

# FOR LEASE

±2,628 SF Office Condo

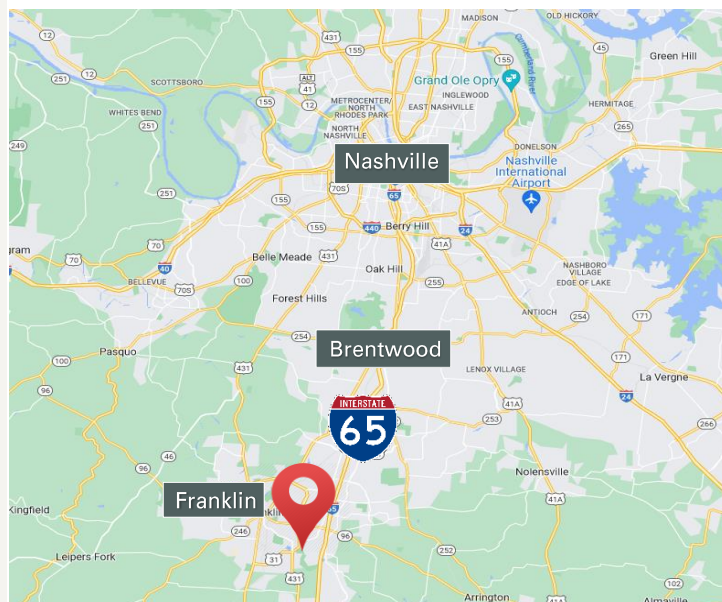
Rare Opportunity to Lease an Office Condo in the Sought-After Franklin Market

101 Forrest Crossing Blvd, Ste 100, Franklin, TN 37067



## HIGHLIGHTS

- ±2,628 SF Office condo
- Lease Rate: \$34/SF MG
- Great end unit with large windows on 3 sides and high ceilings
- Ideal layout with 4 offices, reception, kitchenette and open work area
- Parking directly in front of unit
- Easy access to I-65 and Mack Hatcher
- Condo is surrounded by affluent demographics
  - 100,811 People live within 5 miles of the subject site with an average household income of \$131,400
- Less than 3 miles from historic downtown Franklin
- Close proximity to ample restaurants and amenities



