



FRANKLIN PARK



WHERE BUSINESS THRIVES

6100 AND 6700 TOWER CIRCLE, FRANKLIN, TENNESSEE

Spaces Designed for Success

FOR MORE INFORMATION, VISIT [FRANKLINPARKCS.COM](http://FRANKLINPARKCS.COM).

NORTHWOOD  
INVESTORS

STREAM

NORTHWOOD  
OFFICE

# 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.



## - AVAILABLE SPACE -

### ONE FRANKLIN PARK

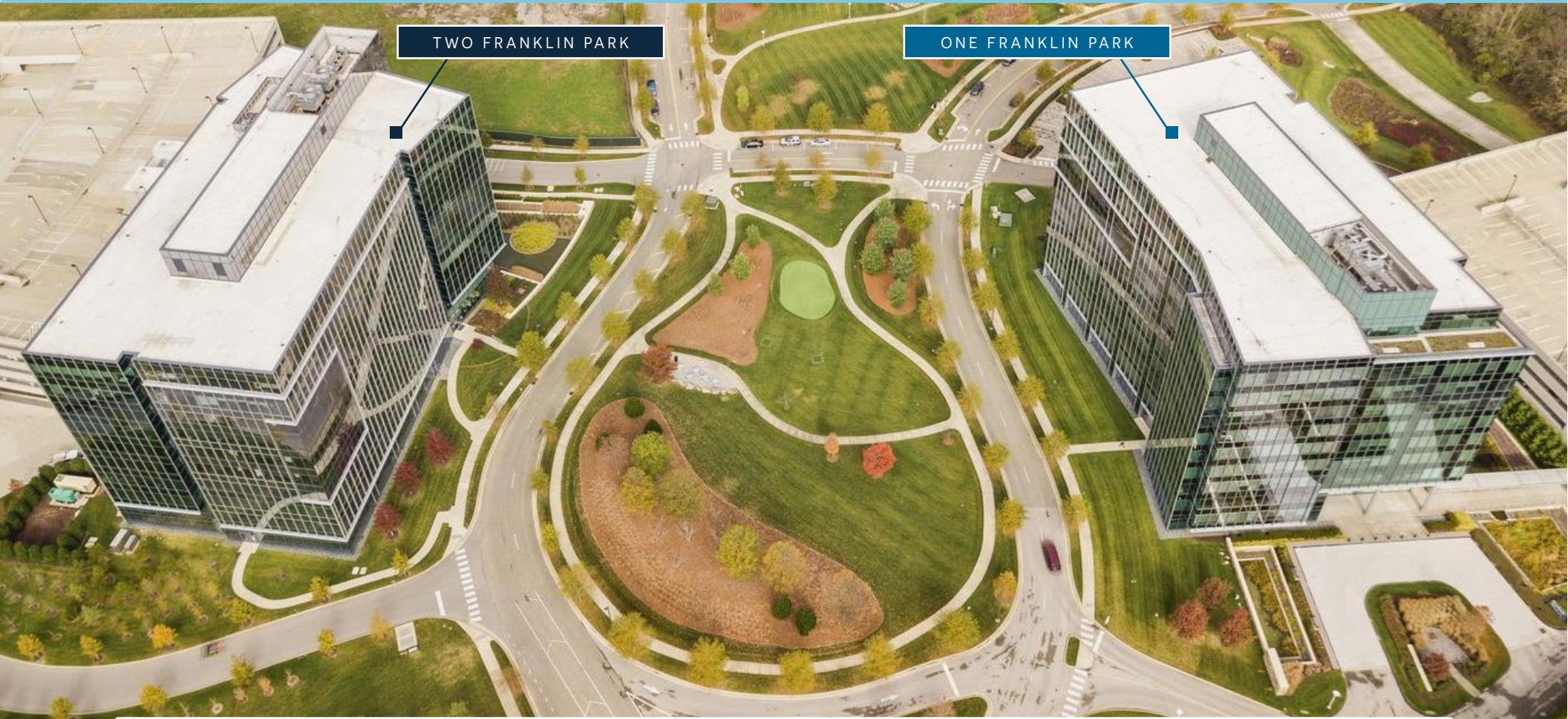
7,100 - 200,882 RSF

