

FOR LEASE

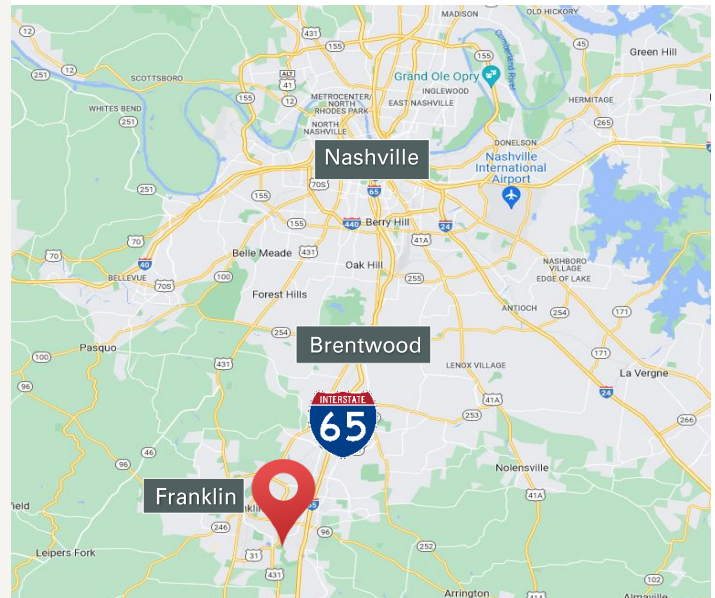
Up to ±12,000 SF Available (*Divisible*)
Rare Opportunity to Lease Ground Level Office
Space in the Sought-After Franklin Market

103 Forrest Crossing Blvd, Franklin, TN 37067



HIGHLIGHTS

- Up to ±12,000 SF Available – Entire 1st Floor Available
 - Divisible into multiple configurations from ±1,000 - 12,000 SF
- Most private offices have plenty of windows providing natural light throughout
- Lease Rate: \$32/SF Gross (Tenant responsible for janitorial)
- Ample parking
- Easy access to I-65 and Mack Hatcher
- Building is surrounded by affluent demographics
 - 100,811 People live within 5 miles of the subject site with an average household income of \$131,400
- Less than 3 miles from historic downtown Franklin
- Close proximity to ample restaurants and sought-after amenities



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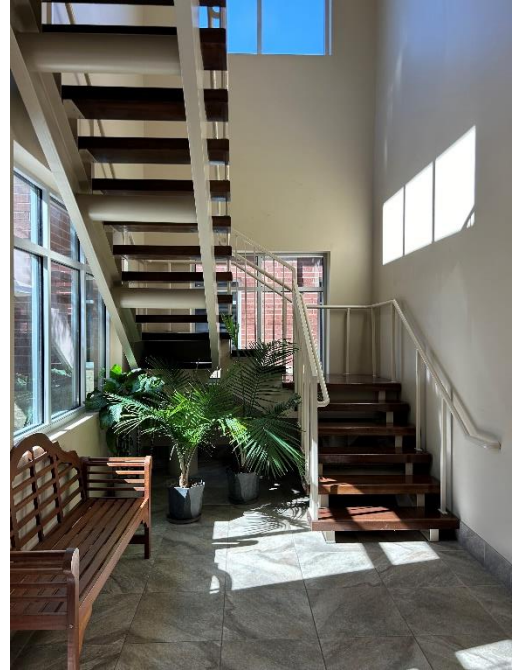
Exclusively listed by:
Charles Hawkins Co.
760 Melrose Avenue
Nashville, TN 37221

T: 615.256.3189 / F: 615.254.4026

For Lease
±1,000 - 12,000 SF Available
Office Building

103 Forrest Crossing Blvd
Franklin, TN 37067
Williamson County

CHARLES
HAWKINS CO.



