

FOR SUBLEASE
3,145 SF

CORPORATE CENTRE

FRANKLIN, TENNESSEE





**LEED
CERTIFIED**



28,000 sf retail delivering Q4 2024

[WATCH OUR VIDEO](#)



PARK HIGHLIGHTS

5 CLASS A
OFFICE PARK
BUILDINGS

LEED
CERTIFIED AND
ENERGY STAR RATED BUILDINGS

1998-2001
BUILD YEARS

ON-SITE
AMENITIES & AFTER HOUR
SECURITY

PRESTIGIOUS
COOL SPRINGS
LOCATION

4.0-5.5/1,000
PARKING
RATIO

FULL HEIGHT
GLASS WINDOWS

ON-SITE
EMBASSY SUITES HOTEL
+ 28,000 SF NEW RETAIL &
PARKING DELIVERING Q4

SPACE HIGHLIGHTS

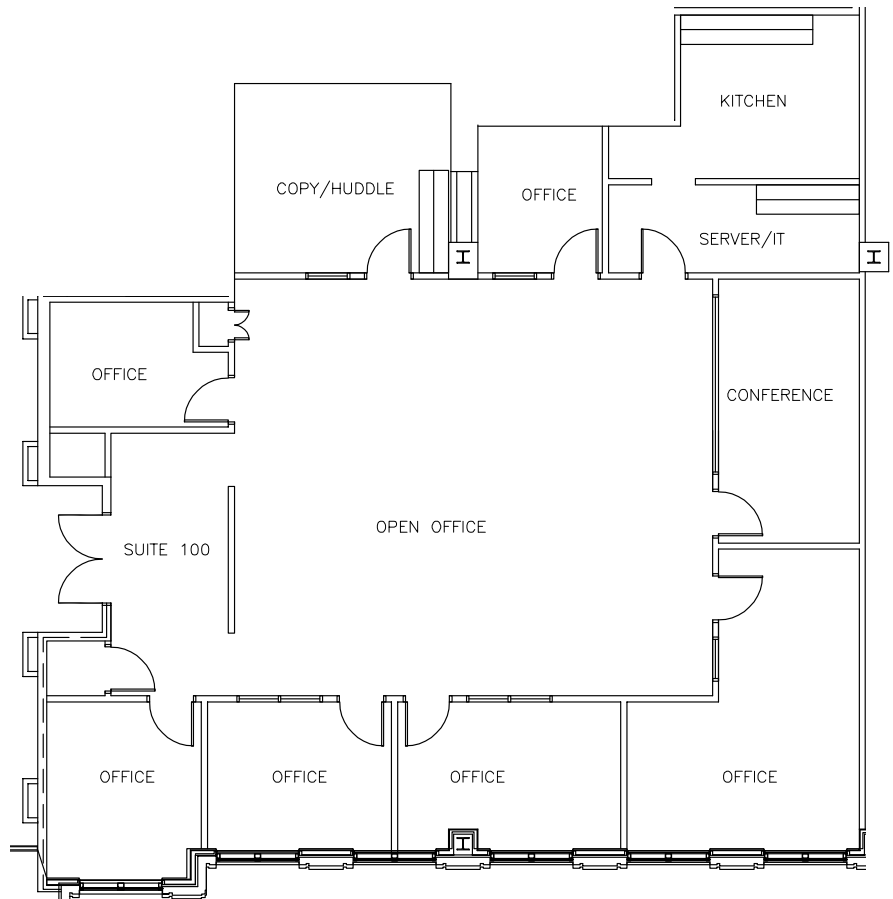
3,145 sf office space for sublease

6 private offices

Conference room

Kitchen

Term expires: 12/31/2026



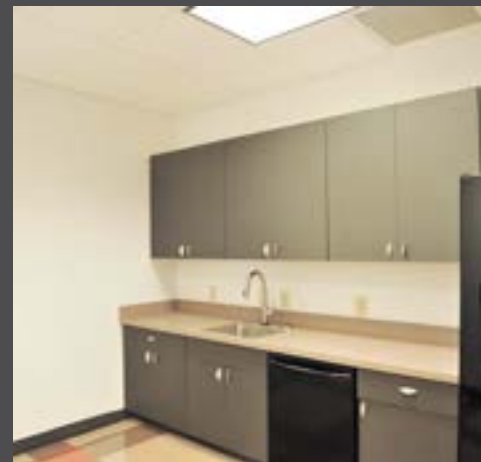
Scale: 1/16" = 1'-0"



