

SALE OR LEASE

±2,400 SF Available

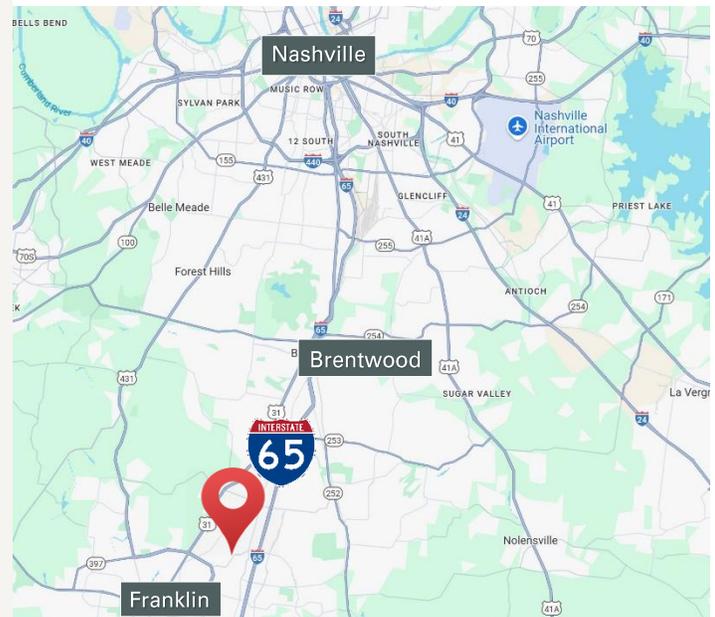
Rare Cool Springs Office Condo Purchase or Leasing Opportunity

504 Autumn Springs Ct, B11-B12, Franklin, TN 37067



HIGHLIGHTS

- Rare Cool Springs Office Condo Purchase or Leasing Opportunity
- ±2,400 SF
- Sale Price: \$915,000
- **Reduced Lease Rate: \$4,500 per month + utilities**
- The space contains 3 private offices, 4 open workstations, 2 conference rooms, a kitchenette and a break area
- Beautiful courtyard located behind the office space
- Unreserved and convenient parking with an abundance of spaces
- Convenient access to I-65, numerous restaurants, and other sought-after amenities
- Minutes from the Cool Springs Galleria Mall



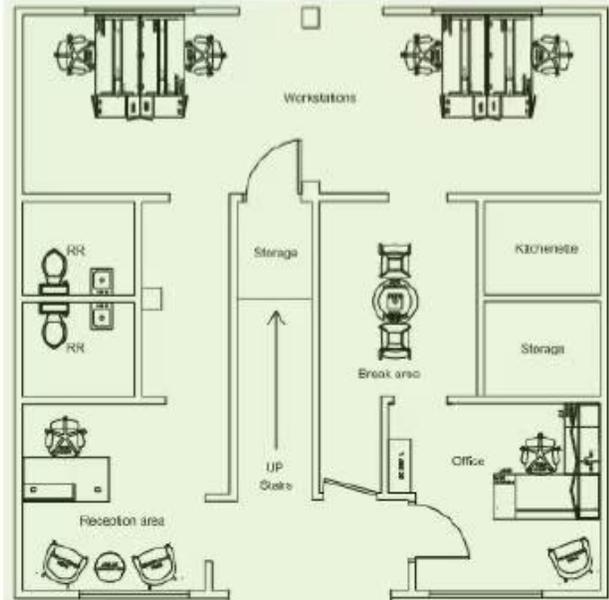
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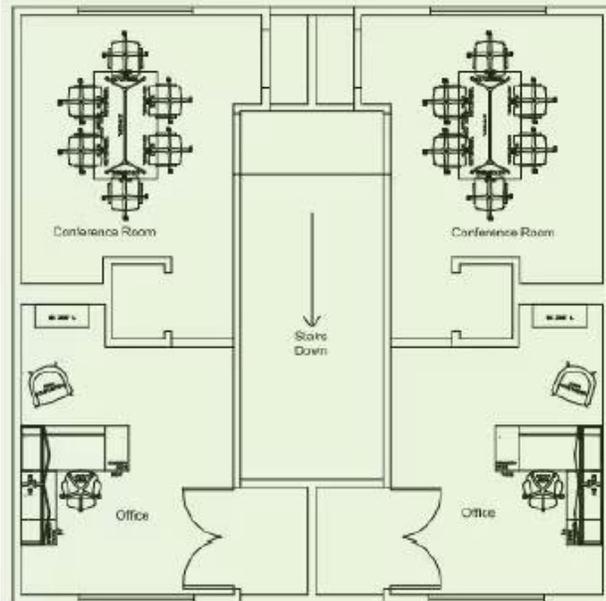
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

FLOOR PLAN

Building Layout Option 1 Estimated 2,400 Square Feet



First Floor



Second Floor

Includes:

- (1) Reception area
- (3) Offices
- (4) workstations
- (1) Break area
- (2) Conference rooms

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Office Condo

504 Autumn Springs Ct, B11-B212
Franklin, TN 37067
Williamson County

CHARLES
HAWKINS CO.