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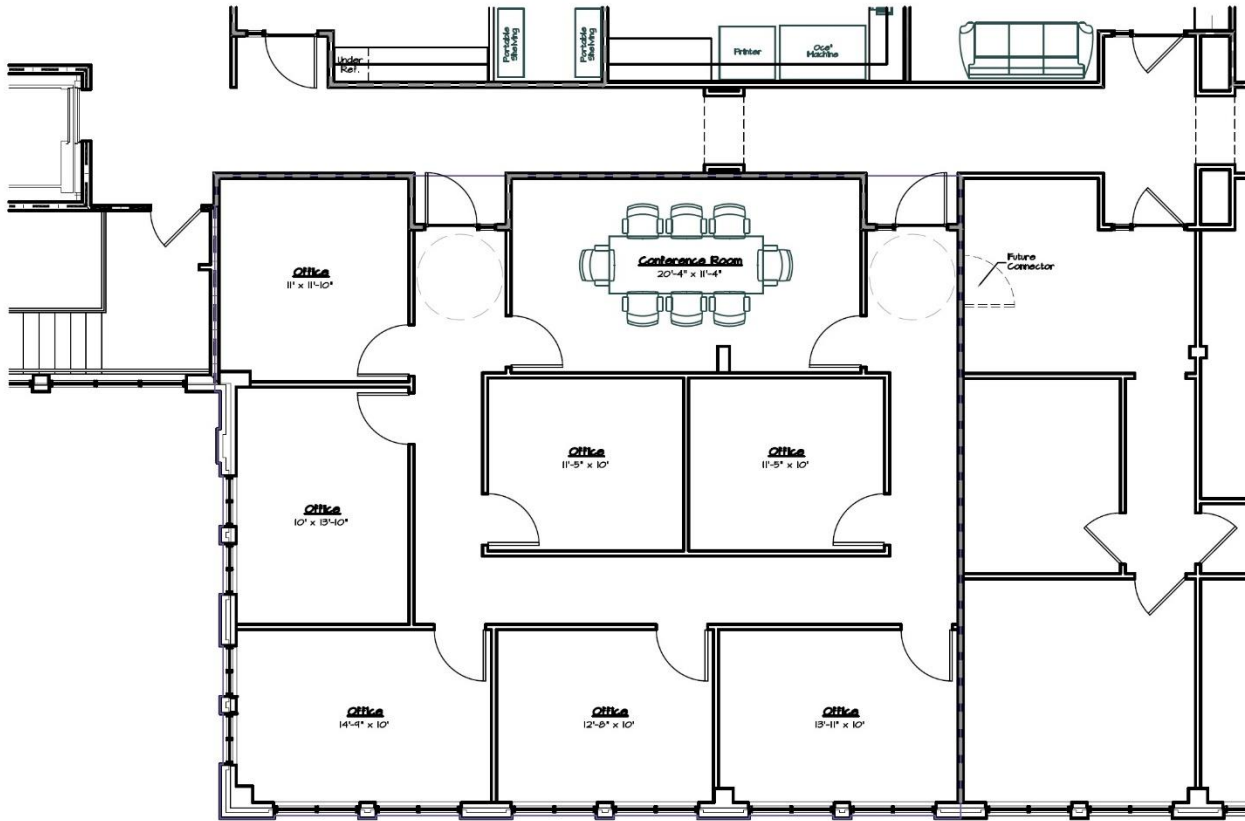
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FLOOR PLAN



Suite of Offices
Scale: 1/8" = 1'-0" 1,620 s.f.

