



FOR LEASE

301,697 SF OF OFFICE & RETAIL ON 23 ACRES

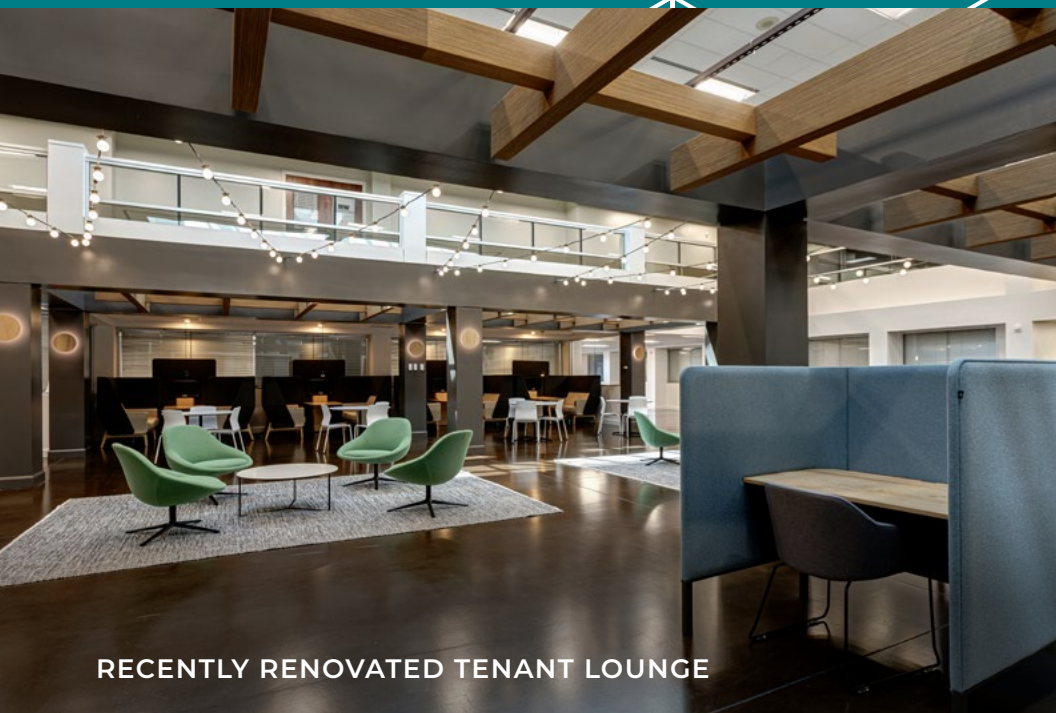
COOL SPRINGS COMMONS

7100 COMMERCE WAY, BRENTWOOD, TN



RECENTLY RENOVATED LOBBY

[!\[\]\(919a2cb85b99741a73c0c31a427236a8_img.jpg\) -VIRTUAL TOUR](#)



RECENTLY RENOVATED TENANT LOUNGE





BUILDING HIGHLIGHTS

5-6/1,000 Parking ratio

3 Story multi-tenant office building

23 Acre campus, zoned C-3 (Brentwood)

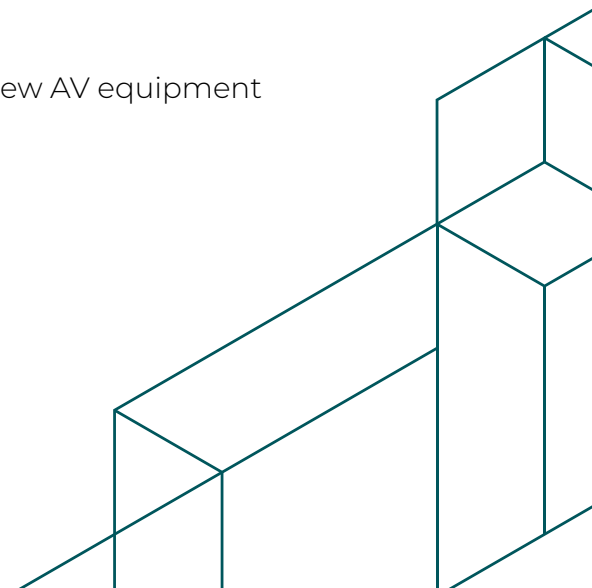
Heavy power – data centers, dual-feed power & fiber carriers on-site

