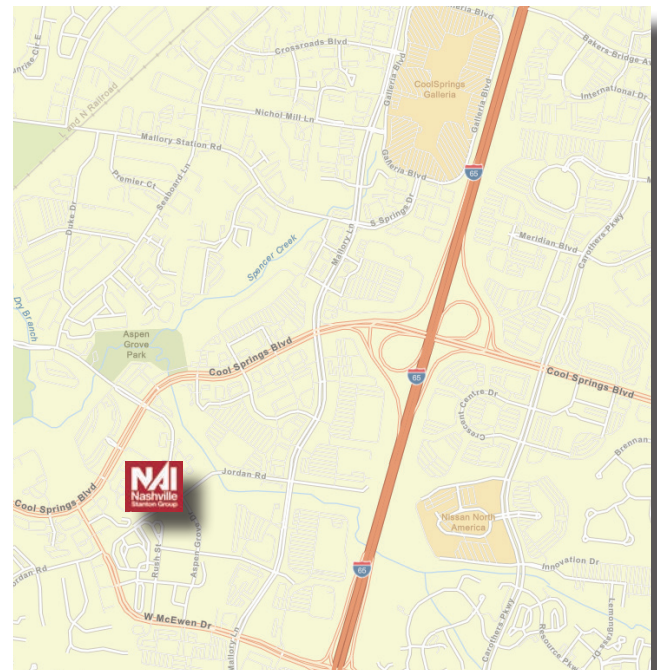




3351 Aspen Grove, Suite 300, Franklin, TN

## PROPERTY HIGHLIGHTS

- ± 6,000 SF office space for lease
- Property features include ± 31 offices, 4 medium-sized meeting rooms, and 1 large conference room
- Gathering/breakroom
- 4 bathrooms and 1 shower
- Walk to McEwen Northside dining and retail including North Italia, Jeni's Ice Cream, Just Love Coffee, Shake Shack, and Warby Parker
- Convenient access to I-65, Cool Springs Blvd and Mack Hatcher Pkwy