**Brents Herron**  
Vice President  
C: 615-485-4538  
brherron@charleshawkinsco.com

**Ryder Ballard**  
Vice President  
C: 713-208-9195  
rballard@charleshawkinsco.com

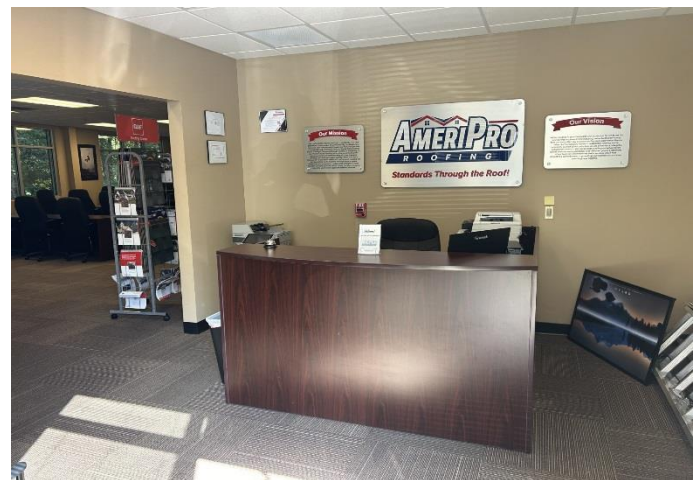
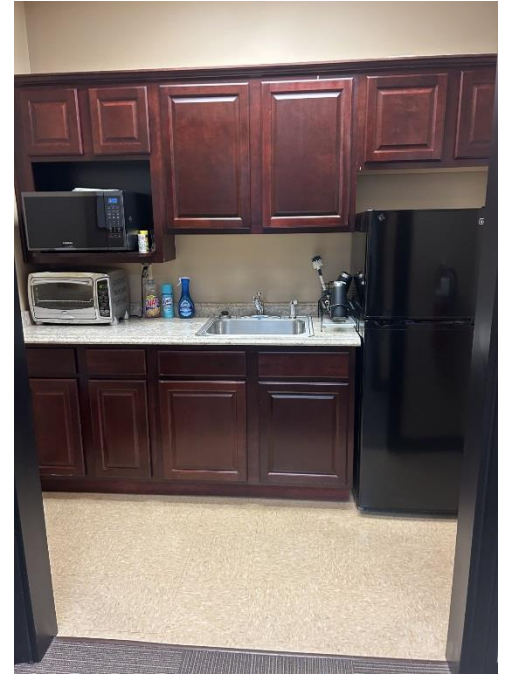
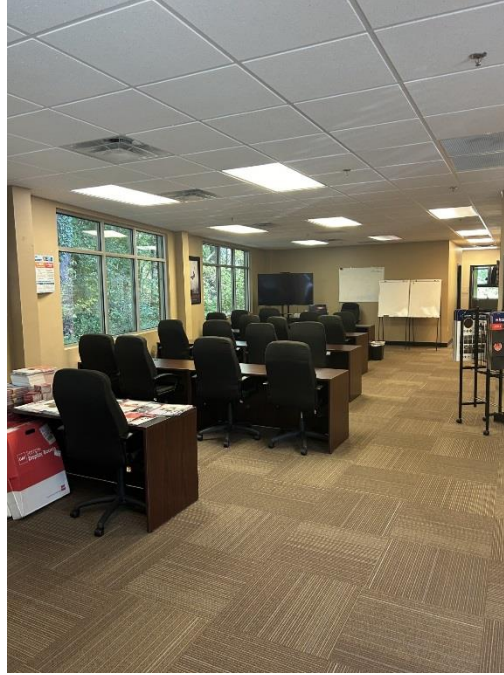
Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189