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

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

### LODGING

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

### MULTIFAMILY

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



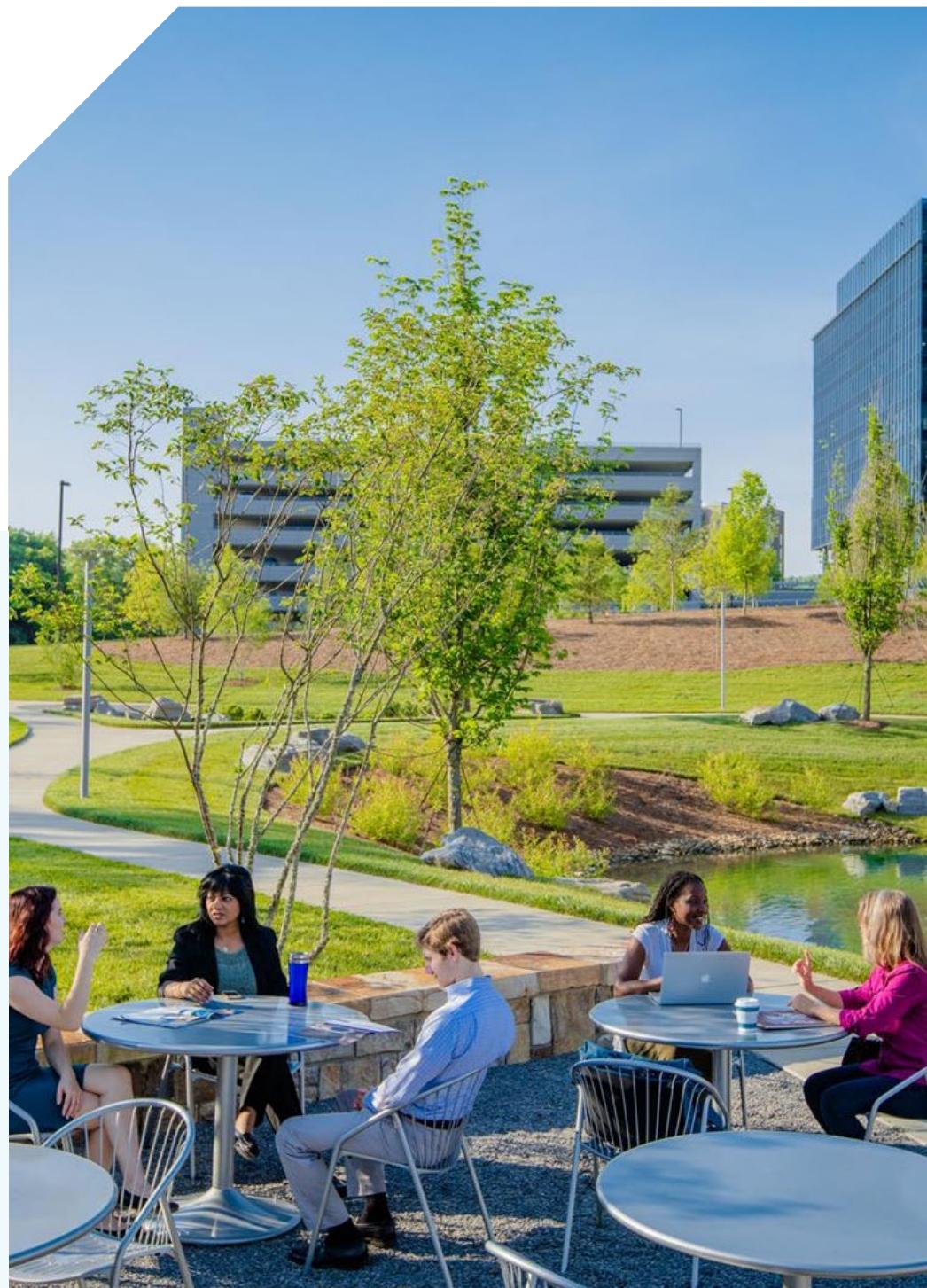
COFFEE + FOOD  
SERVICE

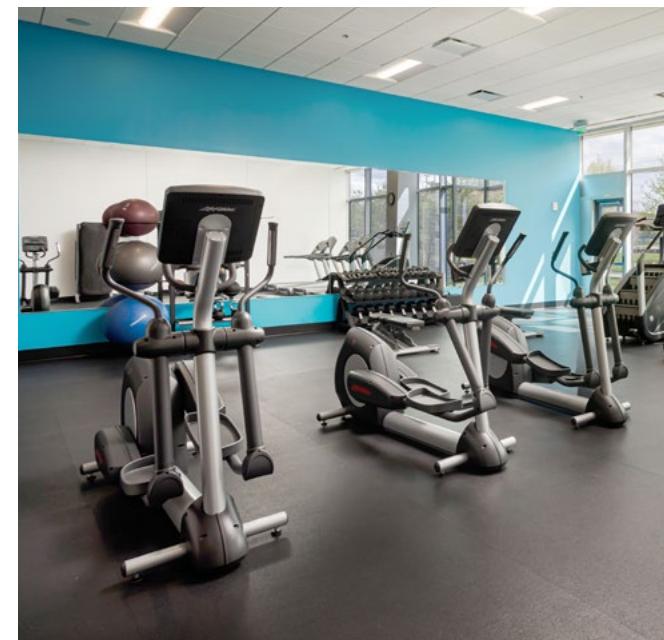


CONFERENCE  
FACILITIES



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.