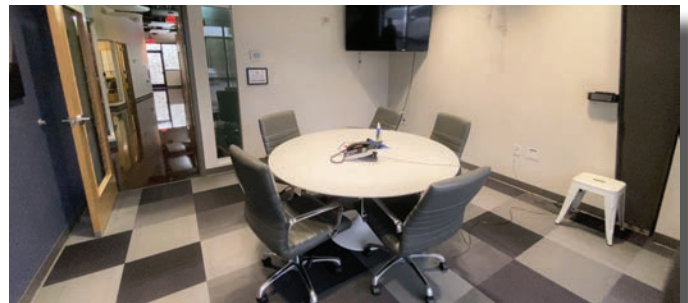
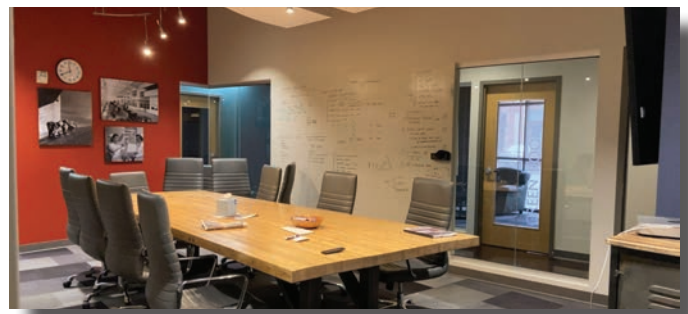
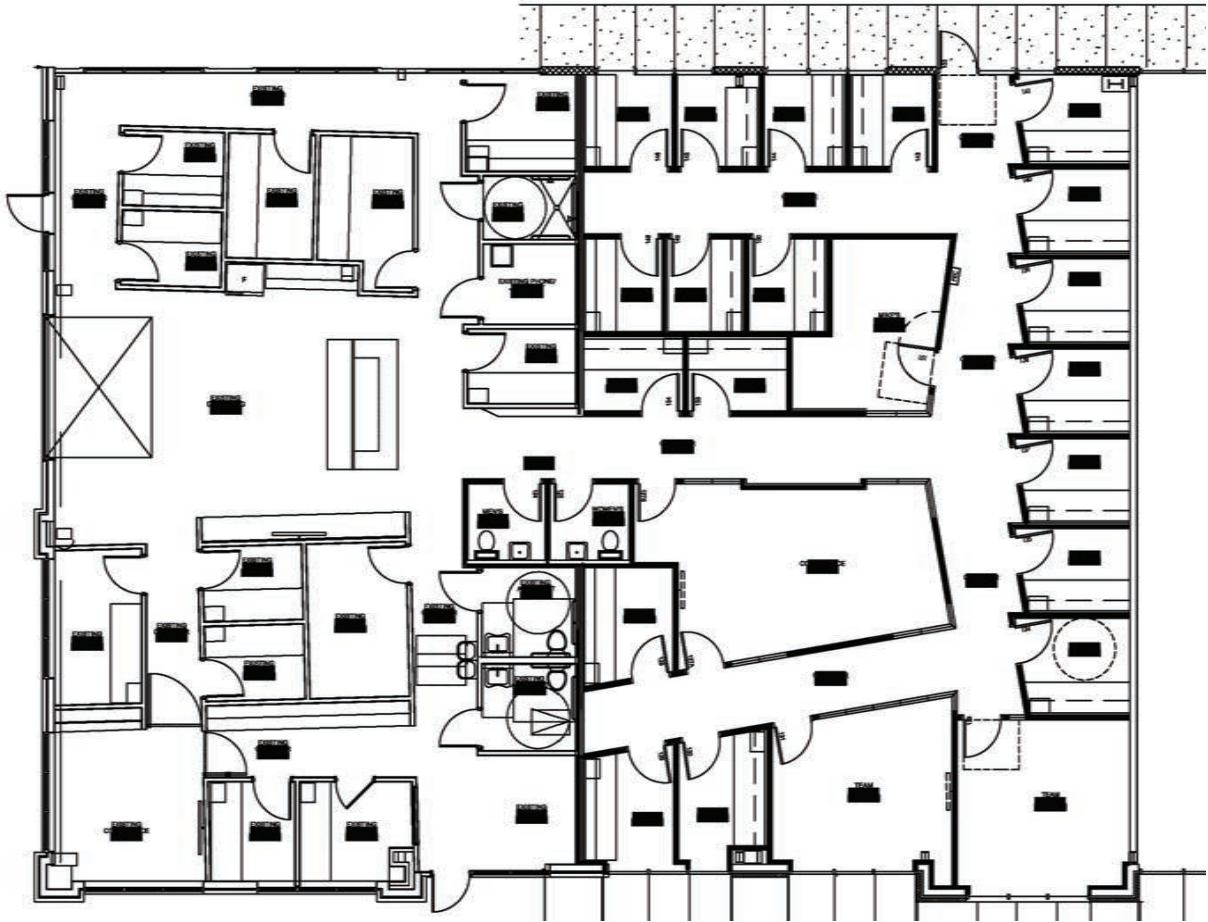
**Brennan Spurrier**  
615 610 9250  
bspurrier@nainashville.com

