



# AMENITIES + LOCATION



DOVER  CENTRE  
AT COOL SPRINGS

## FOR LEASE

113-117 SEABOARD LANE  
FRANKLIN, TENNESSEE

*100% PAYMENT TO TENANT REPS  
AT LEASE SIGNING*

  
STREAM

# PROPERTY HIGHLIGHTS

[Click link to view virtual tour](#)



6 Class A office buildings in a campus setting



Cool Springs location with close proximity to restaurants, retail and Cool Springs Galleria



On-site amenities include:

- Property management
- Landscaped courtyard available for outdoor functions
- Wi-fi service in courtyard
- [Recently renovated deli](#)
- Outdoor area with picnic tables and pergolas
- [New tenant lounge](#)
- Locker rooms complete with showers
- Mothers rooms
- Pet friendly with pet waste stations



Accessible to I-65



Chadwick's Fitness is next door



Cool Springs houses national headquarters including Nissan, Mitsubishi, CKE and Landmark Recovery



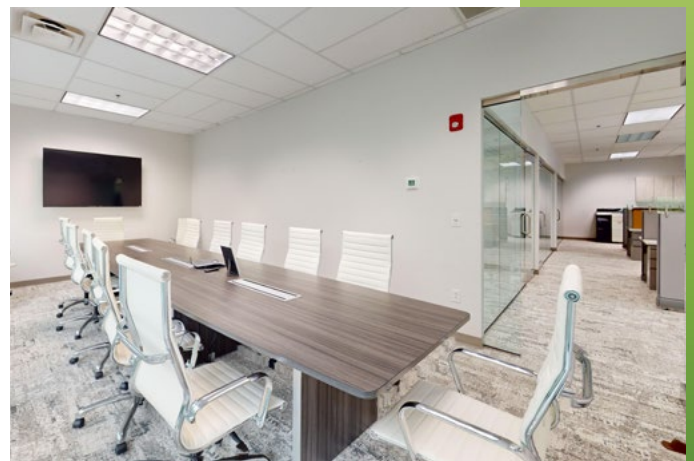
Large windows in all suites



Corner and full floor suites available



Exterior renovations completed Q4 2022





## AVAILABLE SUITES

*Click link to view virtual tour*

**A**

**SUITE A-190**

5,457 RSF  
Available 3/31/25

**SUITE A-250**

4,248 RSF  
Plug & Play

**B**

**SUITE B-150**

3,706 RSF  
Spec Suite  
Available 2/1/25

**SUITE B-200**

11,006 RSF  
Furnished  
Exterior Building Signage  
Available 1/1/25

**C**

**SUITE C-200**

8,202 RSF  
Furnished  
Available 1/1/25

**SUITE C-250**

5,981 RSF

**D**

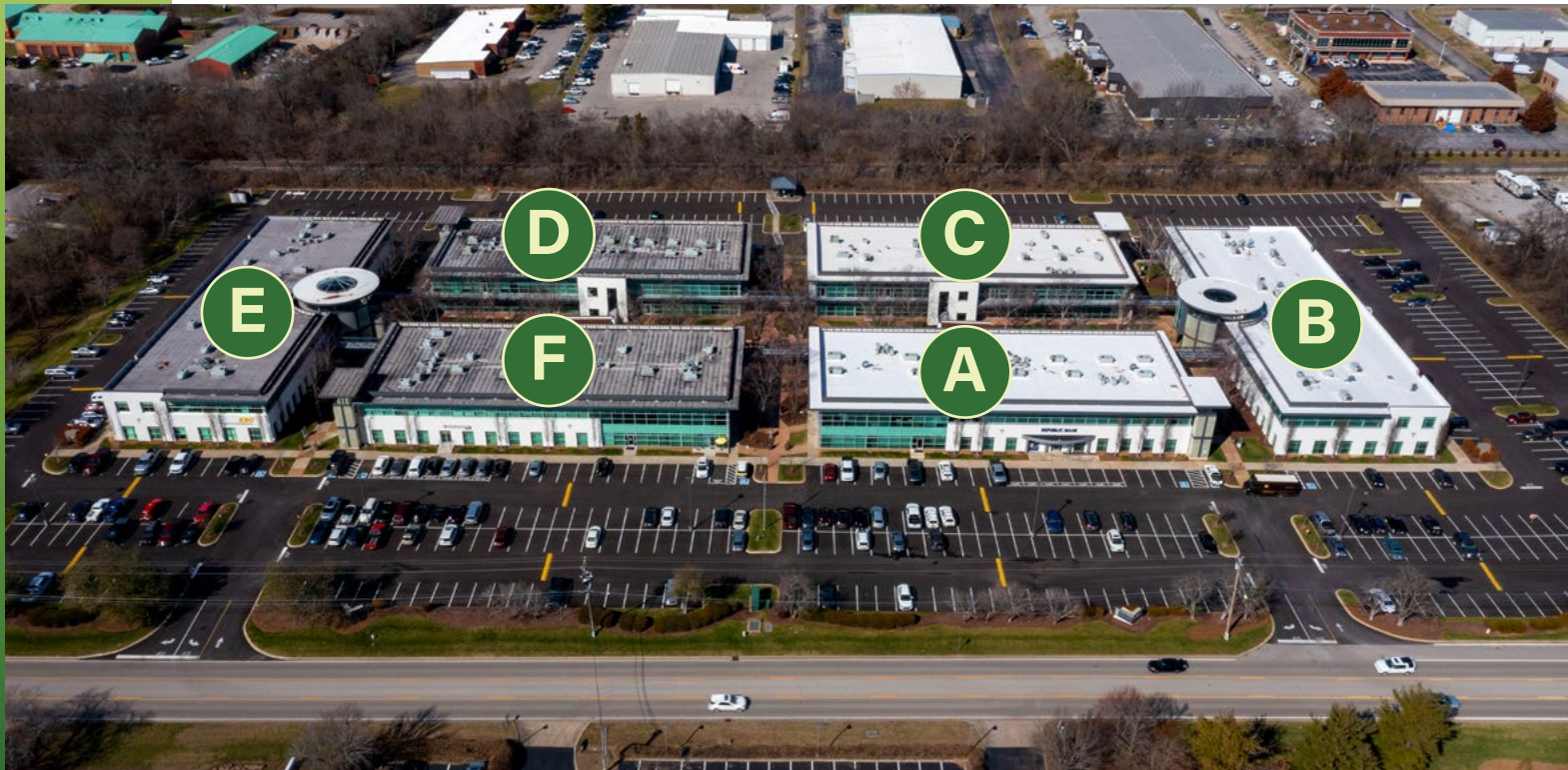
**SUITE D-200**

18,417 RSF

**E**

**SUITE E-200**

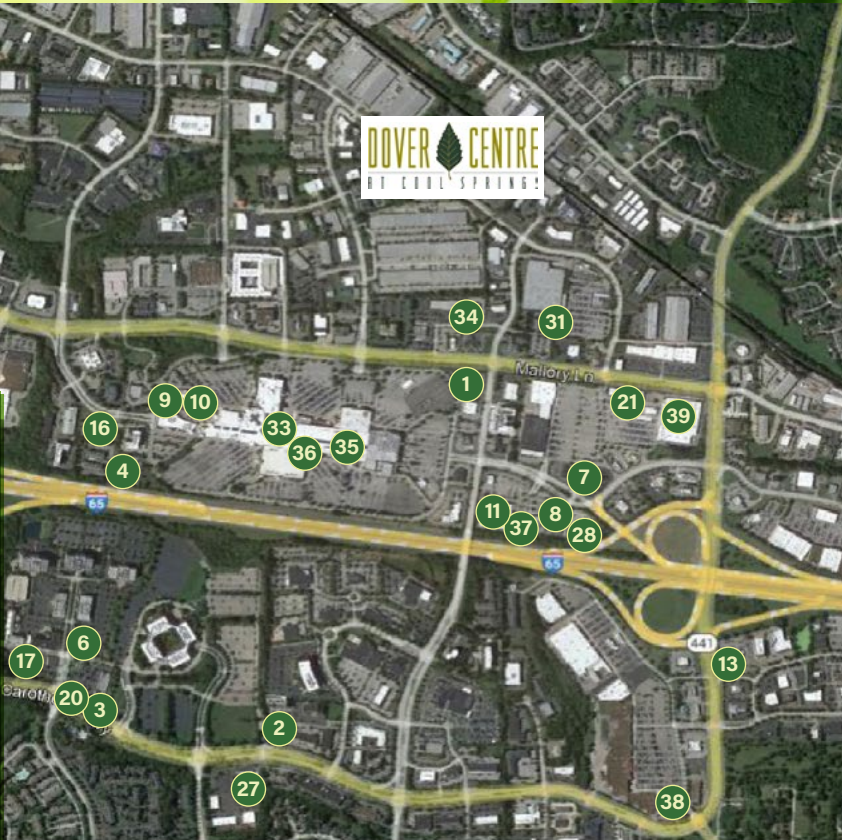
