walking distance to downtown shops, grocery store, and banks.

1 Bedroom/1 Bath

2 Bedroom/1 Bath

Private parking in rear.

Contact Chrissi DePiero (931) 808-6924



## **208 East Main Street**

For Sale

6,900 sf

Located in the heart of Downtown McMinnville right next to First National Bank with lots of parking and a private rear entrance.

This unique building consists of three floors, plus a dry basement. The building has been partially renovated and features tall ceilings, hardwood floors, and gorgeous interior brick walls. New plumbing and electric has been installed. This building is ideal for mixed-use development with retail or office on the main level and condos on the top two floors. Building just needs to be completed and it's ready for retail, office, and/or residential use.

This historic building was constructed in 1925 and is eligible for a 10% or 20% Federal Tax Renovation Credit; MDRFC PILOT (Commercial Real Estate Tax Freeze), Main Street McMinnville Low-Interest Loans and Main Street McMinnville Interest-Free Loan for Façade Renovations.

Contact: Karen Kerce Browning (931) 409-7858



**Main Street Center (Suite 1) 217 E. Main Street**

For Lease

2,175 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. Ideal for retail, there is 20 abundant feet of window frontage. On-street parking in the front with plenty of parking in the rear. Handicap accessible.

Contact: Ken Roberts, (931) 473-6300

**Main Street Center (Suite 2) 217 E. Main Street**

For Lease

2,288 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. Ideal for retail, there is 20 abundant feet of window frontage. On-street parking in the front with plenty of parking in the rear. Handicap accessible.

Contact: Ken Roberts, (931) 473-6300

**Main Street Center (Suite 3) 217 E. Main Street**

For Lease

1,281 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. There is 8 feet of window frontage. On-street parking in the front with plenty of parking in the rear. Shared restrooms; common area.

Contact: Ken Roberts, (931) 473-6300

**Main Street Center (Suite 4) 217 E. Main Street**

For Lease

1,163 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. There is 15 feet of window frontage. On-street parking in the front with plenty of parking in the rear. Handicap accessible. Shared restrooms and common area.

Contact: Ken Roberts, (931) 473-6300

**Main Street Center (Suite 5) 217 E. Main Street**

For Lease

1,395 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. Amenities include new roof, sprinkler system, alarm system, new plumbing and electric. Ideal for retail, there is an amazing 13 lineal feet of window frontage. Rear entrance with covered canopy and exterior lighting. On-street parking in the front with plenty of parking in the rear. Handicap accessible. Shared restrooms and common area.

Contact: Ken Roberts, (931) 473-6300

**Main Street Center (Suite 6) 217 E. Main Street**

For Lease

1,394 sf

Located in the heart of Downtown McMinnville.

This space is partially renovated and will build-out to suit tenant. Amenities include new roof, sprinkler system, alarm system, new plumbing and electric. Ideal for retail, there is an amazing 14 lineal feet of window frontage. Shared common rear entrance with shared restrooms. On-street parking in the front with plenty of parking in the rear. Front of store can be handicap accessible.

Contact: Ken Roberts, (931) 473-6300



### **330 East Main Street (West Office)**

For Lease

1,400 sf

Located directly across from the McMinnville Fire Department

Space is partially renovated; design-build out to suit tenant will only take three weeks. This building has been made energy efficient with new insulation, a new roof, and an energy efficient HVAC system featuring gas heat and electric cooling. Water and sew is furnished. Insulation is new. Great parking.

Contact: Ken Roberts, (931) 473-6300

### **334 East Main Street (East Office)**

For Lease

585 sf

Located directly across from the McMinnville Fire Department

This office has been completely renovated and ready for immediate occupancy. New HVAC system feature a high efficiency heat pump. Water and sewer is included. This building has a new roof on it. Great parking.

Contact: Ken Roberts, (931) 473-6300



### **107 North Spring Street**

For Sale or Lease

1,000 sf

This building needs some improvements. Awning and façade grants are available through Main Street McMinnville. Property will be enhanced with Phase II Downtown McMinnville Renovation Plan, beginning first-quarter, 2011. North Spring Street has a lot of potential...invest now before the Phase II Downtown Renovation improvements begin and get in on the ground floor! Improvements include new street ways, sidewalks with curbing, storm drainage and decorative traffic signals!

Contact: Lara Hillard (931) 273-5510



### **110 North Spring Street**

For Sale

6,282 +/- sf

This building is a great deal for the square footage and is located in the heart of Downtown McMinnville. Needs total renovation. Ideal for personal office suites or common receptionist office suites. Nearby long-term parking; short-term parking on street.

Property will be enhanced with Phase II Downtown McMinnville Renovation Plan, beginning first quarter of 2011. North Spring Street has a lot of potential...invest now before the Phase II Downtown Renovation improvements begin and get in on the ground floor! Improvements include new sidewalks, roadways, underground utilities, as well as new street lamps, and traffic signals.

Contact Lara Hillard (931) 273-5510



### **113 North Spring Street (1)**

For Sale or Lease

1,100 sf

This building has new plumbing and electrical and is an open canvas. It is currently income producing. Awning and façade grants are available through Main Street McMinnville. Property will be enhanced with Phase II Downtown McMinnville Renovation Plan, beginning first quarter 2011. North Spring Street has a lot of potential...invest now before the Phase II Downtown Renovation improvements begin and get in on the ground floor! Improvements include underground utilities, new sidewalks, roadways, decorative street lights and traffic signals!

Contact: Lara Hillard (931) 273-5510

### **117 North Spring Street (3)**

For Sale or Lease

900 sf

Location, location, location! This corner building has new plumbing and electrical, decorative glass French doors and even a claw foot tub. Awning and façade grants are available through Main Street McMinnville. Property will be enhanced with Phase II Downtown McMinnville Renovation Plan, beginning in 2011. North Spring Street has a lot of potential...invest now before the Phase II Downtown Renovation improvements begin and get in on the ground floor! Improvements include new sidewalks, roadways, undergrounds utilities, storm drainage, plus decorative street lights and traffic signals!

Contact: Lara Hillard (931) 273-5510



## **107 East Morford Street**

For Lease

2,730 sf

Located directly across the street from the Post Office; close to Courthouse and major banks.

Aristocratic stone façade; HVAC gas heat and electric cooling with programmable thermostat. Building is protected by a fire and security system. Front and rear entrances. The property will be enhanced with the Phase II Downtown Renovation improvements beginning first quarter, 2011. Improvements include underground utilities, new sidewalks, roadways, decorative street lights and traffic signals.

Space consists of:

1. Large reception and waiting room.
2. Extra large executive office with built in bookshelves and cabinets
3. Large conference room
4. Open work/file area
5. 5 additional private offices
6. Kitchen/Break room with built-in refrigerator and cabinets
7. Basement record storage
8. HVAC closet with utility storage

Contact: Ken Roberts, (931) 473-6300



## **115 East Morford Street**

For Sale or Lease

10,000 +/- sf.

Location, location, location! Excellent two-story corner building with great curb appeal and window frontage; structurally sound and high quality roof. This building is perfect for mixed use retain on the first floor and residential on the second floor. Open canvas ready to meet your needs. Nearby long-term parking. Property will be enhanced with Phase II Downtown McMinnville Renovation Plan, beginning in 2011. Improvements include new underground utilities, new sidewalks with curbing, decorative street lights, and traffic signals.

Contact Jimmy Zavagiannis (931) 273-2636