

455

DUKE



For Lease

455 Duke Drive, Franklin, TN 37067





The tenant experience, reimagined

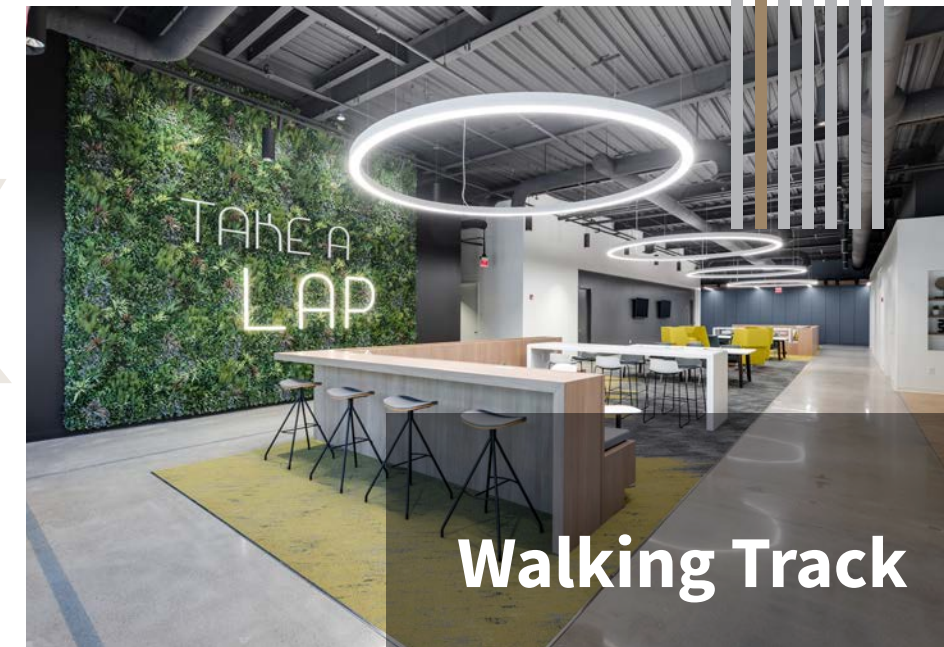
High-end renovations paired with best-in-class amenities

Lobby



Reflect & Recharge

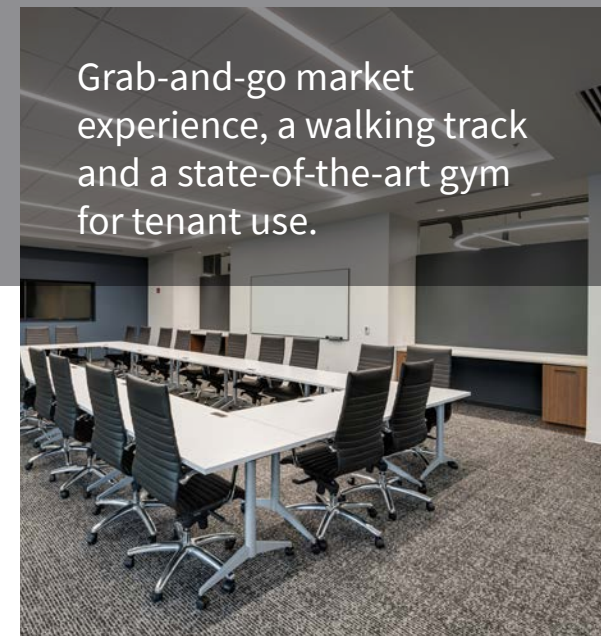
Recently renovated tenant social area and tenant lounge offering Fooda kitchen services and lounge seating.



Walking Track



Meetings



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

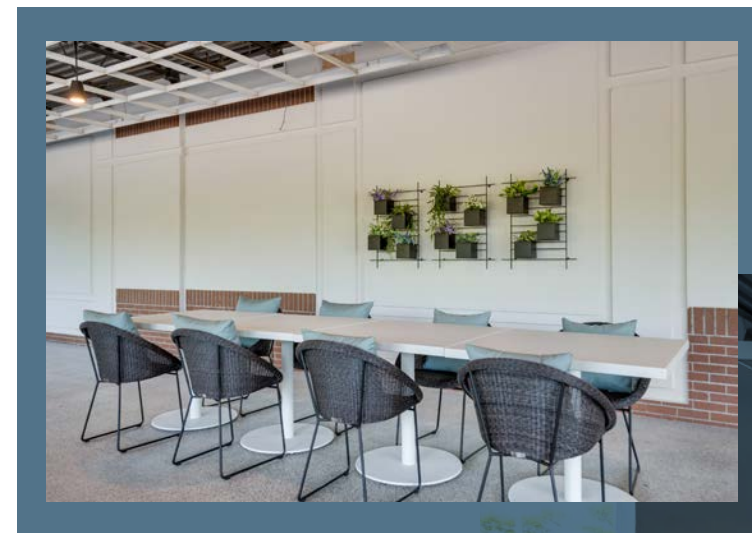


Game *On*

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 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 Largen, Williamson, Inc. President and CEO

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% Millenial Growth

25% of millennial population growing over the next decade



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.

