

Newly Built

Office Condos For Sale

Ready for Owner Buildout & Occupancy
in Premier Franklin Location

329 South Royal Oaks Blvd.
Franklin, TN 37064



ALLSTON
— EAST —

FRANKLIN, TN



Colliers

OPPORTUNITY OVERVIEW

ATTENTION BUSINESS OWNERS!

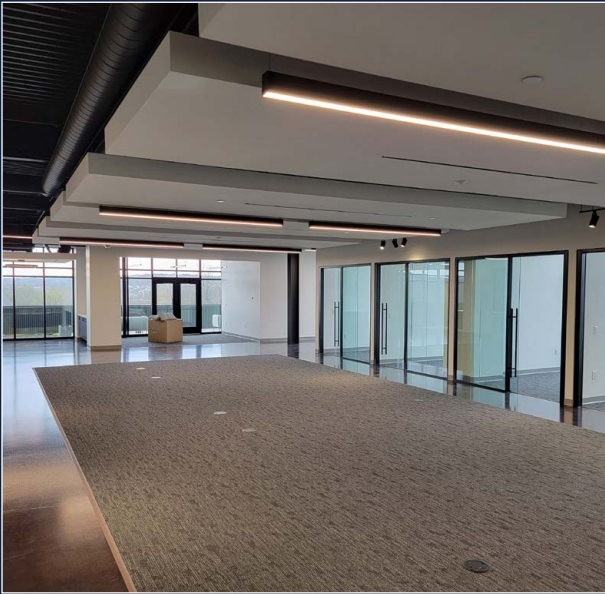
Colliers International, as exclusive advisor, is pleased to offer the opportunity to purchase multiple Class A office condominiums in Allston East, a brand new Class A office asset in Franklin, TN.

The Property boasts modern common area exterior and interior finishes, abundant parking, and the flexibility to customize each space to reflect an owner's tastes and specifications. Allston East is an exceptional opportunity for buyers to control and customize their office environment, enjoy all of the resulting financial and operational benefits of real estate ownership and become a long-term investor in the Franklin community.



INVESTMENT HIGHLIGHTS

- Prominently located minutes from Downtown Franklin
- Close proximity to Franklin's most attractive bedroom communities
- Rich amenity base nearby in Franklin and Cool Springs
- Rare opportunity to own and control your own office space in the top office submarket of Nashville
- Easy ingress & egress via Mack Hatcher Memorial Parkway & I-65
- 1 reserved parking space per 700 SF is provided to each owner upon purchase
- Abundant onsite parking with 150-space below grade garage and surface parking lot



CONDO OWNERSHIP

Allston East offers purchasers the ability to own and control their own office space in a newly constructed, Class A office building located in a highly desirable submarket in Franklin.

The condominium ownership structure provides various benefits including long-term investment appreciation, potential tax benefits, and complete control over the design of each space. In addition, the physical quality of the building coupled with its locational advantages allows purchasers to align his or her brand with this generational property.

Customizable interior buildouts are within the control of each purchaser and provide the flexibility for each suite to be uniquely reflective of individual tastes and branding.



FINANCIAL BENEFITS

Sample Ownership Economics

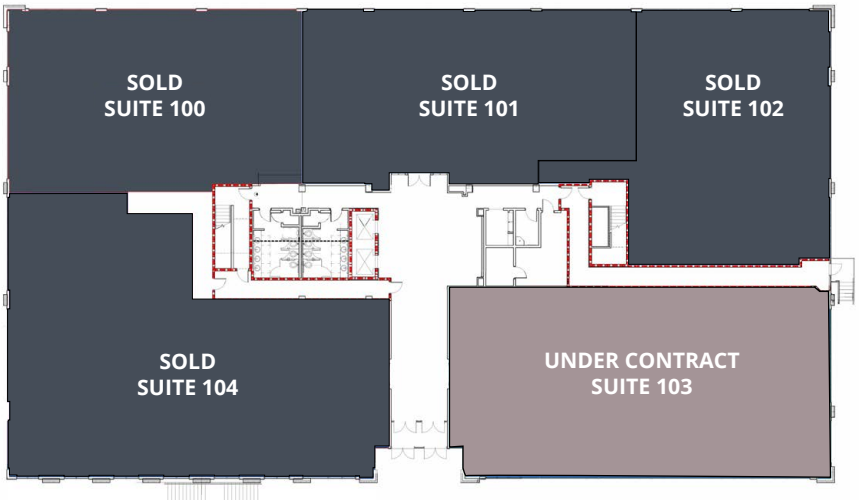
Condo SF	5,785
Illustrative Purchase Price	\$1,950,000
Downpayment	\$487,500
Loan Balance @ 75% LTV	\$1,462,500
Assumed Interest Rate	6.75%
Annual Payment (Principal + Interest)*	\$113,192
Annual Payment PSF (Principal + Interest)	\$19.57
Average Class A Rent PSF in Franklin (FSG)	\$33.00
Principal component of mortgage payment (Yr 1)	\$15,586.57
PSF Equivalent of Principal Payment	\$2.69

* - Terms based on indicative terms from local banks. Note: Please consult your accountant regarding additional potential benefits of ownership including deductibility of depreciation, HOA dues, mortgage interest and future 1031 exchange potential.

