

*Find Your Ideal Workplace Setting in the Heart of Cool Springs*



**Corporate Centre** is located in beautiful Cool Springs, just miles from Nashville, Tennessee. It is home to Five Class A buildings in a master-planned office park set on 48 acres. The buildings are loaded with amenities and easily accessible from Carothers Parkway and nearby I-65.

## WALKING AT WORK

1 LAP = .55 MI  
2 LAPS = 1.1 MI

1 LAP = .5 MI  
2 LAPS = 1 MI

ENTRANCE TO  
GREENWAY



## Available Space

2,980 - 71,804 SF

## Property Highlights



CLICK THE ICON FOR A VIRTUAL TOUR



Immediate access to I-65



LEED certified and Energy Star rated buildings



Minutes from Cool Springs Galleria



4.0-5.5/1,000 SF parking ratio



Full-height glass windows



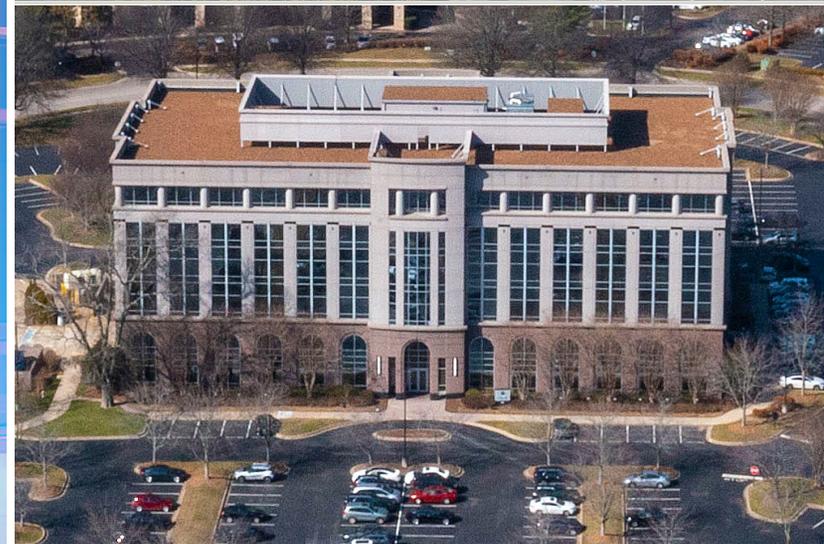
Recently updated fitness centers, lockers and showers