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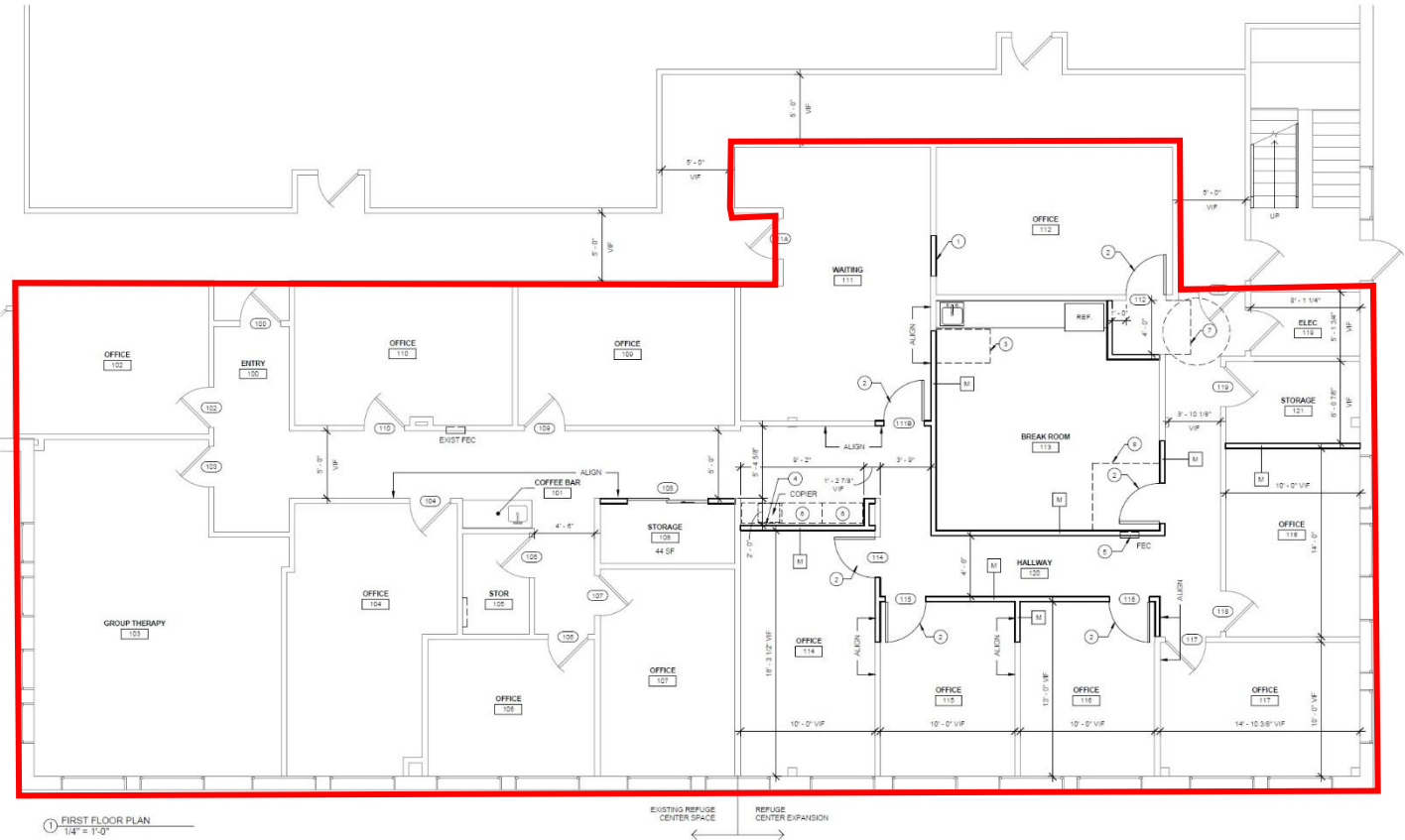
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FLOOR PLAN SUITE 103



