

9009 Carothers Parkway

THE CAROTHERS BUILDING

Franklin, TN



**CUSHMAN &
WAKEFIELD**

UP TO 98,310 SF AVAILABLE

BUILDING C - 5TH FLOOR

24,371 SF AVAILABLE

BUILDING C - 4TH FLOOR

24,413 SF AVAILABLE NOVEMBER 2024

[VIEW WEBSITE](#)

BUILDING B - 2ND FLOOR

24,067 SF AVAILABLE



The Carothers Building is a Class A office building totaling 506,884 SF located in Cool Springs.

D

BUILDING A - 4TH FLOOR
24,936 SF AVAILABLE

[VIEW WEBSITE](#)

A

BUILDING A - 2ND FLOOR
24,936 SF AVAILABLE

CONNECTOR

CONNECTOR

LOBBY

98K

SQUARE FEET

Up to 98,310 SF Available

CLASS A

OFFICE SPACE

4

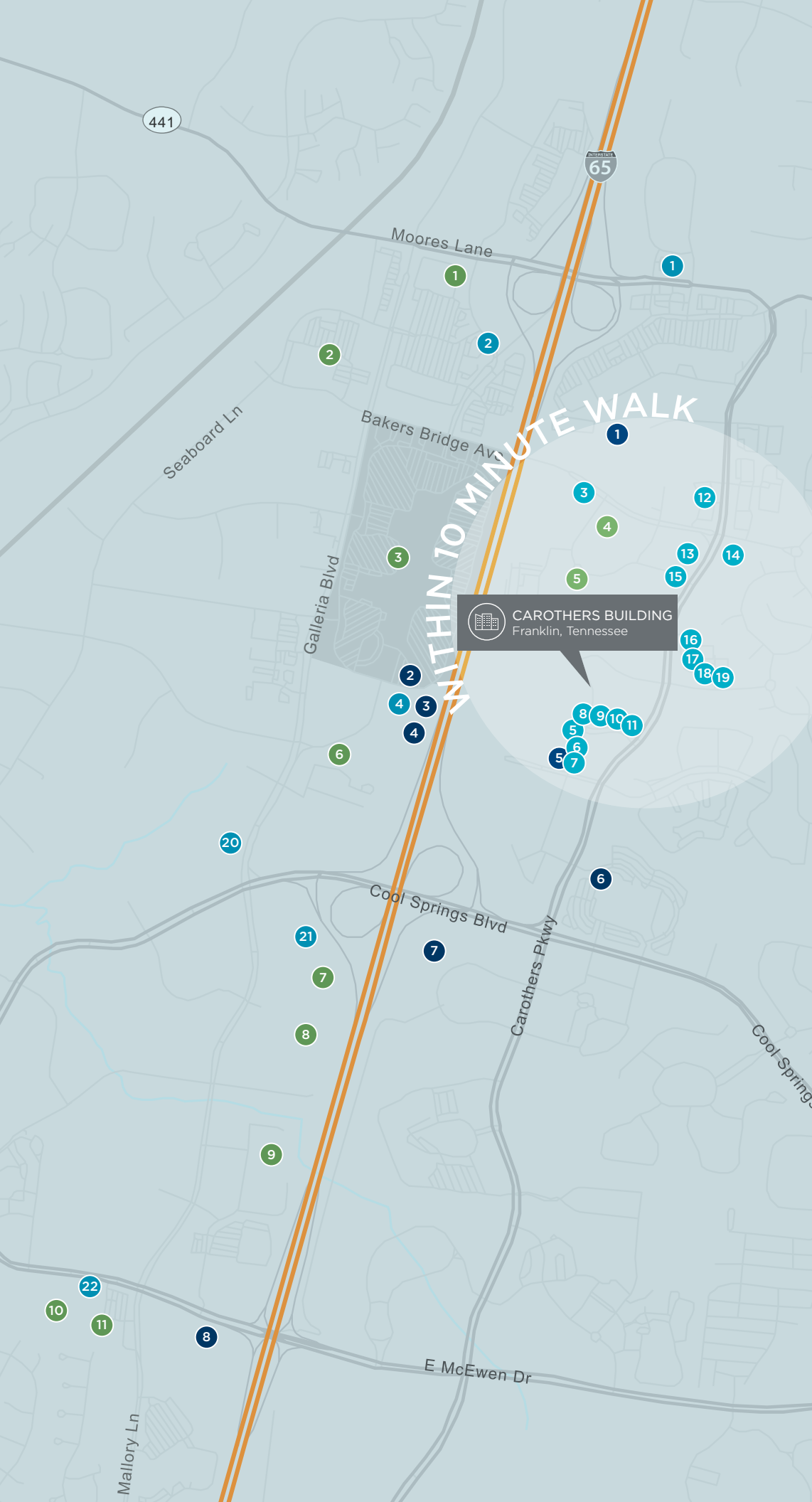
FLOORS
Available

17

RESTAURANTS WITHIN
WALKING DISTANCE

All in the heart of one of the
Southeast's most desirable
locations.





RESTAURANTS

- 1 Amerigo
- 2 J. Alexanders
- 3 Wild Ginger
- 4 Jonathan's Grille
- 5 Tupelo Honey Cafe
- 6 Cajun Steamer
- 7 Jersey Mike's
- 8 L&L Hawaiian Grill
- 9 First Watch
- 10 Noodles & Company