Access to 2.3-mile greenway

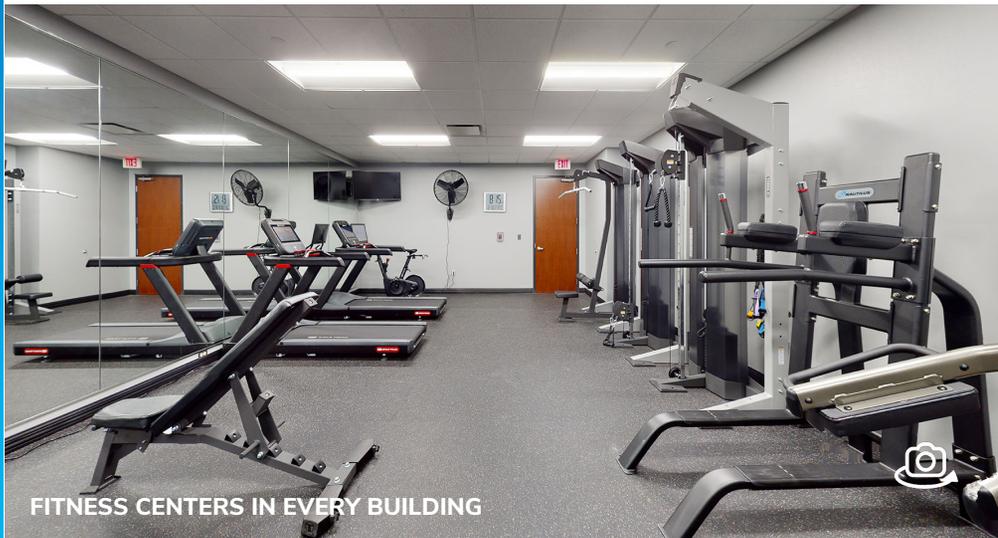


Recently renovated lobbies in buildings 3 and 7

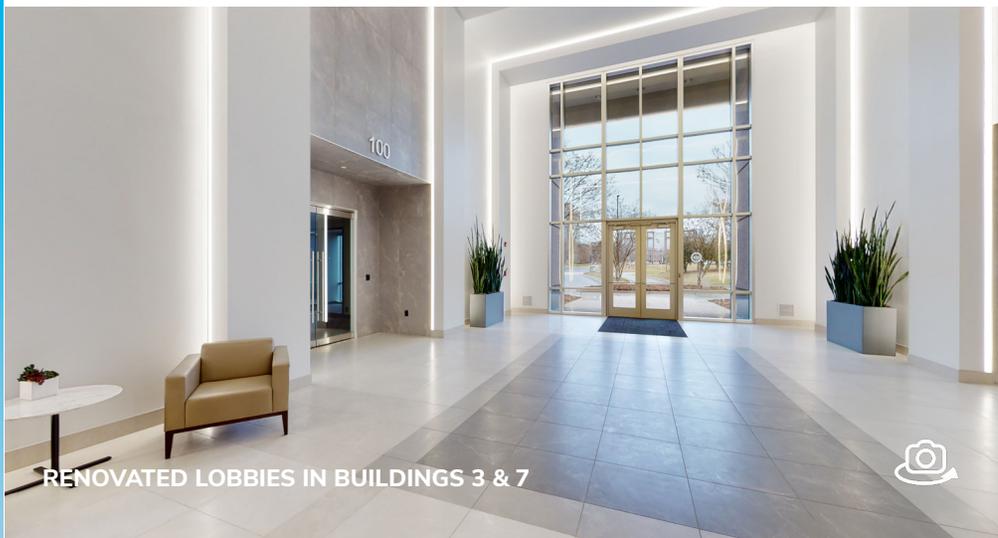




SPEC SUITE



FITNESS CENTERS IN EVERY BUILDING



RENOVATED LOBBIES IN BUILDINGS 3 & 7

## Space for Lease



CLICK THE ICON FOR A VIRTUAL TOUR

3

Corporate Centre

- SUITE 120 / 4,075 SF
- SUITE 200 / 21,910 SF
- SUITE 300 / 23,319 SF - Available 3/1/26
- SUITE 620 / 4,932 SF

4

Corporate Centre

- SUITE 160 / 4,395 SF - Available 4/1/26
- SUITE 200 / 6,403 SF
- SUITE 280 / 4,754 SF - Available 12/31/28
- SUITE 300 / 9,187 SF
- SUITE 450 / 7,170 SF

5

Corporate Centre

- SUITE 100 / 4,995 SF
- SUITE 120 / 6,094 SF
- SUITE 160 / 4,588 SF
- SUITE 180 / 4,879 SF
- SUITE 200 / 24,169 SF
- SUITE 500 / 27,079 SF
- SUITE 600 / 25,865 SF - Available 5/1/26

**BLOCK OF 71,804 SF**

6

Corporate Centre

- SUITE 100 / 4,157 SF
- SUITE 120 / 2,980 SF
- SUITE 200 / 4,817 SF
- SUITE 220 / 12,558 SF
- SUITE 260 / 6,584 SF
- SUITE 490 / 2,997 SF
- SUITE 520 / 3,882 SF
- SUITE 550 / 13,185 SF
- [SUITE 600 / 13,510 SF](#) 