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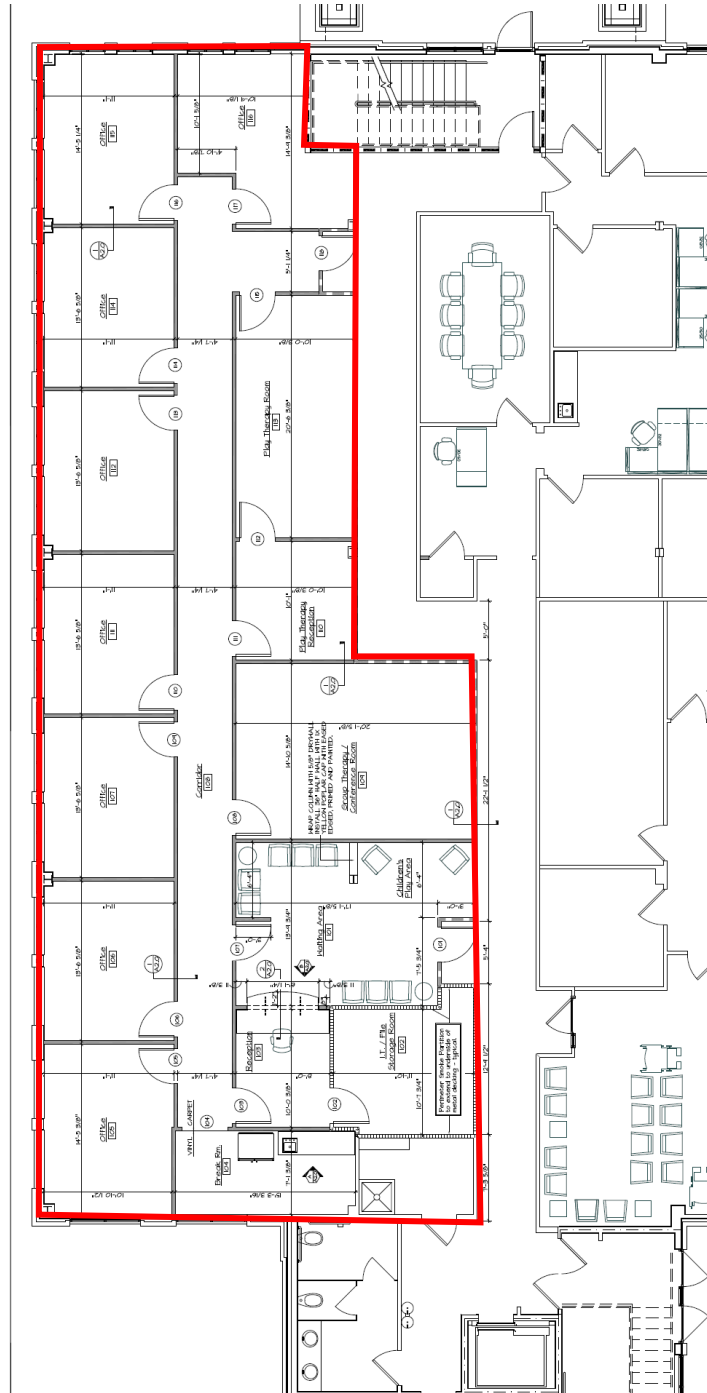
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FLOOR PLAN SUITE 102



