

# 5030 Carothers Parkway

## Franklin, Tennessee

NEW SPEC SUITES UNDER CONSTRUCTION!  
1,732 – 6,745 SF FOR LEASE



**AVISON  
YOUNG**

# 01 Property overview

5030 Carothers Parkway is a premier 42,300-sf Class A office building in the heart of Franklin's thriving Cool Springs district. Positioned just off I-65 with visibility to nearly 20,000 vehicles per day, the property offers modern design, ample surface parking, and walkable access to a vibrant 21-acre mixed-use campus featuring retail, dining, fitness, and residential destinations. Surrounded by strong demographics—with an average household income nearing \$160K within three miles—this location is ideal for companies seeking a highly visible, amenity-rich setting to establish their headquarters or professional offices.



New spec suites delivering Spring 2026



Expansive floor-to-ceiling windows with abundant natural light



Multiple points of ingress and egress to the property



Walkable to Starbucks, Life Time Fitness, and multiple restaurant options



Premiere Cool Springs location, only one mile from I-65



The county is home to 12 of the 25 largest publicly traded companies in the Nashville region



# 02 Area location map



# Floorplan

Suite 220:  
2,258 RSF

Suite 250:  
2,755 RSF



Combined:  
4,487 RSF

Suite 240:  
1,732 RSF

# 04 Property photos



# 04 Property photos



# Franklin, Tennessee

#1

County in Tennessee for families, public schools, and overall best places to live



33%

of Tennessee's fastest-growing companies are located in Williamson County



#1

County in Tennessee, based on metrics like housing affordability, air quality, income equality, and childcare costs



\$174,216

Average household income within one mile of the property



**If you would like more  
information on this offering  
please get in touch.**

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