



WHERE BUSINESS THRIVES

6100 AND 6700 TOWER CIRCLE, FRANKLIN, TENNESSEE

Spaces Designed for Success

NORTHWOOD
INVESTORS



NORTHWOOD
OFFICE



STREAM

TWO BUILDINGS. ONE STUNNING CAMPUS.

The Franklin Park campus is in beautiful Cool Springs, just south of Nashville. The area is known for its stellar schools, pristine recreational facilities and an array of retail and restaurant choices. It has a strong business climate that is home to world-class brands.

A crown jewel of Cool Springs, Franklin Park delivers on what's important for an engaged, productive workforce. From desirable amenities to scenic outdoor spaces, elevate the workday experience here.



ONE FRANKLIN PARK

TWO FRANKLIN PARK

- AVAILABLE SPACE -

ONE FRANKLIN PARK

7,100 - 200,882 RSF

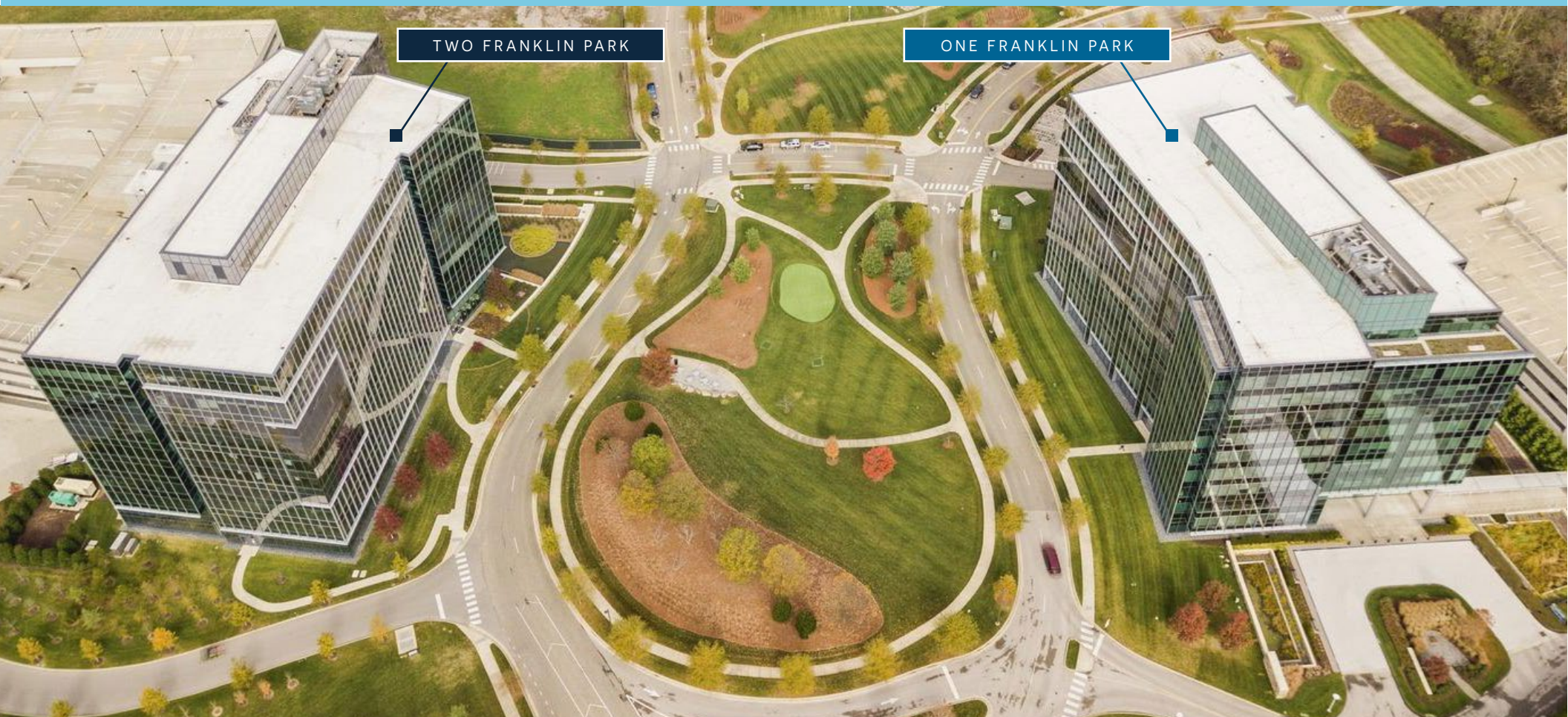
UP TO 7 FULL FLOORS

TWO FRANKLIN PARK

7,820 - 10,898 RSF

FRANKLIN PARK

PROJECT DETAILS



	ADDRESS	TOTAL SF	CONSTRUCTED	2014 - 2017	EV CHARGERS	13
ONE FRANKLIN PARK	6100 Tower Circle Franklin, TN 37067	272,720 SF	LEASE TERM	5 - 10+ Years	FUTURE MULTI-FAMILY	480 units
TWO FRANKLIN PARK	6700 Tower Circle Franklin, TN 37067	278,161 SF	CEILING HEIGHTS	9' - 13'6"	STRUCTURED GARAGE	Covered
			PARKING	5/1000, Free of Charge No Fee for Reserved		

LOCATION

WHY COOL SPRINGS?

Cool Springs is more than just a premier business district – it's a center where innovation, accessibility and lifestyle intersect. Cool Springs offers the perfect environment for companies to grow and succeed with a highly skilled workforce, top-tier office spaces and unparalleled connectivity to Nashville. Surrounded by upscale dining, retail and green spaces, employees can enjoy a sense of balance while enhancing productivity and well-being in a highly-amenitized, convenient location.

\$131,202 Median Household Income

#1 County for Families
in Tennessee

66% of Population with
Bachelor's Degree or Higher

6K Employers Call
Williamson County Home



AREA AMENITIES + DEVELOPMENT

EASY ACCESS

RETAIL

- | | | |
|--|--|--|
| 1 Thoroughbred Village II | 6 Cool Springs Crossing | 9 Cool Springs Pointe |
| McAlister's
Burger Up
Moe's
Starbase 1552 | Target
J Alexander's | Best Buy
Nike
Ross
Twin Peaks |
| 2 McEwen Northside | 5 Mallory Lane | 10 Cool Springs Festival |
| Shake Shack
Condado
Jeni's
Just Love Coffee
North Italia
Perry's Steakhouse | Walmart
Kohl's
Petco
Buffalo Wild Wings | Publix
Michaels
Home Depot
Petsmart
Outback
Guitar Center |
| 3 McEwen Southside | 7 Cool Springs Galleria | 11 Carother's Crossing East |
| Whole Foods
Pure Barre
Bricktop's
Lululemon
Pei Wei
Blo | Apple Store
M.A.C.
Dillard's
Cheesecake Factory
Macy's
JC Penney
Pottery Barn
King's Entertainment
Conners | Chicken Salad Chick
Buttermilk Sky
Juice Bar |
| 4 Thoroughbred Village | 8 Cools Spring Market | |
| TJ Maxx
Loft
Office Depot
Starbucks
Carrabba's | Kroger
JoAnn
Staples
Marshalls
Dick's
DSW | |
| 12 P.F. Chang's | 16 Costco | 20 Sam's Club |
| 13 AMC Theatres | 17 Orangetheory | 21 Lifetime Fitness |
| 14 AnyTime Fitness | 18 Bonefish Grill | |
| 15 CVS | 19 Lowes | |