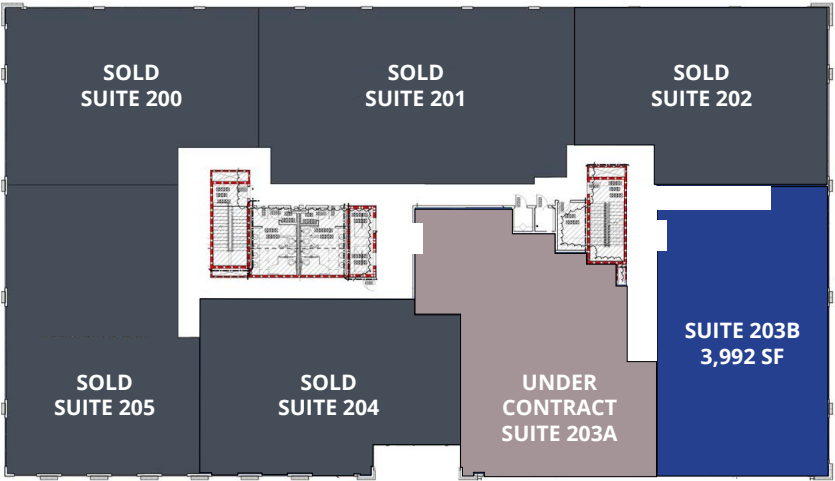


FLOOR PLANS

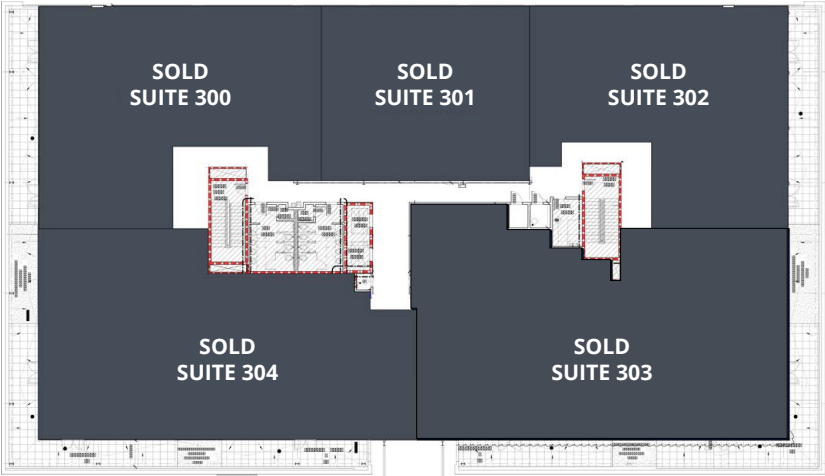
LEVEL ONE



LEVEL TWO



LEVEL THREE



— AVAILABILITY —

SPACE	GROSS SF	STATUS
100	4,237	Sold
101	4,456	Sold
102	4,147	Sold
103	5,785	Under Contract
104	6,877	Sold
200	3,517	Sold
201	4,541	Sold
202	3,508	Sold
203A	3,986	Under Contract
203B	3,992	Available
204	3,598	Sold
205	4,448	Sold
300	4,513	Sold
301	3,129	Sold
302	4,110	Sold
303 Spec Suite	6,770	Sold
304	5,895	Sold



