

5030 Carothers Parkway

Franklin, Tennessee

NEW SPEC SUITES UNDER CONSTRUCTION!
1,732 – 8,734 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



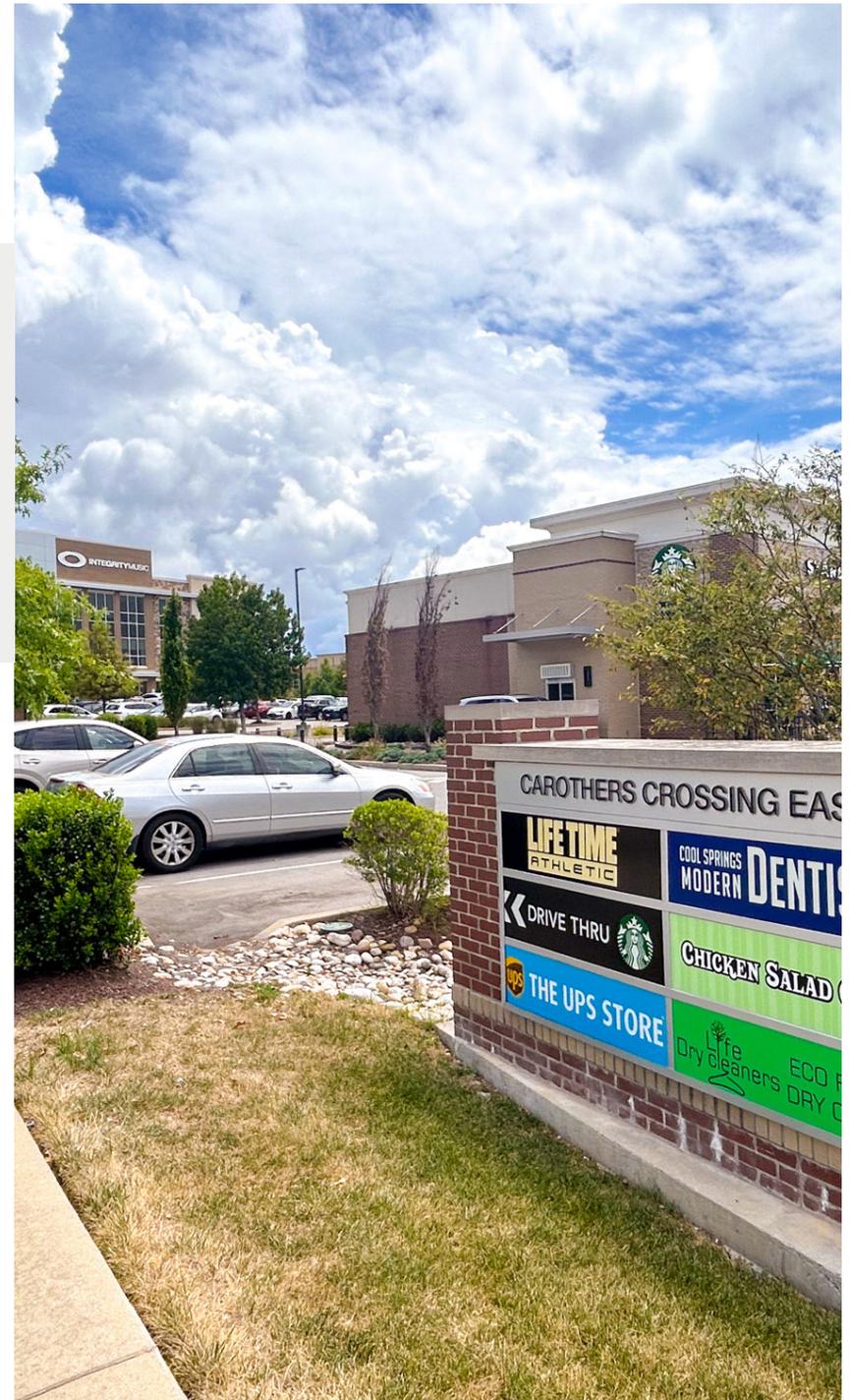
Walkable to Starbucks, Life Time Fitness, and multiple restaurant options



