

5030 Carothers Parkway

Franklin, Tennessee

NEW SPEC SUITES UNDER CONSTRUCTION!

1,732 – 4,487 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

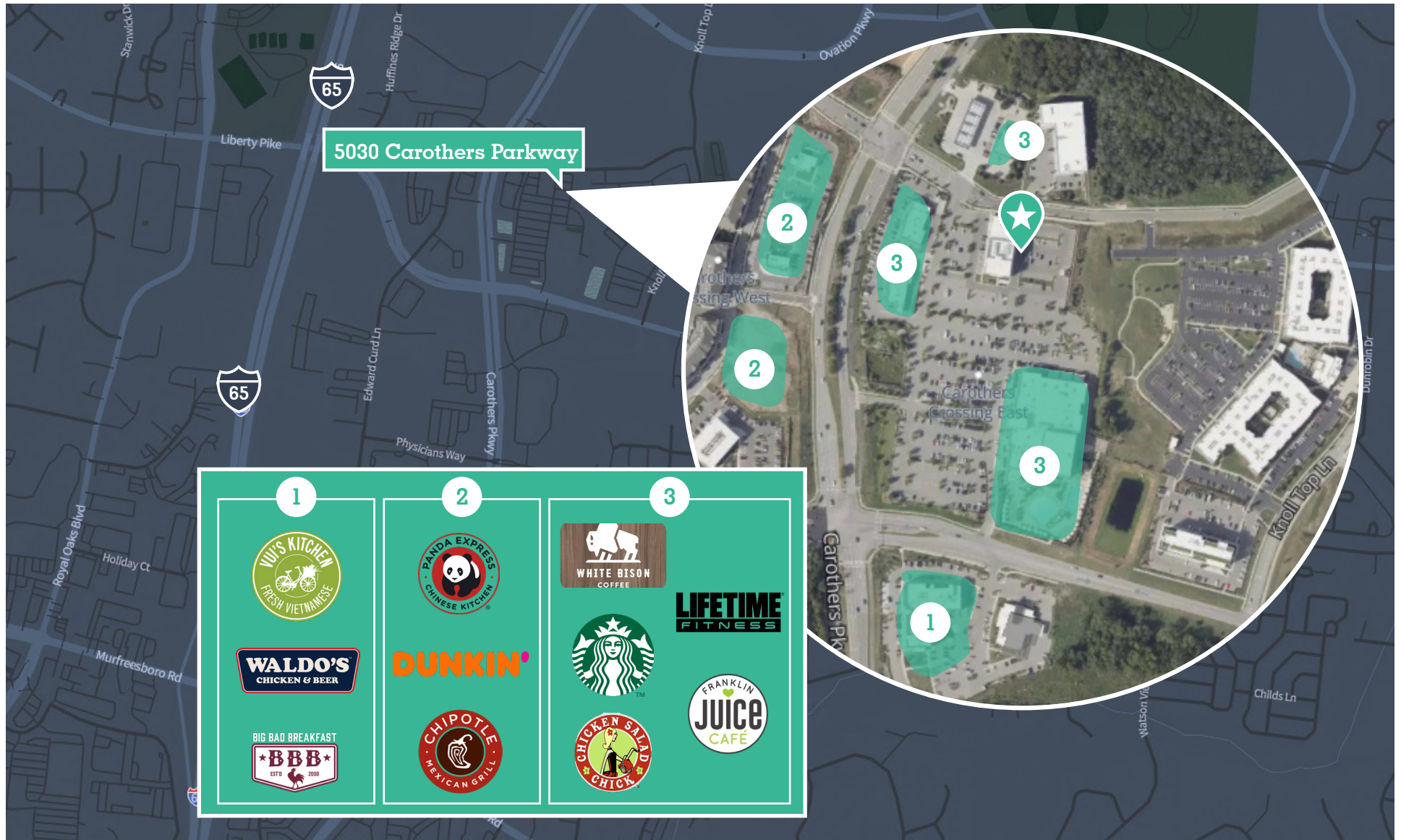


The county is home to 12 of the 25 largest publicly traded companies in the Nashville region



