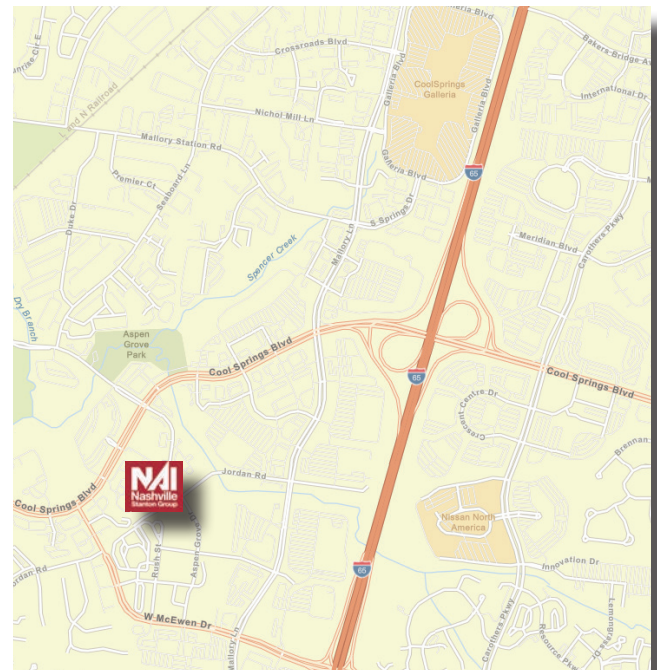




3351 Aspen Grove, Suite 300, Franklin, TN

PROPERTY HIGHLIGHTS

- Direct or Sublease Available
- ± 6,000 SF office space
- Property features include ± 31 offices, 4 medium-sized meeting rooms, and 1 large conference room
- Gathering/breakroom
- 4 bathrooms and 1 shower
- Walk to McEwen Northside dining and retail including North Italia, Jeni's Ice Cream, Just Love Coffee, Shake Shack, and Warby Parker
- Convenient access to I-65, Cool Springs Blvd and Mack Hatcher Pkwy