7

Corporate Centre

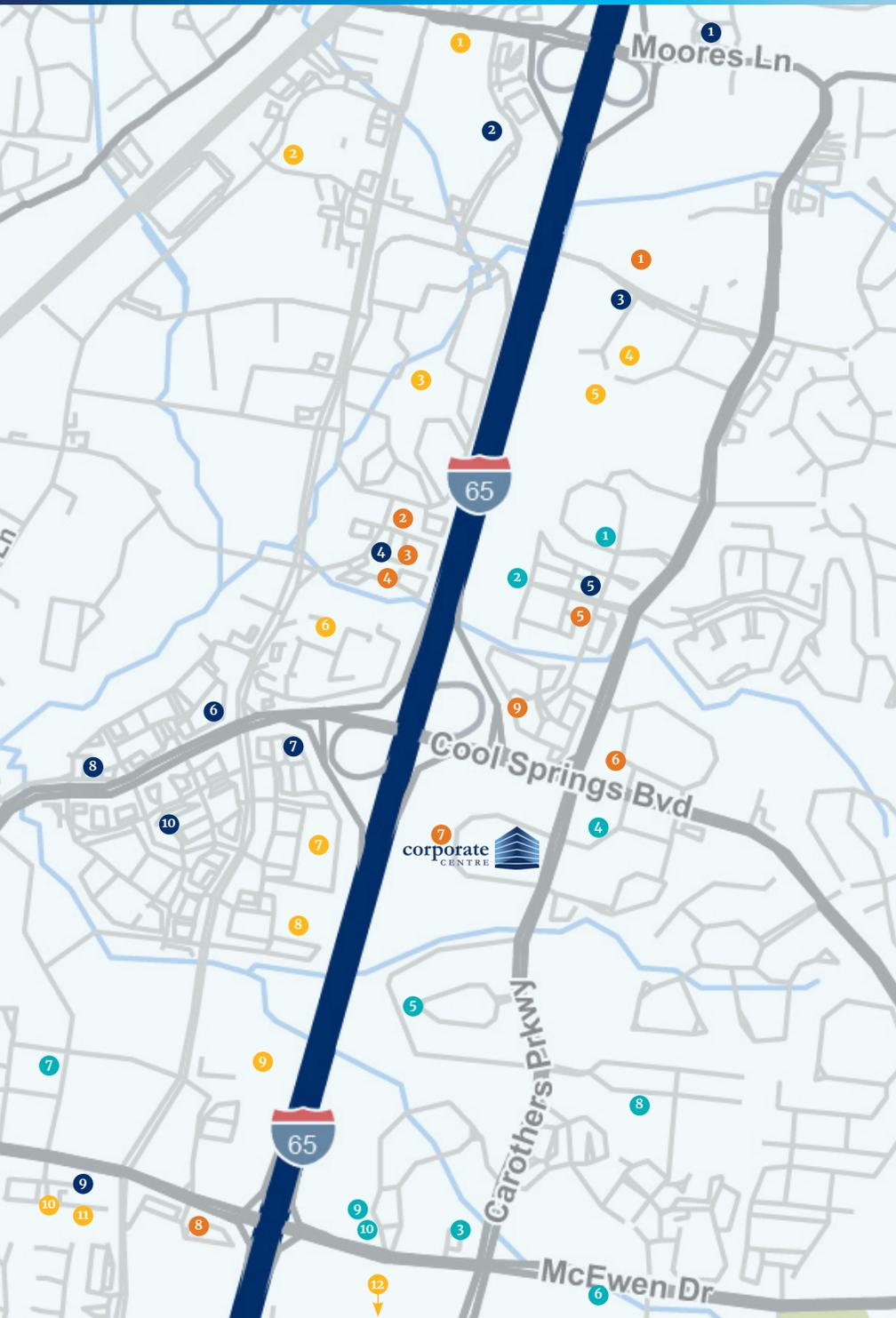
- SUITE 160 / 4,252 SF
- SUITE 400 / 23,122 SF