LODGING

- | | |
|-------------------------|-----------------------------|
| 1 Aloft Hotels | 6 Residence Inn |
| 2 Hyatt Place | 7 Home2 Suites |
| 3 Embassy Suites | 8 Marriott |
| 4 Courtyard | 9 Homewood Suites |
| 5 Hilton | 10 Drury Plaza Hotel |

MULTIFAMILY

- | | |
|--|--------------------------------|
| 1 McEwen Northside Apartments | 4 Camden Franklin Park |
| 2 Legacy at Cool Springs Apartments | 5 Cadence Cool Springs |
| 3 The Harper Apartments | 6 Venue at Cool Springs |

ON CAMPUS



FEATURES + AMENITIES

THE CAMPUS EXPERIENCE

Enjoy a workplace destination with thoughtful features and amenities to elevate the workday. Franklin Park offers productivity and convenience, from working out at the fitness center or exploring the scenic natural areas to fueling up at the on-site Coffee House or collaborating at our modern conference facilities.



5/1000 STRUCTURED
PARKING



LEED® SILVER
CERTIFIED



ENERGY® STAR
CERTIFIED



11 ACRES OF
NATURAL AREA



3+ MILES OF
WALKING TRAILS
+ GREENWAY ACCESS



OUTDOOR
AMPHITHEATER



FITNESS
CENTERS



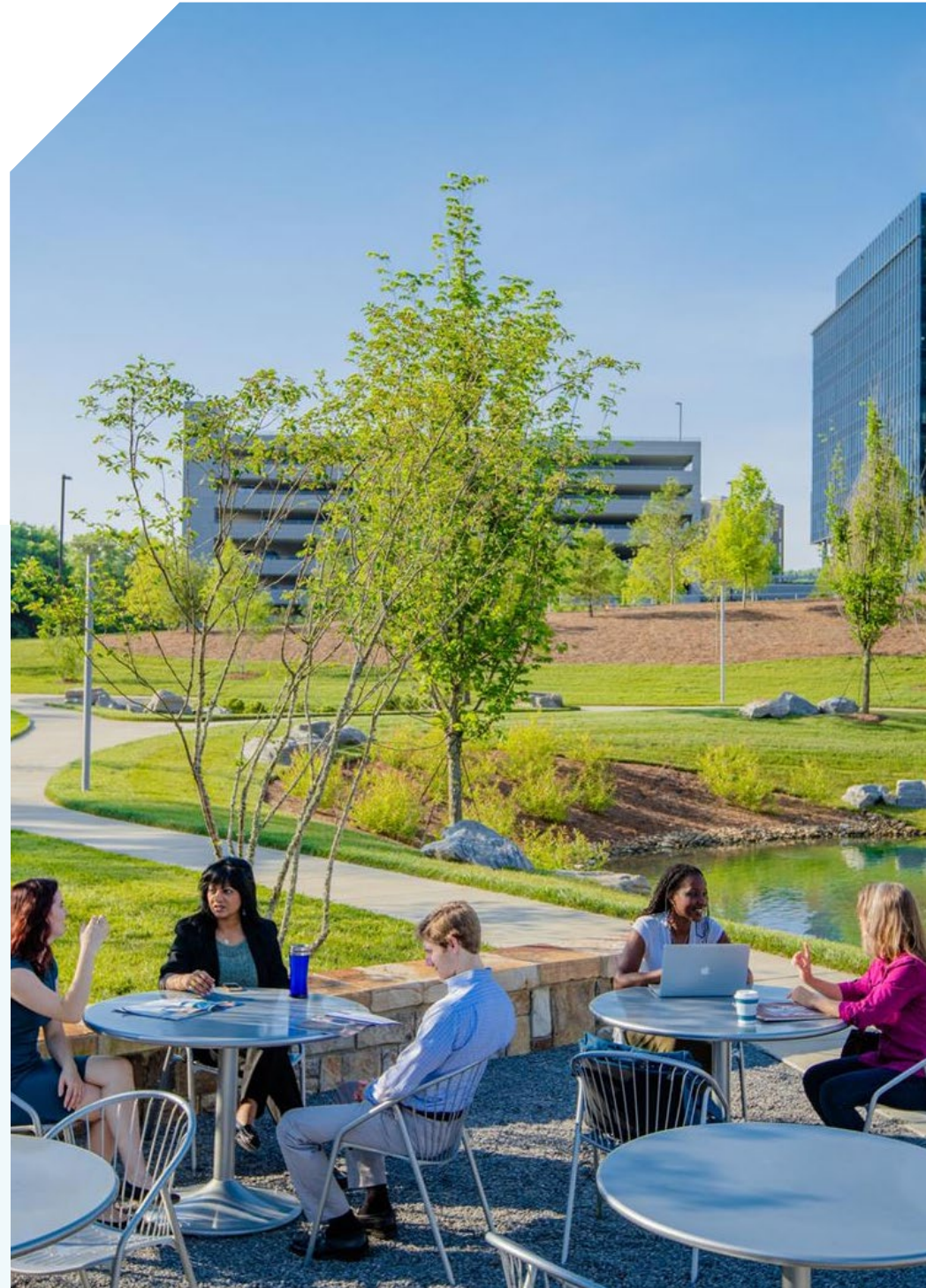
COFFEE + FOOD
SERVICE

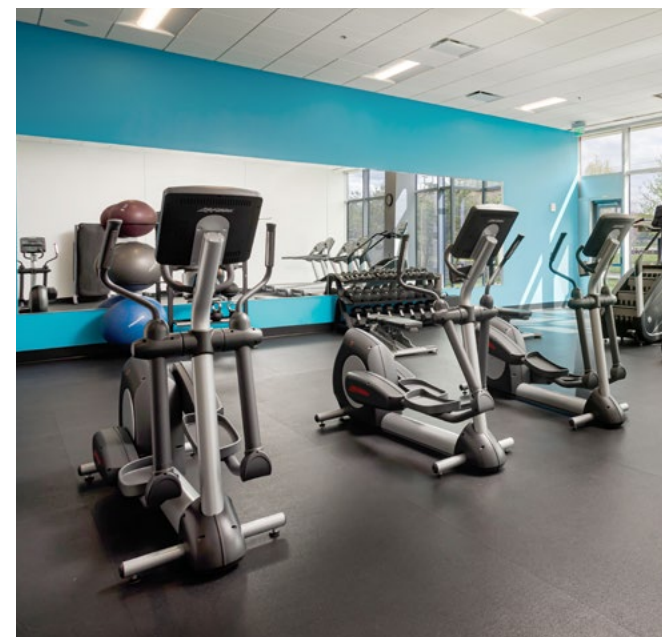


CONFERENCE
FACILITIES



FUTURE
MULTI-FAMILY





ONE FRANKLIN PARK + TWO FRANKLIN PARK FITNESS CENTERS

Franklin Park's on-site fitness centers provide an easy way to stay active throughout the workday and beyond. Renovated in 2022, the state-of-the-art fitness centers offer the latest equipment and locker rooms for maximum convenience.