Amenities



Schools

- 01 Centennial High School



Multi-Family

- 01 The Landings of Brentwood
- 02 Retreat at Ironhorse
- 03 Venue at Cool Springs
- 04 Cadence Cool Springs Apartments
- 05 The Preserve at Echo Estates



Hotels

- 01 Homewood Suites
- 02 Hyatt Place
- 03 Franklin Marriott
- 04 Extended Stay America
- 05 Hilton Garden Inn
- 06 Hilton
- 07 Home2 Suites by Hilton
- 08 Holiday Inn, an IHG Hotel
- 09 Embassy Suites by Hilton



Dining

- 01 P.F. Chang's
- 02 Chipotle Mexican Grill
- 03 McDonald's
- 04 Chick-fil-A
- 05 BrickTop's
- 06 First Watch
- 07 Culver's
- 08 Amerigo Italian Restaurant
- 09 Cracker Barrel Old Country Store
- 10 Jonathan's Grille

- 11 The Rutledge
- 12 North Italia
- 13 Brewhouse South
- 14 Perry's Steakhouse & Grille
- 15 Kings Dining & Entertainment
- 16 The Honeysuckle
- 17 Tupelo Honey



Retail

- 01 Publix Super Market
- 02 CoolSprings Mall
- 03 Kroger
- 04 Barnes & Noble
- 05 Trader Joe's
- 06 Target
- 07 Walmart
- 08 Costco
- 09 Home Depot
- 10 Lowes
- 11 Bed Bath & Beyond
- 12 Whole Foods



Coffee shops

- 01 Starbucks
- 02 Dunkin'
- 03 Krispy Kreme



Sports and leisure

- 01 Nashville Golf & Athletic Club
- 02 Vanderbilt Legends Club
- 03 Little Course At Conner Lane
- 04 AMC DINE-IN Thoroughbred 20
- 05 Life Time Fitness