**Devin McClendon, CCIM, SIOR**  
615 208 9766  
dmccclendon@nainashville.com

For Lease

± 6,000 SF  
Creative Office

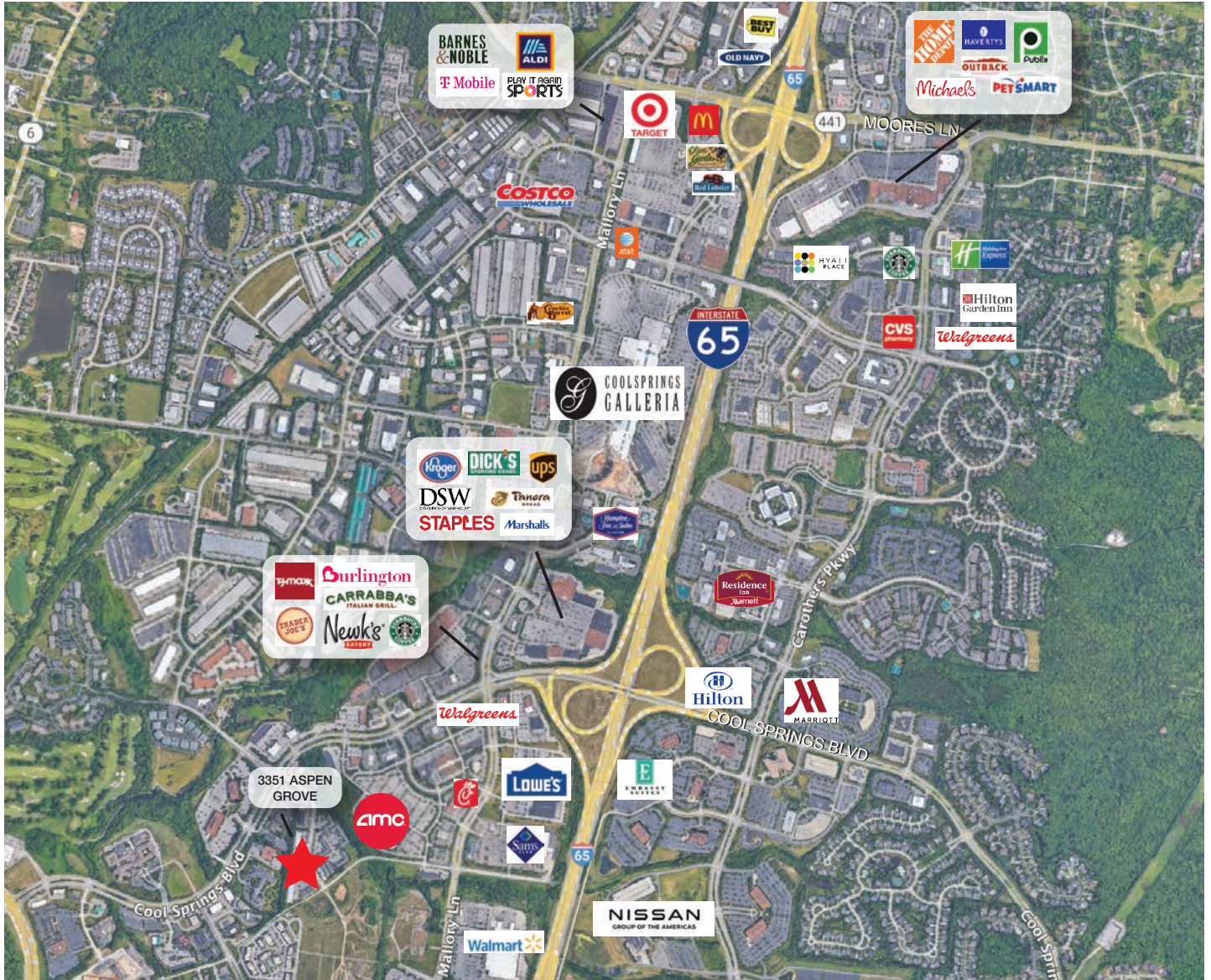
## FLOOR PLAN



For Lease

± 6,000 SF  
Creative Office

## SURROUNDING MARKET



## DEMOGRAPHICS



109,219 5-MILE RADIUS  
42,284 3-MILE RADIUS  
5,063 1-MILE RADIUS  
TOTAL POPULATION



69,752 WORKERS  
TOTAL DAYTIME POPULATION  
3-MILE RADIUS



\$98,529  
MEDIAN HOUSEHOLD INCOME  
3-MILE RADIUS



5,936  
TOTAL BUSINESSES  
3-MILE RADIUS