



MERIDIAN

COOL SPRINGS

PROJECT OVERVIEW



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MERIDIAN COOL SPRINGS DECISION SCORECARD

- ✓ Prime location offering high visibility and ease of egress with close proximity to the interstate, and numerous access points in and out of the development
- ✓ Walkable development with abundant restaurant, retail and hotel options onsite
- ✓ Multiple apartments located 1-2 blocks away allow employees to live nearby
- ✓ Located amidst the onsite retail, restaurant, and lodging options of Meridian Cool Springs
- ✓ Only 1/2 mile from Cool Springs Galleria
- ✓ Onsite fitness center and mail
- ✓ Tenant-specific security card access
- ✓ Onsite building staff
- ✓ Full-height windows in each suite
- ✓ Extensive landscaping
- ✓ Outdoors experience including iconic green space open to all
- ✓ Long-term owner-operator will prioritize long-term building continuity and tenant relationships above all else
- ✓ Differentiated development, in a differentiated location that will provide an edge for employee hiring and productivity



WORK, PLAY...

- Vibrant, pedestrian-friendly mixed-use community
- 904,000 SF of office space in 8 buildings
- 62,000 SF of specialty retail, fitness, and restaurant space
- 3 onsite hotels totaling 492 keys





DINE, STAY!

For current availabilities and more information about what's happening at Meridian Cool Springs, visit our website at MeridianCoolSprings.com or scan the QR code.



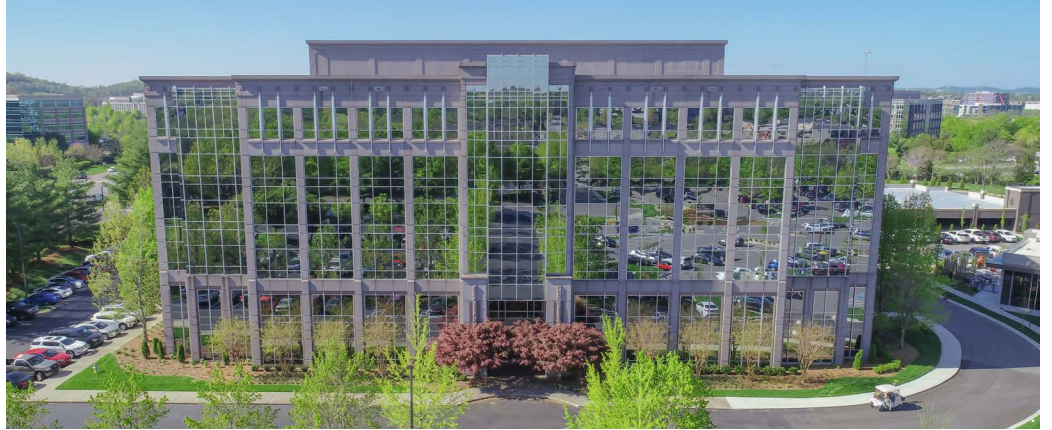
MASTER PLAN



ONE MERIDIAN
1000 CORPORATE CENTER DR.
SIX-STORY | 130,681 SF



TWO MERIDIAN
501 CORPORATE CENTER DR.
SIX-STORY | 149,319 SF



2000 MERIDIAN BLVD.
TWO-STORY | 41,853 SF



2550 MERIDIAN BLVD.
THREE-STORY | 66,042 SF



2555 MERIDIAN BLVD.
THREE-STORY | 66,710SF



3000 MERIDIAN BLVD.
FOUR-STORY | 100,025 SF



5000 MERIDIAN BLVD.
SEVEN-STORY | 177,000 SF



5005 MERIDIAN BLVD.
GROUND FLOOR | 15,000 SF



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