

**3500 SF Available - divisible**

**REDUCED RATE! \$29.00 GROSS LEASE**

For More Information:

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# COOL SPRINGS TRADE AREA FRANKLIN, TENNESSEE

14 MILES TO  
NASHVILLE



WHOLE  
FOODS  
CENTER

MCEWEN TOWN  
CENTER

THOROUGHbred  
VILLAGE

HWY 96

65

MALLORY LANE

LIBERTY PIKE

MCEWEN DRIVE

MALLORY LANE

HEALTHSOUTH  
REHABILITATION  
HOSPITAL

WILLIAMSON  
MEDICAL  
CENTER

CAROTHERS PARKWAY

PROVISION CARES  
PROTON THERAPY  
CENTER

PEAK 10  
DATA CENTER

Site

Aureum

270K SF  
OFFICE

FRANKLIN PARK  
338 APARTMENT  
UNITS

NISSAN  
NORTH  
AMERICA

960K SF  
OFFICE

COOL SPRINGS BLVD

COOL SPRINGS  
GALLERIA

BAKERS BRIDGE AVE

MOORES LANE

1.56M SF  
OFFICE

290K SF  
OFFICE

Ovation

CRESCENT  
252 APARTMENT  
UNITS

CAROTHERS PARKWAY

1M SF  
OFFICE

515K SF  
OFFICE

1250  
APARTMENT  
UNITS

THE WOODS  
\$400-700K

VENUE  
428 APARTMENT  
UNITS

JACKSON  
NATIONAL  
INSURANCE

CARONBRIDGE  
\$600-800K

AVALON  
\$600-2M

ENCLAVE  
\$750-2M

MCKAYS MILL  
\$300-600K

SOUTHSTAR

# MCEWEN CAROTHERS DEVELOPMENT AREA

## (1) FRANKLIN PARK

Total Office Area	1,250,000 SF
Residential	338 Units

## (2) CRESCENT RESOURCE CENTER

Total Office Area	240,000 SF
Residential	680 Units

## (3) FRANKLIN SUMMIT

Mixed Use	30 Acres
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## (4) AUREUM

Office/Other Commercial	750,000 SF
Retail/Restaurant	100,000 SF
Residential	480 Units
Hotel	700 Rooms

## (5) OVATION

Total Office Area	1,400,000 SF
Retail	450,000 SF
Residential	950 Units
Hotel	450 Rooms

## (6) CAROTHERS CROSSING WEST

Residential	332 Units
Retail	67,330 SF

## (7) CAROTHERS CROSSING EAST

Lifetime Fitness	120,000 SF
Office	43,500 SF
Climate Control Storage	100,000 SF
Retail	22,000 SF
Convenience Market	5,000 SF