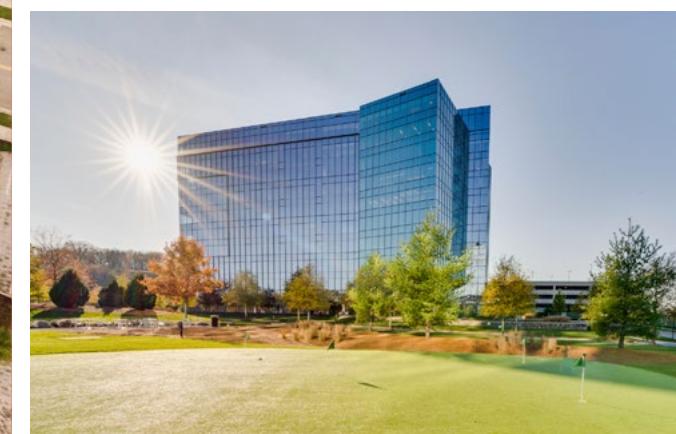
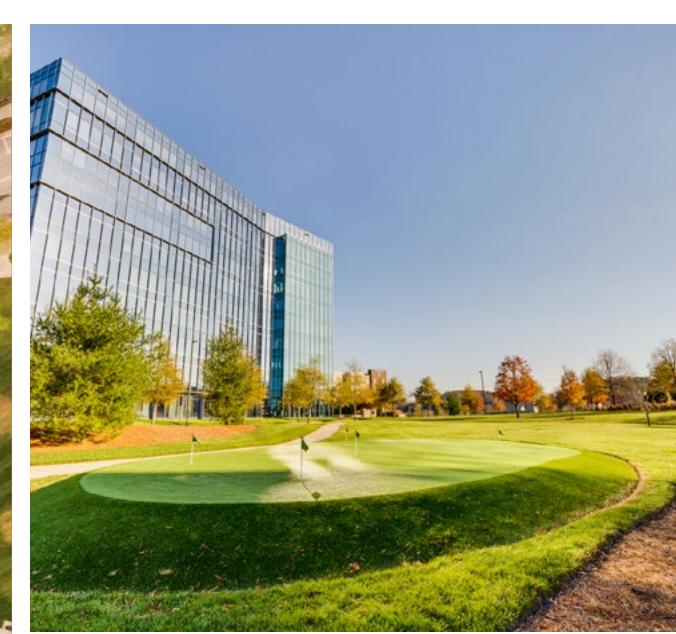
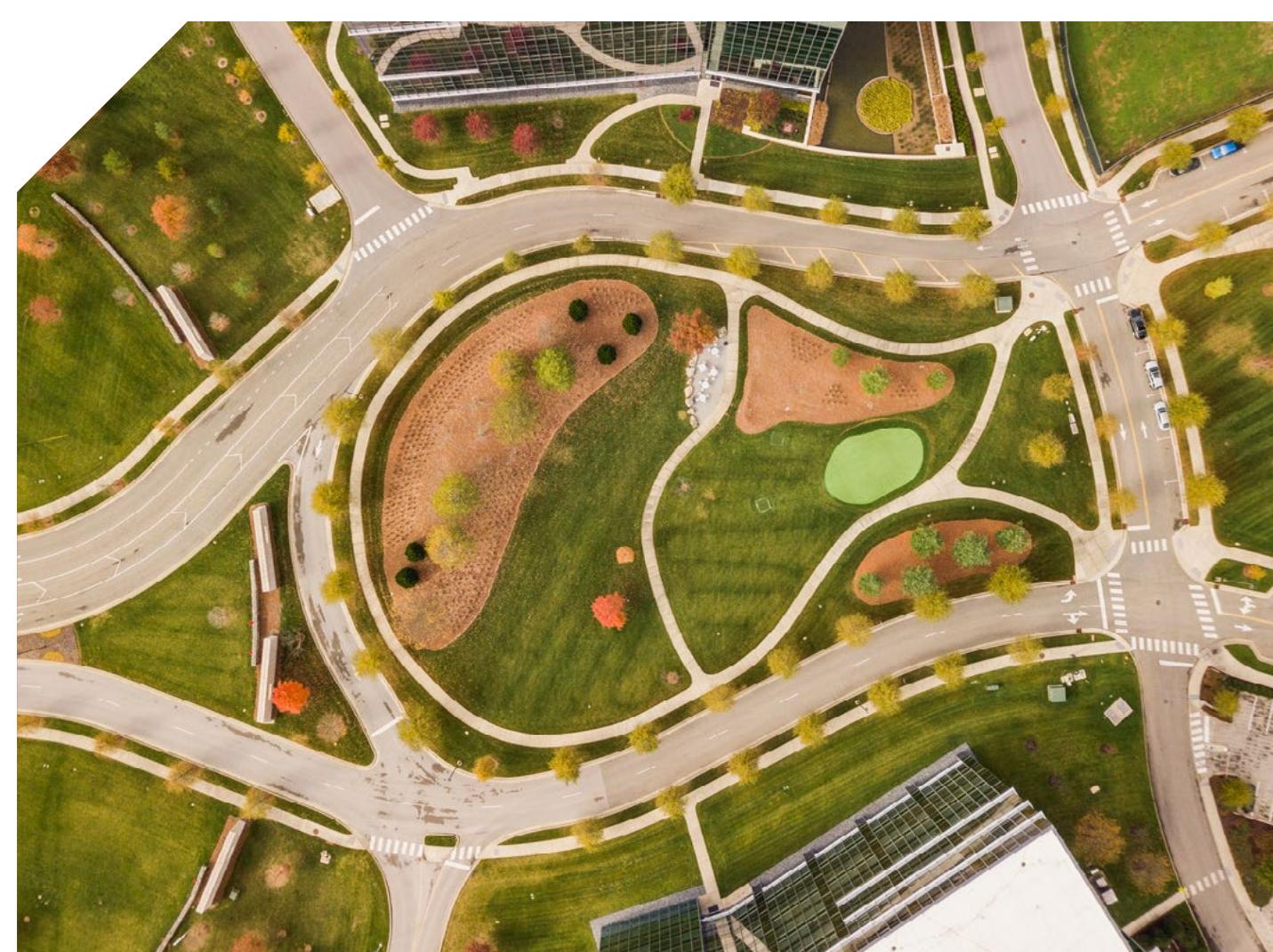
## - FEATURES -