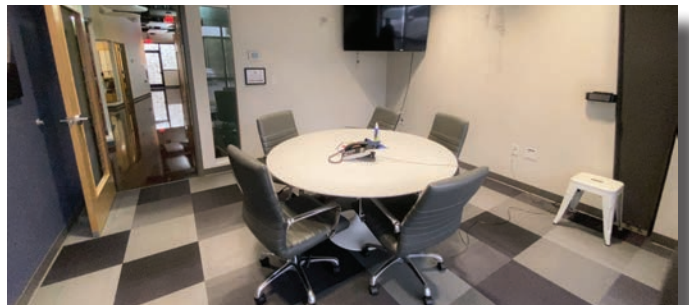
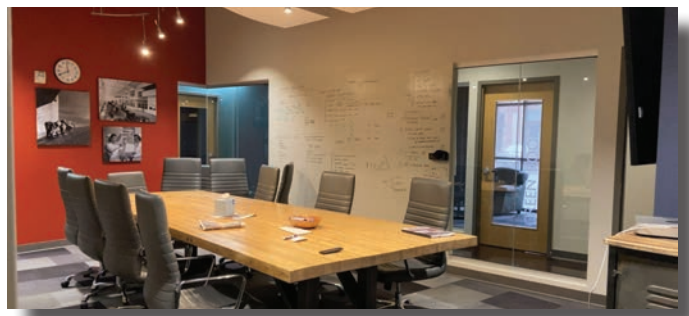
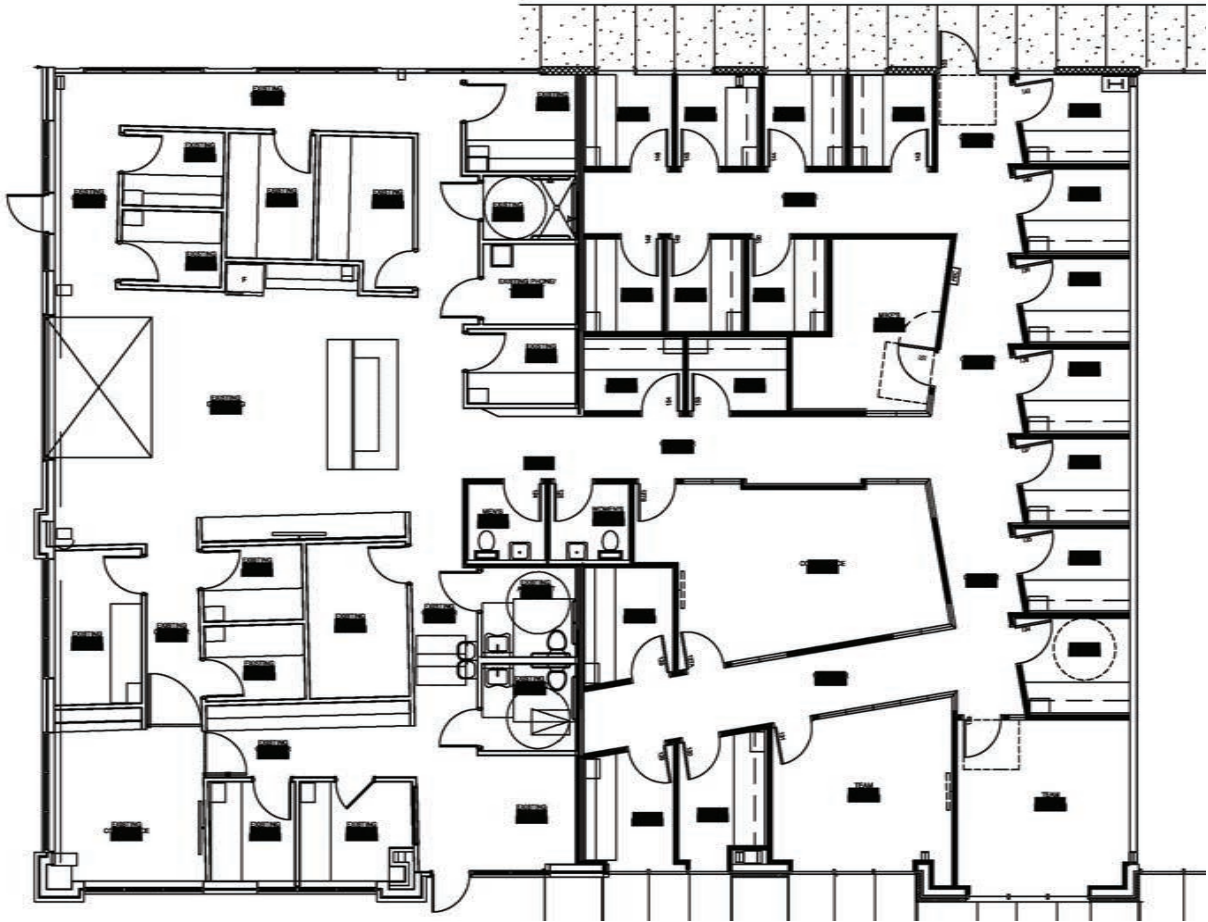
Brennan Spurrier
615 610 9250
bspurrier@nainashville.com