10,967 RSF





## AMENITIES

|                               |                             |                                 |
|-------------------------------|-----------------------------|---------------------------------|
| <b>1</b> Miller's Ale House   | <b>14</b> Bishop's          | <b>27</b> Mineo's               |
| <b>2</b> The Rutledge         | <b>15</b> Drake's           | <b>28</b> Buca di Beppo         |
| <b>3</b> Tony's Eat and Drink | <b>16</b> Jonathan's Grille | <b>29</b> Jim 'N Nick's         |
| <b>4</b> Brewhouse South      | <b>17</b> Cajun Steamer     | <b>30</b> J. Christopher's      |
| <b>5</b> Drury Plaza Hotel    | <b>18</b> Chuy's            | <b>31</b> Costco Wholesale      |
| <b>6</b> Tupelo Honey         | <b>19</b> Burger Up         | <b>32</b> Shane Co.             |
| <b>7</b> J. Alexander's       | <b>20</b> First Watch       | <b>33</b> Cool Springs Galleria |
| <b>8</b> Stoney River         | <b>21</b> Garcia's          | <b>34</b> Genesis Diamonds      |
| <b>9</b> Connors              | <b>22</b> Brixx             | <b>35</b> Apple Store           |
| <b>10</b> Party Fowl          | <b>23</b> BrickTop's        | <b>36</b> Grogan Jewelers       |
| <b>11</b> The Honeysuckle     | <b>24</b> Bonefish Grill    | <b>37</b> David's Bridal        |
| <b>12</b> Sperry's            | <b>25</b> Jason's Deli      | <b>38</b> Havertys Furniture    |
| <b>13</b> Amerigo             | <b>26</b> First Watch       | <b>39</b> Target                |



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