TWO FRANKLIN PARK LOBBY

FOOD + COFFEE

Enjoy local coffee and a crowd-pleasing menu featuring all-day breakfast, sandwiches, salads and baked goods. The Coffee House provides the perfect spot to connect with coworkers or take a midday break.

-FEATURES-

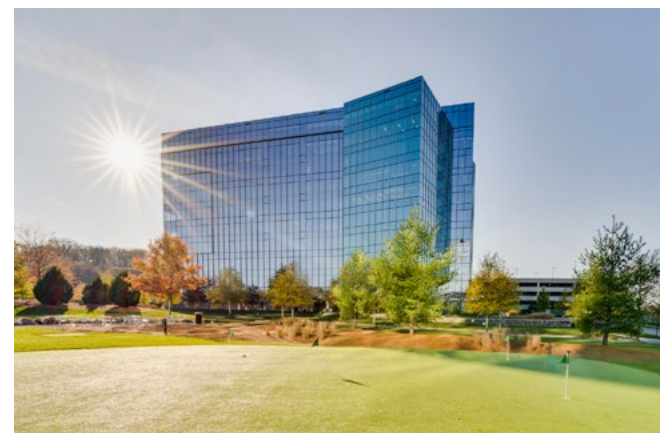
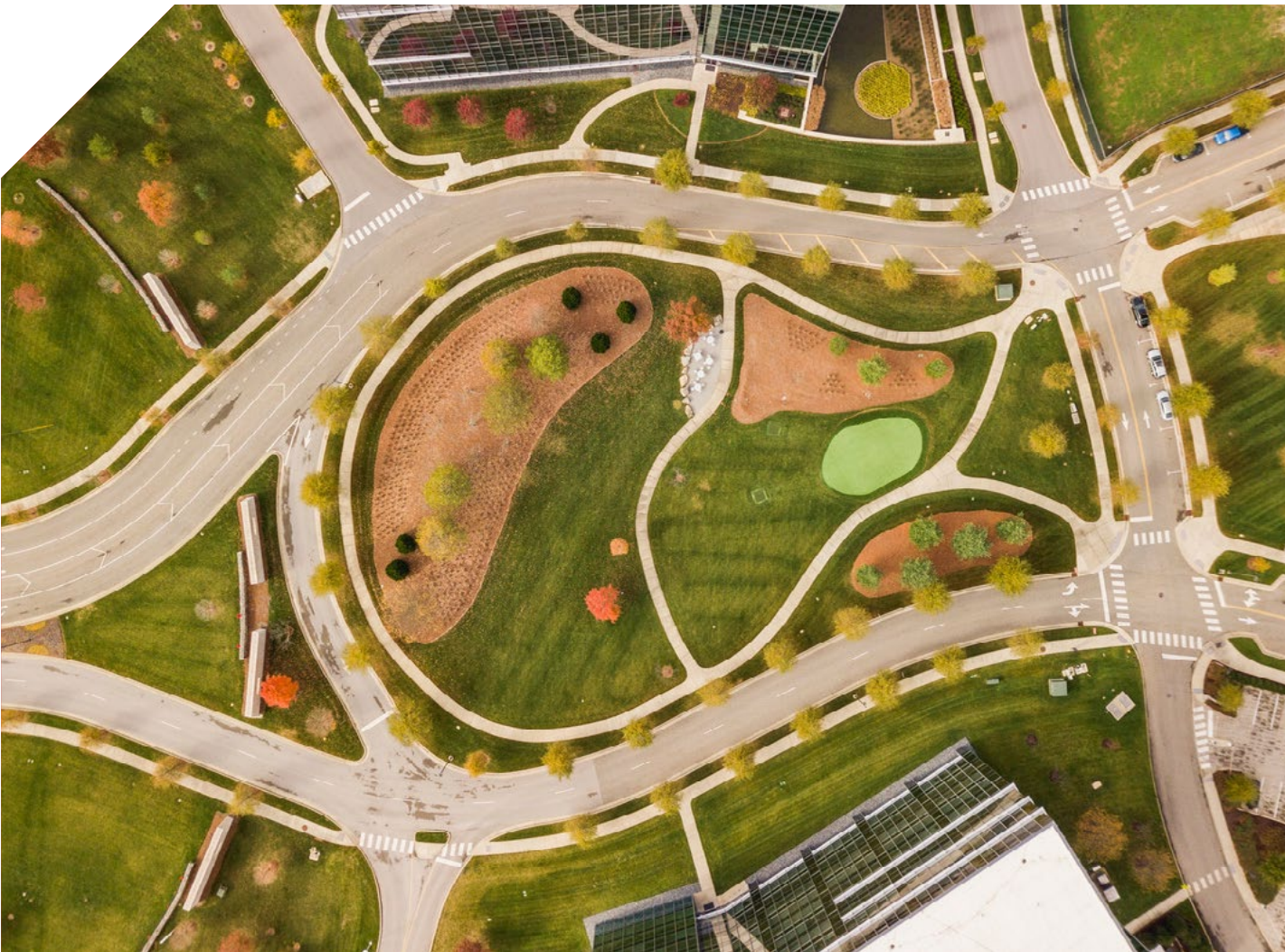
OPEN ON WEEKDAYS

7 A.M. - 5 P.M.

CATERING AVAILABLE



MENU



OUTDOOR AMENITIES

CENTER GREENSPACE

Abundant green space is a differentiator at Franklin Park. In addition to providing beautiful scenery, the Great Lawn promotes well-being, improves productivity and encourages a healthier work environment.

