

LEASE
Aspen Grove Office

3310 ASPEN GROVE DRIVE

Franklin, TN 37067

PRESENTED BY:

JANA TRUMAN

O: 615.671.4544

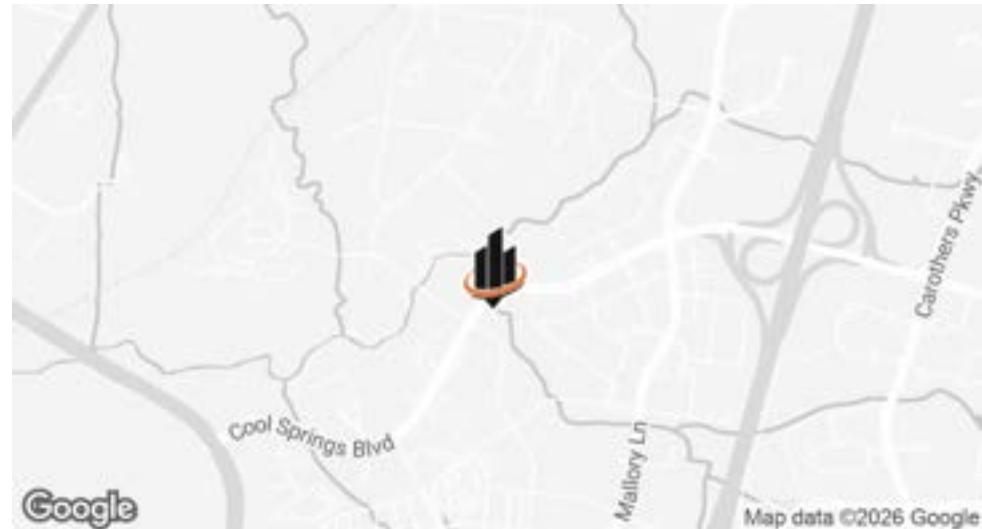
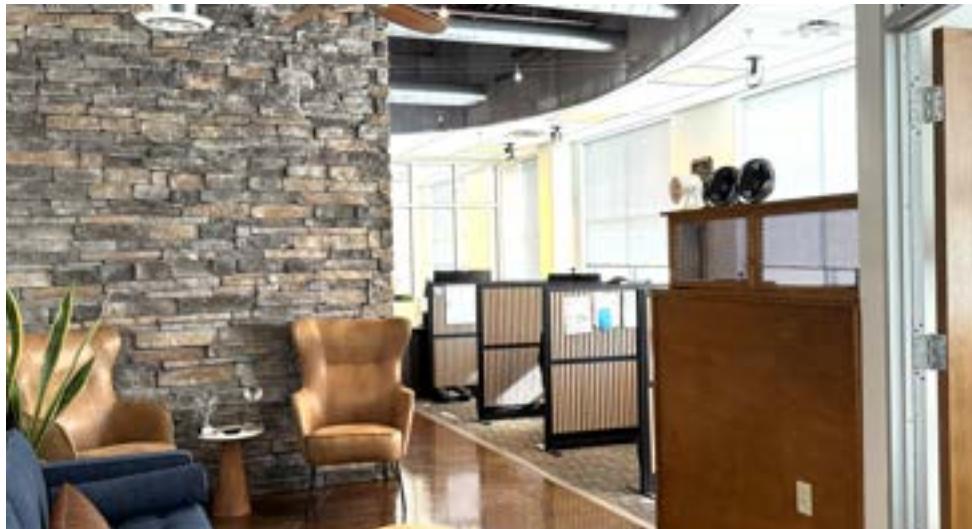
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 **SVN**
COMMERCIAL REAL ESTATE ADVISORS

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$26.78 SF/yr (MG)
BUILDING SIZE:	30,979 SF
AVAILABLE SF:	1,178 SF
CAM:	\$6.50
YEAR BUILT:	2001
MARKET:	Nashville MSA
SUBMARKET:	Cool Springs

PROPERTY OVERVIEW

The initial lease termination date is 12/31/2027. The asking lease rate is a straight pass-through with no mark-up.