Flexible zoning to allow for office, retail, & industrial use

Exterior building signage available to larger user tenant

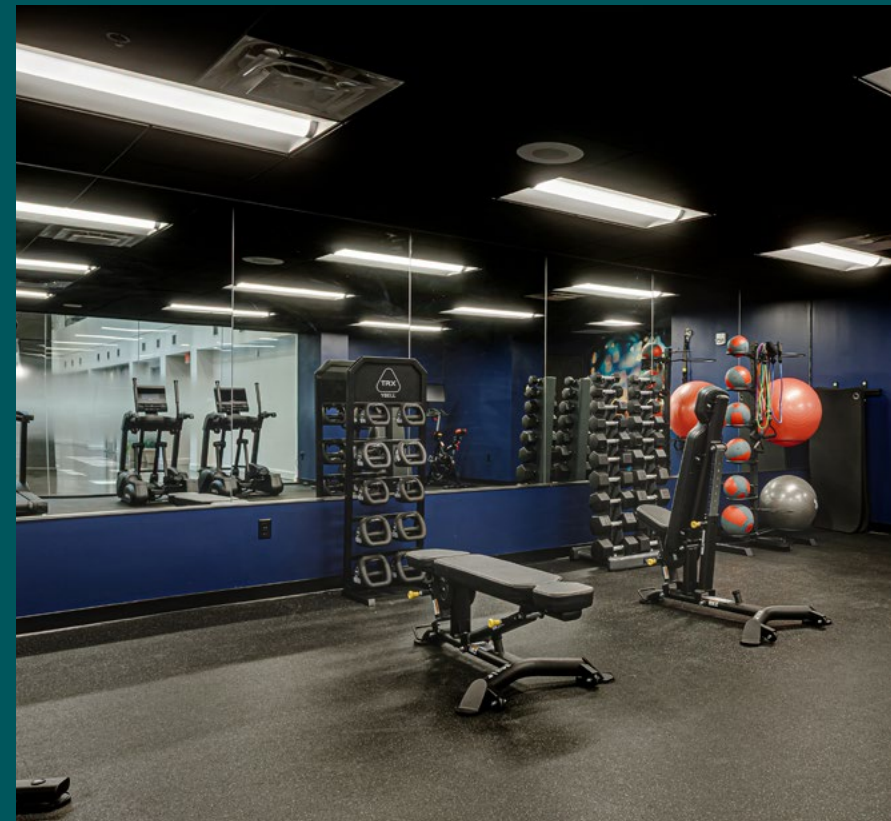
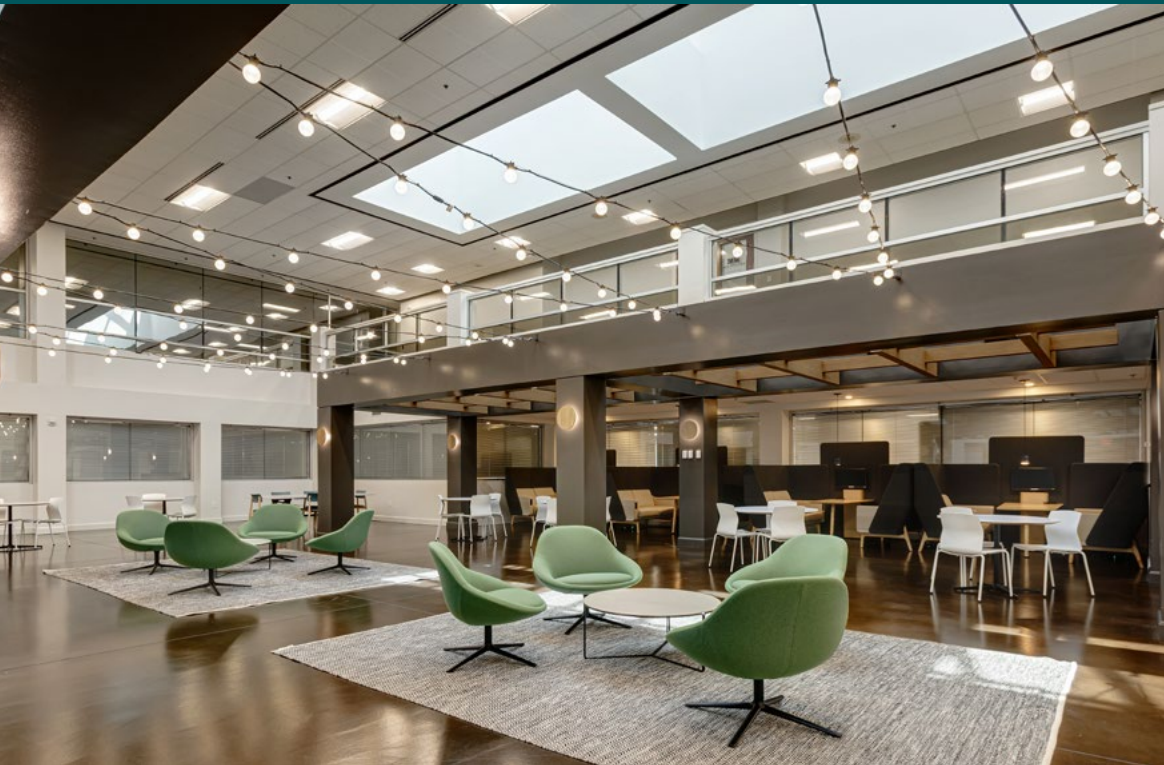
ON SITE AMENITIES