-FEATURES-

11 ACRES OF NATURAL SPACE

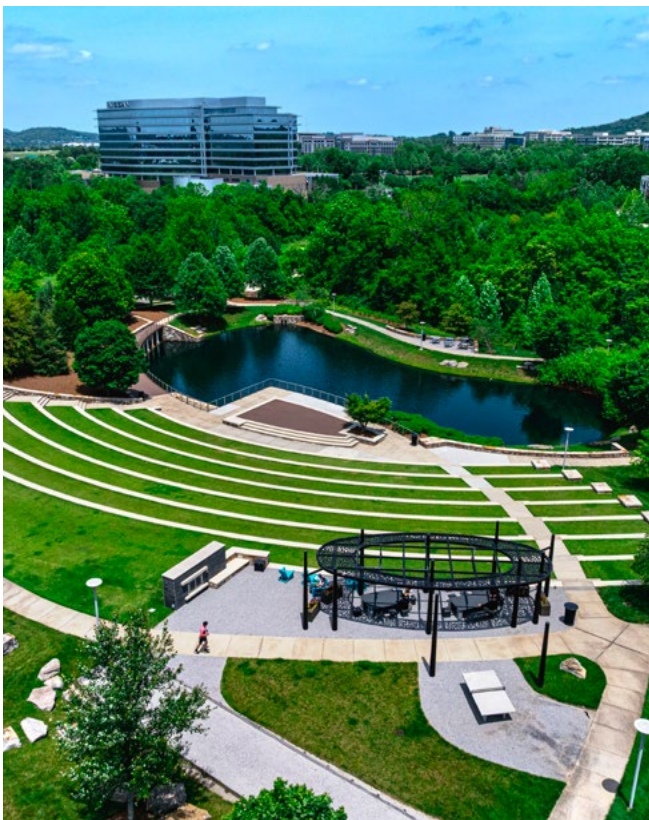
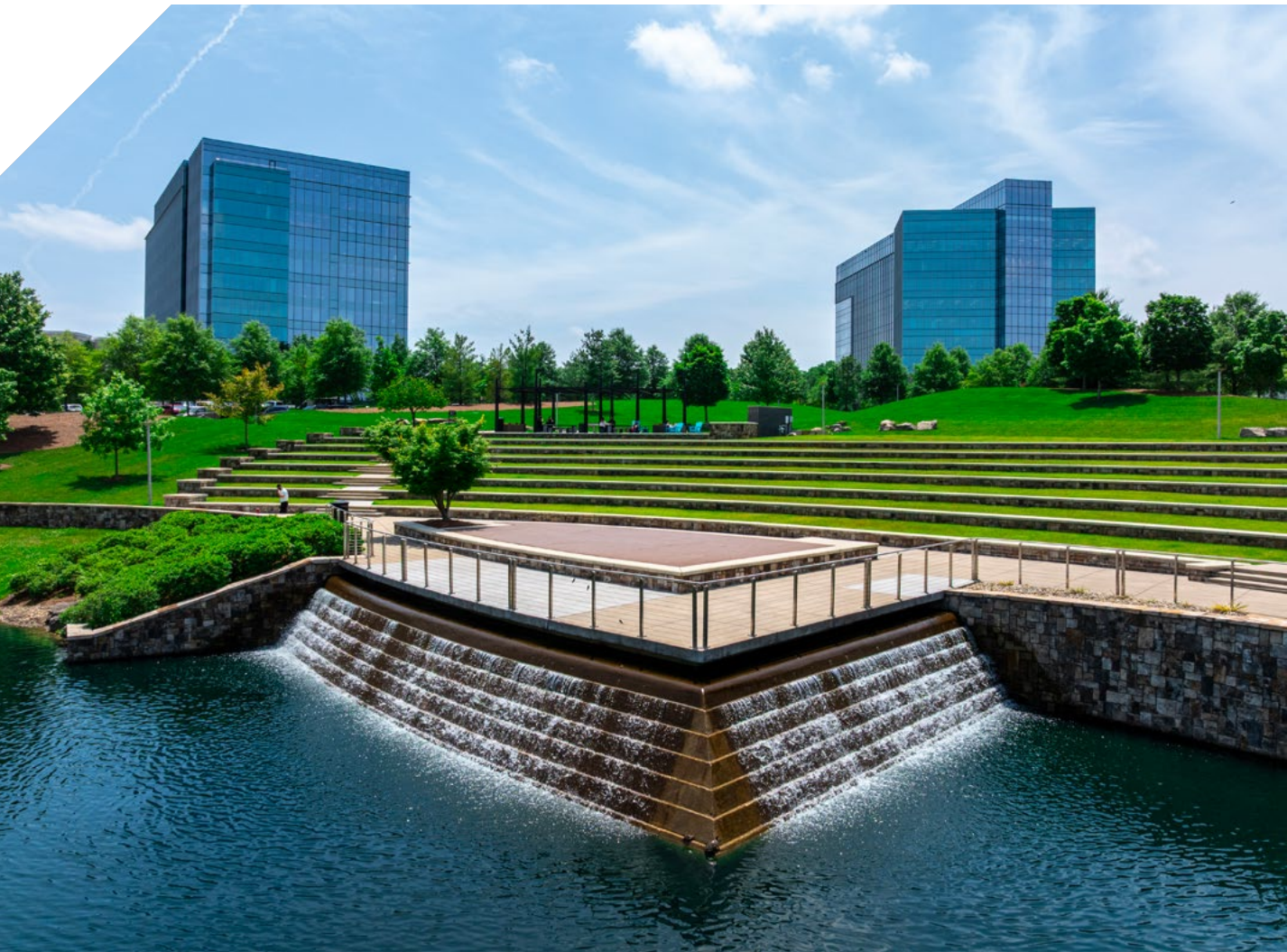
3+ MILES OF WALKING PATHS

WATERWAYS + PONDS

PUTTING GREEN

BOCCE BALL

PING PONG



OUTDOOR AMENITIES

AMPHITHEATER

The 600-seat amphitheater offers a scenic setting for a variety of uses. From hosting company outings to engaging entertainment, the natural space serves as the heart of Franklin Park.

TWO FRANKLIN PARK



ONE FRANKLIN PARK
COMING SOON



ONE FRANKLIN PARK + TWO FRANKLIN PARK

CONFERENCE CENTERS

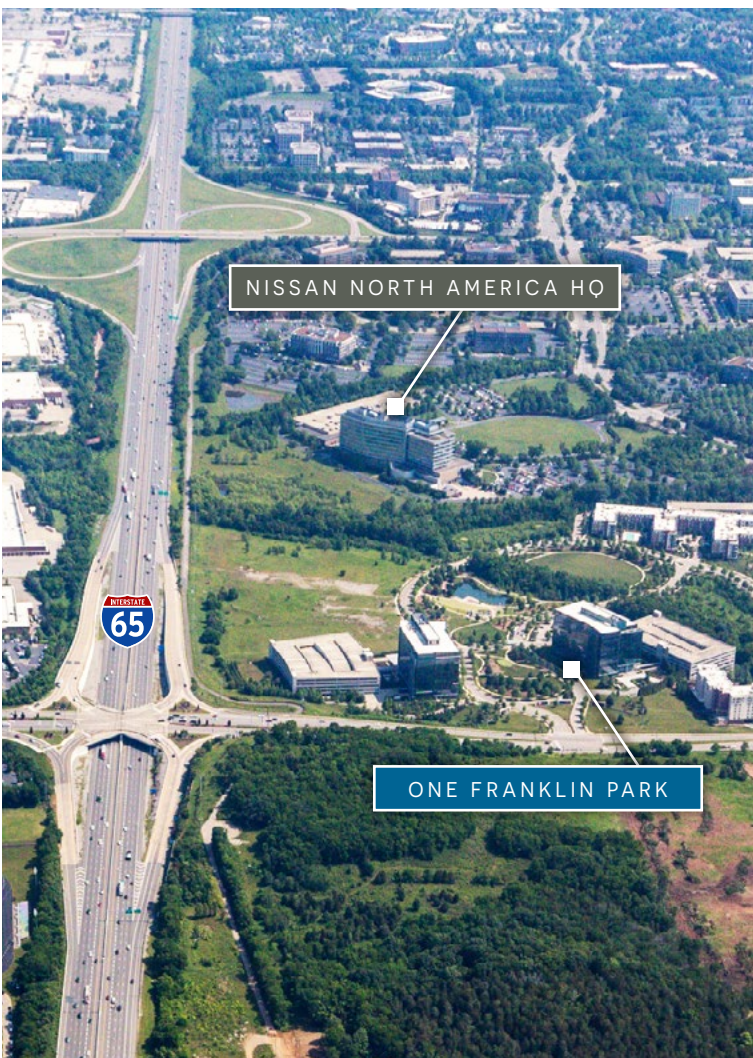
Benefit from an on-site, professional setting for meetings and events at Two Franklin Park. Construction is underway for a conference center at One Franklin Park, which will offer a capacity of 58.

ONE FRANKLIN PARK
-COMING SOON-

MODERN TECHNOLOGY

FLEXIBLE LAYOUTS

COMFORTABLE SEATING



ONE FRANKLIN PARK

EXTERIOR SIGNAGE

Enhance your brand's visibility with premium exterior signage in a high-traffic area. With an average daily traffic (ADT) of 148,000 on I-65, this signage opportunity ensures a 24/7 marketing presence while making your office easy to find.