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

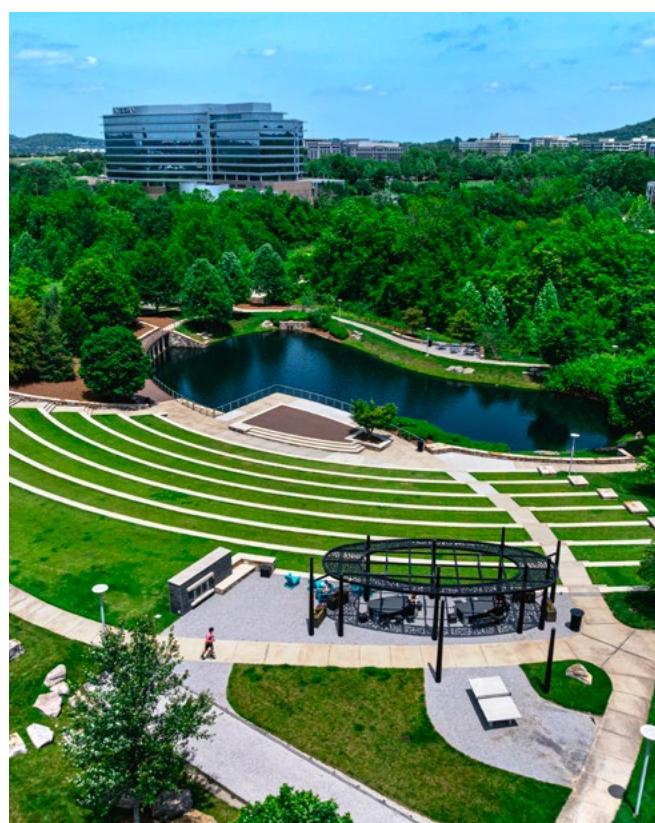
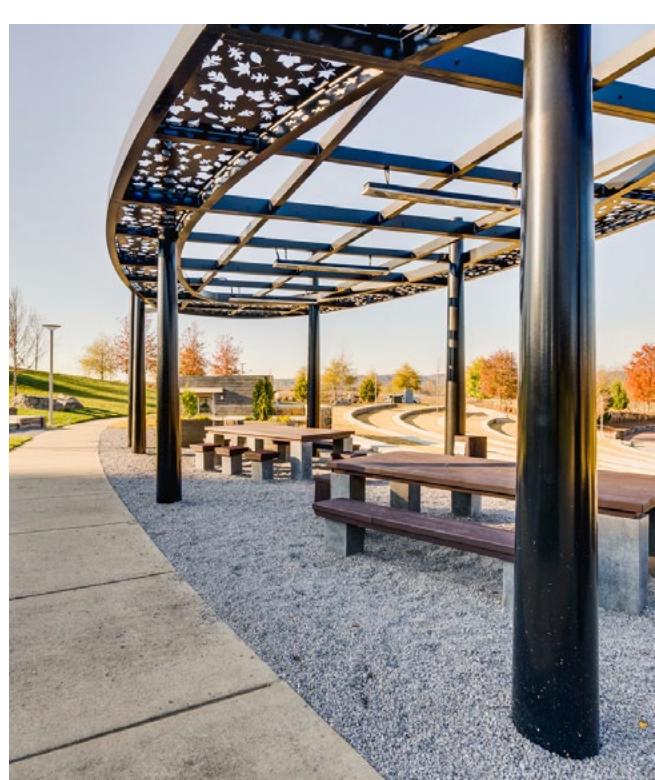
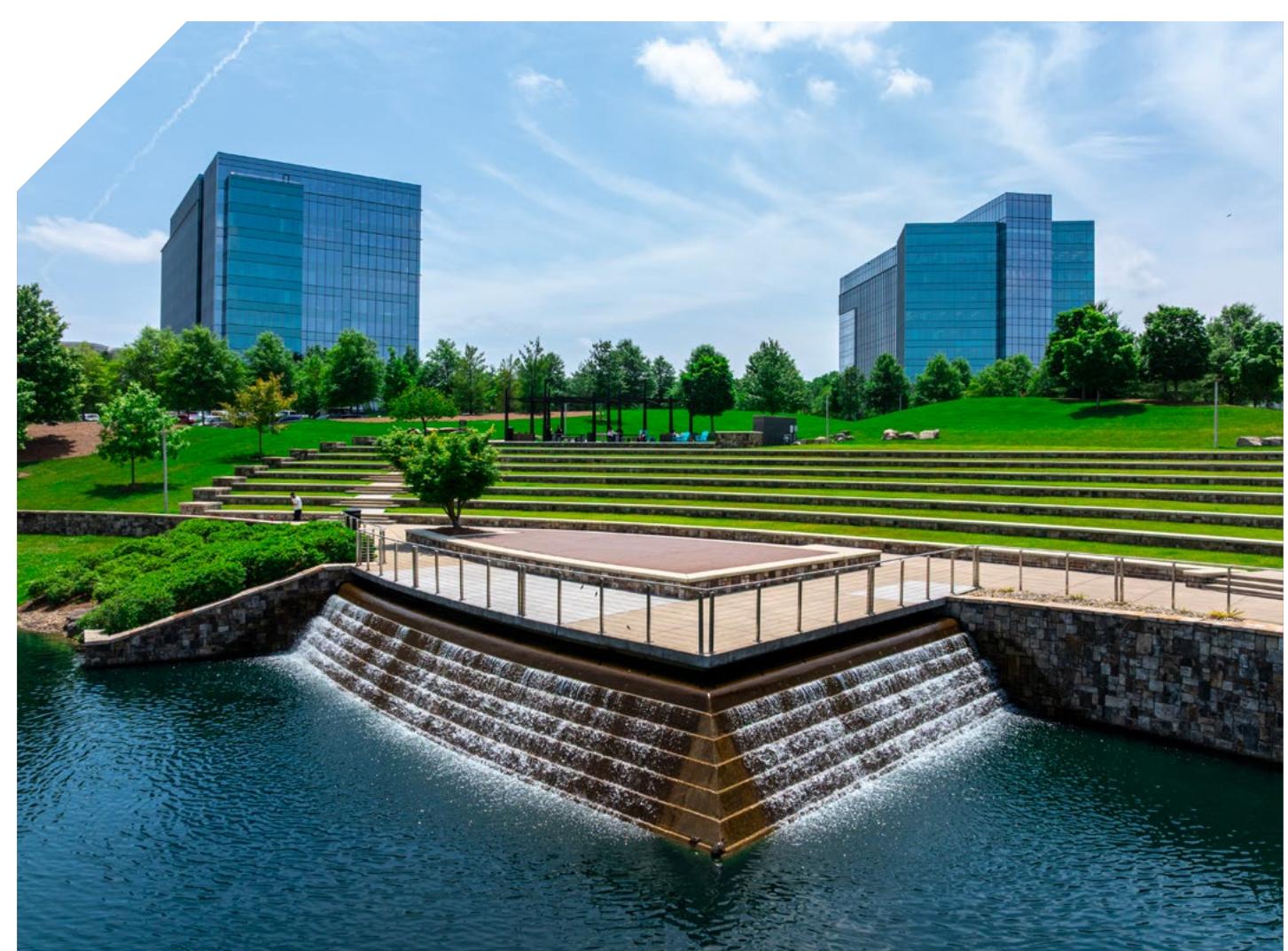
3+ MILES OF WALKING PATHS

