

# 455

DUKE



**For Lease**

455 Duke Drive, Franklin, TN 37067

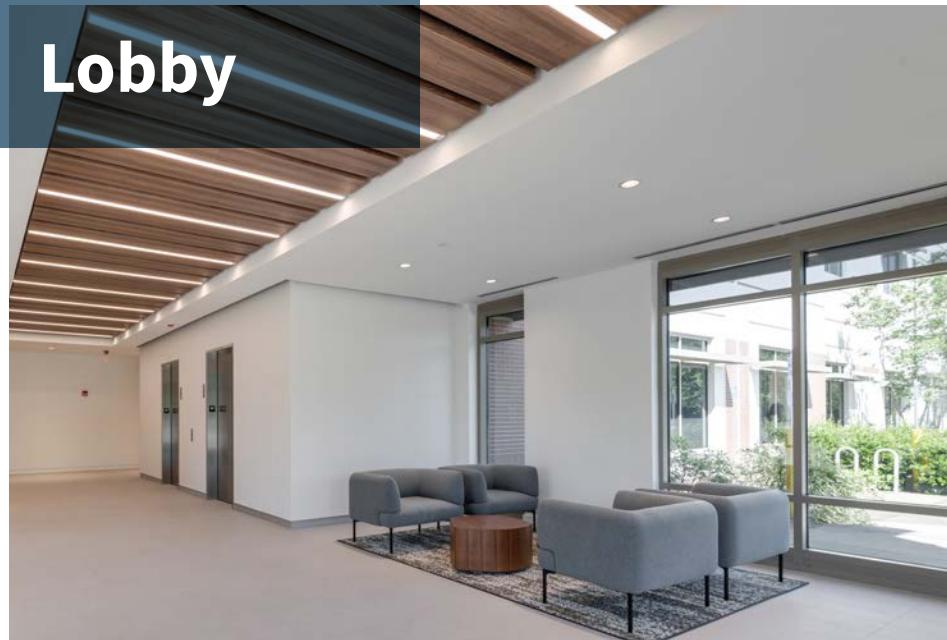


# The tenant experience, reimagined

High-end renovations paired with  
best-in-class amenities



Lobby

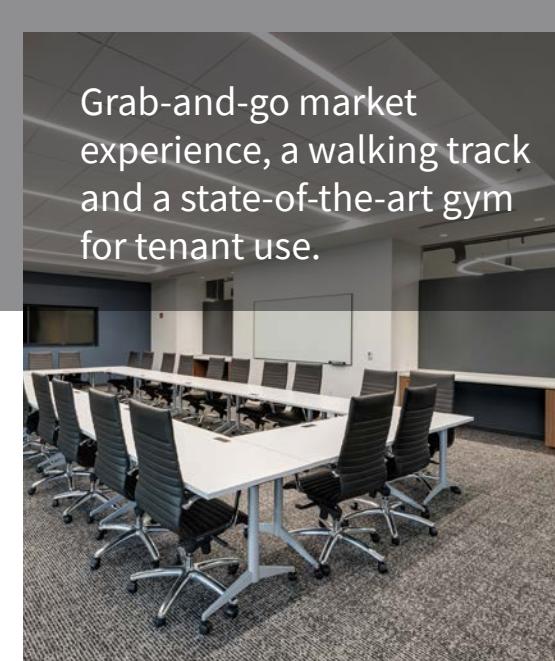


## Reflect & Recharge

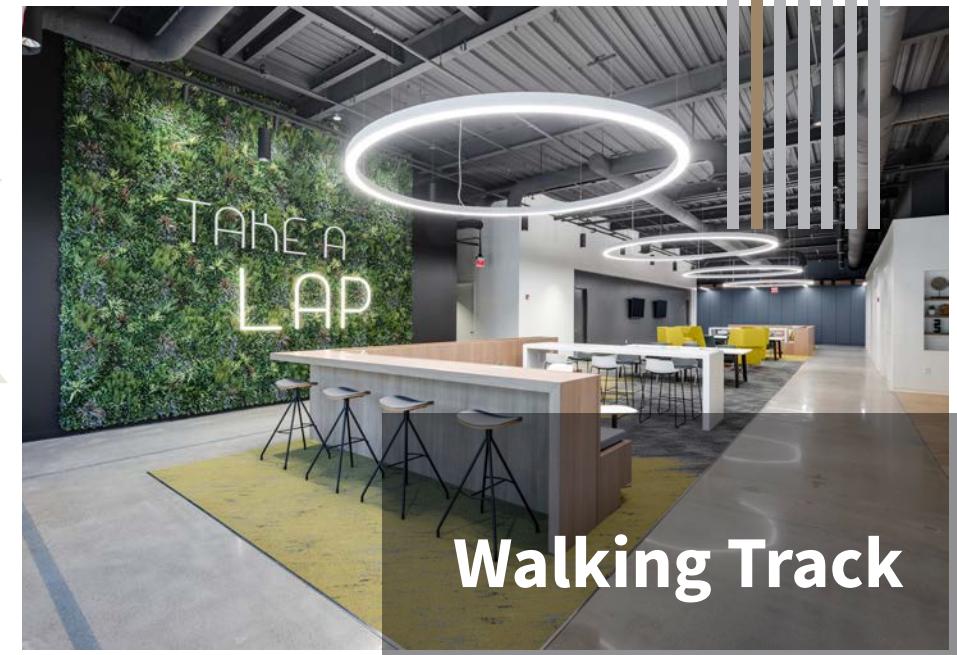
Recently renovated tenant social area and tenant lounge offering Fooda kitchen services and lounge seating.