**SPEC SUITES**

- [SUITE 120 / 4,293 SF](#) 
- [SUITE 500 / 4,328 SF](#) 
- [SUITE 510 / 3,903 SF](#) 
- [SUITE 540 / 4,857 SF](#) 



# Abundance of Area Amenities



## RESTAURANTS

- 1 Amerigo
- 2 J. Alexanders
- 3 Wild Ginger
- 4 Jonathan's Grille
- 5 Tupelo Honey Cafe
- 6 Carrabba's
- 7 Bonefish Grill
- 8 Burger Up
- 9 BrickTop's
- 10 Sperry's

## HOTELS

- 1 Hyatt Place
- 2 TownePlace Suites
- 3 Hampton Inn & Suites
- 4 Aloft
- 5 Courtyard Franklin/Residence Inn
- 6 Franklin Marriott
- 7 Embassy Suites
- 8 Drury Plaza Hotel
- 9 Hilton Hotel

## SERVICES/RETAIL

- 1 Target
- 2 Costco
- 3 Cool Springs Galleria
- 4 Prairie Life Fitness
- 5 The Gardner School
- 6 Kroger
- 7 Lowe's
- 8 Sam's Club
- 9 Walmart
- 10 Lululemon
- 11 Whole Foods Market
- 12 Lifetime Fitness

## CORPORATE NEIGHBORS

- 1 Ford Motor Credit
- 2 CHS
- 3 Franklin American Mortgage
- 4 Tivity Health
- 5 Nissan North America
- 6 Mars Petcare
- 7 Mitsubishi Motors North America
- 8 Jackson National Life
- 9 Schneider Electric
- 10 CKE Restaurants



# Anatomy of the Area

Cool Springs is a major commercial center located in Williamson County, Tennessee. The commercial center has developed around the Cool Springs Galleria shopping mall and encompasses land on both sides of Interstate 65. The area boasts a range of businesses, including several luxury hotels, strip malls, business parks, mid-rise office buildings, big-box retailers, low-rise apartments, condominiums, restaurants, and car dealerships. Cool Springs is bordered by Brentwood to the north and Franklin to the south.



**\$171,131**

2022 AVERAGE HOUSEHOLD INCOME



**264,161**

2022 POPULATION



**52%**

OF WORKFORCE BETWEEN THE AGES OF 25-64



**80,794**

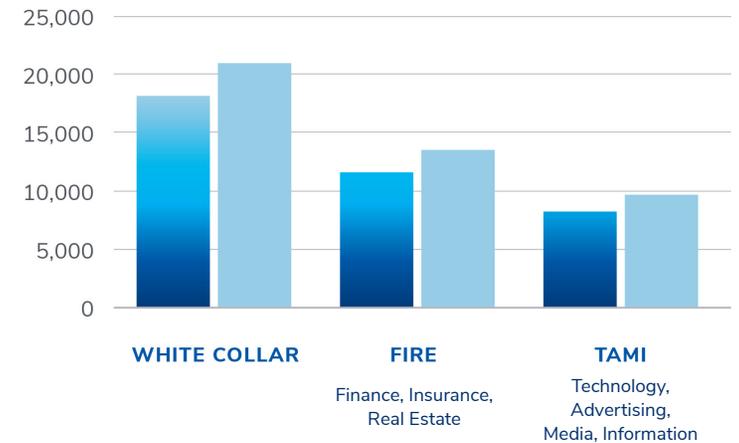
WILLIAMSON COUNTY JOBS IN 2022



**92,807**

WILLIAMSON COUNTY JOBS IN 2027 (projected)

2022 2027 (projected)



## 2022 PERCENTAGE OF JOBS BY SECTOR

WHITE COLLAR	22.5%
FIRE	14.3%
TAMI	10.21%

COMING IN 2025

# Canteen on Carothers 30,000 SF of Retail and F&B



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