

# INNOVATION PARK

RARE LABORATORY AND OFFICE CAMPUS IN THE HEART OF COOL SPRINGS

An aerial photograph of a large, modern office building with a prominent portico supported by white columns. The building is constructed of red brick and has large glass windows. The courtyard in front is landscaped with green grass, several young trees, and a paved walkway. A small rectangular paved area is visible in the lower left. The sky is blue with scattered white clouds.

CLASS A INNOVATIVE WORKSPACE

FOUNDRY  
COMMERCIAL

# ip PROPERTY OVERVIEW

## CLASS A OFFICE ENVIRONMENT

### Address

393 Nichol Mill Lane, Franklin, TN 37067

### Available

Space Available Now

### Parking

3/1,000 • Expansion Possibilities

### Campus Size

10 Acres with .5 Acre Amenity Lawn

### Uses

General Office • Laboratory • Healthcare • Tech

### Website

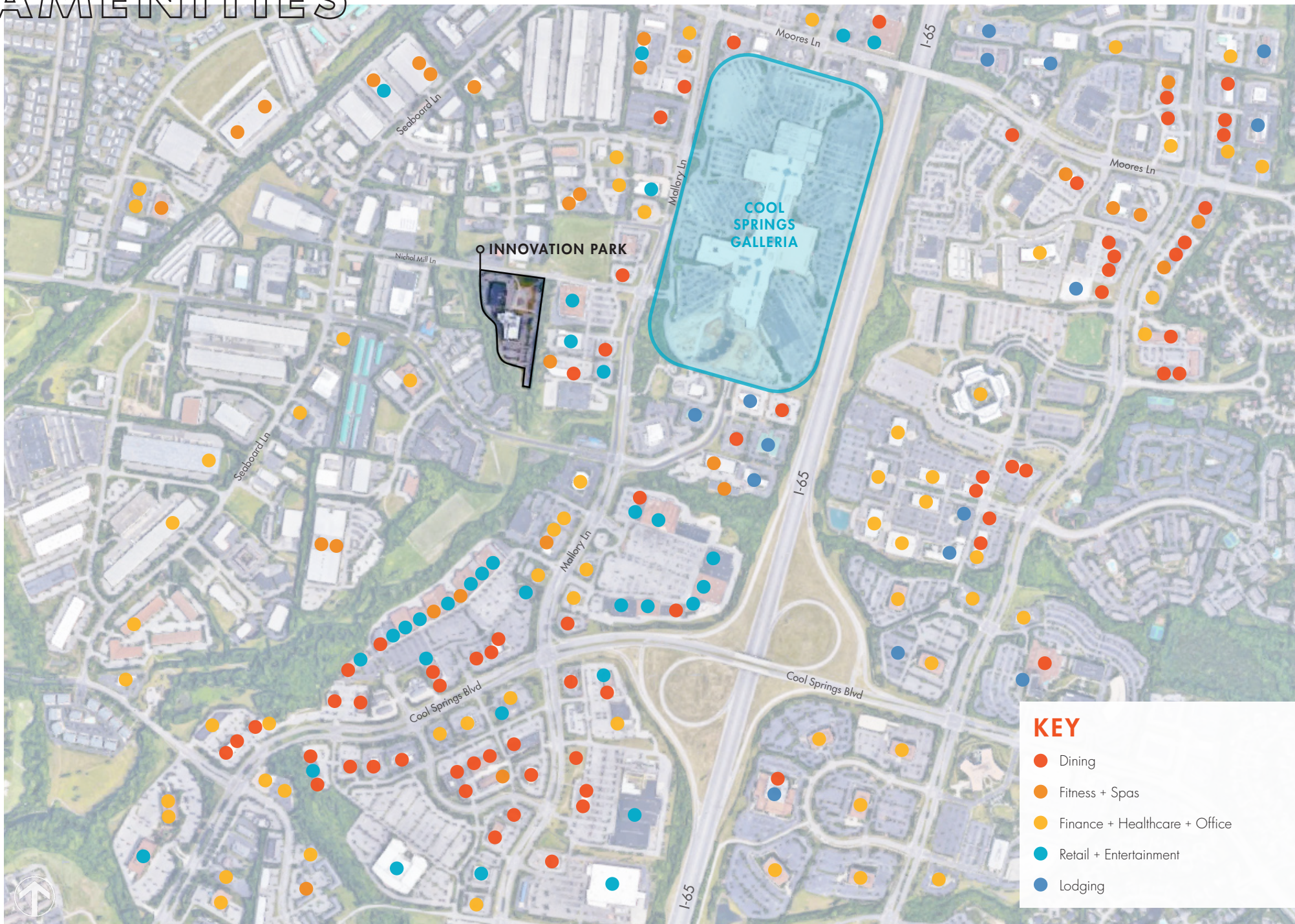
[www.foundrycommercial.com/properties/office/innovation-park.stml](http://www.foundrycommercial.com/properties/office/innovation-park.stml)