- 11 Old School Sports Bar
- 12 Starbucks
- 13 Cafe India
- 14 Smoothie King
- 15 Einstein Bros Bagels
- 16 Molinari's
- 17 Mineo's
- 18 Subway
- 19 Bodeli Sushi
- 20 Carrabba's
- 21 Bonefish Grill
- 22 BrickTop's

HOTELS

- 1 Hyatt Place
- 2 TownePlace Suites
- 3 Hampton Inn & Suites
- 4 Aloft
- 5 Courtyard Franklin/Residence Inn
- 6 Franklin Marriott
- 7 Embassy Suites
- 8 Drury Plaza Hotel

SERVICES/RETAIL

- 1 Target
- 2 Costco
- 3 Cool Springs Galleria
- 4 Prairie Life Fitness
- 5 The Gardner School
- 6 Kroger
- 7 Lowe's
- 8 Sam's Club
- 9 Walmart
- 10 Mountain High Outfitters
- 11 Whole Foods Market

CORPORATE NEIGHBORS

- Ford Motor Credit
- CHS
- Franklin American Mortgage
- Tivity Health
- HCA
- Nissan North America
- Mars Petcare
- Cisco
- Jackson National Life
- Schneider Electric
- CKE Restaurants

The building has been institutionally owned and professionally managed since initial occupancy, with both on-site management and full time building engineers.





