



FOR LEASE: 1748 LEWISBURG PIKE

BUILDING ONE, SUITE 101: 214 RSF | BUILDING 2, SUITE 301: 615 RSF | BUILDING 2, SUITE 302: 575 RSF

BUILDING ONE - PROPERTY OVERVIEW



PROPERTY DETAILS

Address 1748 Lewisburg Pike, Franklin, TN 37064

Submarket Thompson Station

Suite Size Suite 101: +/- 214 RSF

Parking Ample

Rate Available Upon Request

Term Negotiable

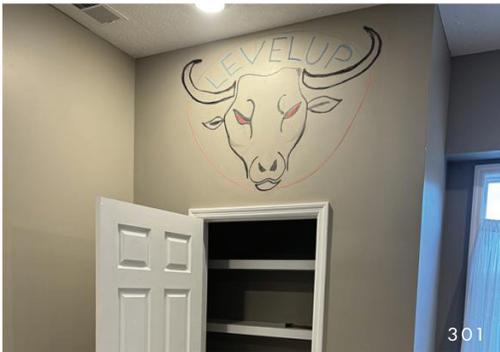
Condition Full Build Out

Available April 1, 2026

PROPERTY AMENITIES

- Private Office Suite and Cowork Desk
- Central Air and Heating
- Wi-Fi Connectivity
- Natural Light
- Common Area Breakroom and Bathroom
- Common Area Outside Patio

BUILDING TWO - PROPERTY OVERVIEW



PROPERTY DETAILS

Address	1748 Lewisburg Pike, Franklin, TN 37064
Submarket	Thompson Station
Building Size	2,073 RSF
Available	301: +/- 615 RSF 302: +/- 575 RSF Total: +/- 1,190 RSF
Parking	3 Spaces - Room for Additional Spaces
Rate	Available Upon Request
Term	Negotiable
Condition	Full Build Out
Available	Now

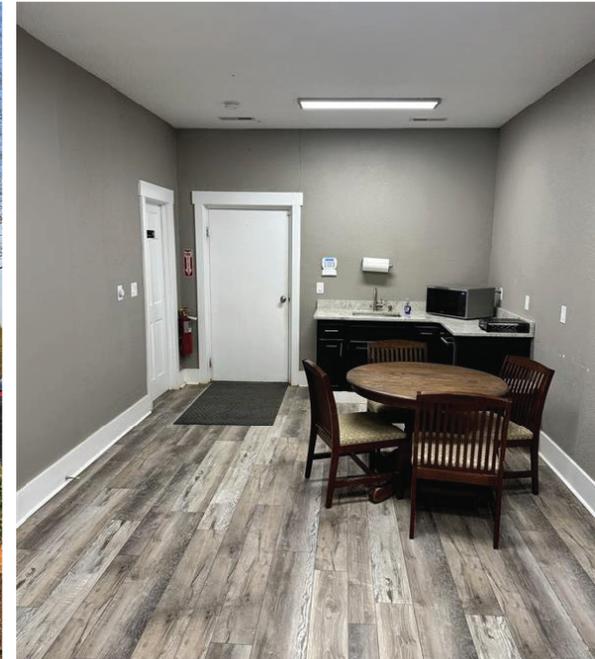
PROPERTY AMENITIES

- Private Office Suites and Cowork Desk
- Central Air and Heating
- Wi-Fi Connectivity
- Natural Light
- Storage Closets and Storage Cabinets
- Common Area Breakroom and Restroom