-FEATURES-

EXTERNAL + INTERNAL
ILLUMINATION

ONE FRANKLIN PARK

One Franklin Park is a Class A building that is LEED®-certified and ENERGY STAR®-certified. Featuring modern amenities, accessible parking and convenient interstate access to I-65, this property offers a premier location.

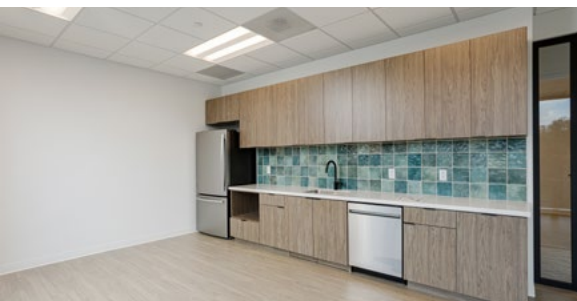


272,720 SF

CLASS A
OFFICE SPACE

10

STORIES



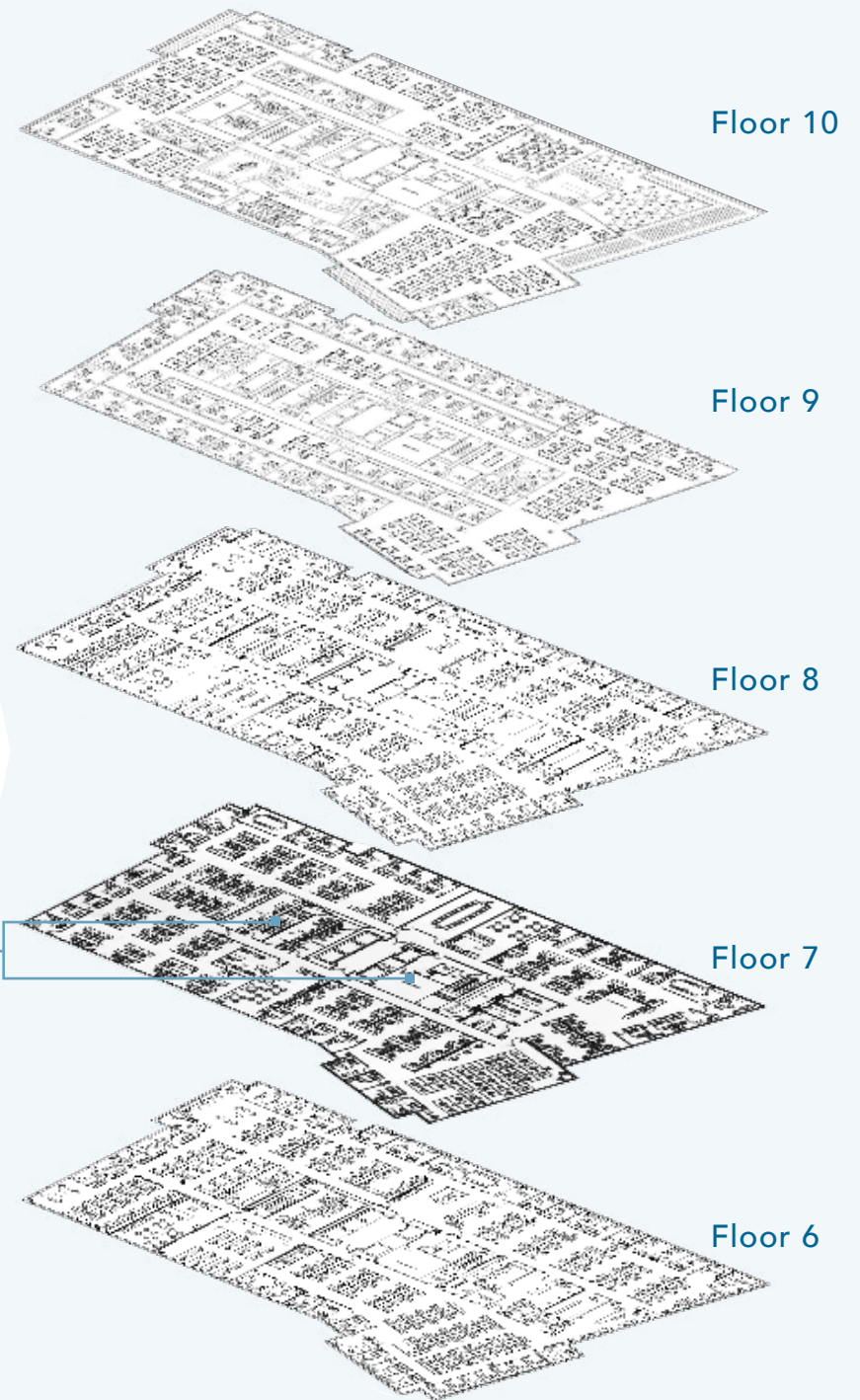
ONE FRANKLIN PARK

AVAILABILITIES

Floor 10	Move-in Ready	28,370 RSF
Floor 9	Move-in Ready	28,752 RSF
Floor 8	Move-in Ready	28,752 RSF
Floor 7	Move-in Ready	28,752 RSF
Floor 6	Move-in Ready	28,752 RSF

143,378 RSF CONTIGUOUS SPACE

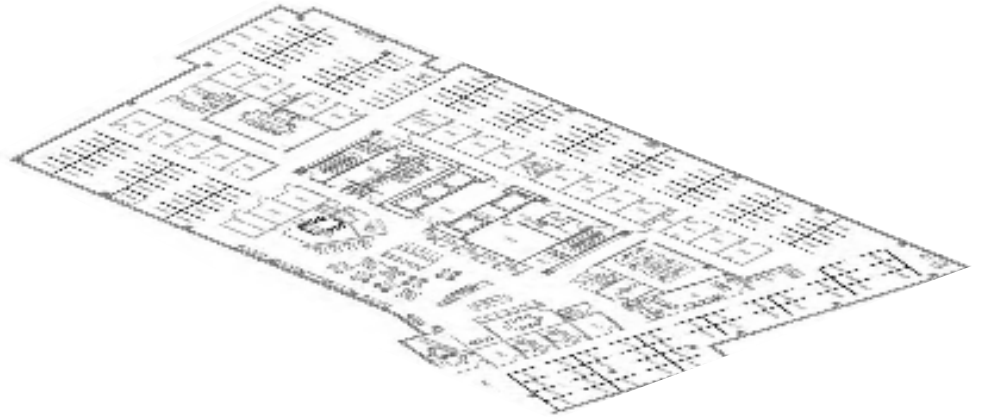
Intervention opportunities with interconnecting staircases from Floor 6 to 10.