**For Lease**  
±2,628 SF Available  
Office Condo

101 Forrest Crossing Blvd, Ste 100  
Franklin, TN 37067  
Williamson County

**CHARLES  
HAWKINS CO.**



**Brents Herron**  
Vice President  
C: 615-485-4538  
brherron@charleshawkinsco.com

**Ryder Ballard**  
Vice President  
C: 713-208-9195  
rballard@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189

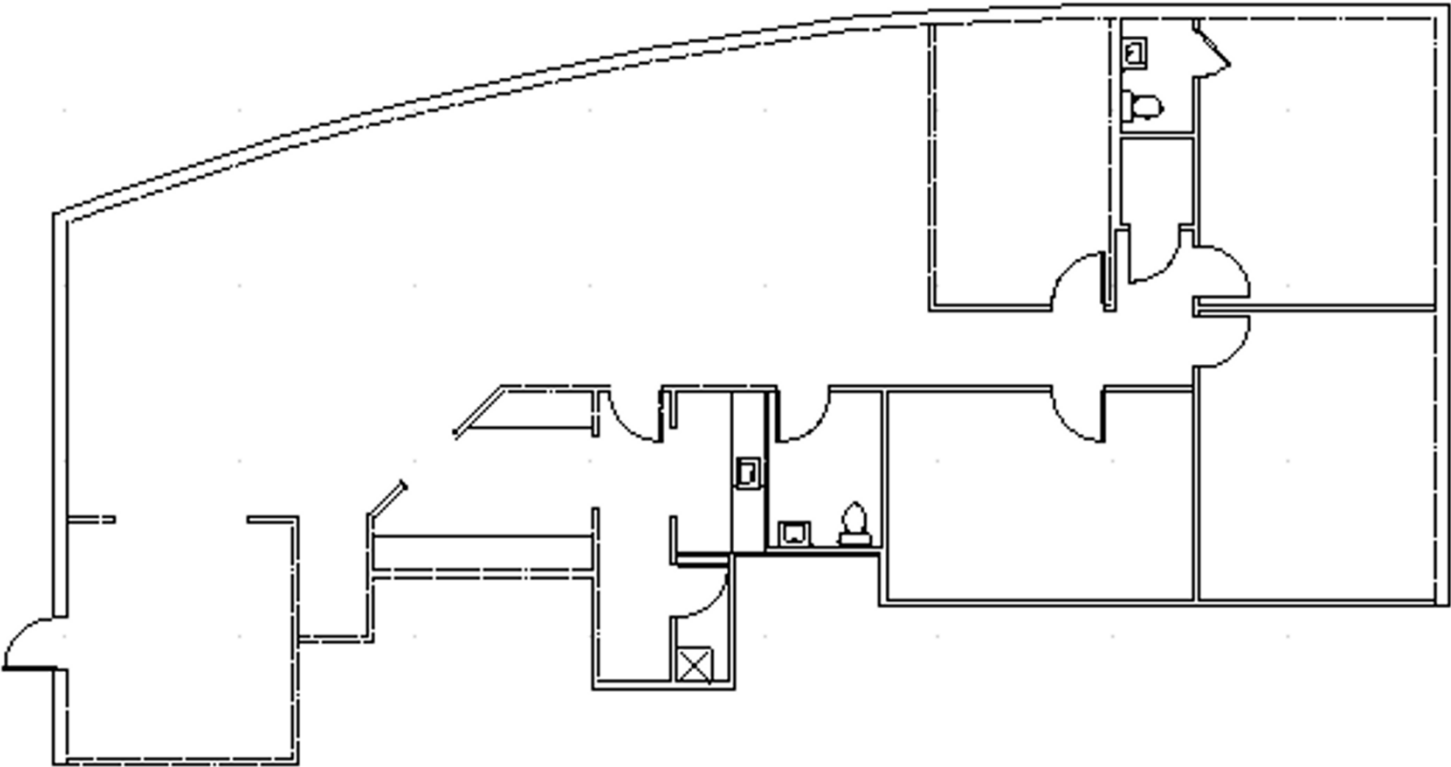
**For Lease**  
±2,628 SF Available  
Office Condo