BUILDING AMENITIES



On-site cafe
with lunch
service

Campus
like setting

Multiple
conference
facilities

Numerous
restaurants
and hotels
within
walking
distance

PREMIUM FEATURES

Parking ratio
5/1,000

On-site
13,416 SF
newly
renovated
fitness facility
with locker
rooms

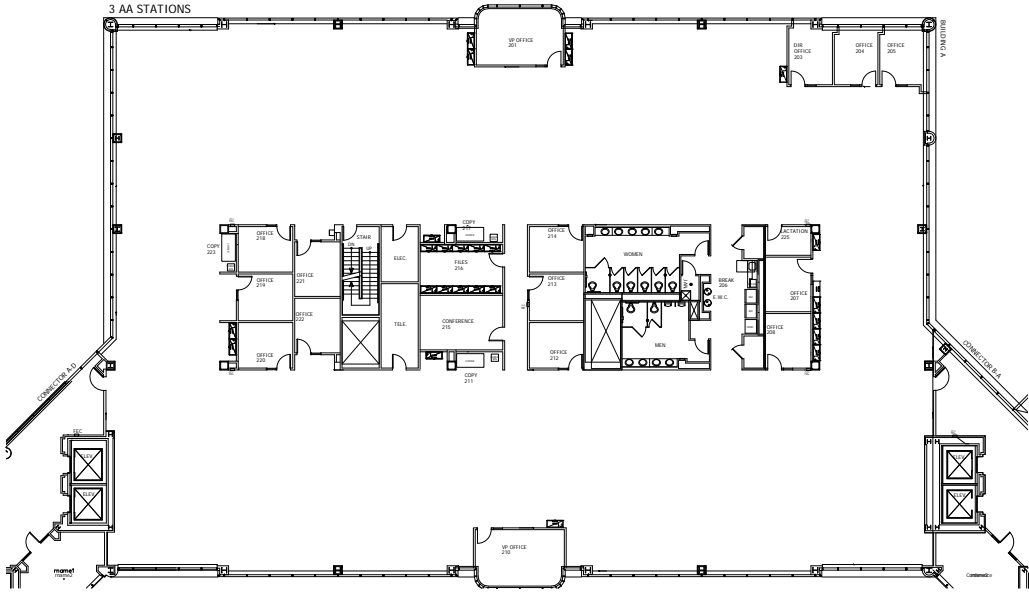
LEED
Certified and
Energy Star
rated

Convenient
interstate
access

FLOOR PLANS

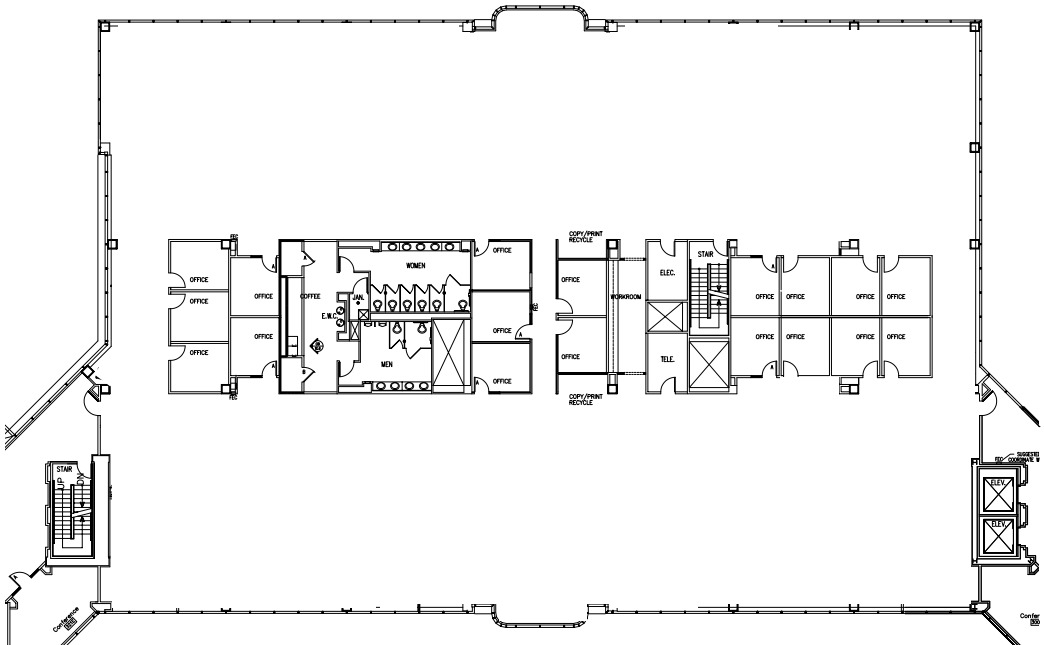
2-A Floor Plan
24,936 SF

Take
Virtual Tour 