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Sale or Lease
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 Office Condo

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 Franklin, TN 37067
 Williamson County

**CHARLES
 HAWKINS CO.**

- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



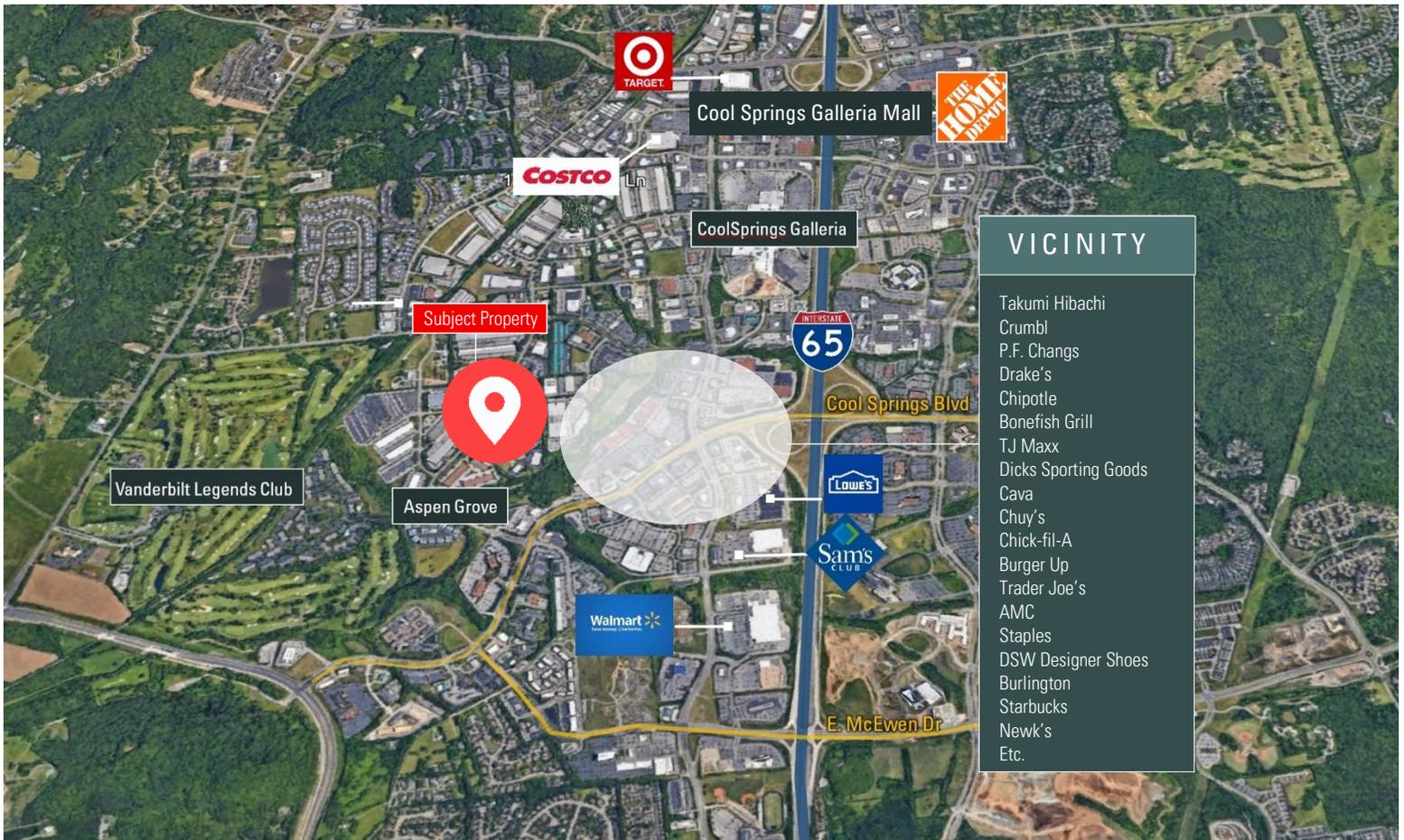
FAST GROWING COUNTY
WILLIAMSON COUNTY

12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home

\$103,543 Median household income

232,129 Population (17% growth over last 5 years)

In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



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