Meetings



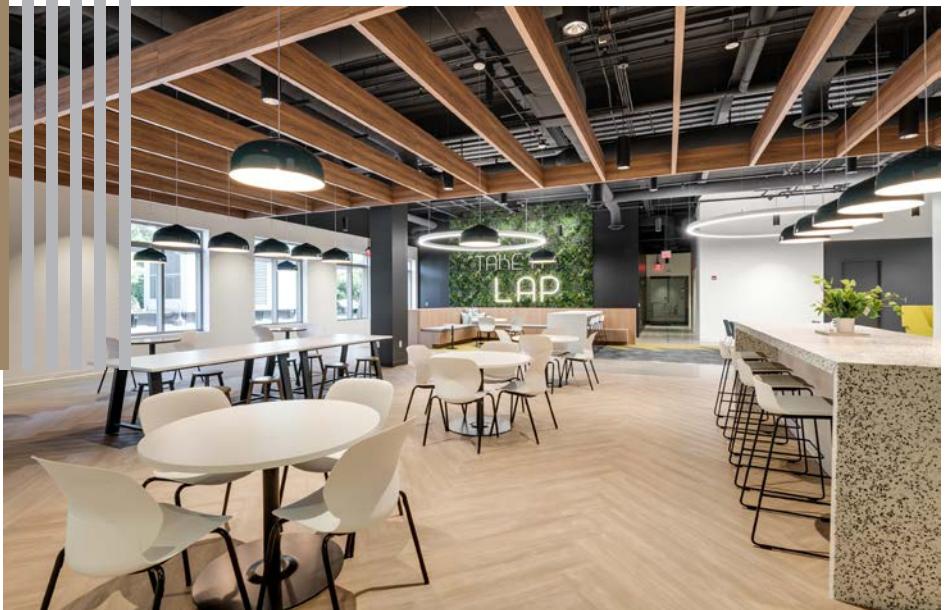
Walking Track



Grab-and-go market experience, a walking track and a state-of-the-art gym for tenant use.

# Designed for the modern day tenant

455 Duke Drive creates a productive workday and strong community foundation. Offering in-dining fooda services, a gaming area for socialization, and a state-of-the-art fitness facility.