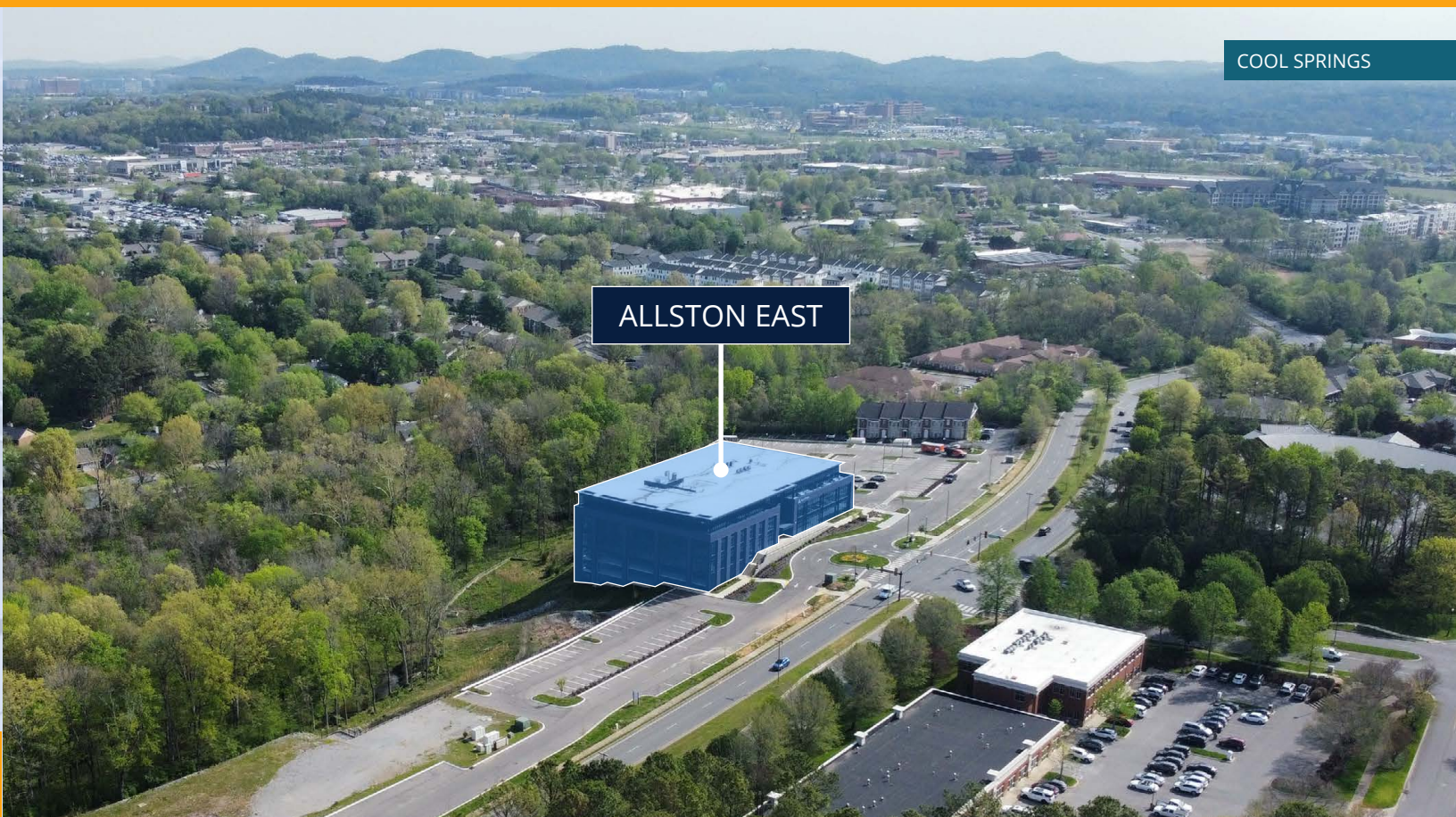
AMENITIES NEARBY





AMENITIES & DEMOGRAPHICS

Demographics (5 Miles)	2022
Total Population	97,667
Number of Households	38,140
Average Household Income	\$153,770
Total Businesses	8,260
Total Employees	84,689
Median Age	39.4
Pop Growth '22-'27	2.8%
HH Growth '22-'27	3.9%



AREA & MARKET

OVERVIEW



"Williamson County continues to lead the state in population growth and is among the 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 and 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 Lagen, Williamson, Inc. President and CEO

"Today Williamson County ranks as the fastest growing county in the state and is adding jobs faster than any county in the nation, according to the latest federal data."

- Nashville Business Journal

#1

Best Nashville suburb to live in
- *Movoto*

#1

Fastest growing job market in the US
- *Niche Rankings*

#1

Best Public Schools in Tennessee
- *Niche Rankings*

#1

Healthiest county in Tennessee
- *University of Wisconsin Research*

#1

Fastest rate of job growth
among all counties in Middle
Tennessee From 2012-2017
- *BLS, QCEW*

AAA Bond Rating

for Williamson County; 1 of 3 counties
with that designation in Tennessee

Lowest

personal property tax rates in the region

0%

personal income tax at state
and local levels

254,359 population (30% growth from 2010)

15% projected population growth next 5 years

194,182 labor force

14,440 businesses

\$120,851 median HH income

\$490,828 median home value

61.5% 4 year degree or higher

2.1% unemployment rate

1 of **3** counties in TN with AAA bond rating



WILLIAMSON COUNTY
TOP 20 EMPLOYERS





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