## HIGHLIGHTS

- Outstanding location nestled in the heart of Cool Springs
- Rare laboratory/office campus environment
- Fresh, modern finishes reflecting multi-million dollar interior and exterior campus upgrades
- Surrounded by 11 million square feet of retail and restaurant amenities
- Small, Turnkey Lab Space Available
- Window lines with full height glass
- Up to 14,961 of Newly Builtout & Furnished Office Space Available
- Brand new, state-of-the-art conference center for building tenants free of charge

# ip AMENITIES



**KEY**

- Dining
- Fitness + Spas
- Finance + Healthcare + Office
- Retail + Entertainment
- Lodging

# ip CONFERENCE CENTER



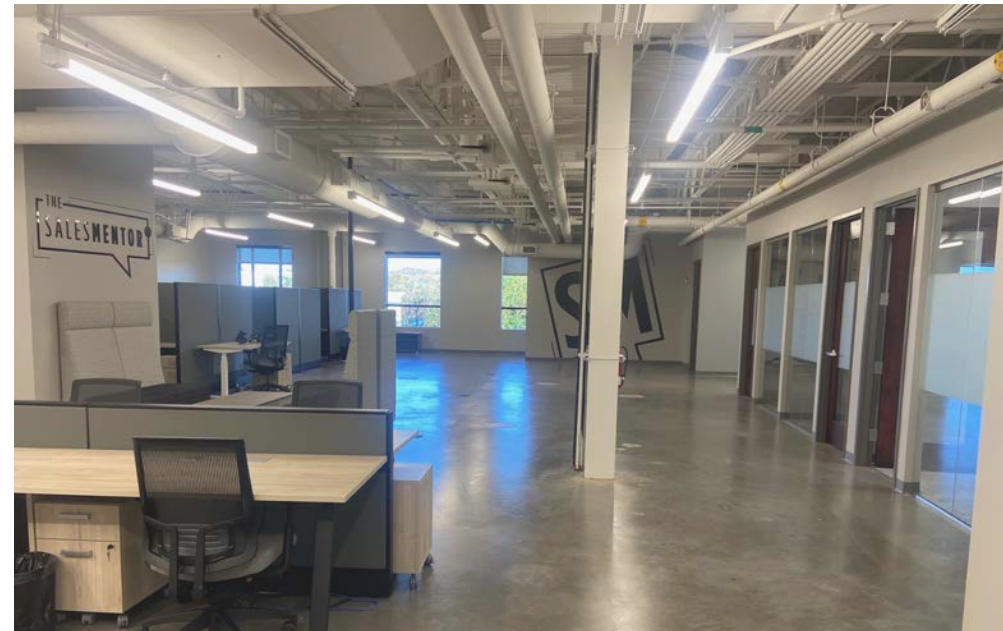
State-of-the-art conference center for tenants free of charge  
Brand new construction with reconfigurable seating for up to 50



