
SPACE AVAILABLE



ASPEN BROOK CENTER

3310 Aspen Grove Dr, Franklin, Tennessee 37067

Suite 301 – 1445 SF, Conference Room, Four Built in Workspaces, Private Office.

Presented by The Innovations Group Realty

Joshua E. Powers



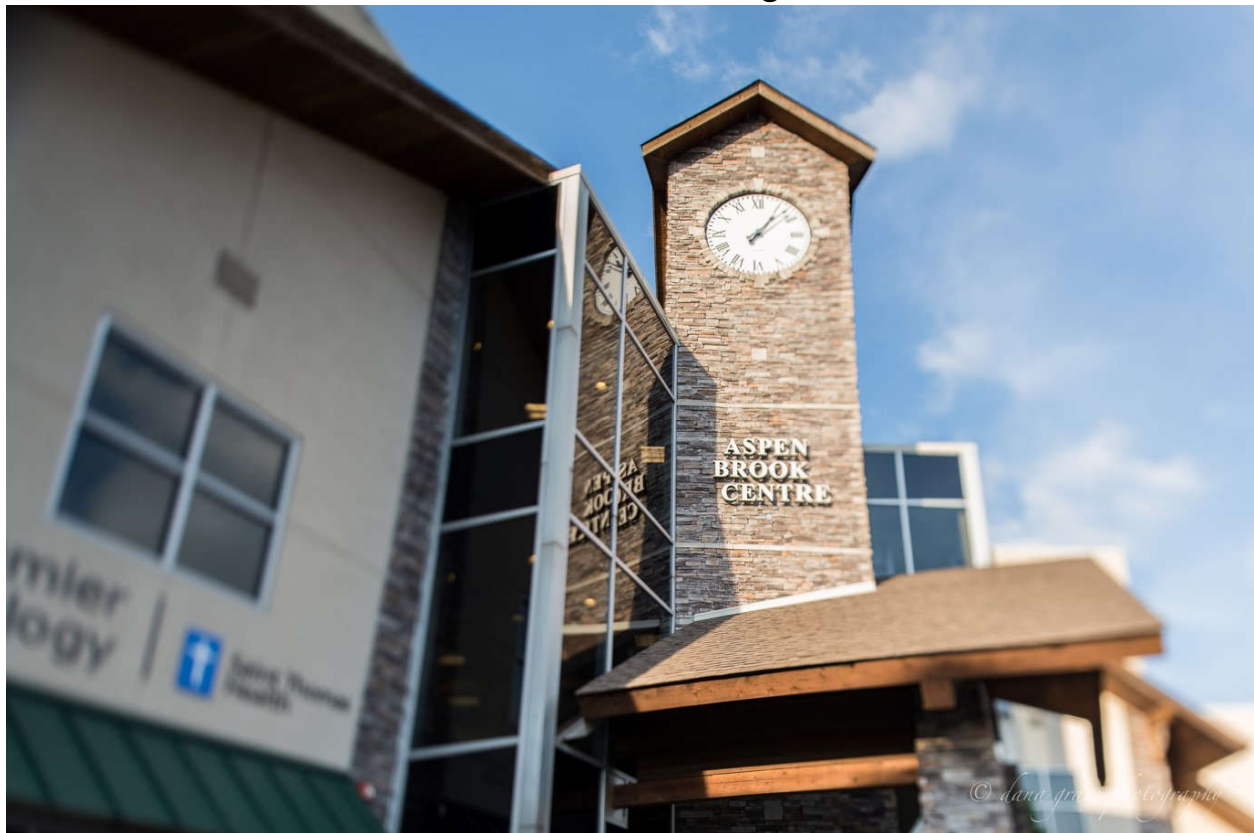
The Innovations Group Real Estate, LLC

3310 Aspen Grove Dr. Suite 302 Franklin TN 37067

615-861-0357 – jpowers@innovationsgrp.com

3310 Aspen Grove Drive, Franklin, TN 37067

Located at the intersection of Cool Springs Boulevard and Aspen Grove Drive puts this property among an array restaurant and retail options, as well as convenient interstate access. Multiple service vendors. The parking ratio is 4/1000 SF. The property features approximately 116 parking spaces. The building underwent a full repaint in 2021. The roof is inspected twice a year, as well as HVAC systems. Property is accessed on Aspen Grove Dr, with secondary access from Cool Springs Blvd. Bike Lanes to and from the property. Aspen Grove Park is within 5-minute walking distance. Restaurants are also within a short walking distance via sidewalk and crosswalk. Call 615-861-0357 to schedule a walkthrough!



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AVAILABLE SPACES

3rd Floor - Suite 301

Square Footage	1,445
Base Rental Rate	\$31.00 SF/Yr.
Date Available	Within 30 Days
Built Out As	Standard Office
Lease Term	Negotiable

*Rental rate does not include janitorial.

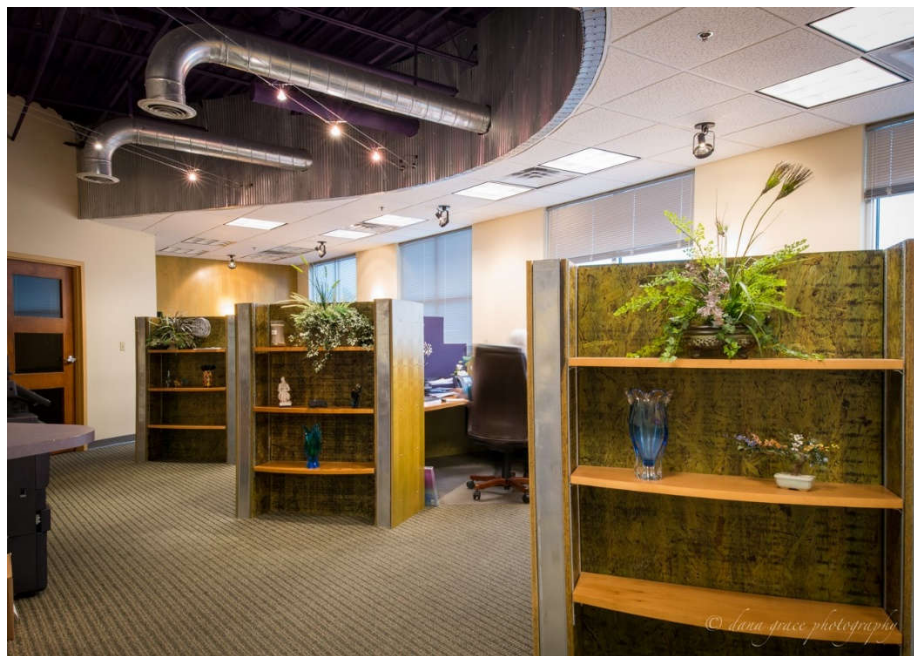
This space features a private office, four large partition workspaces with built-in desks and shelves. It has one private restroom and a kitchenette with a microwave and a full-size refrigerator. This efficiently laid out space has two counters and cabinets centrally located for copiers and office supplies as well as built-in shelves to form a library on the desk partitions.

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Lease Outline Drawing



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EXISTING TENANTS

- First Bank
- Premier Radiology
- Franklin Orthopedics & Sports Medicine
- Styleeyes
- Benchmark Physical Therapy
- Cool Springs Interventional Medicine
- Miller Diversified Realty
- The Innovations Group LLC
- The Innovations Group Realty LLC
- Integrous Architecture
- Black Pearl Home Care

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