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

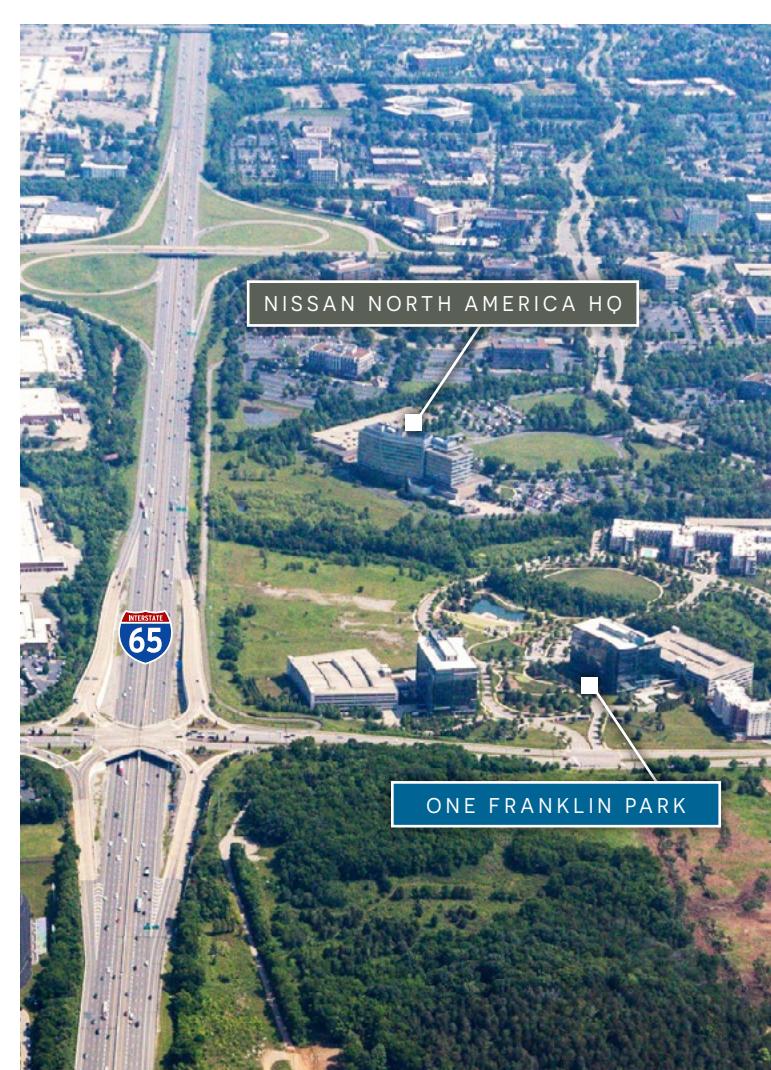
Benefit from an on-site, professional setting for meetings and events at Two Franklin Park. Construction is underway for a conference center at One Franklin Park, which will offer a capacity of 58.

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.