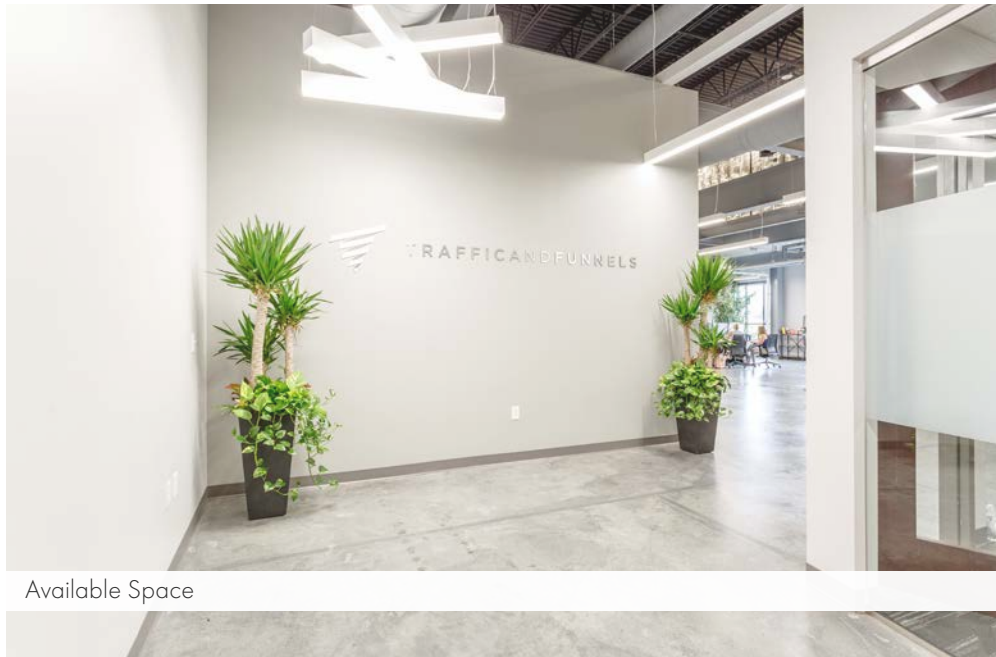
# ip INTERIOR IMAGES



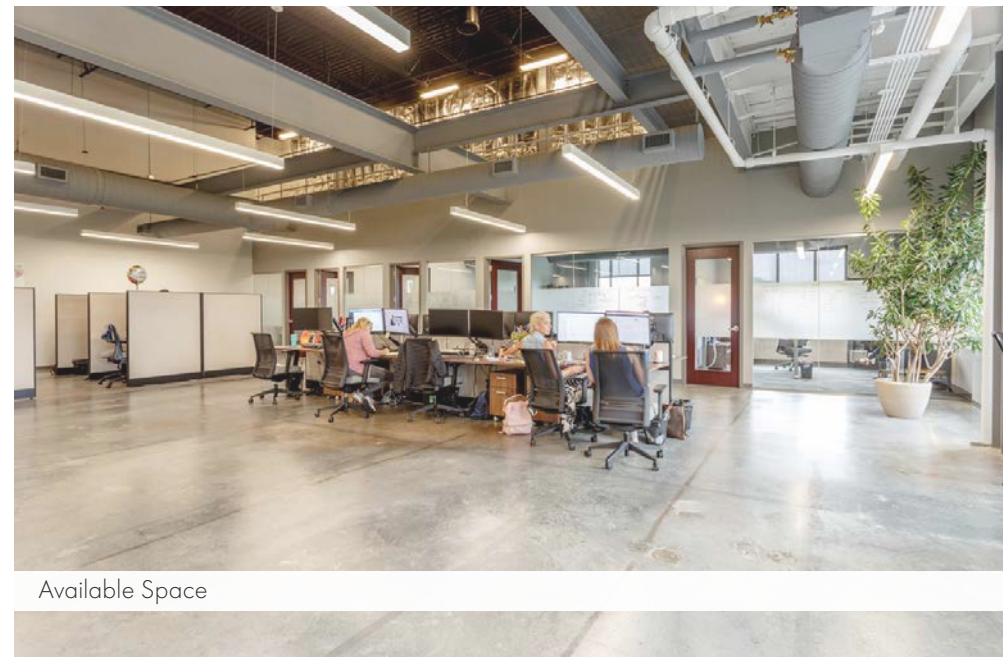
Available Space



Available Space



Available Space



Available Space

# ip THE NEIGHBORHOOD



## COOL SPRINGS

Cool Springs is a dense business, retail and dining district within the city of Franklin and stretching to the borders of Brentwood. It offers tens of millions of square feet of amenities to businesses including a shopping mall, big-box and boutique retailers, grocery and home stores, multi-family residences and hundreds of bars and restaurants.



# CONTACT

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