ONE FRANKLIN PARK

AVAILABILITIES

Floor 4 Move-in Ready + Furnished 28,752 RSF



Floor 3 Shell 28,752 RSF

POTENTIAL SPEC SUITES

LAYOUT 1 - TWO SUITES

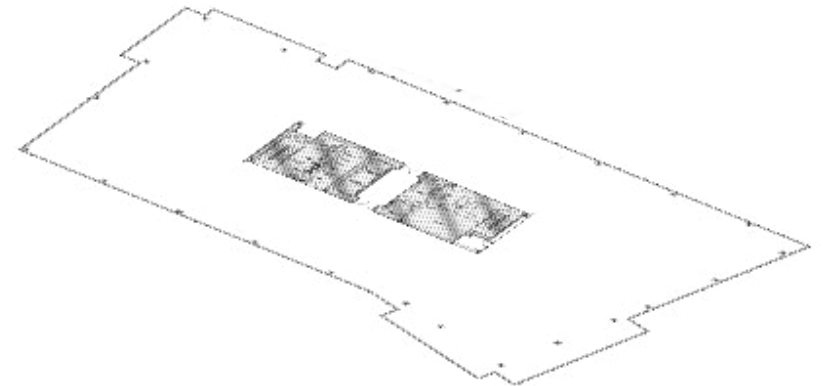
Suite 310	15,690 RSF
Suite 320	12,255 RSF

LAYOUT 2 - FOUR SUITES

Suite 310	9,665 RSF
Suite 320	6,755 RSF
Suite 340	6,025 RSF
Suite 330	5,500 RSF

LAYOUT 3 - NINE SUITES

Suite 320	3,954 RSF
Suite 390	3,778 RSF
Suite 340	3,221 RSF
Suite 380	2,977 RSF
Suite 310	2,957 RSF
Suite 360	2,830 RSF
Suite 350	2,804 RSF
Suite 330	2,754 RSF
Suite 370	2,670 RSF



ONE FRANKLIN PARK

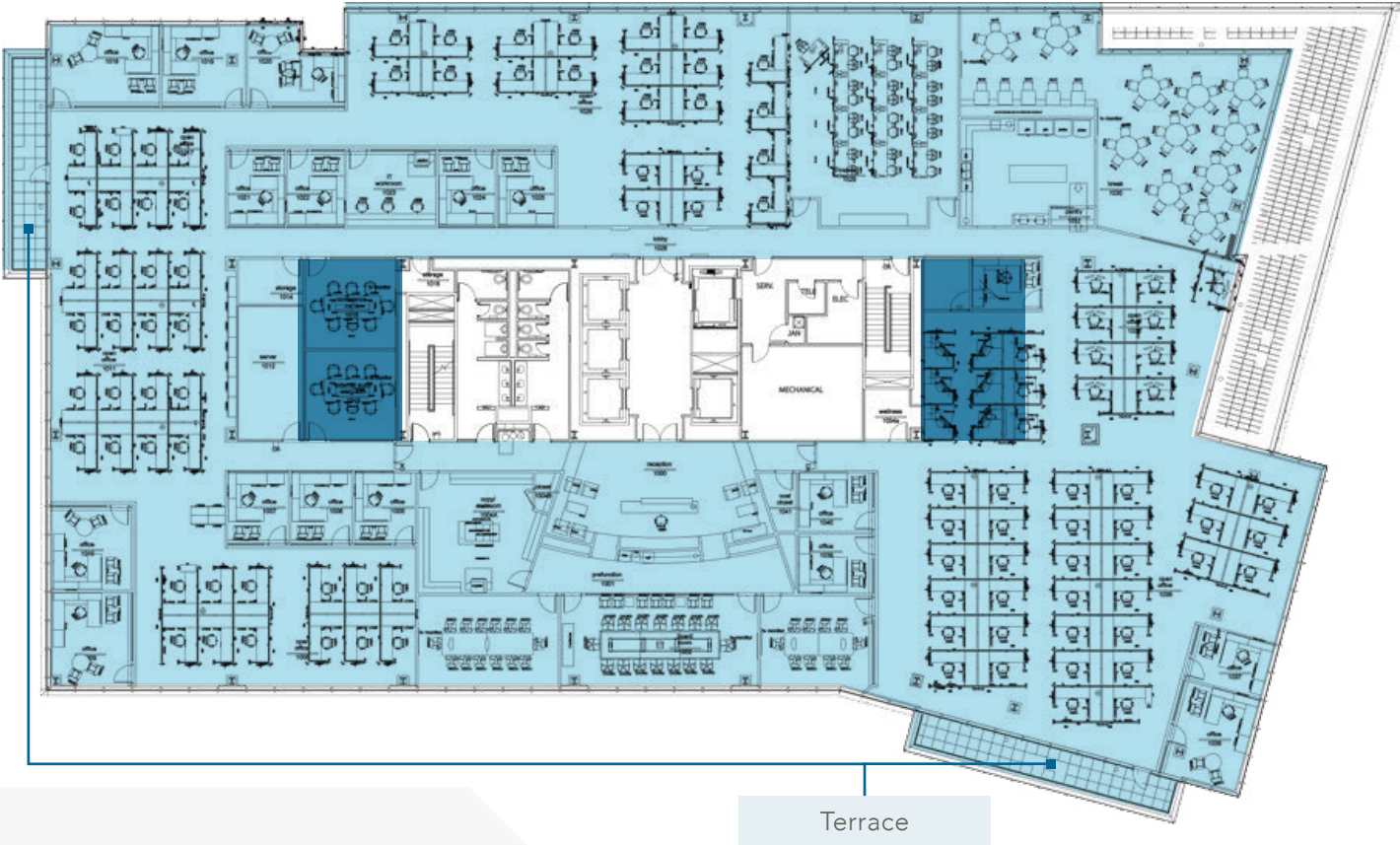
FLOOR 10 – SUITE 1000

MOVE-IN READY

28,370

RSF

AVAILABLE JANUARY 1, 2026



- AVAILABLE
- LEASED
- INTERCONNECTING STAIRCASE OPPORTUNITY

Intervention opportunities with interconnecting staircases from Floors 6–10 and access to a terrace.