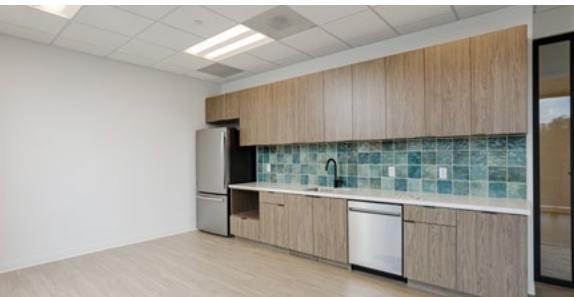


272,720 SF

CLASS A  
OFFICE SPACE

10

STORIES



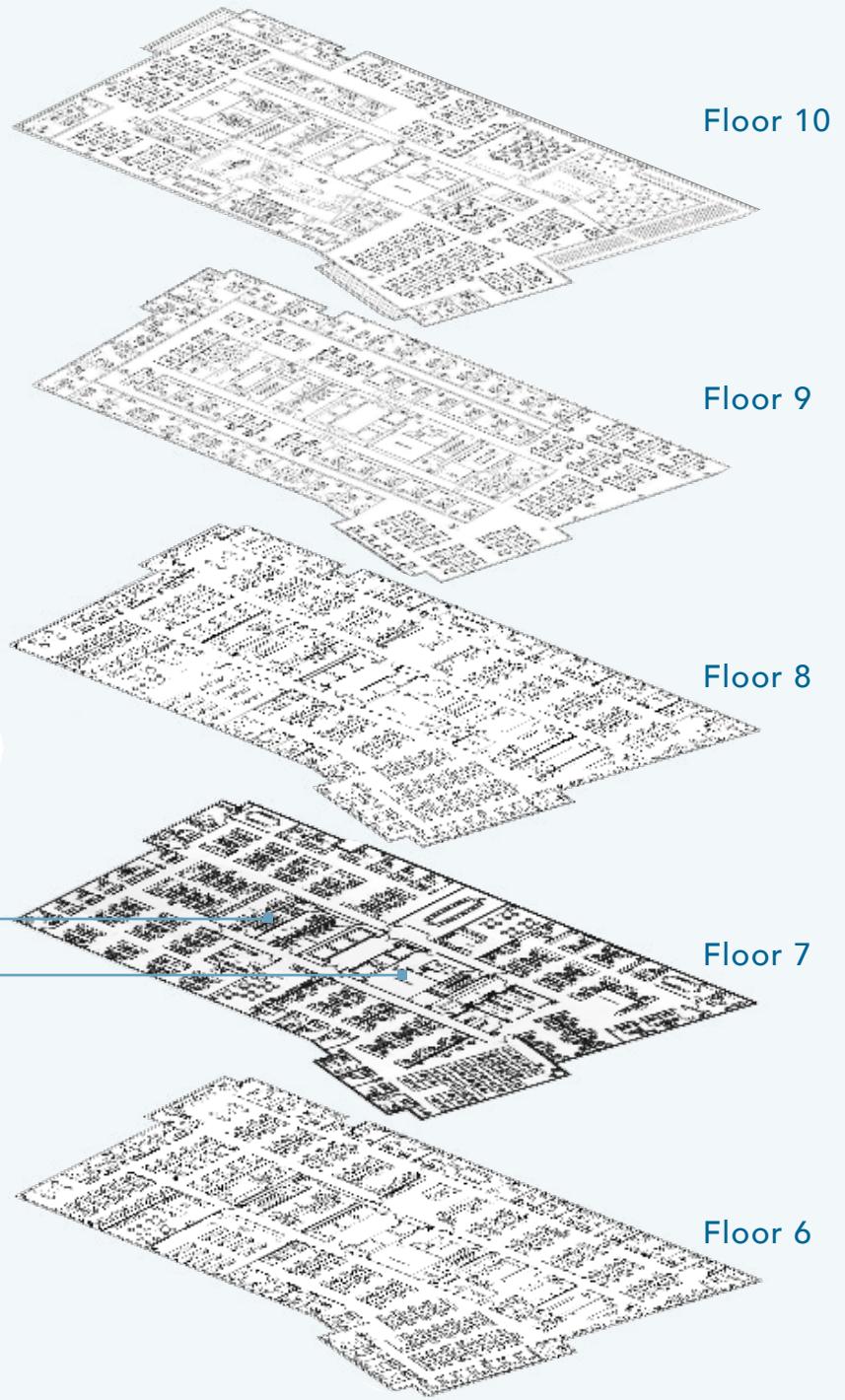
ONE FRANKLIN PARK

# 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

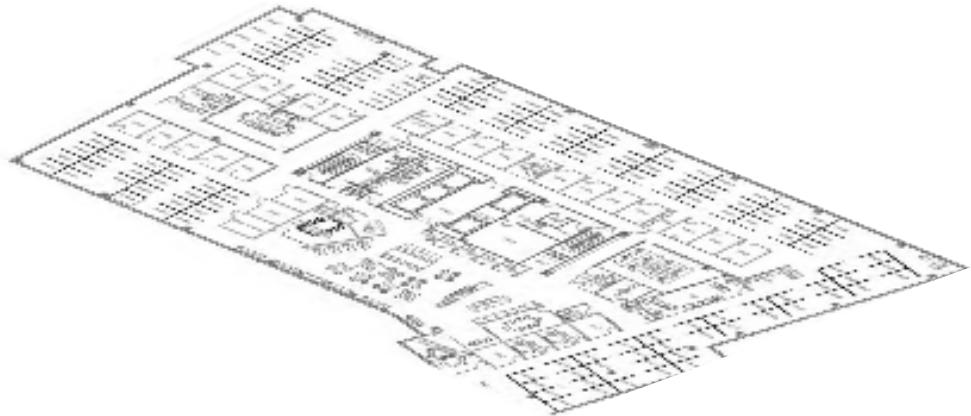
Intervention opportunities with interconnecting staircases from Floor 6 to 10.



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

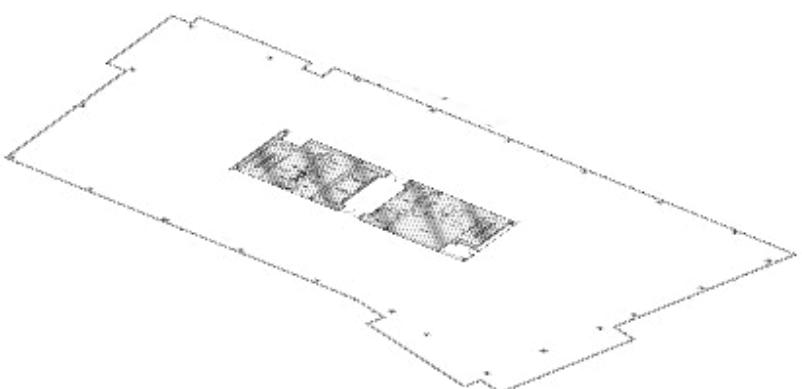
Suite 310	15,690 RSF
Suite 320	12,255 RSF