Recently Updated Lobby

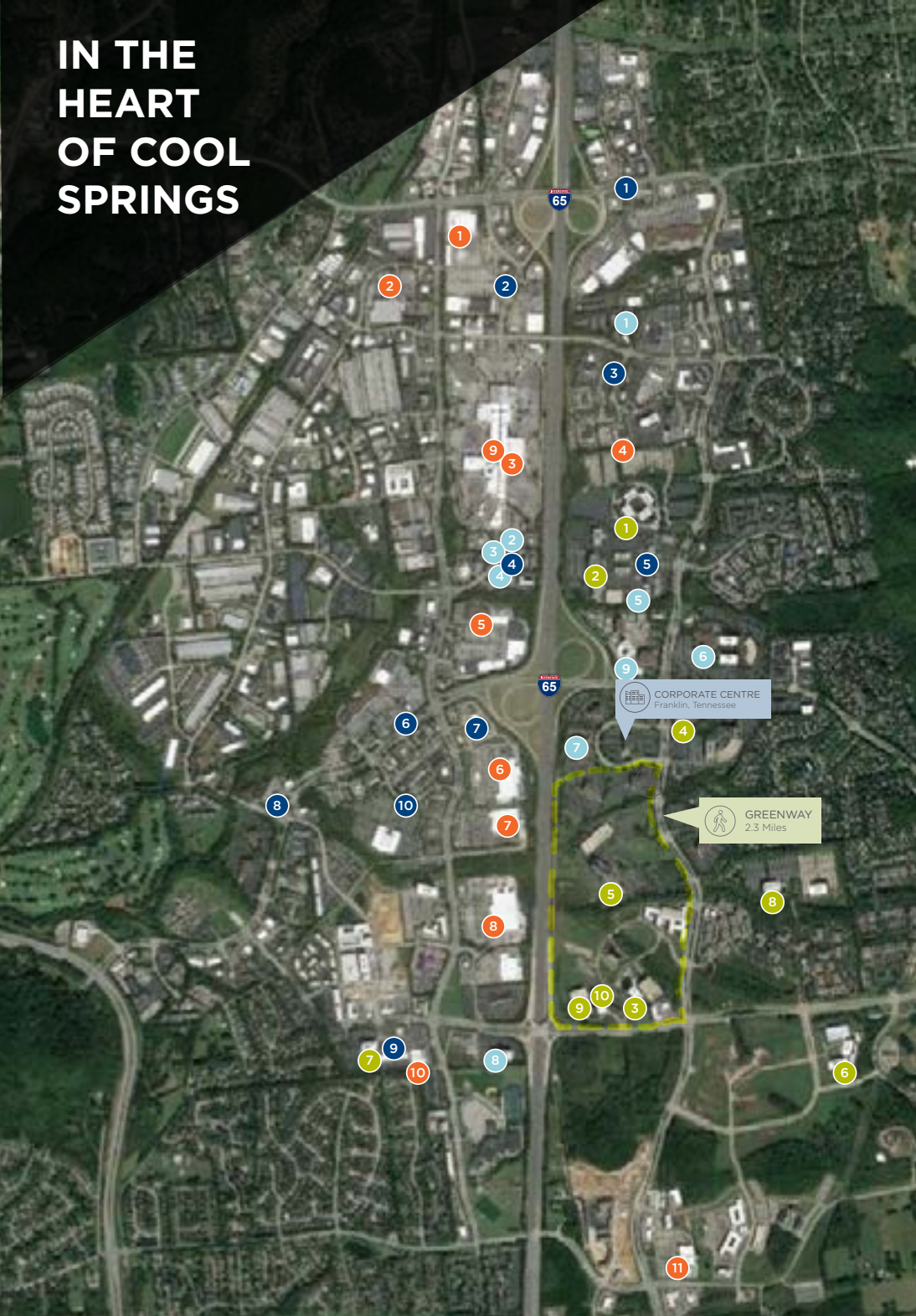


Fully Built Out



Kitchen

IN THE HEART OF COOL SPRINGS



RESTAURANTS

- 1 Amerigo
- 2 J. Alexanders
- 3 Wild Ginger
- 4 Jonathan's Grille
- 5 Tupelo Honey Cafe
- 6 Carrabba's
- 7 Bonefish Grill
- 8 Burger Up
- 9 BrickTop's
- 10 Sperry'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
- 9 Hilton Hotel

SERVICES/RETAIL

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

CORPORATE NEIGHBORS

- 1 Ford Motor Credit
- 2 CHS
- 3 Franklin American Mortgage
- 4 Tivity Health
- 5 Nissan North America
- 6 Mars Petcare
- 7 Cisco
- 8 Jackson National Life
- 9 Schneider Electric
- 10 CKE Restaurants

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