101 Forrest Crossing Blvd, Ste 100  
Franklin, TN 37067  
Williamson County

**CHARLES  
HAWKINS CO.**

FLOOR PLAN

---



**Brents Herron**  
Vice President  
C: 615-485-4538  
brherron@charleshawkinsco.com

**Ryder Ballard**  
Vice President  
C: 713-208-9195  
rballard@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189



**For Lease**  
±2,628 SF Available  
Office Condo

101 Forrest Crossing Blvd, Ste 100  
Franklin, TN 37067  
Williamson County

**CHARLES  
HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

## Recent Recognition



**USA TODAY:** 10 Best Main Streets in USA

Southern Living

**SOUTHERN LIVING:** Small Towns We Love



**#6:** Out of 95 Counties in the State for Tourism Spending

### FAST GROWING COUNTY

### WILLIAMSON COUNTY



12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home



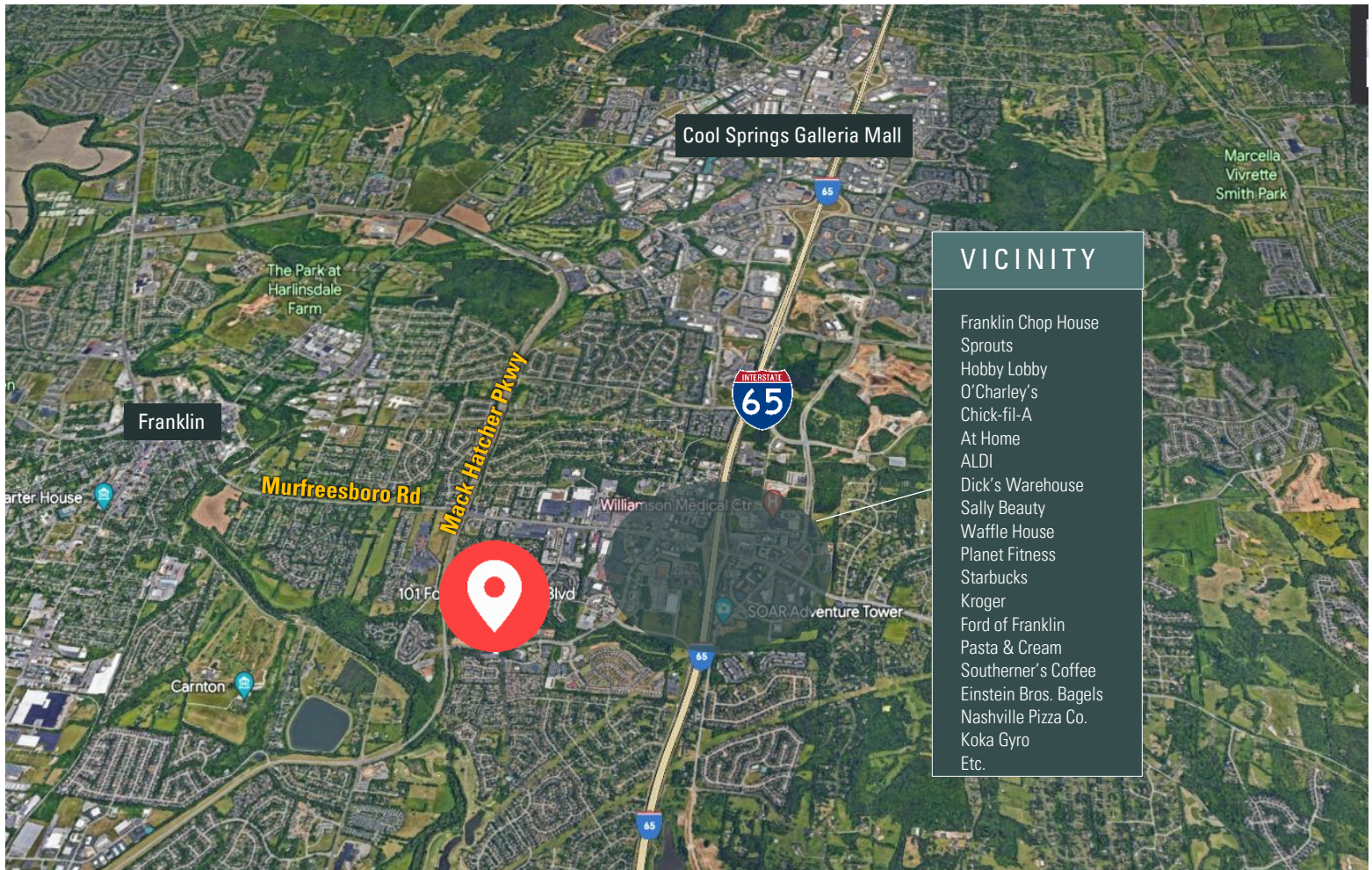
\$103,543 Median household income



232,129 Population (17% growth over last 5 years)



In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



### VICINITY

Franklin Chop House  
Sprouts  
Hobby Lobby  
O'Charley's  
Chick-fil-A  
At Home  
ALDI  
Dick's Warehouse  
Sally Beauty  
Waffle House  
Planet Fitness  
Starbucks  
Kroger  
Ford of Franklin  
Pasta & Cream  
Southerner's Coffee  
Einstein Bros. Bagels  
Nashville Pizza Co.  
Koka Gyro  
Etc.

**Brents Herron**  
Vice President  
C: 615-485-4538  
bherron@charleshawkinsco.com

**Ryder Ballard**  
Vice President  
C: 713-208-9195  
rballard@charleshawkinsco.com

Exclusively listed by:  
Charles Hawkins Co.  
2920 Berry Hill Dr., Ste 100  
Nashville, TN 37204  
T: 615.256.3189