Active tenant lounge for collaboration and relaxation surrounded by an indoor walking track

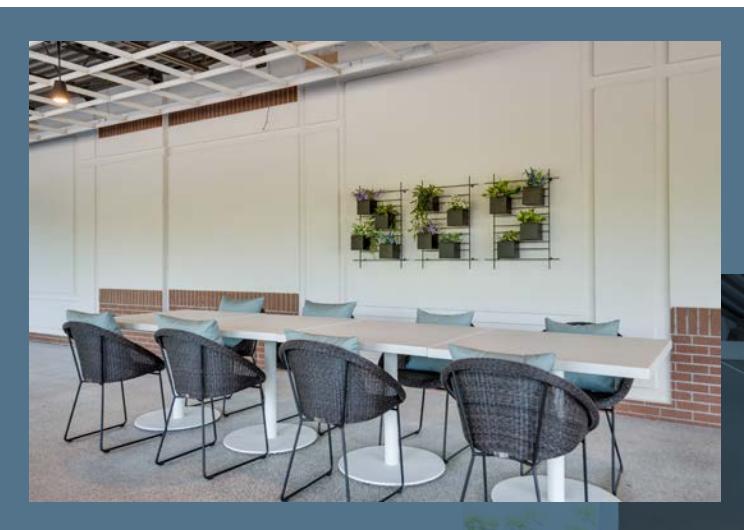


## Game On

Take a break in the tenant game room

## Where the indoors meets the outdoors

With health and wellness top of mind, 455 Duke Drive is a place to *reinvigorate, stimulate, reflect and recharge*.



A full outdoor lounge area for tenants to enjoy that includes a covered patio with lounge seating and tables with a game area