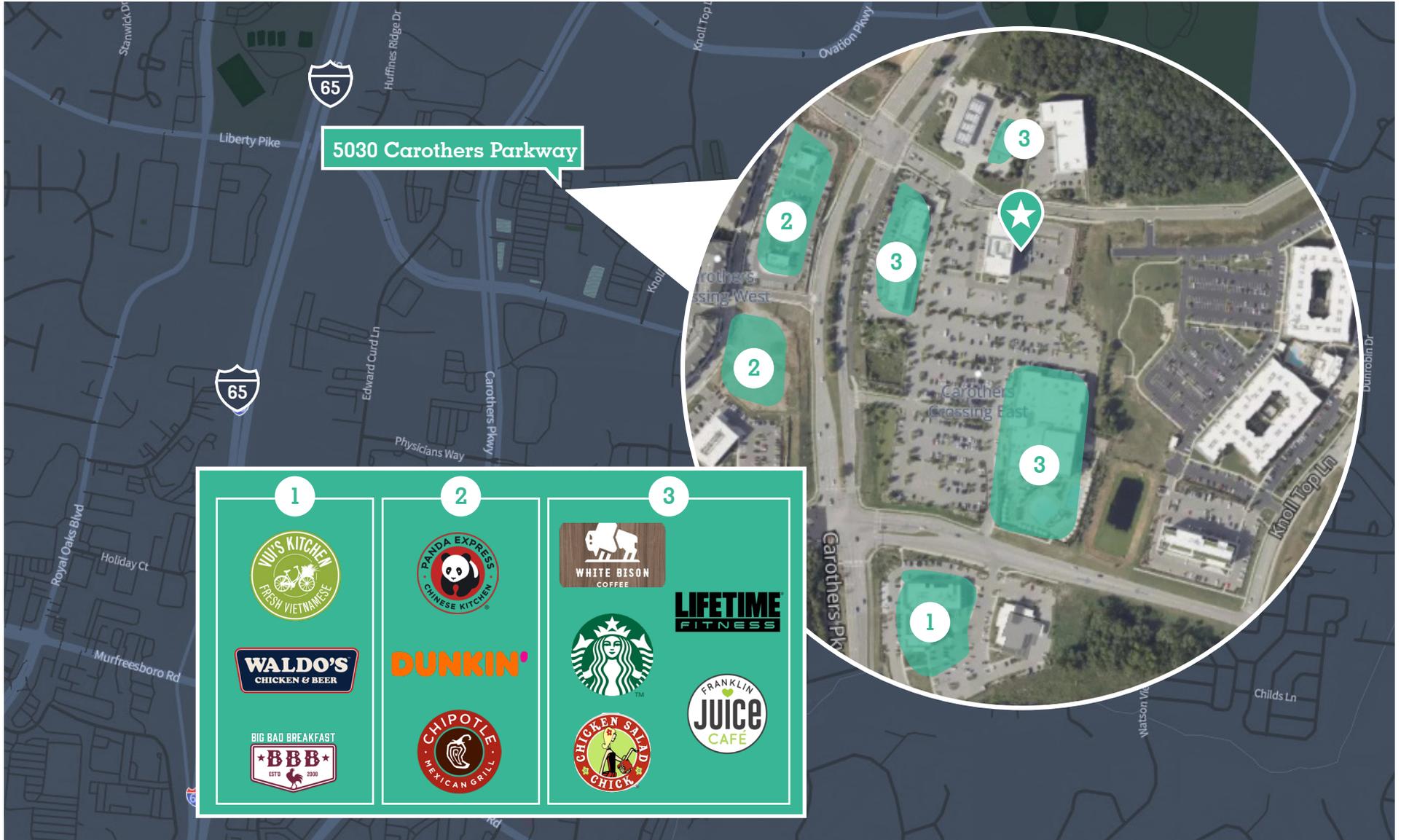
Premiere Cool Springs location, only one mile from I-65



