

# TWO GREENWAY

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302 Innovation Drive,  
Franklin, TN

BOYLE.<sup>®</sup>



# 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.

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# 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







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

**TWO  
GREENWAY**

Parking  
Spaces  
632

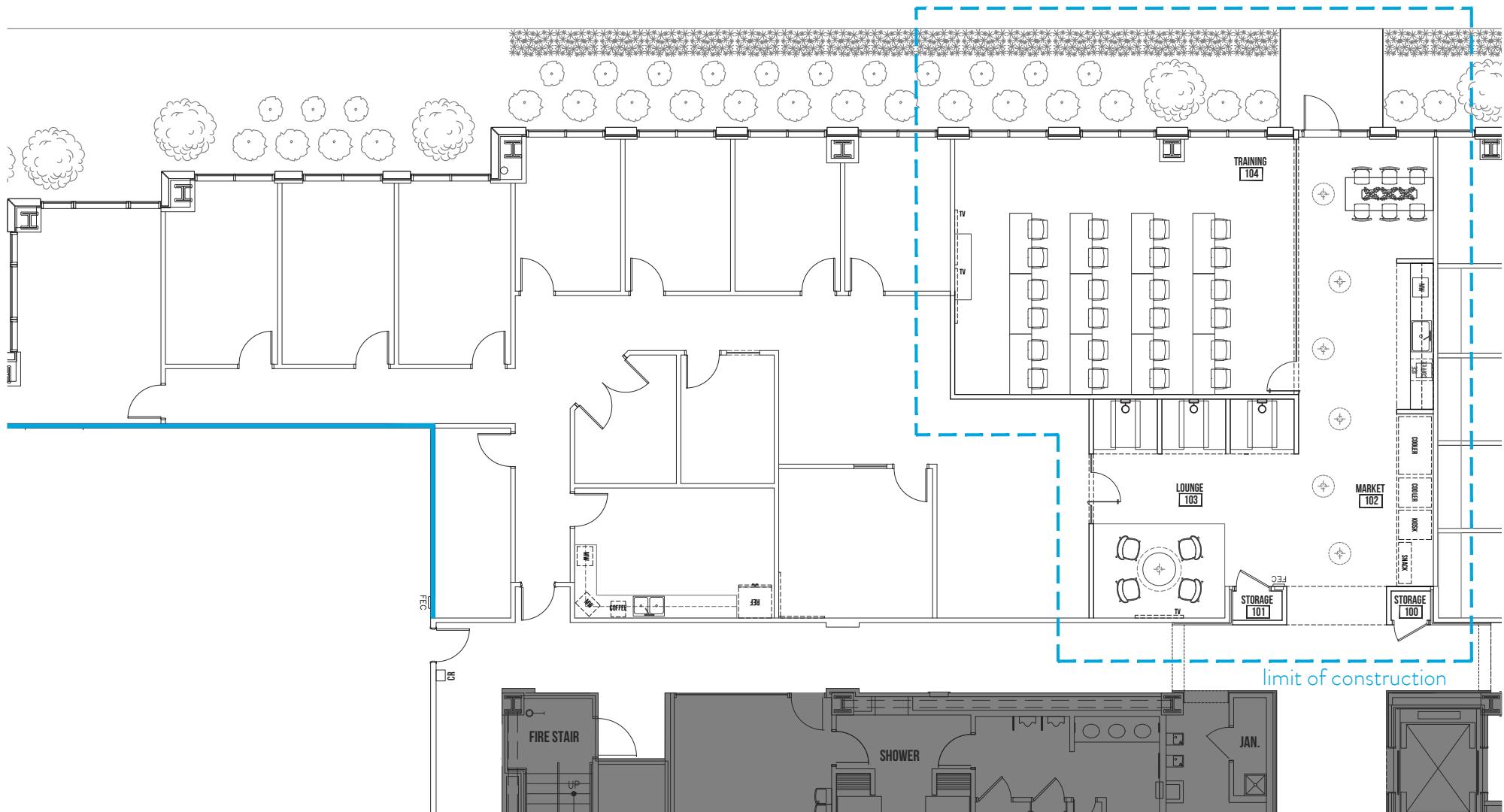
Carothers Pkwy

E McEwen Dr

INTERSTATE  
65



**NEW AMENITY AREA - COMING SOON**



Two Greenway Amenity Area  
SPACE PLAN #5

ISSUE DATE: 02.13.2025

SCALE: 1/16"=1'-0"  
16' 8' 0 16'





# BOYLE®

*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.





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