PROPERTY HIGHLIGHTS

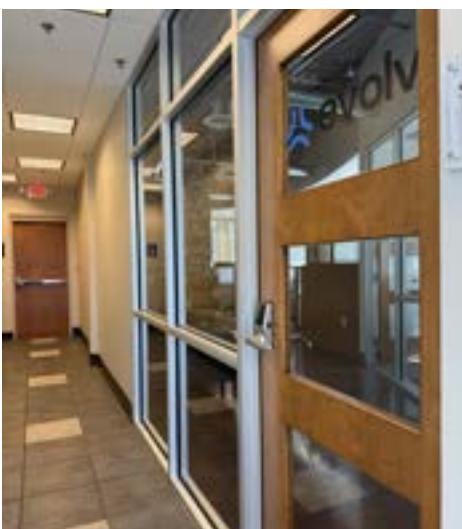
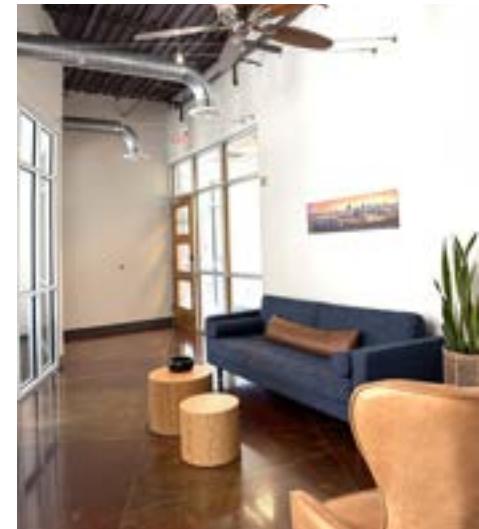
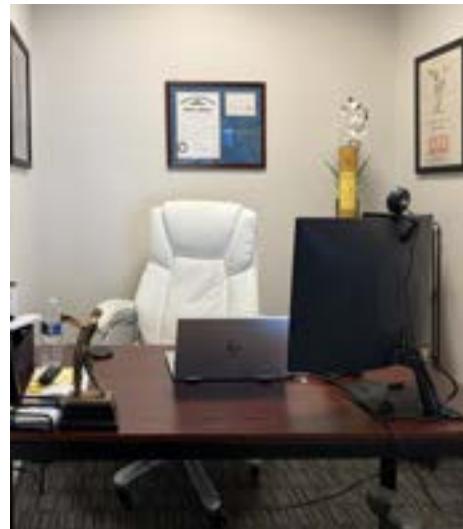
- Stunning, efficient, move-in-ready office suite containing 1,178 SF
- Favorable sublease term running through December 31, 2027, providing opportunity for a shorter commitment for an office user.
- Predictable costs, CAM has an expense cap
- Strategically located with convenient access to major thoroughfares, nearby amenities, and a well-maintained office environment