## (8) MOSBY

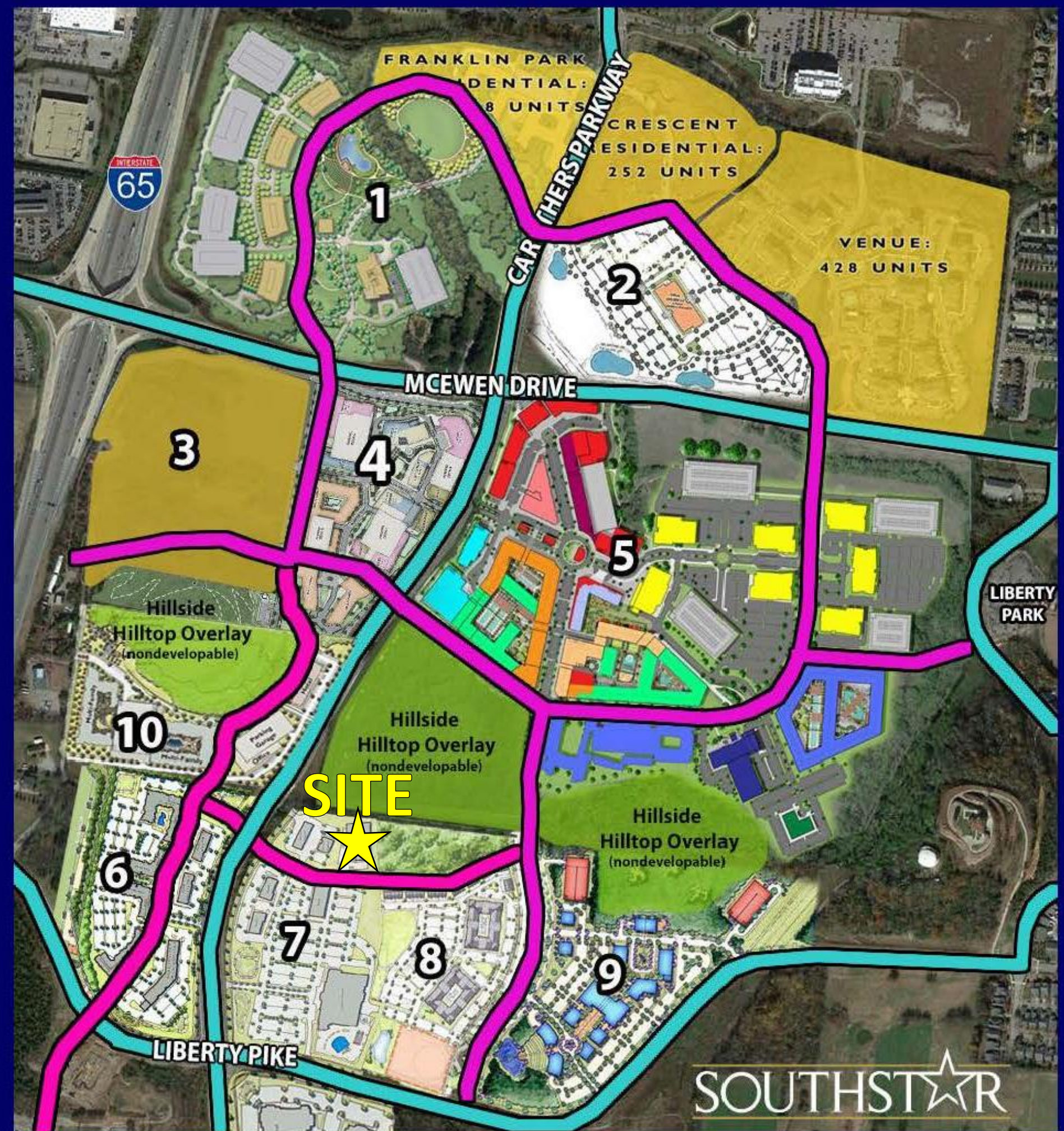
Residential	450 Units
Outparcel	2.25 Acres

## (9) COLUMBIA STATE COMMUNITY COLLEGE

Phase 2	3 Buildings, \$46.7 M, 2,200 Students
	Opening TBD
	4 Buildings, 4,000 Students

## (10) HUFFINES RIDGE

Residential	426 Units
Office	147,000 SF
Hotel	170 Rooms



# COOL SPRINGS MARKET

## OVERVIEW

The Cool Springs submarket has become Nashville's premiere corporate address. Many national and international corporations call the area home including 13 of the 25 largest publicly traded companies in the region such as Nissan North America and Verizon Wireless. Cool Springs is well known for a pro-business and amenity rich environment. Expansion has been phenomenal in all real estate sectors – residential, retail, lodging and office making this one of the most sought-after areas in Nashville to live and work.

Cool Springs is centered within the 7<sup>th</sup> wealthiest county in the U.S.

20

Minutes to downtown

25

Minutes to Nashville International Airport (BNA)

4.6 MSF  
of Retail

8+ MSF  
of Office

959 Planned  
Hotel Rooms



Ovation

SITE

McKays Mill

Carothers Pwky

Columbia State

Liberty Pike

2.3 Acre  
Outlot

Medical Office



LIFETIME  
HEALTHY WAY OF LIFE



Future Office

Retail/Office for LEASE  
**CUBESMART**  
self storage





Retail/Office Space  
FOR LEASE

# - 3500 SF Available -

## Space Details:

- \$28.50 psf Gross Lease
- Cold Dark Shell Delivery
- \$40.00psf TI Allowance
- Delivery to Tenants NOW
- Total 6,650sf of Retail, 3,500sf available
- Building is 5- Story 105,000sf CubeSmart Climate Controlled Self Storage

## Current tenants:

- Lifetime Athletic (3600 pieces of traffic per day)
- Twice Daily's / White Bison
- Chicken Salad Chick
- Juice Bar
- Franklin Synergy Bank
- Starbucks
- Pacific Dental
- Buttermilk Sky Pie
- Toyos Eye Clinic