Devin McClendon, CCIM, SIOR
615 208 9766
dmccclendon@nainashville.com

For Lease

± 6,000 SF
Creative Office

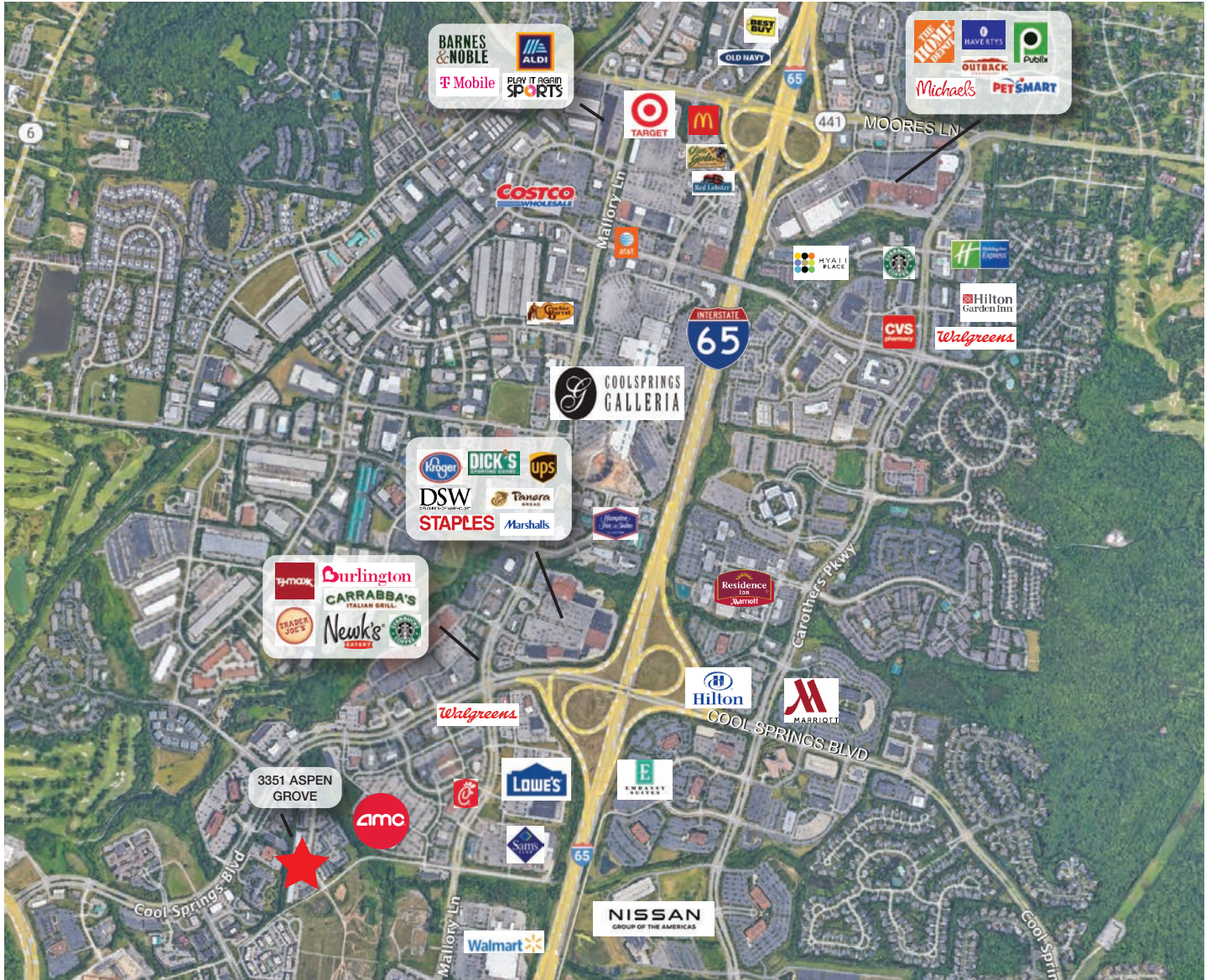
FLOOR PLAN



For Lease

± 6,000 SF
Creative Office

SURROUNDING MARKET



DEMOGRAPHICS



109,219 5-MILE RADIUS
42,284 3-MILE RADIUS
5,063 1-MILE RADIUS
TOTAL POPULATION



69,752 WORKERS
TOTAL DAYTIME POPULATION
3-MILE RADIUS



\$98,529
MEDIAN HOUSEHOLD INCOME
3-MILE RADIUS



5,936
TOTAL BUSINESSES
3-MILE RADIUS