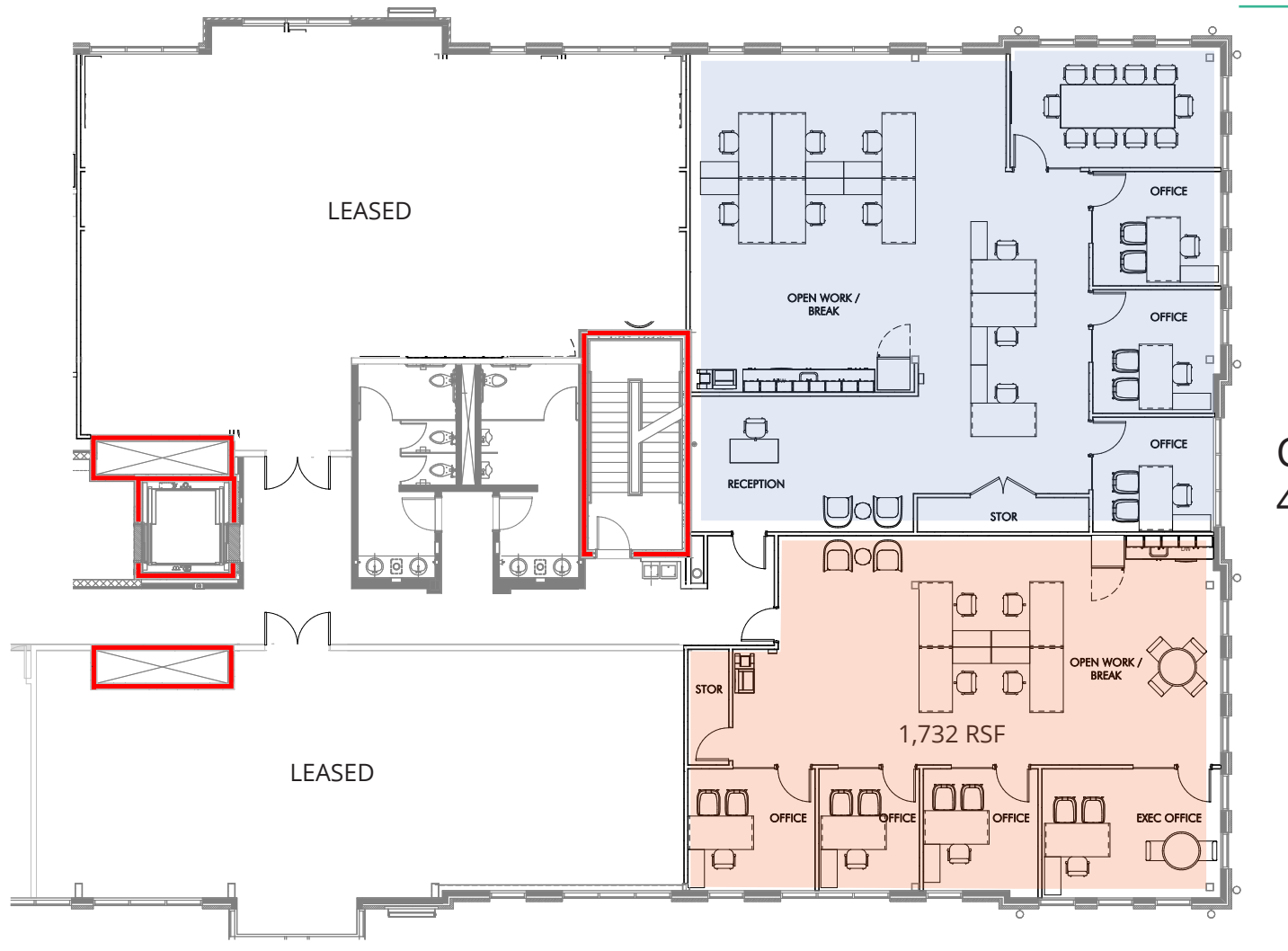
02

Area location map



Floorplan

Suite 250:
2,755 RSF



Combined:
4,487 RSF

Suite 240:
1,732 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.**

Jody F. Elder, CCIM

Principal
+1 615 727 7422
jody.elder@avisonyoung.com

Ben Shankle

Associate
+1 615 727 0008
ben.shankle@avisonyoung.com

Visit us online
avisonyoung.com

© 2026 Avison Young - Tennessee, Inc. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

700 12th Avenue South, Suite 200, Nashville, TN 37203

**AVISON
YOUNG**