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



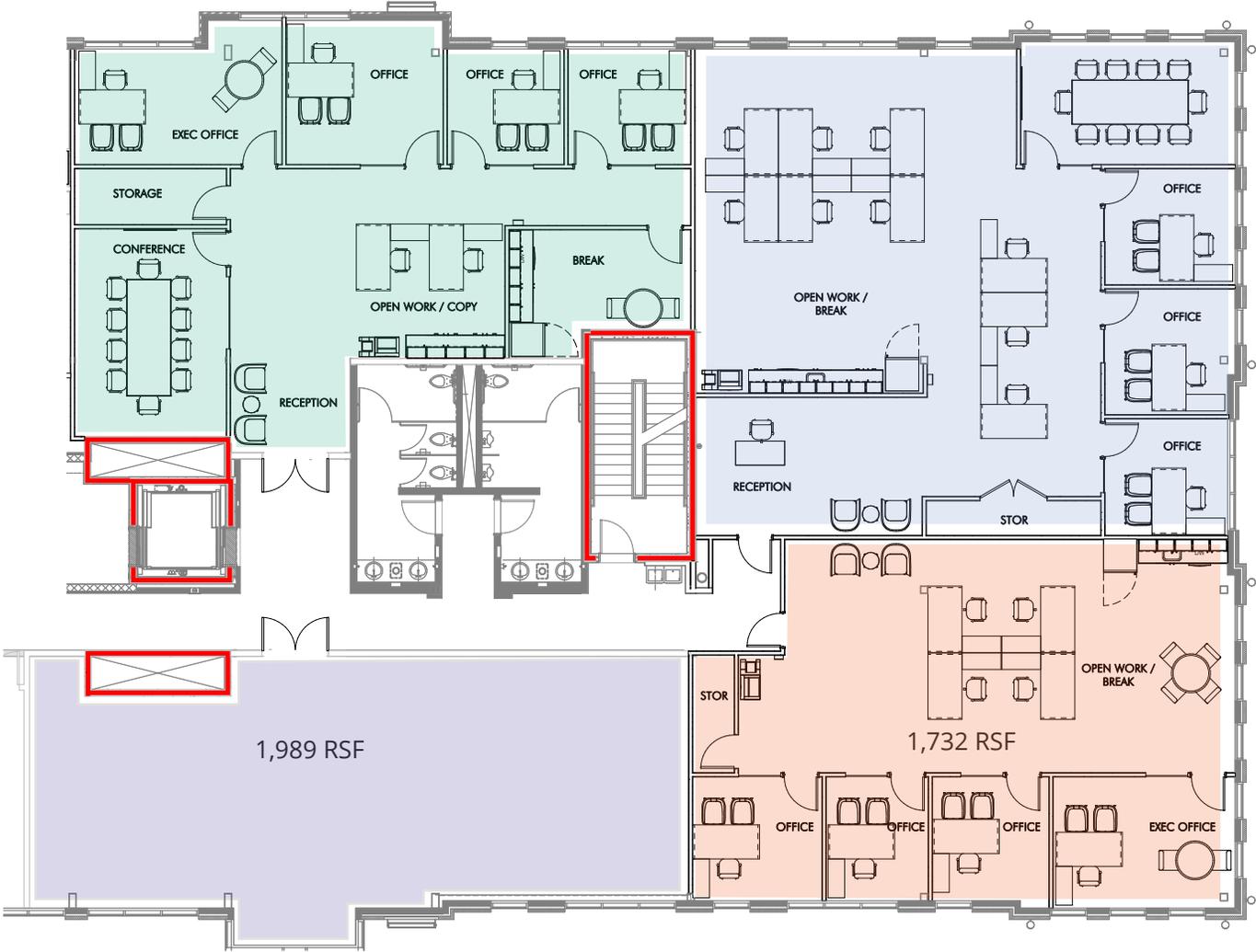
02 Area location map



Floorplan

2,258 RSF

2,755 RSF



Combined
3,721 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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