# Why Williamson County

Thriving community

## WILLIAMSON COUNTY ACCOLADES



### #1 Suburb

The best suburb for millennial's



### 33% Fastest Growing Companies in TN

33% of the fastest growing companies in Tennessee are in Williamson County



### #5, 6 & 7 Schools in TN

#5 Brentwood High School  
#6 Ravenwood High School  
#7 Franklin High School



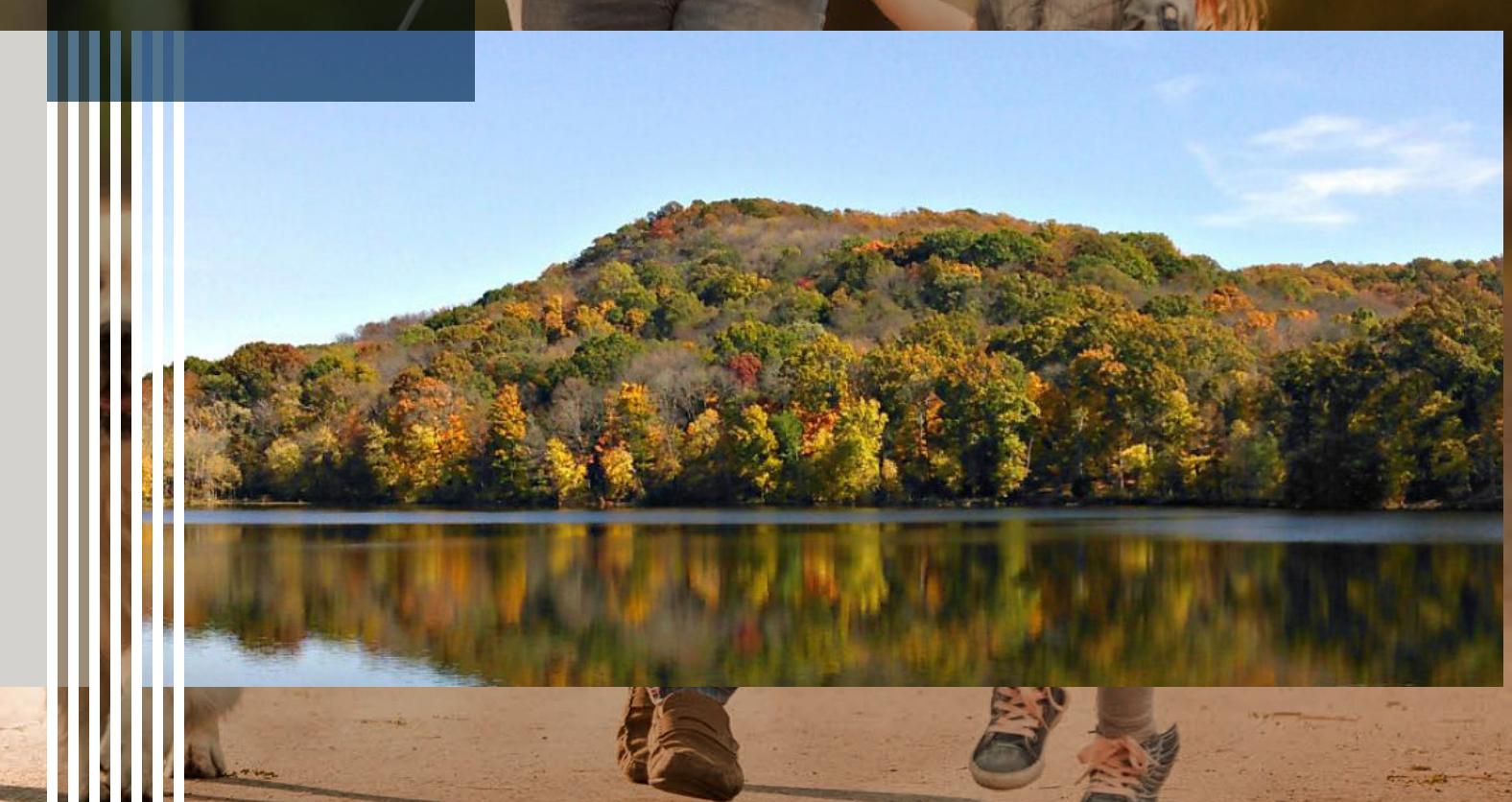
### 25% Millennial Growth

25% of millennial population growing over the next decade



**Williamson County continues to lead the state in population growth and is among leaders in job growth nationwide.** There are several factors fueling the growth and success of our companies. Among these are the high quality business leadership, the excellence of our public independent schools, a skilled and highly educated workforce, some of the lowest property tax rates in the state, a low crime rate, and an incredible quality of life.

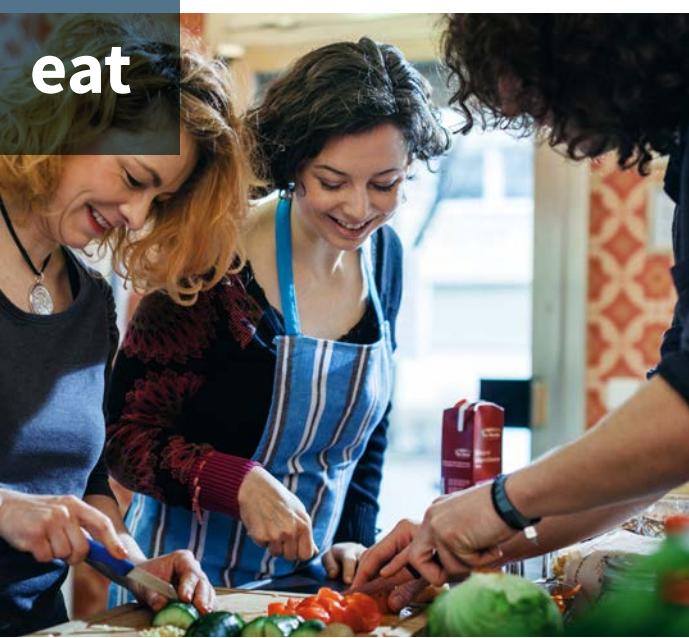
– Matt Largent, Williamson, Inc. President and CEO