ONE FRANKLIN PARK

FLOOR 7-9

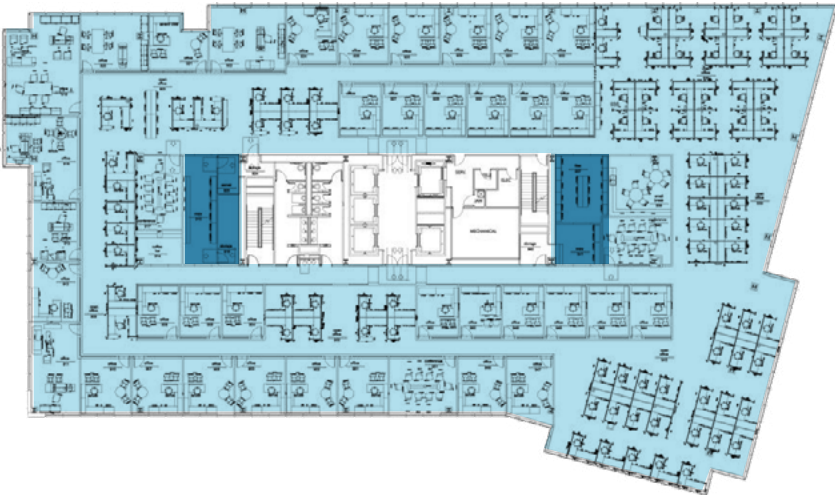
MOVE-IN READY

28,752

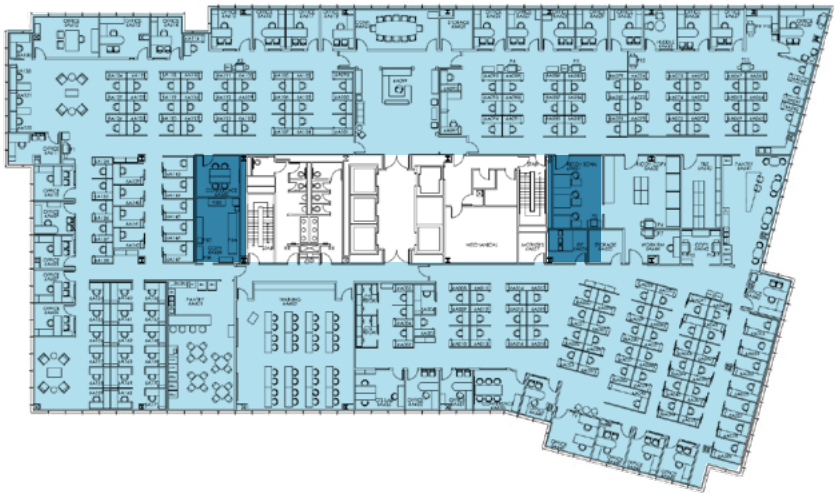
RSF

AVAILABLE JANUARY 1, 2026

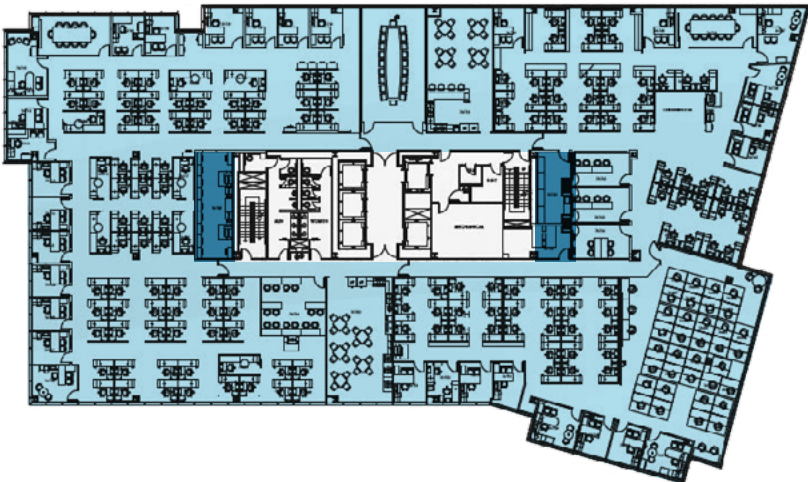
FLOOR 9 - SUITE 900



FLOOR 8 - SUITE 800



FLOOR 7 - SUITE 700



- AVAILABLE
- LEASED
- INTERCONNECTING STAIRCASE OPPORTUNITY

Intervention opportunities with interconnecting staircases from Floor 6 to 10.



ONE FRANKLIN PARK

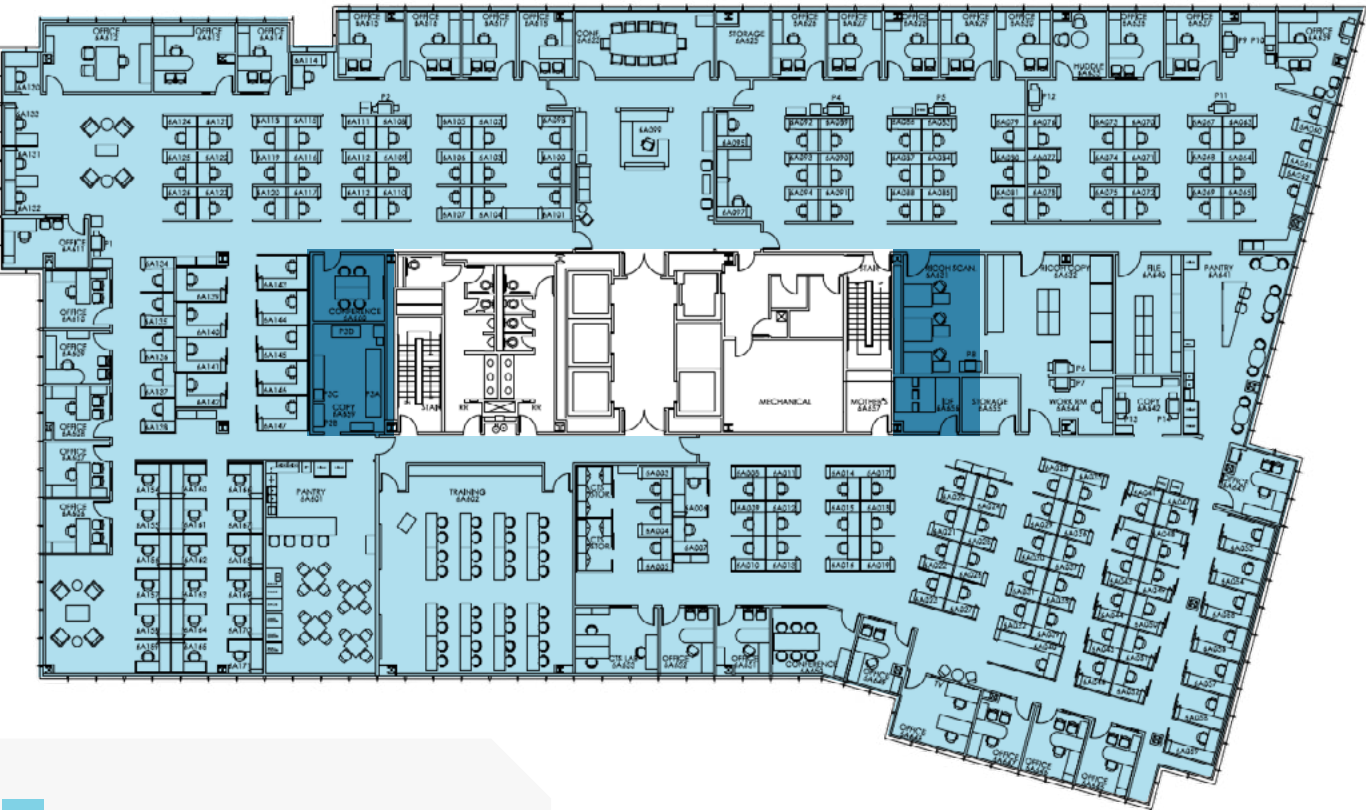
FLOOR 6 – SUITE 600

MOVE-IN READY

28,752

RSF

AVAILABLE JANUARY 1, 2026



- AVAILABLE
- LEASED
- INTERCONNECTING STAIRCASE OPPORTUNITY

Intervention opportunities with interconnecting staircases from Floors 6–10 and access to a terrace.



ONE FRANKLIN PARK

FLOOR 4 – SUITE 400

BUILT-OUT FULL FLOOR SPEC SUITE

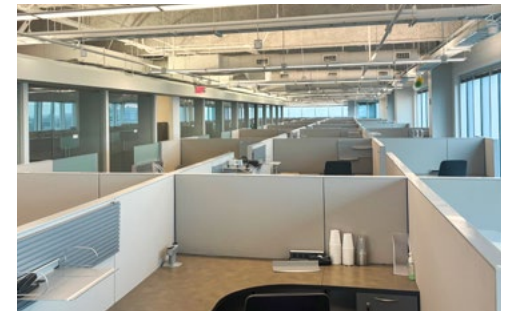
28,752

RSF

AVAILABLE IMMEDIATELY



Move-in ready space provides maximum convenience for the user.