2 floors with
147,953 RSF
available



Recently delivered
building renovations
and updated
amenities



7/1000 high
density parking



±100,000 SF large
efficient floorplates
with open layout



Dedicated
entrances to 1st
floor suites from



Option to add
separate access
to 2nd floor via
exterior stair

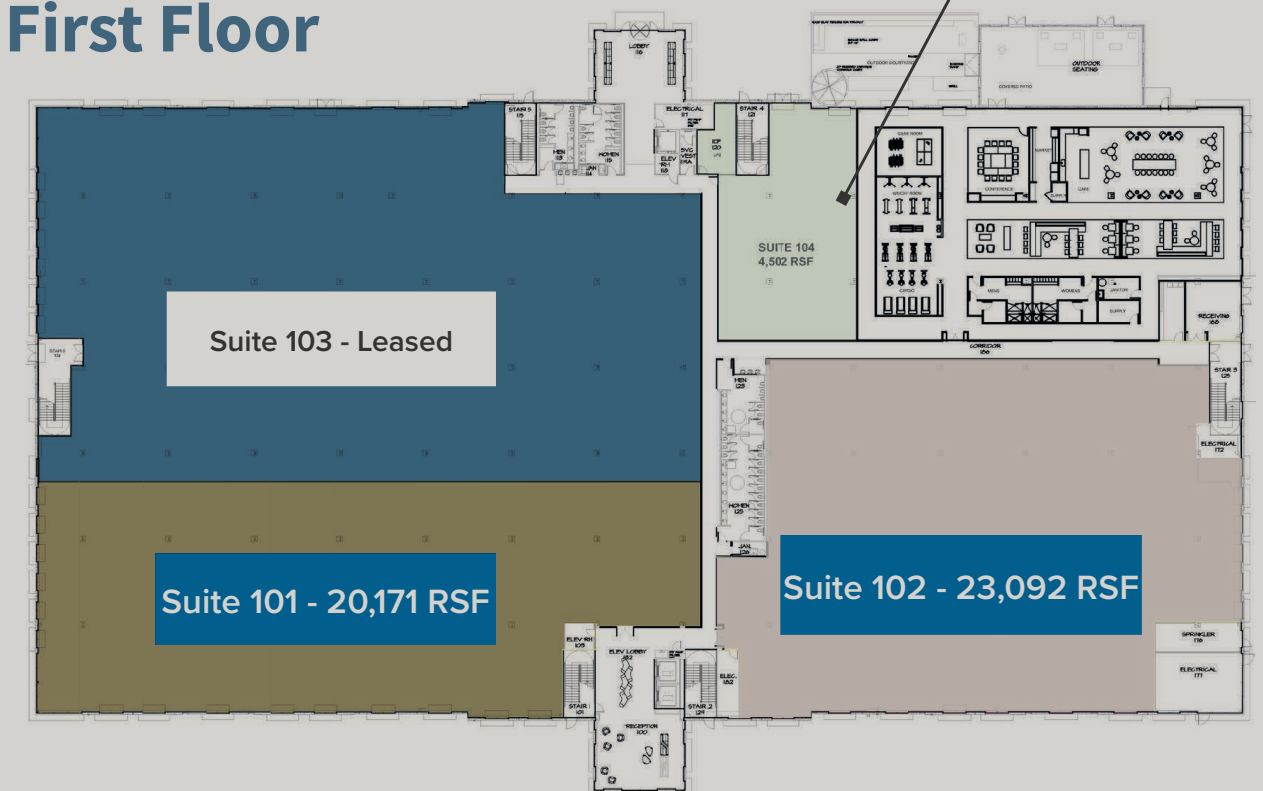


Opportunities
for building
signage

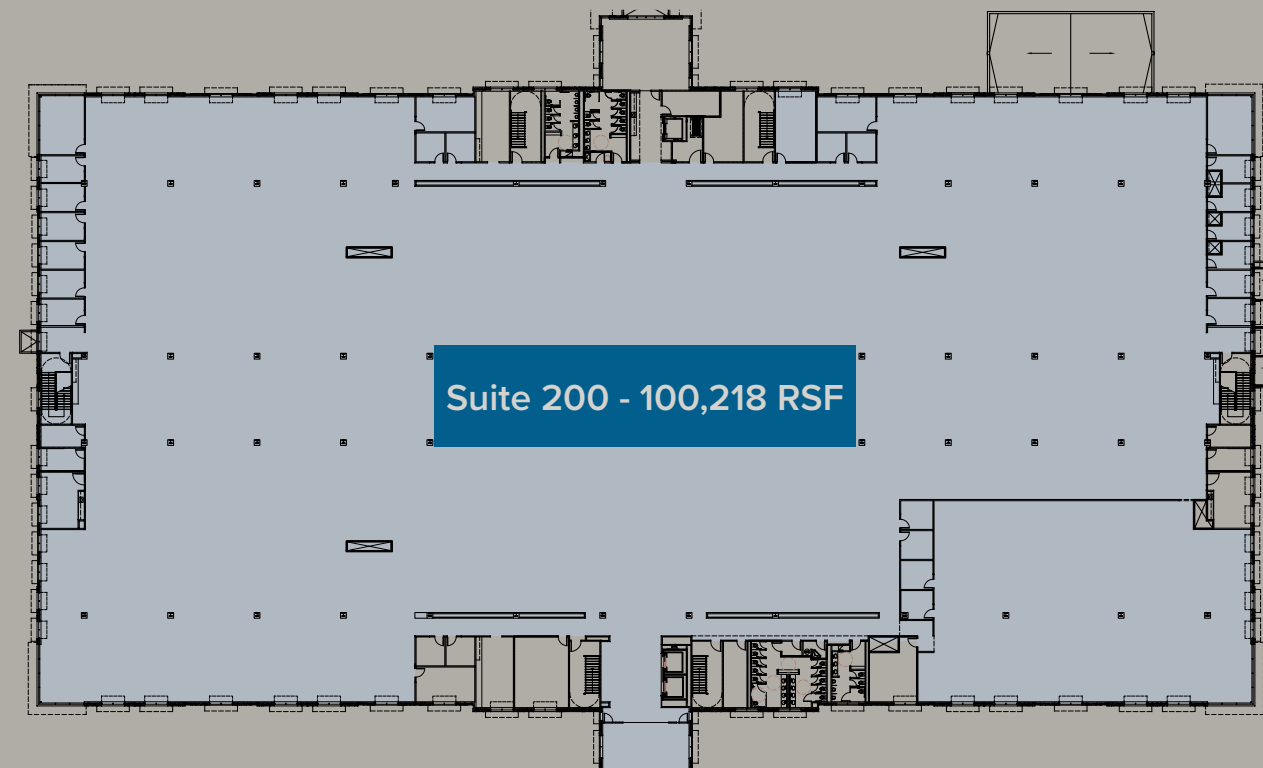
Transform at 455 Duke Drive

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
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