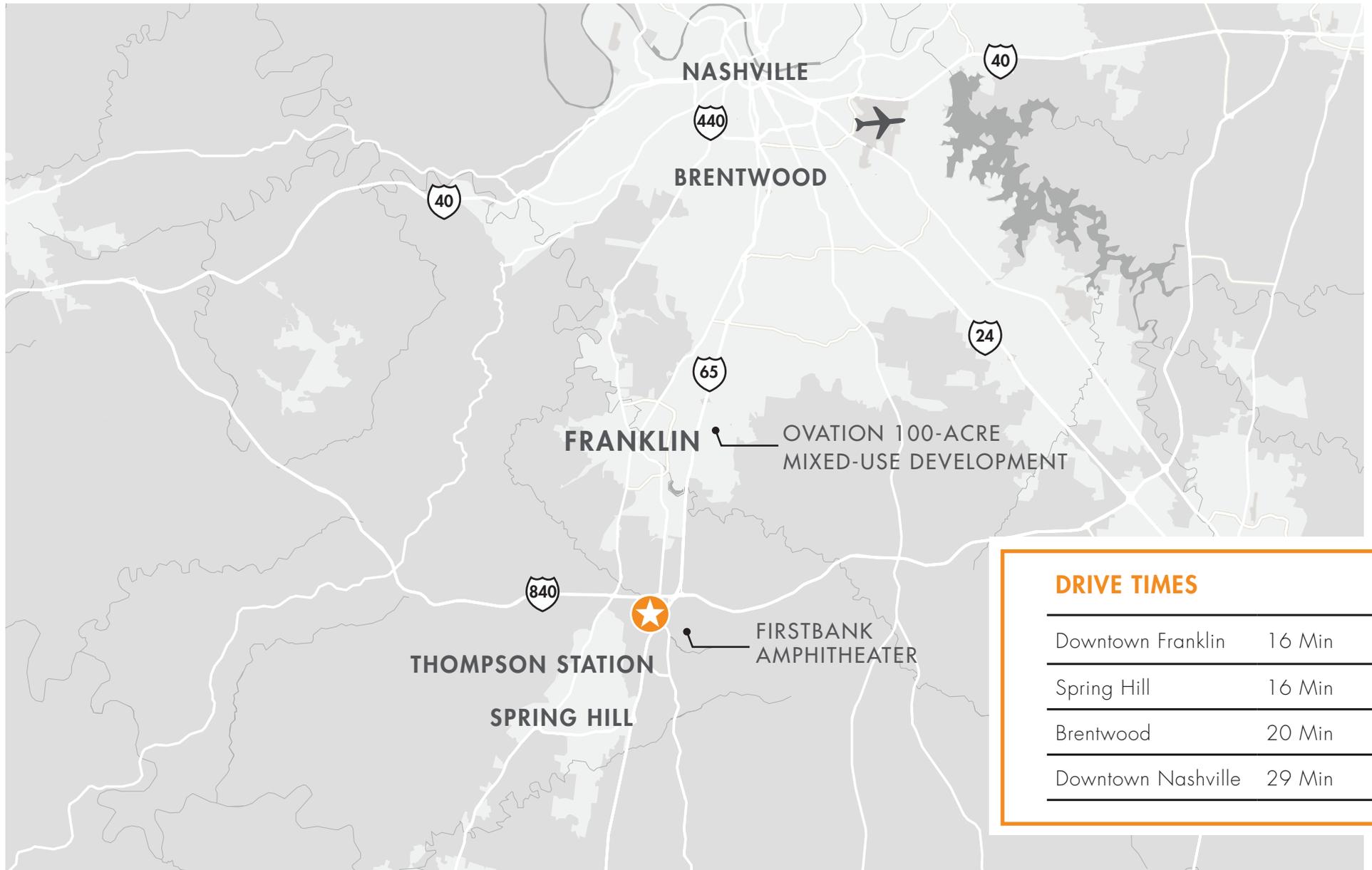
PROPERTY HIGHLIGHTS

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- **Strong Visibility:** High-traffic exposure along Lewisburg Pike, less than five minutes from FirstBank Amphitheater.
- **Immediate Interstate Access:** Situated just steps from I-840 with direct access to I-65, providing seamless connectivity to Franklin, Cool Springs, and the greater Nashville MSA.
- **Proximate to Ovation Mixed-Use Development:** Located a few miles north of the planned ~100 acre Ovation development, a transformative mixed-use project expected to drive future growth, traffic, and long-term value.
- **Efficient Office Layout:** Two flexible office suites well suited for owner-users, professional users, or small businesses.
- **Growing Submarket:** Positioned in Thompson Station, one of Williamson County's fastest-growing and most desirable corridors.



LOCATION MAP



1748 LEWISBURG PIKE
FRANKLIN, TN

CHASE WOOD

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FOUNDRY
COMMERCIAL

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Square footage is approximate, and floor plan drawings are for representation purposes only. The measurements provided are approximate values derived from property plans and specifications, subject to variances in construction and interior floor plans.

