



M A R G I N D I S T R I C T

—
FRANKLIN, TN

*Luxury. History. Proximity.
It's all on The Margin.*



MEET FRANKLIN'S VIBRANT NEW DISTRICT



Located at the edge of historic downtown Franklin, The Margin District is a thoughtfully designed luxury mixed-use development that blends timeless architecture with modern functionality. Office suites sit just above curated street-level retail and dining, offering professionals a unique opportunity to work in a walkable, design-forward district within one of Tennessee's most sought-after communities.





DESIGNED TO BELONG HERITAGE WITH PURPOSE

The Margin District is more than a development. It is a long-term investment in community and legacy by Arlington Family Offices, one of the nation's leading family office firms. Purpose-driven and values-led, Arlington serves a select number of families across the country through a deeply talented team rich in knowledge and experience. Their specialized guidance ensures wealth is protected and respected by succeeding generations, enabling families to flourish over time.

With plans to establish their own offices within the development, Arlington is creating a workplace that reflects the same elevated standards they deliver to their clients every day. Their presence at The Margin District reflects a commitment to quality, craftsmanship, and lasting value. This investment represents Arlington's confidence in the future of Franklin and the opportunity to contribute meaningfully to the community.



Arlington[®]
FAMILY OFFICES



LOCATION MATTERS

THIS ONE IS IDEAL

The Margin District offers a premier address in Franklin, TN, just 30 minutes from Nashville, offering direct access to affluent communities, executive talent, and more than 40 corporate headquarters.



FRANKLIN, TENNESSEE

Immediate access to I-65 and major commuter corridors.

Part of the Nashville MSA with strong regional pull from Cool Springs and Brentwood.

Located in Williamson County, Tennessee's most affluent and highly educated region.

Close proximity to top employers and key business decision-makers.

HISTORIC DOWNTOWN FRANKLIN

Just steps from Main Street, The Margin District is located at the edge of one of the South's most celebrated downtowns. Historic Franklin offers a rare combination of small-town charm and modern sophistication, with award winning restaurants, boutique shopping, and cultural landmarks all within walking distance. The district's high visibility, low vacancy, and walkable layout create a dynamic environment for businesses looking to engage clients, attract talent, and be part of a thriving, high demand destination. It's a place locals love and visitors seek out, rich in history, yet always moving forward.



The Residences at Margin District

25 spacious, luxury condominiums with private storage and parking, refined interior finishes, modern amenities, and a green roof. Units selling at \$1,100 per square foot.

Executive Office Space

± 50,000 SF on the second floor, ideal for professional firms and teams seeking an exclusive space steps from award winning restaurants, boutique shops, distinctive residences, and a walkable neighborhood.

Street-Level Retail

± 50,000 SF of space, inclusive of ± 17,500 SF restaurants, designed for luxury goods, personal services, upscale wellness, curated food and beverage, and award-winning destination dining.

Integrated Parking

Lower level parking garage with separate access for residents, office tenants, and commercial visitors.



A REIMAGINED LEVEL OF LUXURY



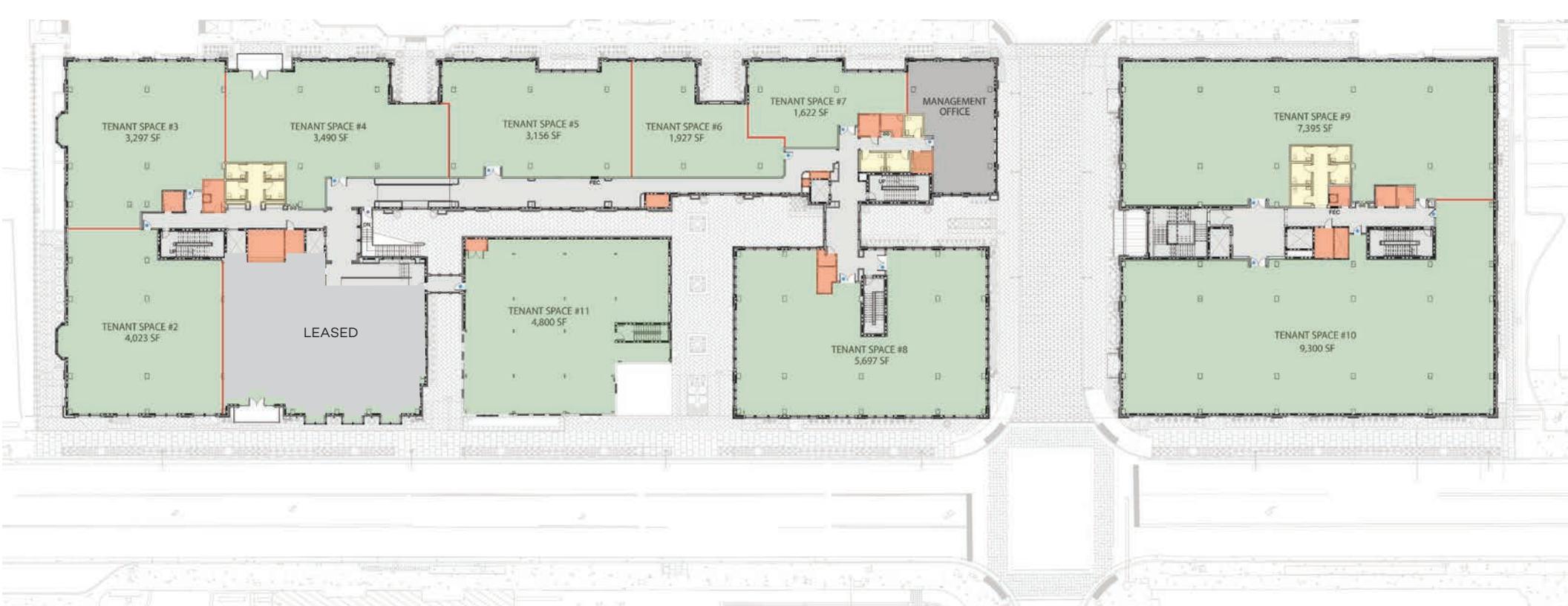
With 50,000 SF of street-level retail designed for premium brands, hospitality concepts, and curated experiences, The Margin District is shaping the future of downtown Franklin. It brings a new layer of energy to the city, a place where locals and visitors gather in the plaza, linger over a meal, meet up for coffee, and explore a mix of shops and experiences. Walkable, welcoming, and intentionally designed, it offers retailers the opportunity to be part of something timeless in a town that values both connection and craft.