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ADDITIONAL PHOTOS

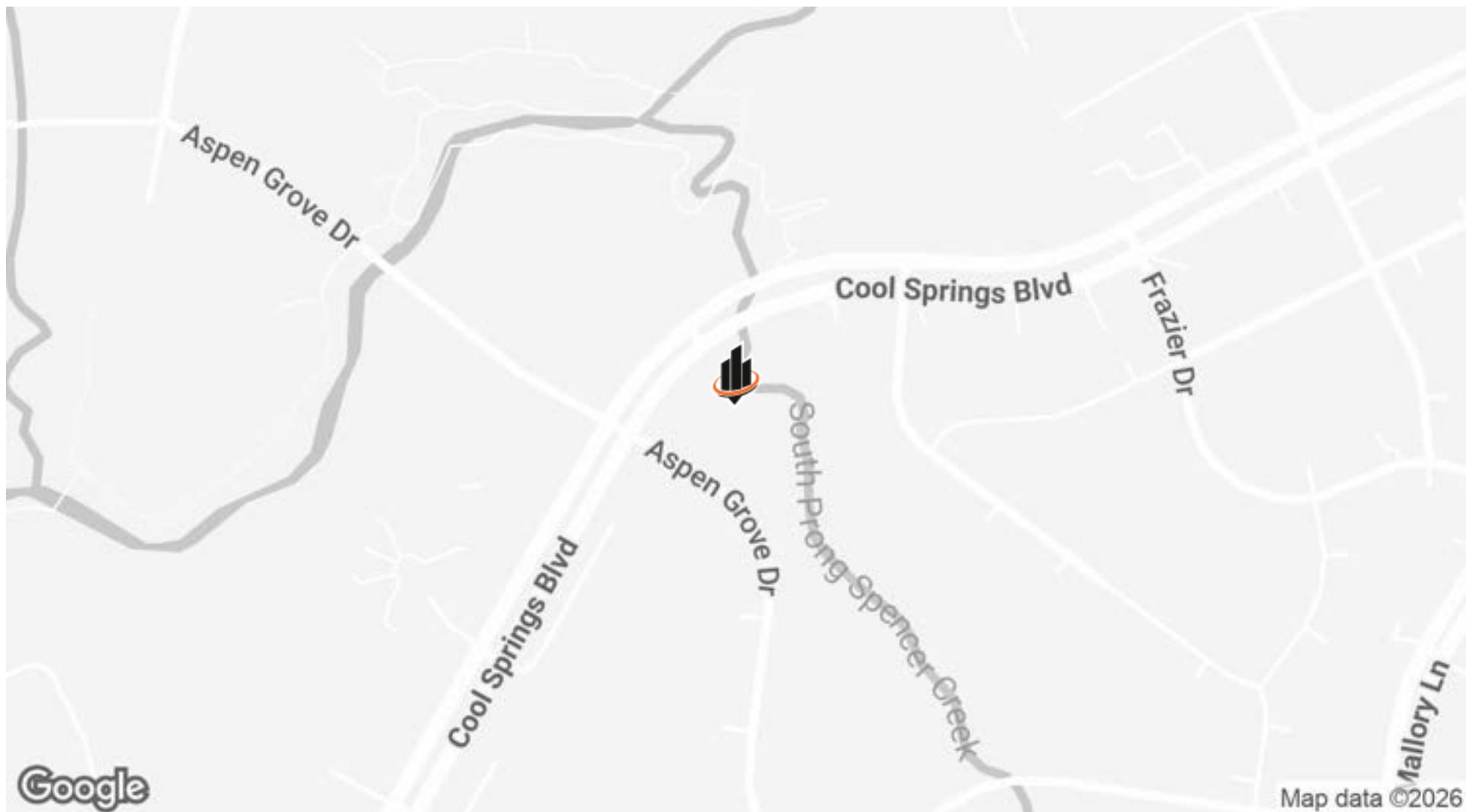


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LOCATION MAP



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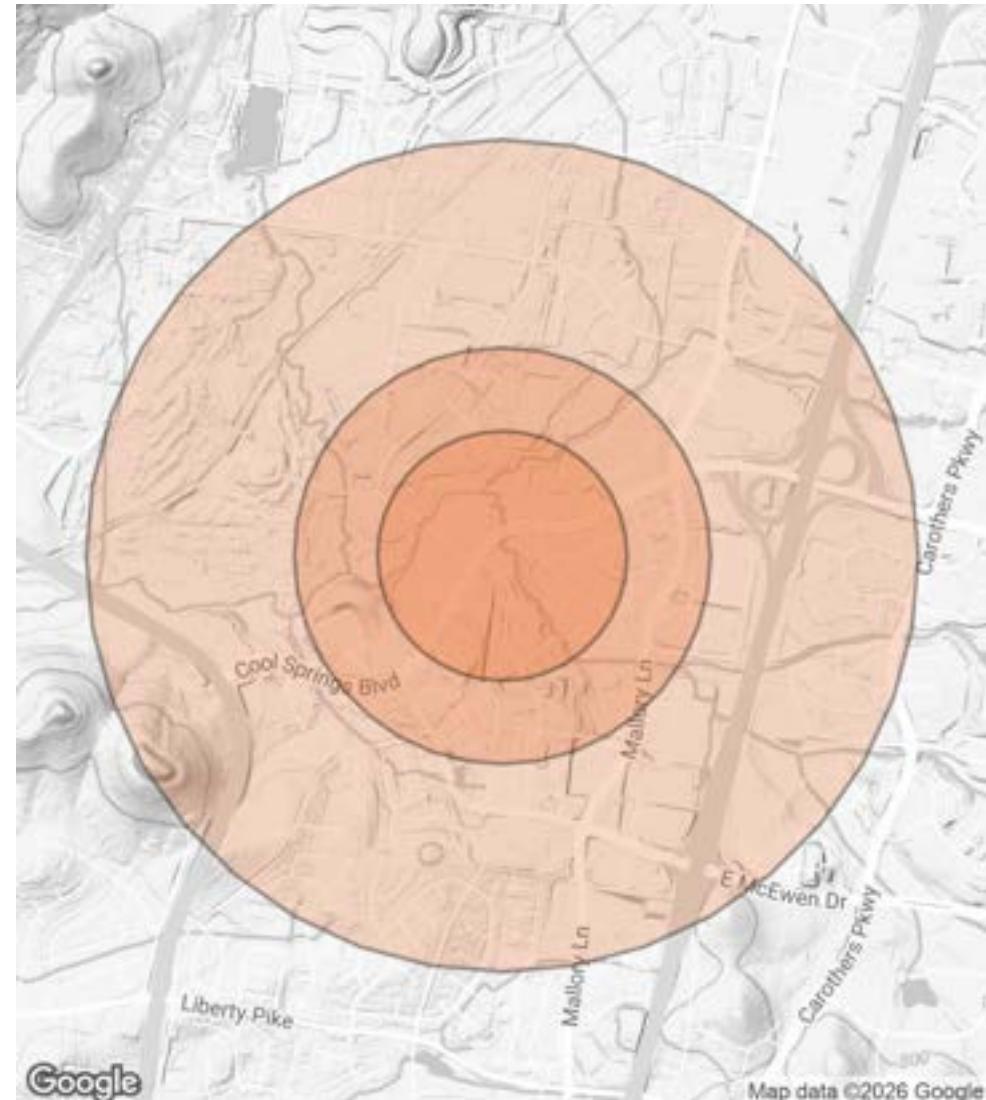
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	69	1,090	4,828
AVERAGE AGE	40	40	40
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	41	656	2,546
# OF PERSONS PER HH	1.7	1.7	1.9
AVERAGE HH INCOME	\$115,983	\$113,211	\$124,268
AVERAGE HOUSE VALUE	\$715,913	\$677,836	\$658,845

Demographics data derived from AlphaMap



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