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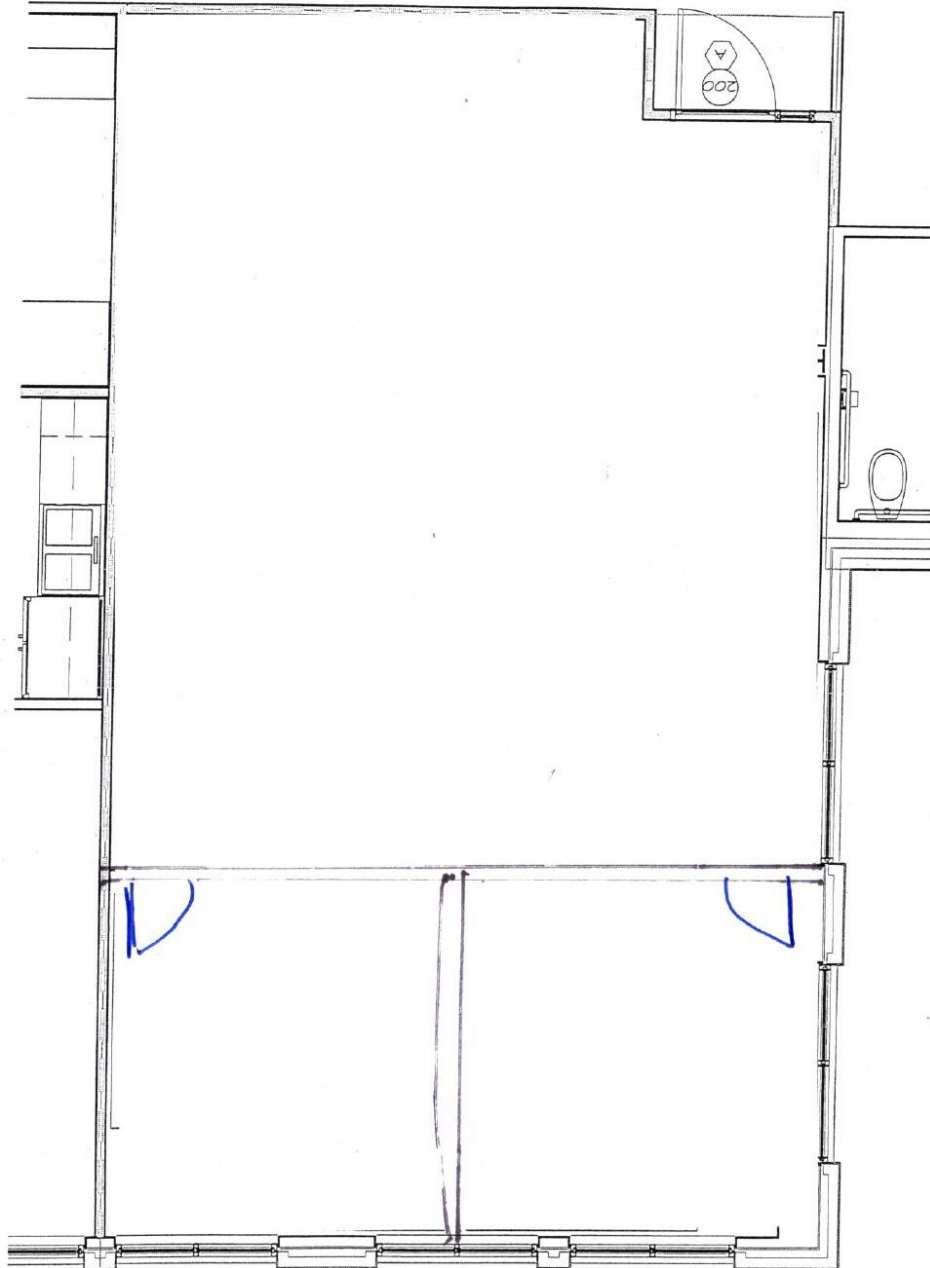
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**CHARLES
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**FLOOR PLAN
SUITE 202**