- Fitness center with showers
- On-site property management
- Walking trail
- Basketball court
- Training room with new AV equipment
- Conference room
- Game room



BUILDING RENOVATIONS

NEW TENANT LOUNGE, FITNESS CENTER
& EXTERIOR UPGRADES







LOCATION

MAJOR RETAIL AREA



RETAIL

- | | | |
|--|--|---|
| <p>1 Cool Springs Pointe</p> <ul style="list-style-type: none"> • Best Buy • Nike • Ross <p>2 Cool Springs Crossing</p> <ul style="list-style-type: none"> • Target • J Alexander's <p>3 Costco</p> <p>4 Cool Springs Festival</p> <ul style="list-style-type: none"> • Publix • Michaels • Home Depot • PetSmart • Outback Steakhouse <p>5 Cool Springs Galleria</p> <ul style="list-style-type: none"> • Apple Store • Belk • Dillard's • Macy's • JC Penney • Pottery Barn • Kings Entertainment • Connors Steak & Seafood | <p>6 Cool Springs Market</p> <ul style="list-style-type: none"> • Kroger • JoAnn • Staples • Marshalls • Dick's • DSW <p>7 Thoroughbred Village</p> <ul style="list-style-type: none"> • TJ Maxx • Trader Joe's • Starbucks • Carrabba's <p>8 Bonefish Grill</p> <p>9 Lowe's</p> <p>10 P.F. Chang's</p> <p>11 Thoroughbred Village II</p> <ul style="list-style-type: none"> • McAlister's • Burger Up • Moe's • Starbase 1552 <p>12 AMC Theatres</p> <p>13 Sam's Club</p> <p>14 Orangetheory</p> | <p>15 McEwen Northside</p> <ul style="list-style-type: none"> • Shake Shack • Jeni's • Just Love Coffee • North Italia • Perry's Steakhouse <p>16 Mallory Lane</p> <ul style="list-style-type: none"> • Walmart • Kohl's • Petco • Buffalo Wild Wings <p>17 McEwen Southside</p> <ul style="list-style-type: none"> • Whole Foods • Pure Barre • Bricktop's • Lululemon • Pei Wei <p>18 Anytime Fitness</p> <p>19 Lamborghini Nashville</p> <p>20 Porsche of Nashville</p> <p>21 Audi Nashville</p> <p>22 BMW of Nashville</p> <p>23 CVS</p> |
|--|--|---|

MULTI-FAMILY RESIDENTIAL

- 24** Camden Franklin Park
- 25** Legacy at Cool Springs Apartments
- 26** The Harper Apartments
- 27** McEwen Northside Apartments

LODGING

- 28** Aloft Hotel
- 29** Drury Plaza Hotel
- 30** Embassy Suites
- 31** Hilton
- 32** Hyatt Place
- 33** Home2 Suites
- 34** Residence Inn

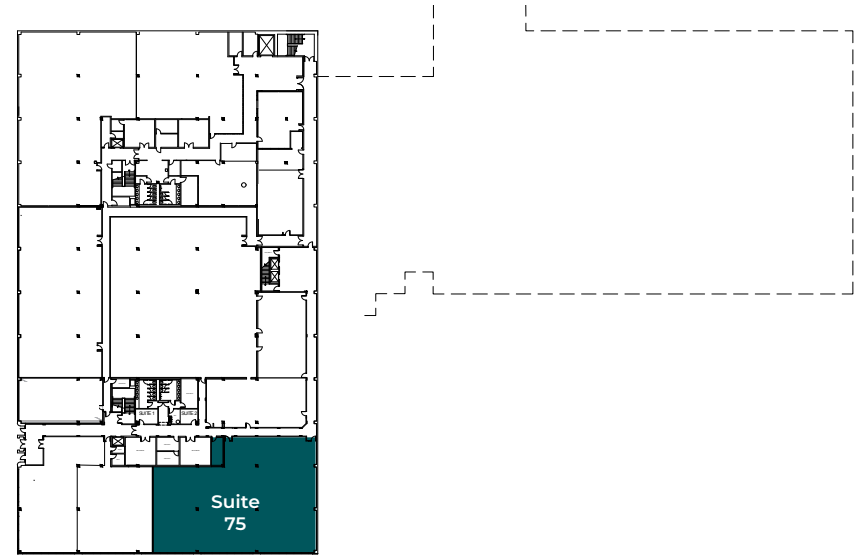
DEVELOPMENT

- 35** HCA Future Medical Campus
- 36** Three Franklin Park
- 37** Canteen on Carothers