AVAILABLE
LEASED

FLOOR 3 – SUITE 300

SPEC SUITE

2,670 - 15,690

RSF



ONE FRANKLIN PARK

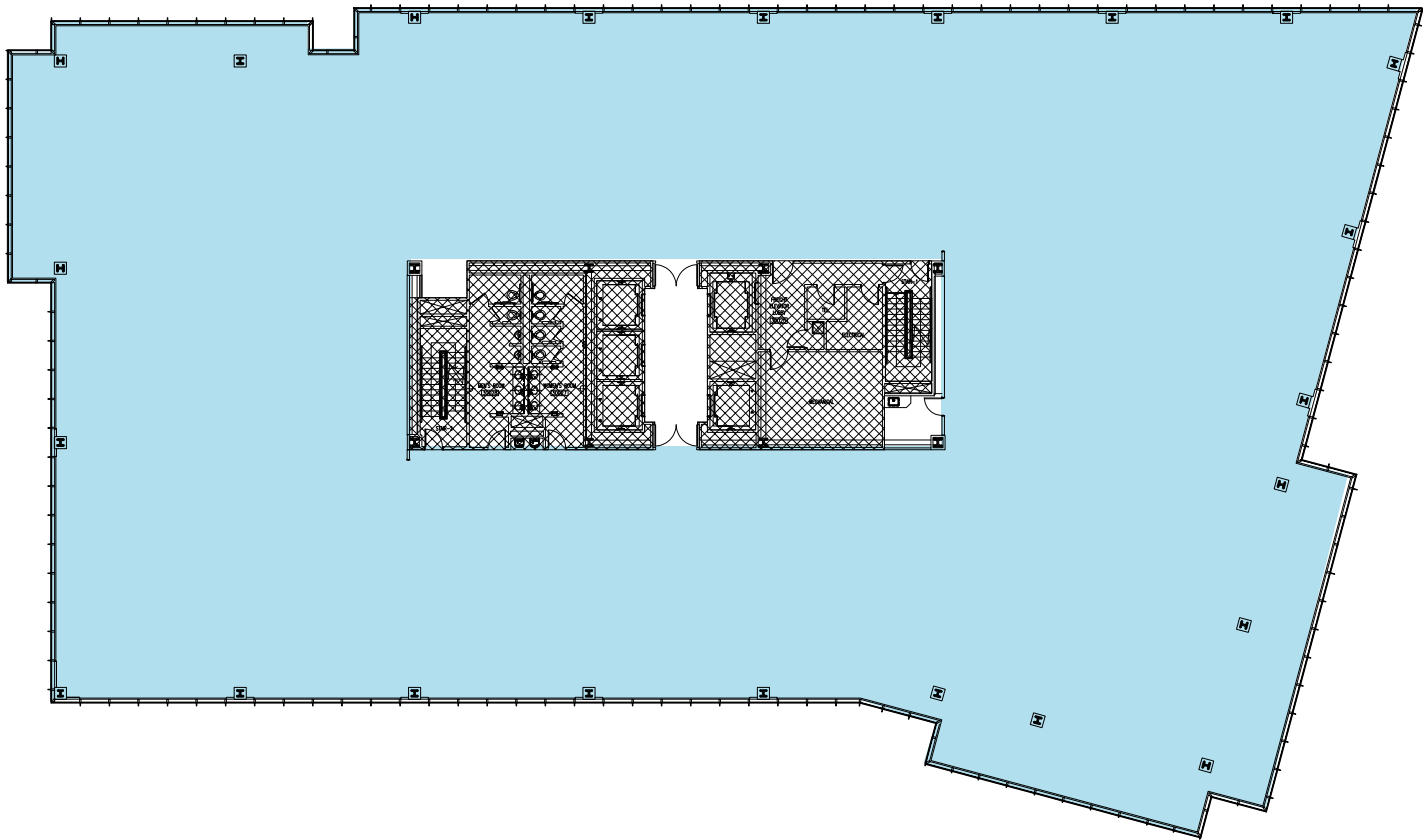
FLOOR 3 – SUITE 300

SHELL

28,752

RSF

AVAILABLE NOW



- AVAILABLE
- LEASED

TWO FRANKLIN PARK



Two Franklin Park offers high-quality, modern office space with desirable amenities. The LEED® and ENERGY STAR®-certified building features a variety of convenient accommodations, including a cafe and coffee bar, a training center for reservation and a fully equipped fitness center.

278,161 SF

CLASS A
OFFICE SPACE

10

STORIES

AVAILABILITIES

Floor 3 - Suite 300

Move-in Ready
+ Furnished

7,820 RSF

Floor 2 - Suite 220

Move-in Ready

10,898 RSF



TWO FRANKLIN PARK

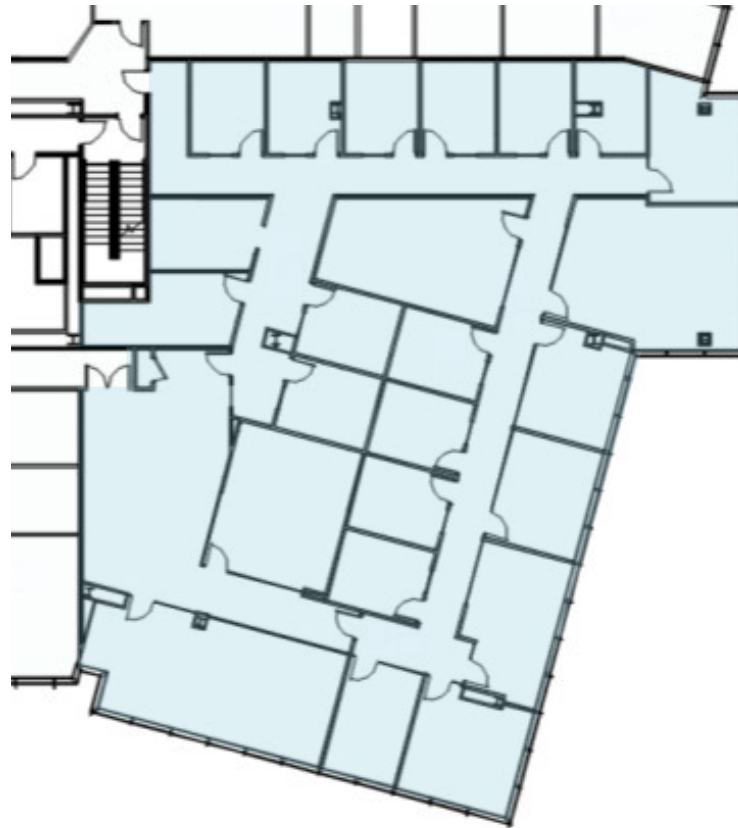
FLOOR 3 – SUITE 300

MOVE-IN READY

7,820

RSF

AVAILABLE IMMEDIATELY - FURNITURE AVAILABLE



AVAILABLE



LEASED

TWO FRANKLIN PARK

FLOOR 2 – SUITE 220

MOVE-IN READY

10,898

RSF

AVAILABLE SEPTEMBER 1, 2025



AVAILABLE
LEASED



FRANKLIN PARK

FOR MORE INFORMATION

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