### LAYOUT 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

### LAYOUT 2 - FOUR SUITES

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



ONE FRANKLIN PARK

# FLOOR 10 - SUITE 1000

MOVE-IN READY

28,370  
RSF

AVAILABLE JANUARY 1, 2026



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



AVAILABLE

LEASED

INTERCONNECTING  
STAIRCASE OPPORTUNITY

ONE FRANKLIN PARK

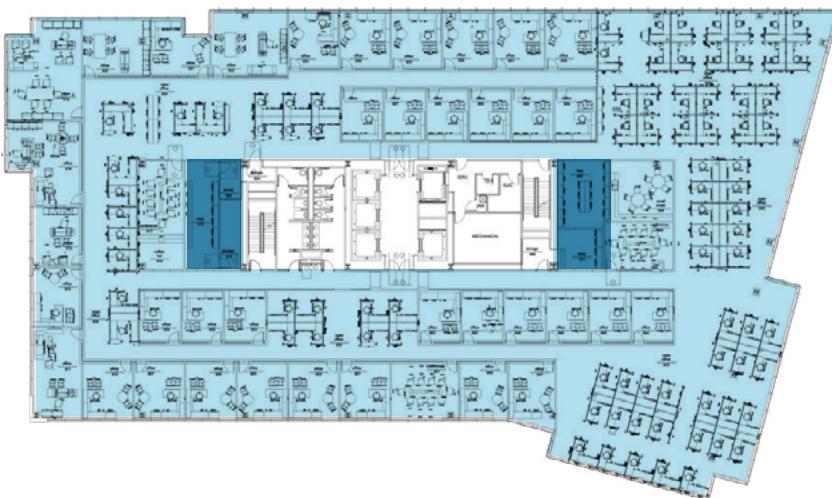
# FLOOR 7-9

MOVE-IN READY

28,752  
RSF

AVAILABLE JANUARY 1, 2026

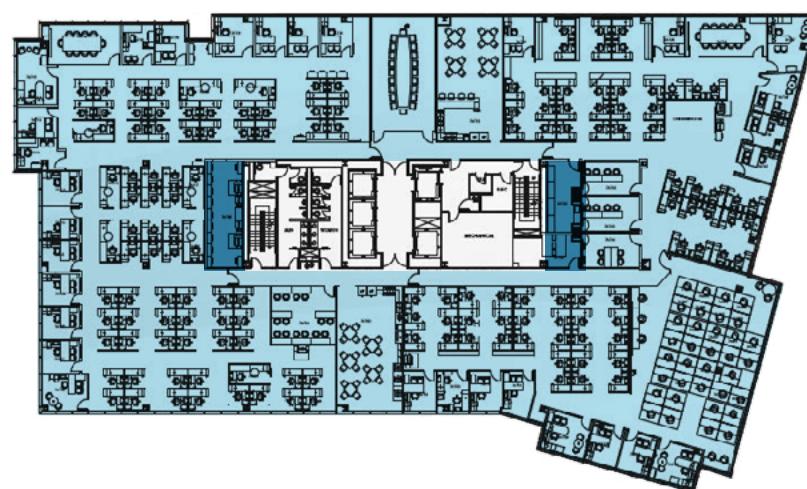
FLOOR 9 - SUITE 900



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

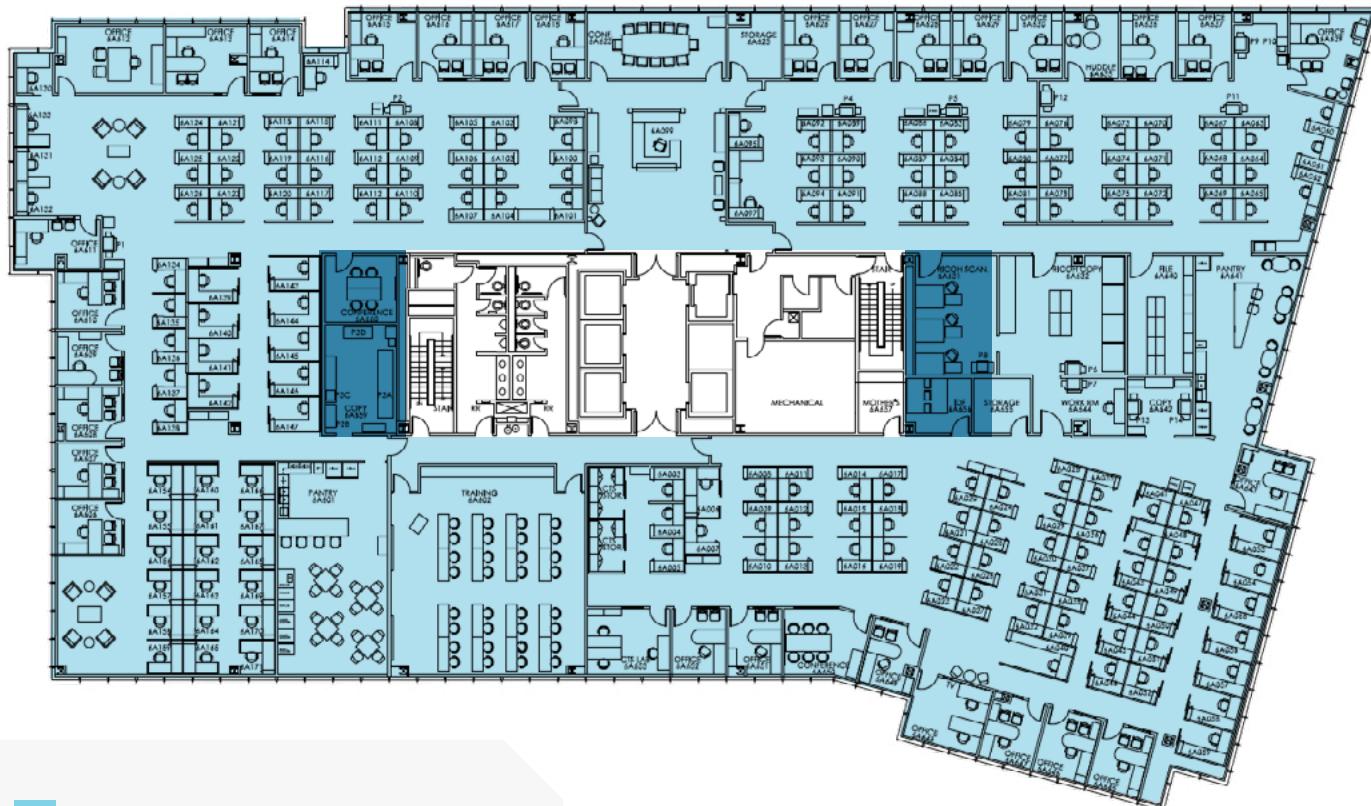
MOVE-IN READY

# FLOOR 6 - SUITE 600

28,752

RSF

AVAILABLE JANUARY 1, 2026

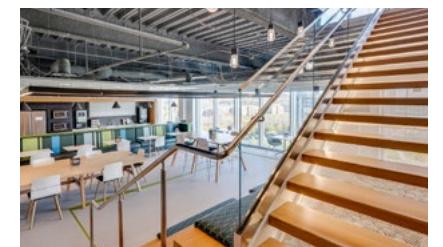


AVAILABLE

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

AVAILABLE IMMEDIATELY



