



## AMENITIES + LOCATION



DOVER  CENTRE  
AT COOL SPRINGS

## FOR LEASE

113-117 SEABOARD LANE  
FRANKLIN, TENNESSEE

*100% PAYMENT TO TENANT REPS  
AT LEASE SIGNING*

  
STREAM®

# PROPERTY HIGHLIGHTS

[Click link to view virtual tour](#)



6 Class A office buildings in a campus setting



Cool Springs location with close proximity to restaurants, retail and Cool Springs Galleria



On-site amenities include:

- Property management
- New conference/training center with seating for up to 50 people and full AV equipment
- Landscaped courtyard available for outdoor functions
- Wi-fi service in courtyard
- [Recently renovated deli](#)
- Outdoor area with picnic tables and pergolas
- [New tenant lounge](#)
- Locker rooms complete with showers
- Mothers rooms
- Pet friendly with pet waste stations



Accessible to I-65



Chadwick's Fitness is next door



Cool Springs houses national headquarters including Nissan, Mitsubishi, CKE and Landmark Recovery



Large windows in all suites



Corner and full floor suites available



Exterior renovations completed Q4 2022



## NEW CONFERENCE & TRAINING CENTER

This brand-new amenity offers a modern, flexible space designed to support a variety of needs with:

- Seating for up to 50 people
- Full AV equipment
- Modular furniture to accommodate various meeting layouts
- Perfect for client presentations, team meetings or staff training sessions







## AVAILABLE SUITES

*Click link to view virtual tour*

**A**

**SUITE A-190**  
5,457 RSF

**B**

**SUITE B-100**  
11,296 RSF

**SUITE B-200**

11,006 RSF  
Furnished  
Exterior Building Signage

**C**

**SUITE C-200**  
8,202 RSF  
Furnished

**SUITE C-250**  
5,981 RSF

**SUITE C-270**  
4,495 RSF  
Spec Suite

**D**

**SUITE D-200**  
18,417 RSF

**E**

**SUITE E-203**  
2,421 RSF  
Spec Suite

**SUITE E-204**  
2,334 RSF  
Spec Suite

**SUITE E-205**  
2,755 RSF  
Spec Suite

**F**

**SUITE F-290**  
3,535 RSF





## AMENITIES

- |                               |                             |                                 |
|-------------------------------|-----------------------------|---------------------------------|
| <b>1</b> Miller's Ale House   | <b>14</b> Bishop's          | <b>27</b> Mineo's               |
| <b>2</b> The Rutledge         | <b>15</b> Drake's           | <b>28</b> Buca di Beppo         |
| <b>3</b> Tony's Eat and Drink | <b>16</b> Jonathan's Grille | <b>29</b> Jim 'N Nick's         |
| <b>4</b> Brewhouse South      | <b>17</b> Cajun Steamer     | <b>30</b> J. Christopher's      |
| <b>5</b> Drury Plaza Hotel    | <b>18</b> Chuy's            | <b>31</b> Costco Wholesale      |
| <b>6</b> Tupelo Honey         | <b>19</b> Burger Up         | <b>32</b> Shane Co.             |
| <b>7</b> J. Alexander's       | <b>20</b> First Watch       | <b>33</b> Cool Springs Galleria |
| <b>8</b> Stoney River         | <b>21</b> Garcia's          | <b>34</b> Genesis Diamonds      |
| <b>9</b> Connors              | <b>22</b> Brixx             | <b>35</b> Apple Store           |
| <b>10</b> Party Fowl          | <b>23</b> BrickTop's        | <b>36</b> Grogan Jewelers       |
| <b>11</b> The Honeysuckle     | <b>24</b> Bonefish Grill    | <b>37</b> David's Bridal        |
| <b>12</b> Sperry's            | <b>25</b> Jason's Deli      | <b>38</b> Havertys Furniture    |
| <b>13</b> Amerigo             | <b>26</b> First Watch       | <b>39</b> Target                |



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