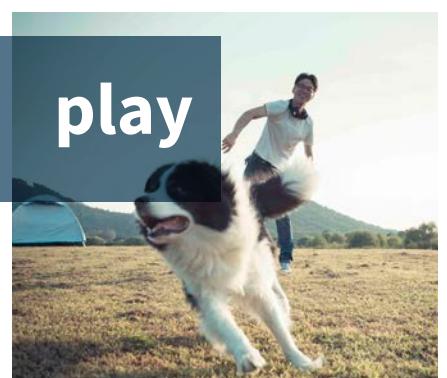
collaborate



eat



play



shop

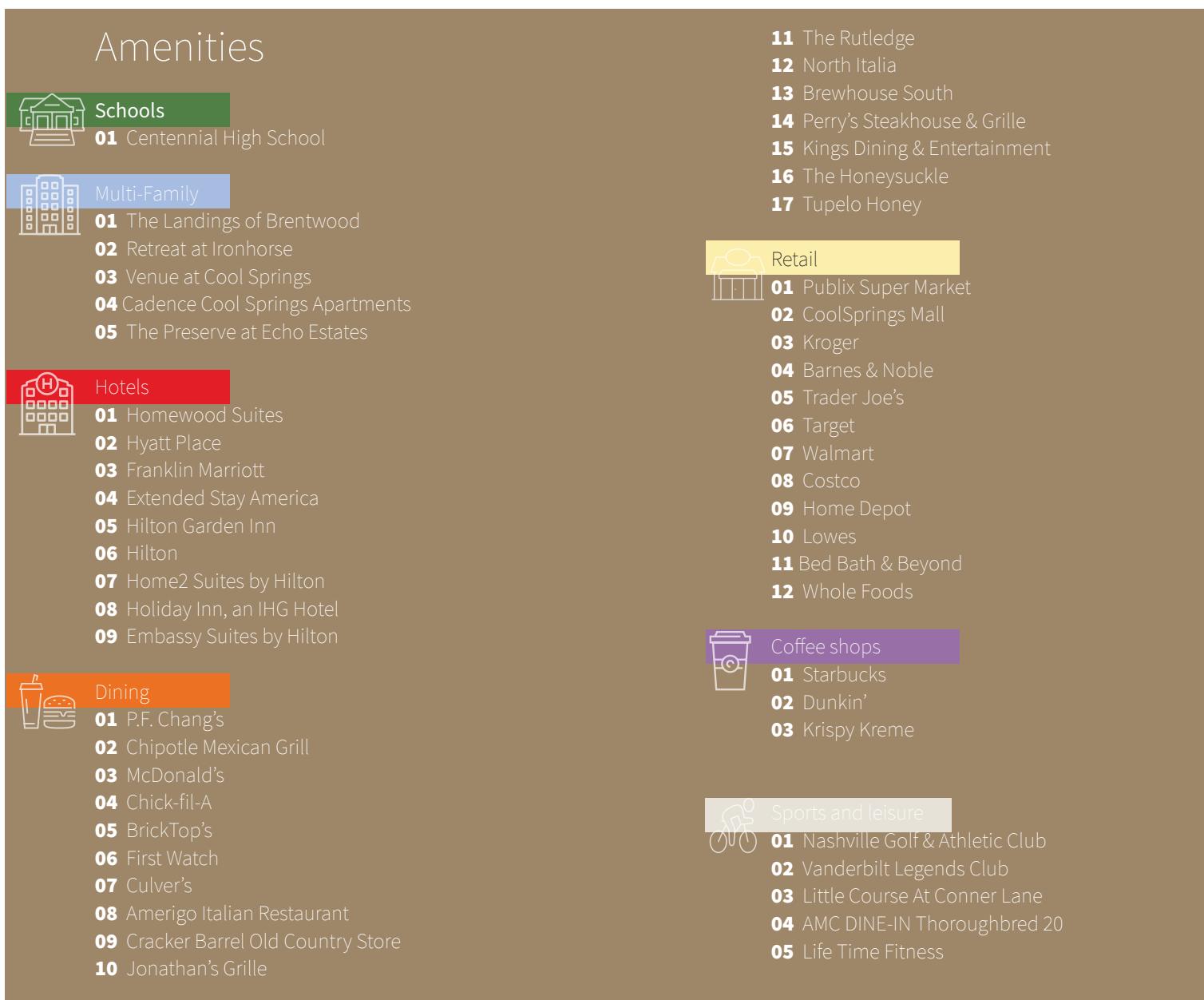


# The right space in the right place

Amenities important to today's office user

60 + nearby tenant amenities

Easy access to Mallory Lane, Moores Lane, McEwen Drive, and Cool Springs Blvd.