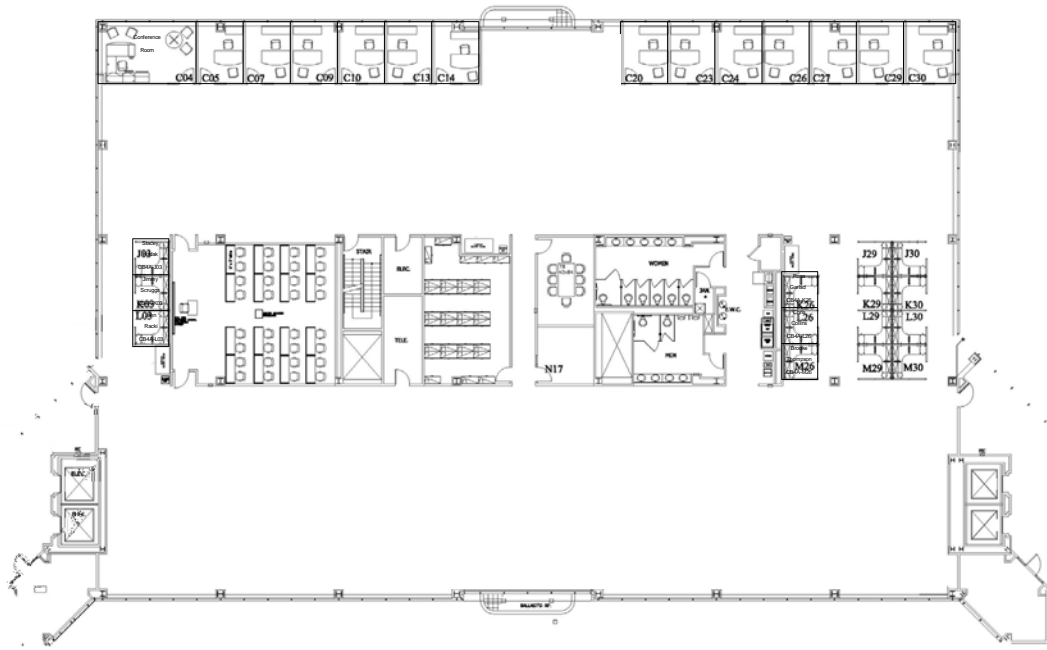


2-B Floor Plan
24,067 SF

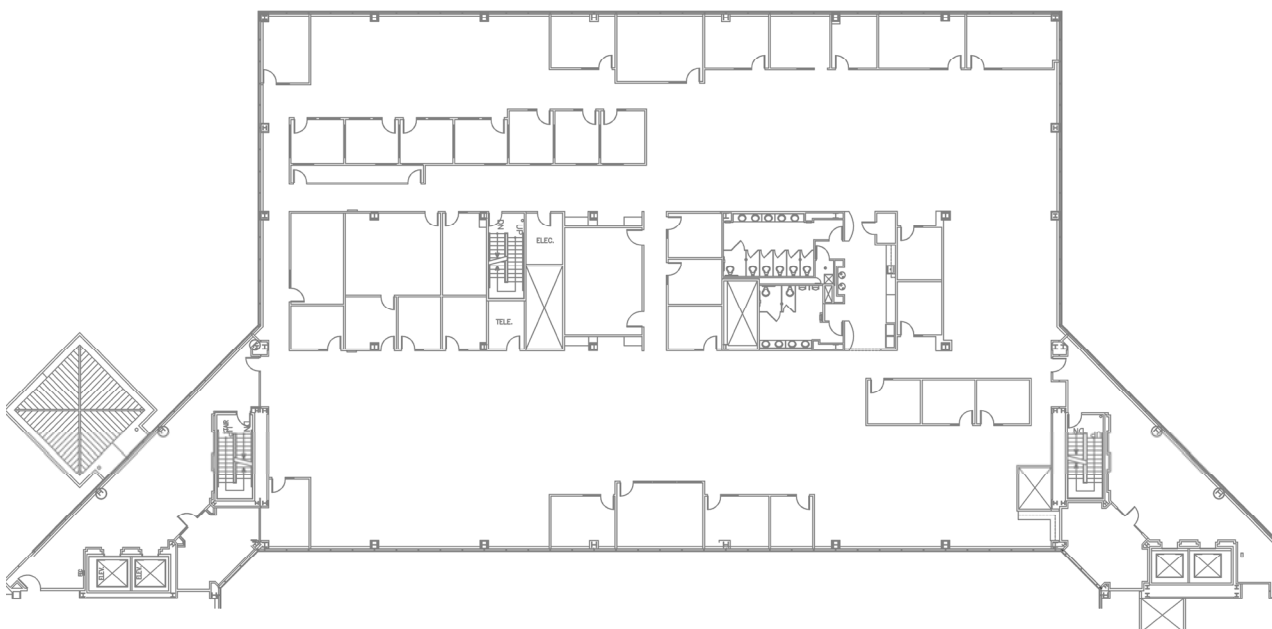
Take
Virtual Tour 



4-A Floor Plan 24,936 SF



5-C Floor Plan 24,371 SF



CREWS JOHNSTON III
+1 615 301 2901
crews.johnston@cushwake.com



BLAKE NEWTON
+1 615 301 2915
blake.newton@cushwake.com

RICH RIECK
+1 615 301 2884
rich.riek@cushwake.com

1033 Demonbreun Street, Suite 600
Nashville, TN 37203
main +1 615 301 2800
fax +1 615 301 2957
cushmanwakefield.com