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



AVAILABLE  
LEASED

ONE FRANKLIN PARK

# FLOOR 3 - SUITE 300

SPEC SUITE

2,670 - 15,690

RSF



ONE FRANKLIN PARK

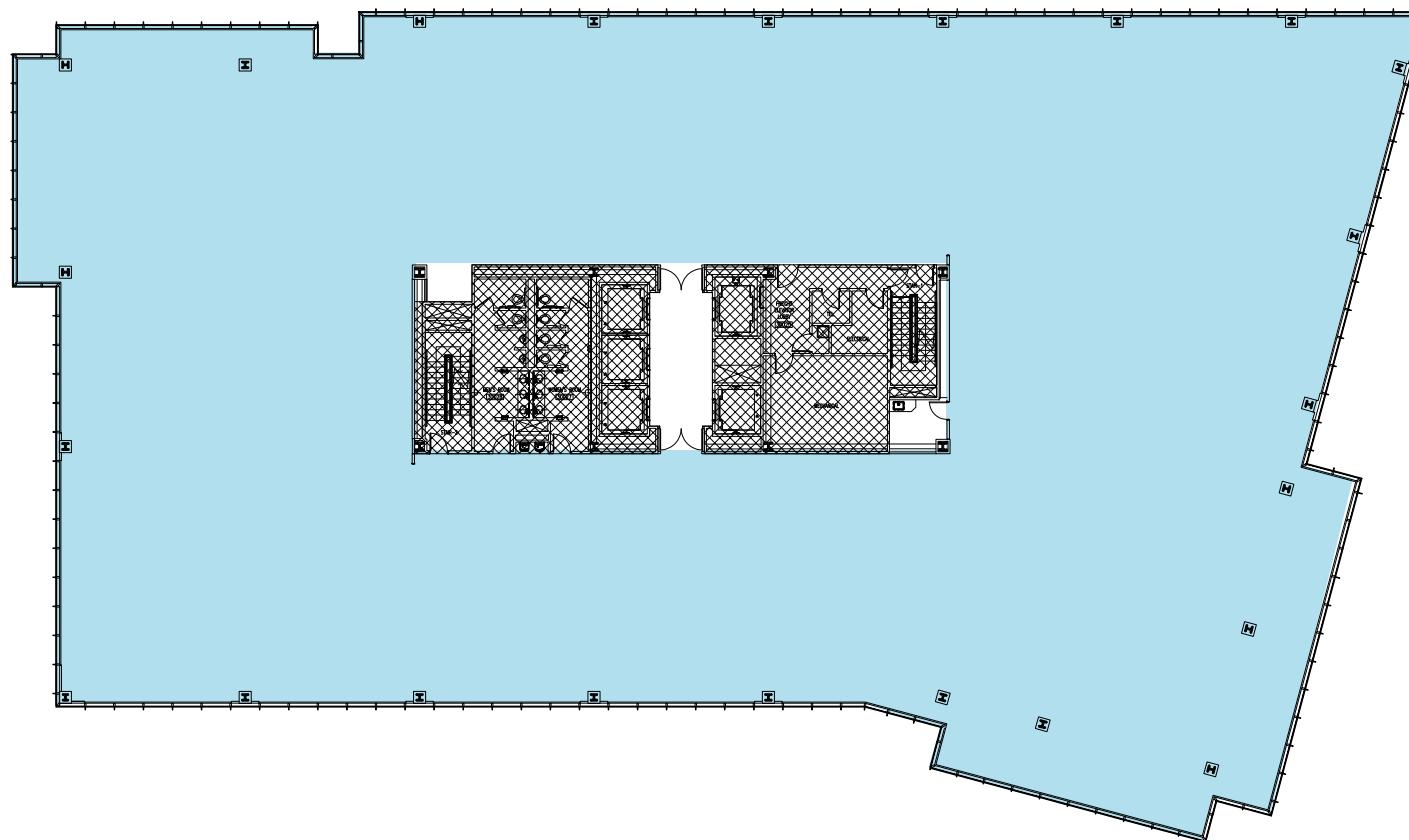
# FLOOR 3 - SUITE 300

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



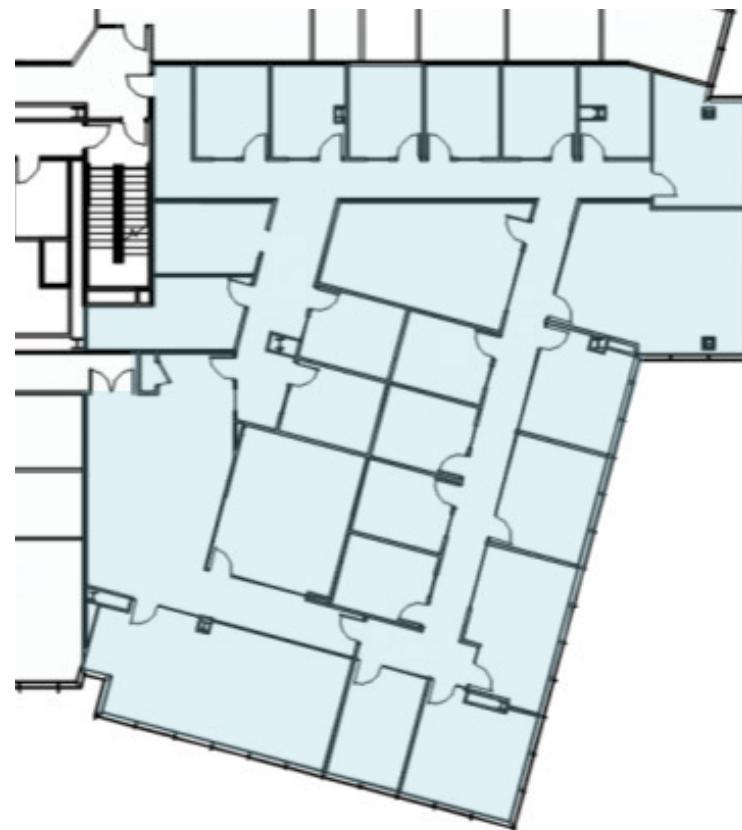
TWO FRANKLIN PARK

# FLOOR 3 - SUITE 300

MOVE-IN READY

7,820  
RSF

AVAILABLE IMMEDIATELY - FURNITURE AVAILABLE



AVAILABLE



LEASED

TWO FRANKLIN PARK

MOVE-IN READY

# FLOOR 2 - SUITE 220

10,898

RSF

AVAILABLE SEPTEMBER 1, 2025



AVAILABLE

LEASED



# FRANKLIN PARK



FOR MORE INFORMATION

#### STEWART LYMAN

✉ stewart.lyman@streamrealty.com

📞 615.336.9055

#### ROBBY DAVIS

✉ roddy.davis@streamrealty.com

📞 615.618.3967

NORTHWOOD INVESTORS

STREAM

NORTHWOOD OFFICE

501 COMMERCE STREET,  
SUITE 1120  
NASHVILLE, TN 37203  
615.795.0000