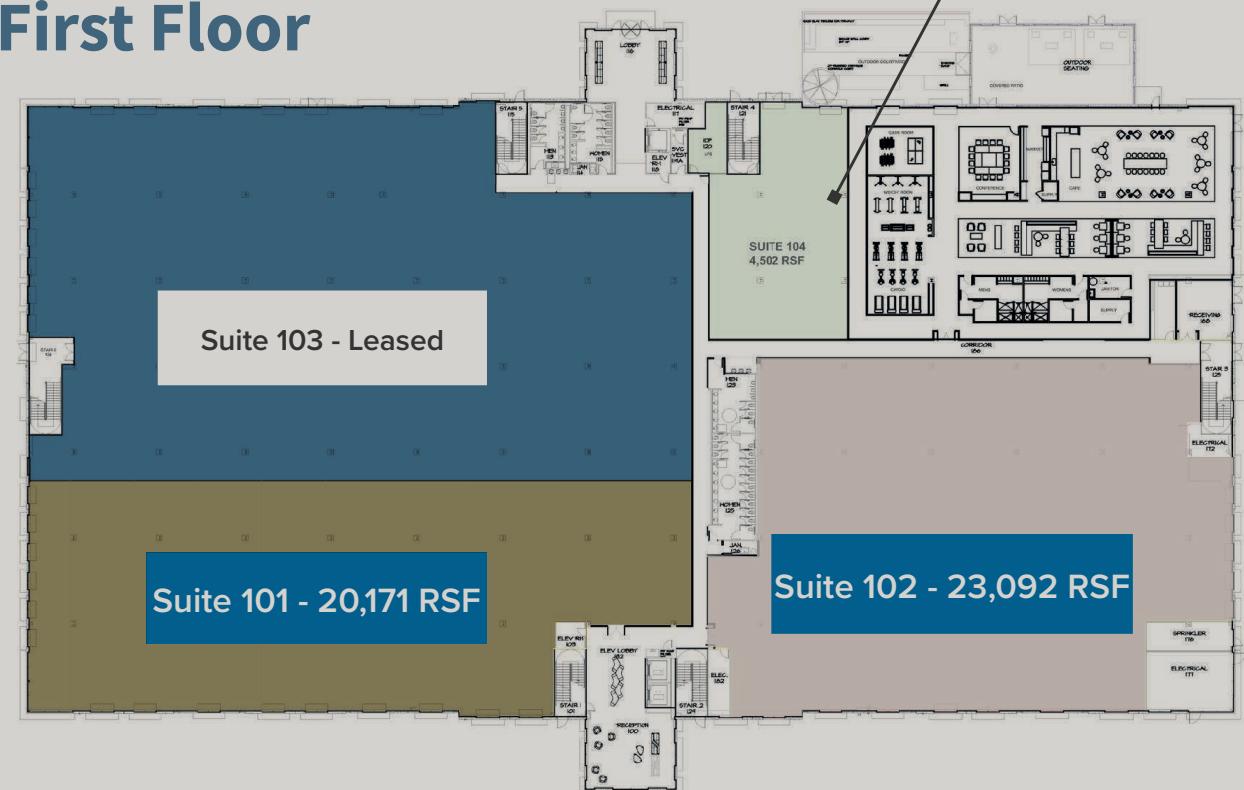


# Transform at 455 Duke Drive

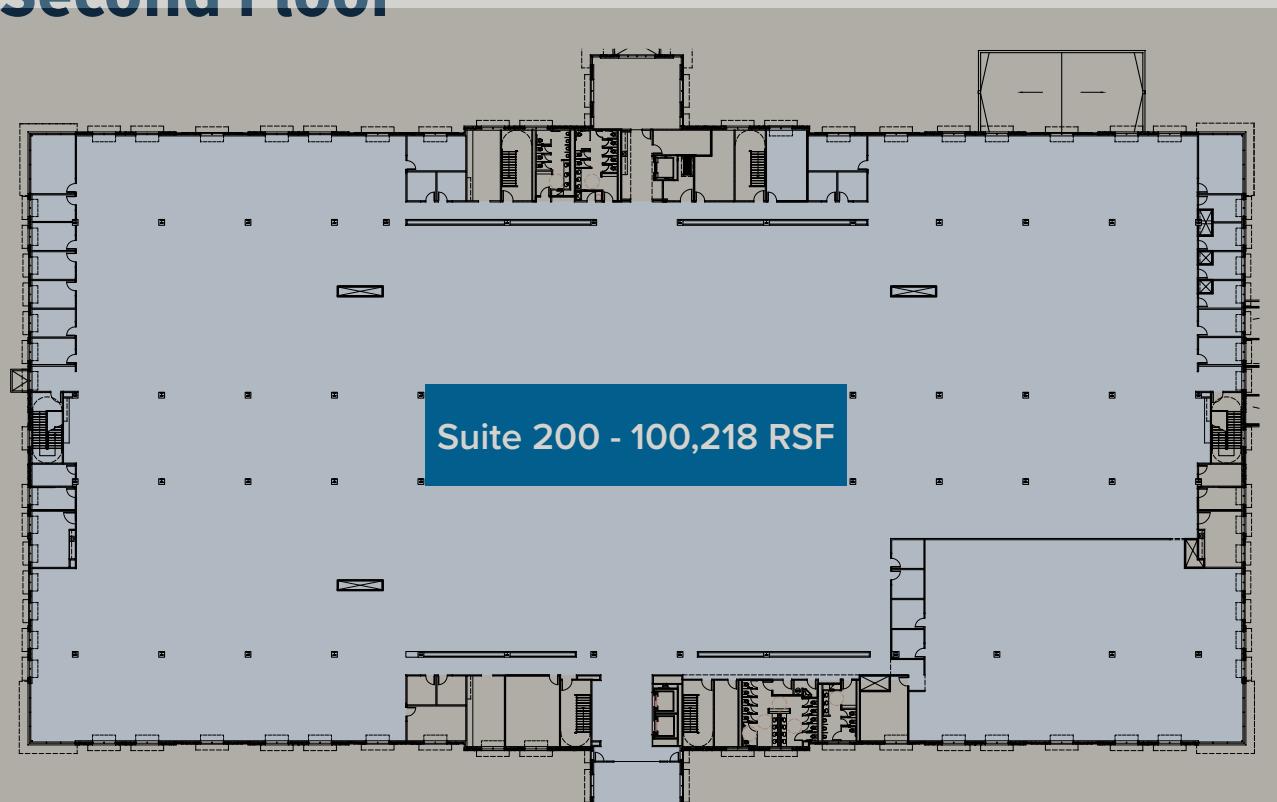
455 Duke Drive offers best-in-class tenant amenities with large floor plates and suite availability with separate entrances and suite access for health considerations. 455 Duke Drive is made for productivity, creativity and reinvigoration.



## First Floor



## Second Floor



# 455

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FOR MORE INFORMATION, PLEASE  
CONTACT:

**Ashley Marshall**

+1 615 928 5338

[ashley.a\\_marshall@jll.com](mailto:ashley.a_marshall@jll.com)

**Bill Adair**

+1 615 928 5306

[bill.adair@jll.com](mailto:bill.adair@jll.com)

**Sarah Pettigrew**

+1 615 928 5310

[sarah.pettigrew@jll.com](mailto:sarah.pettigrew@jll.com)

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