

TWO GREENWAY

302 Innovation Drive,
Franklin, TN

BOYLE



TWO GREENWAY

Two Greenway is a Silver LEED-certified Class A office building in Nashville's prime Cool Springs submarket. Built in 2017, it offers 156,033 square feet of office space and top-tier amenities, including a state-of-the-art fitness center and a multi-use trail connecting to nearby residential and retail areas. Located at Carothers Parkway and McEwen Drive, Two Greenway is surrounded by over \$2 billion in urban-style mixed-use development, positioning it at the heart of a vibrant business hub.

Brent Janan
Bjanan@boyle.com
615-550-5589

Holt Madden
hmadden@boyle.com
615-550-8690



AT A GLANCE



156,033 SQUARE FEET



5 FLOORS



6-MILE MULTI-USE TRAIL LOOP



4.1/1000 PARKING SPACES



Designed
for ***Work***,
Surrounded
by ***Nature***



LOCATION

Situated within an 16 acre site that sits minutes from two I-65 interchanges



CONVENIENCE + PRODUCTIVITY

Dynamic environment that attracts talent, collaboration, and employee retention



ONSITE AMENITIES

Enjoy in building fitness options, showers, tenant lounge, Grab & Go Market, and training/conference room



SENSE OF PLACE

An inviting patio and greenspace with seamless access to walkable amenities, including the 6-Mile Trail Loop, connecting nearby residential and retail areas



MODERN, CLASS A FINISHES & AMENITIES







INTERSTATE
65

Carothers Pkwy

E McEwen Dr

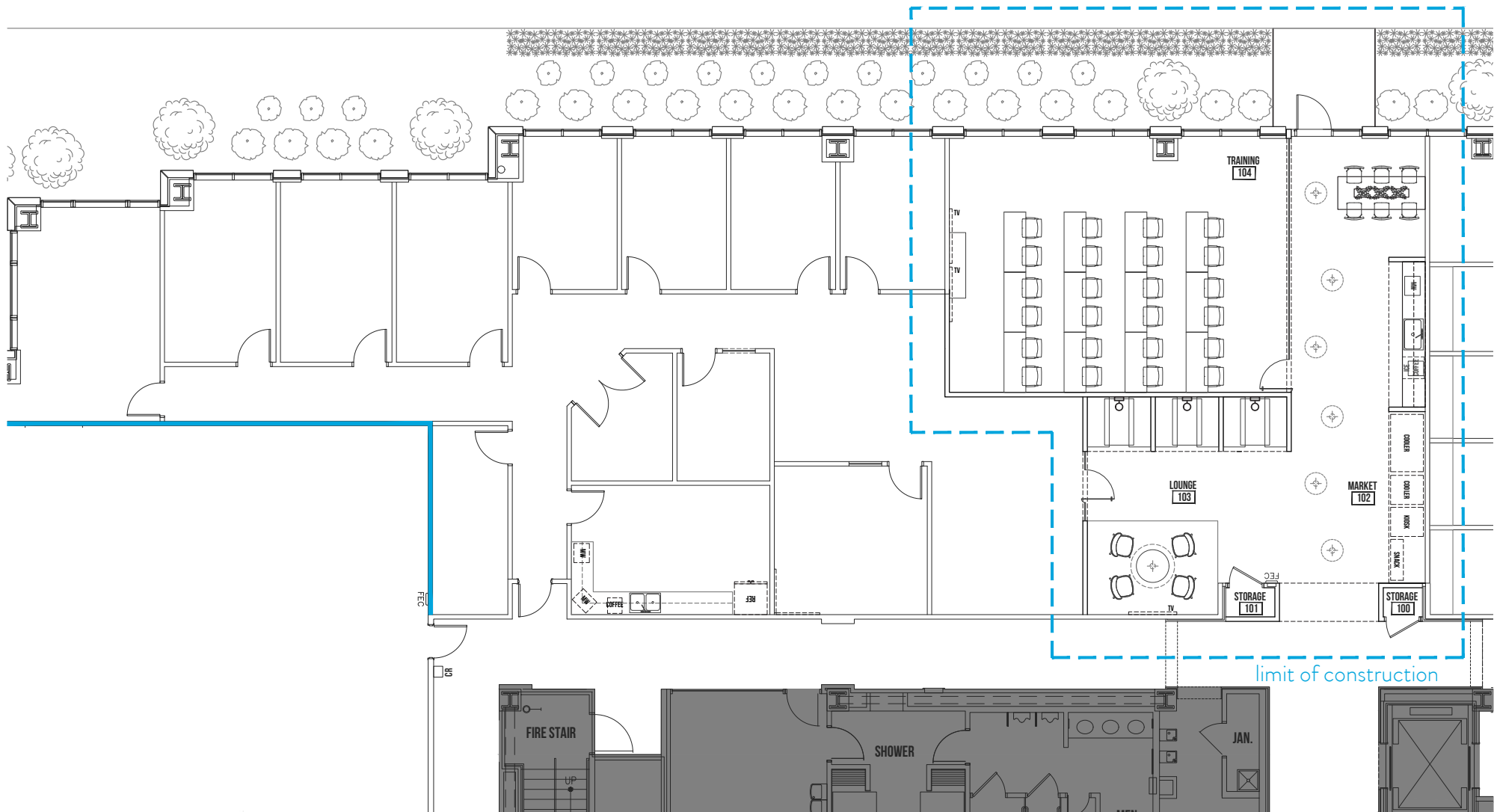
632
Spaces
Parking

**TWO
GREENWAY**

6-Mile Trail Loop Providing Access to Nearby Residential & Retail



NEW AMENITY AREA - COMING SOON





Mallory Green

**The Canteen
on Carothers**

65
INTERSTATE

Meridian Cool Springs

**3-7 Corporate
Centre**

**Highwoods
Cool Springs**

**Nissan North
American
Headquarters**

Bowers Park I & II

Franklin Park

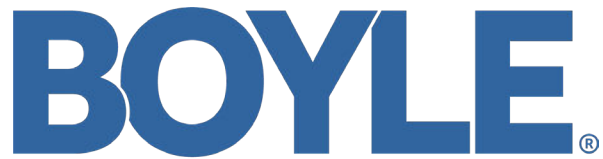
One Greenway

**TWO
GREENWAY**

BIGBY

**1,000+ New
Multi-Family
Units**

**Mars Petcare
Headquarters**



*Serving and transforming
our communities,
delivering lasting value,
enduring the test of time*

From the very beginning, Boyle Investment Company envisioned more than just buildings and structures. Boyle understood that real estate had the power to shape lives, foster communities, and create lasting memories. With a passion for blending functionality, aesthetics, and environmental sensitivity, the company set out to develop communities that would transcend mere buildings and provide individuals with a platform to live their best lives.

*Building community since **1933**.*



91
years in
business

23
years in
Middle TN

12
inspiring
places in
Middle TN

6
major
mixed-use
communities

200
average
yearly
events

Boyle Investment Company is dedicated to creating unique spaces that promote an enhanced work/life balance by thoughtfully integrating health, well-being, and personal time into inspiring environments.





Brent Janan | 615.550.5589 | bjanan@boyle.com
Holt Madden | 615.550.8690 | hmadden@boyle.com

BOYLE
Building community since 1933.