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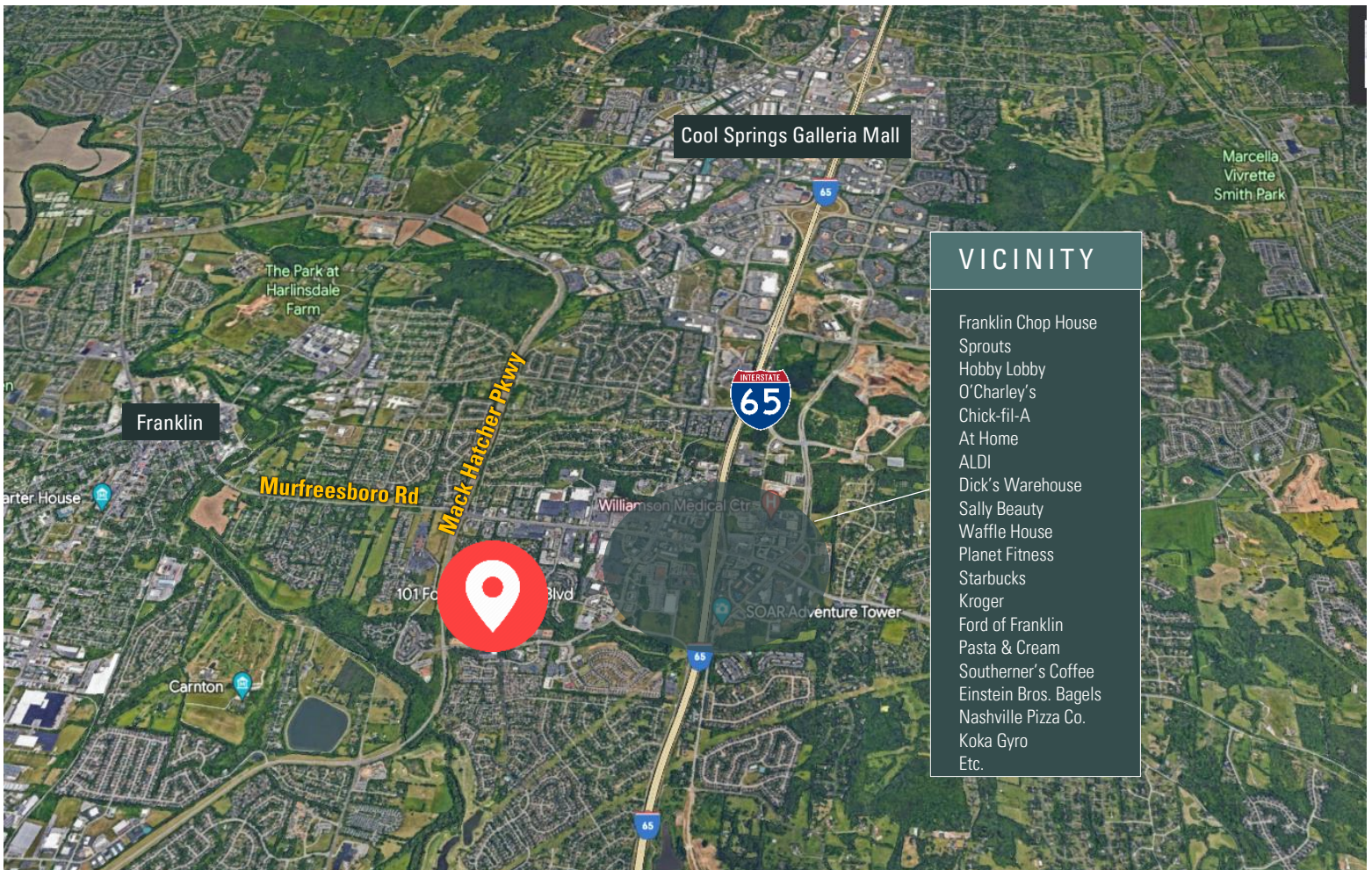
- Williamson County is leading the state in population growth and is a leader in job growth across the nation.
- The county has created a pro-business environment that fosters heavy economic investment from all over the country.
- Williamson County now surpasses Nashville MSA in educational attainment, average earnings, population growth, and job growth.
- Williamson County is one of the fastest growing markets nationwide.

Recent Recognition



FAST GROWING COUNTY **WILLIAMSON COUNTY**

	12 of the Top 25 largest publicly traded companies in the Nashville call Williamson County Home		\$103,543 Median household income
	232,129 Population (17% growth over last 5 years)		In-N-Out Burger plans to invest \$125.5 million to establish an eastern territory office in Tennessee, representing In-N-Out's first expansion east of Texas. The project will create 277 new jobs in Williamson County. (2023)



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