AVAILABILITY

LOWER LEVEL

BUILDING II



BUILDING II

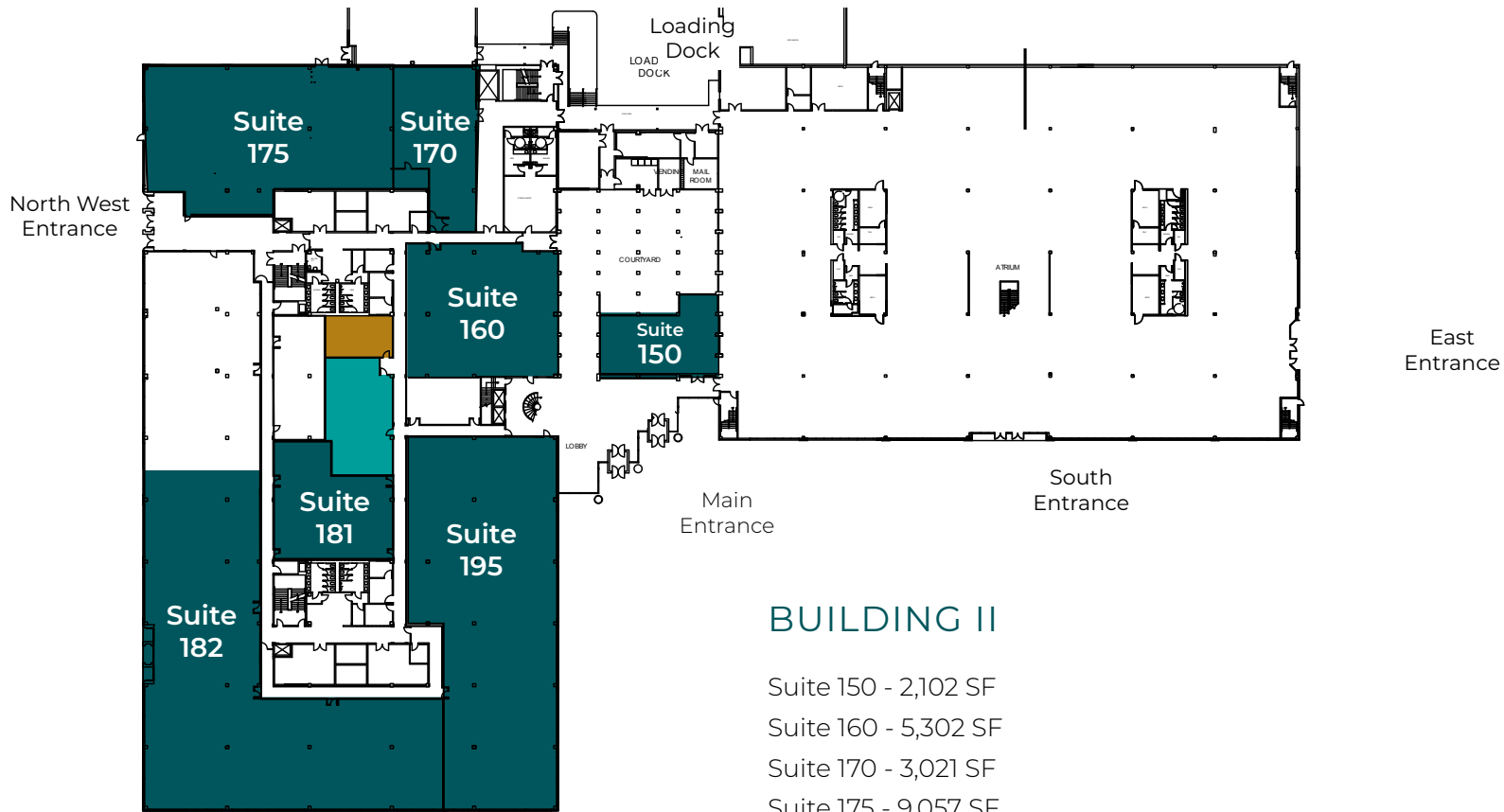
Suite 75 - 9,241 SF



FIRST FLOOR

BUILDING II

BUILDING I



- Conference Room
- Training Room

BUILDING II

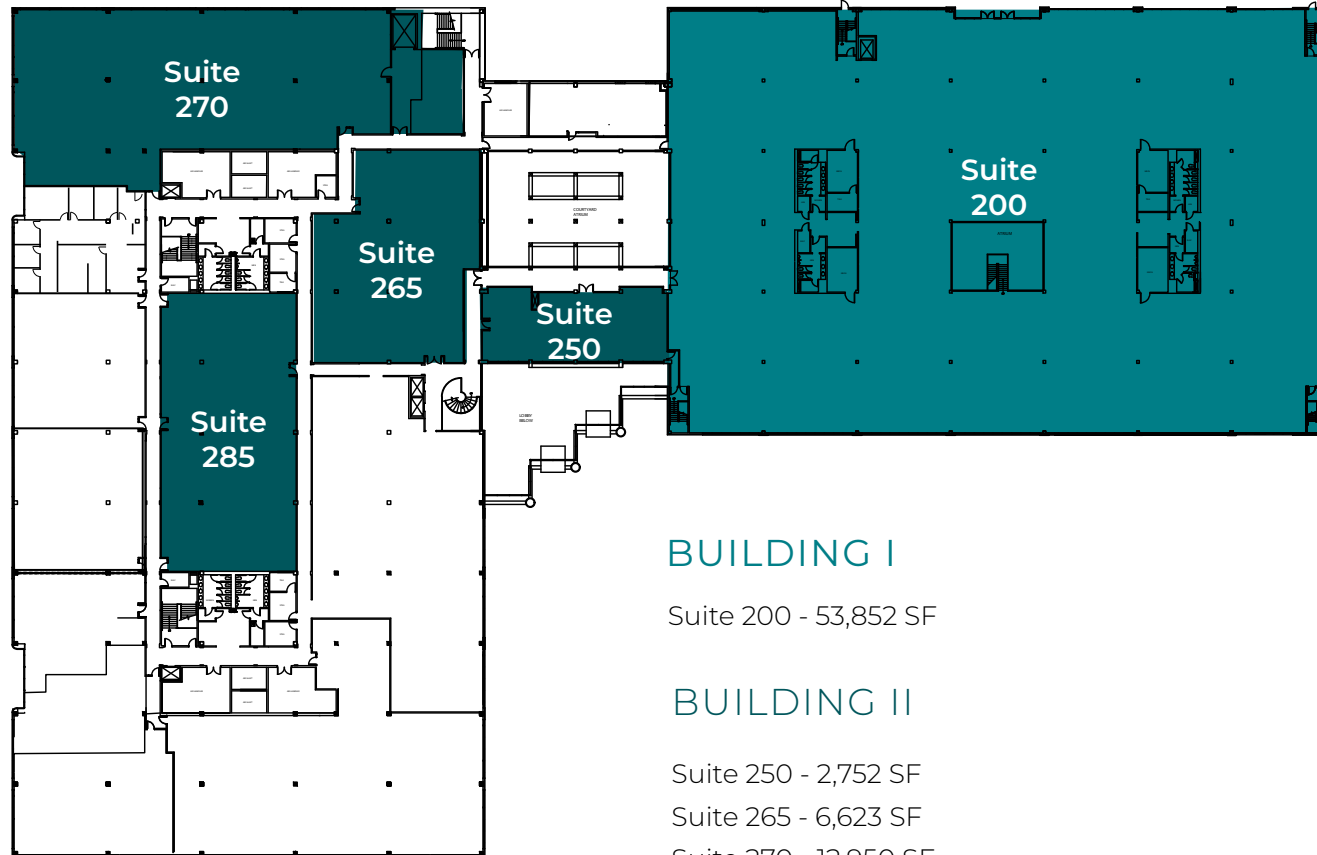
- Suite 150 - 2,102 SF
- Suite 160 - 5,302 SF
- Suite 170 - 3,021 SF
- Suite 175 - 9,057 SF
- Suite 181 - 3,251 SF
- Suite 182 - 16,433 SF
- Suite 195 - 13,435 SF

[Click for virtual tour](#)

SECOND FLOOR

BUILDING II

BUILDING I



BUILDING I

Suite 200 - 53,852 SF

BUILDING II

Suite 250 - 2,752 SF

Suite 265 - 6,623 SF

Suite 270 - 12,950 SF

Suite 285 - 7,860 SF



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