Leasing is now underway and retail tenant announcements will be coming soon.





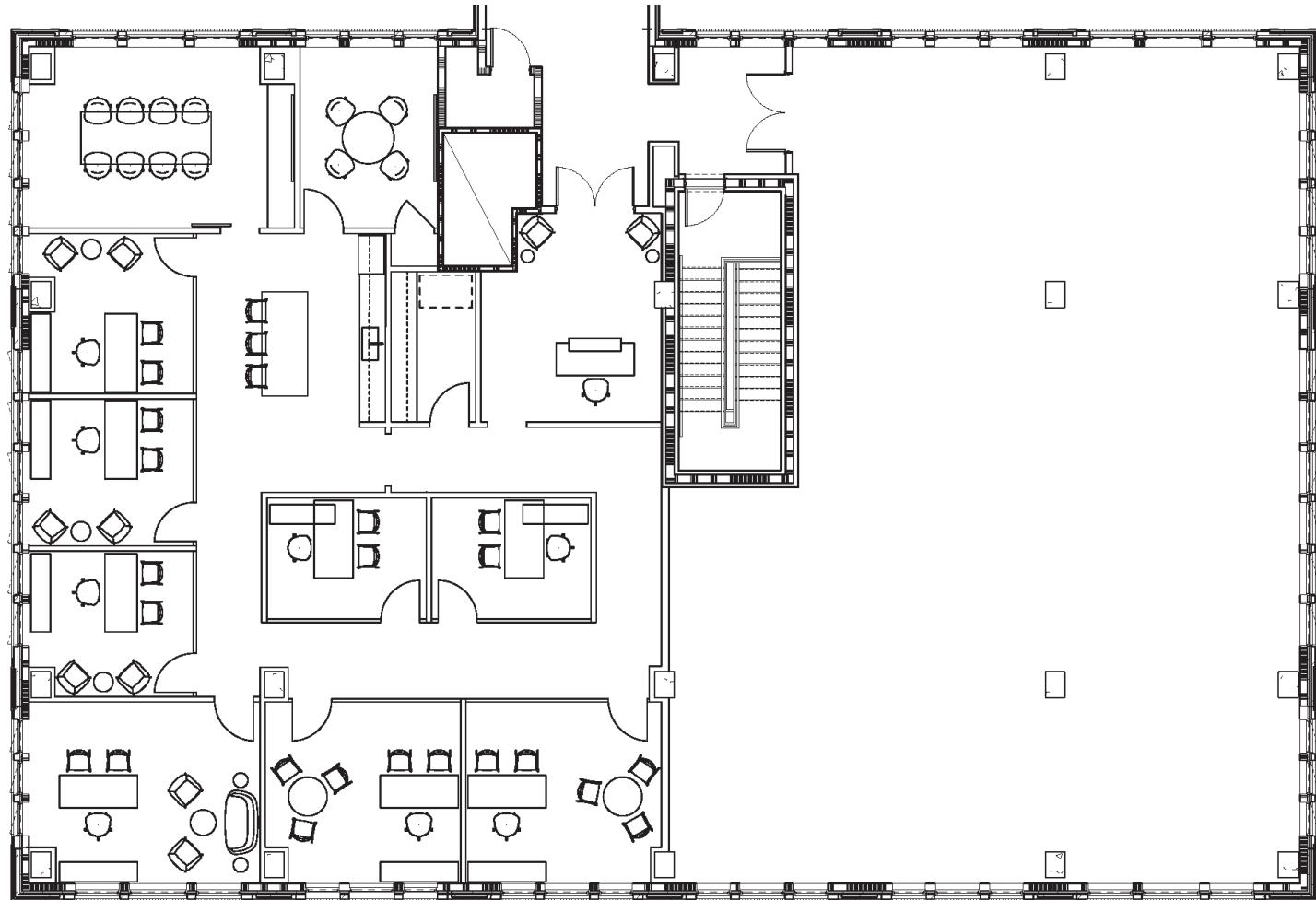
A STRATEGIC LOCATION WITH UNRIVALED POTENTIAL



The Offices at the Margin District offers $\pm 50,000$ SF of Class A+ office space. Small, discerning firms have the opportunity to office in bespoke spaces starting at less than $\pm 2,000$ SF to $\pm 8,000$ SF.

Office tenant build-out is expected to begin in Q2 2027.





OFFICE TENANT SPACE
Test Fit | ±2,888 Total RSF



SECURE YOUR PLACE IN FRANKLIN'S DISTINGUISHED BUSINESS COMMUNITY

The Margin District offers a rare opportunity to lease executive office space in a development where quality, legacy, and thoughtful design come together. Join a select group of professionals working within a setting that reflects the highest standards of craftsmanship and care. Your next office is waiting. Experience life on the Margin.

LEASING INQUIRIES



NAI Nashville Stanton Group brings over 40 years of trusted market insight and full-service expertise to every deal. As part of NAI Global, our team combines local, unparalleled knowledge with national reach to help clients make smart, strategic decisions.

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