

FOR LEASE | PROFESSIONAL OFFICE SPACE

512 Autumn Springs Court

FRANKLIN, TN 37067



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THE
REAL EQUITY
GROUP

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COMPASS RE COMMERCIAL

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PROPERTY OVERVIEW

512 Autumn Springs Court offers professional office space in a well-maintained office setting in Franklin, TN. Suites D and D5 are available as two separate office suites with the ability to lease contiguously, offering **up to ±2,080 usable square feet**.

The suites feature flexible layouts with a combination of private offices, reception or waiting areas, and open workspace, making them suitable for professional services, therapy or wellness users, or general office tenants seeking a functional and polished environment. Common area restrooms are available for tenant use. The property benefits from convenient access within the Cool Springs submarket and close proximity to I-65.

AVAILABILITY

SUITE	LEASE RATE	LEASE TYPE	RSF	USF
Suite D	\$33.00/SF	NNN	1,429 RSF	1,300 USF
Suite D5	\$33.00/SF	NNN	857 RSF	780 USF



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PROPERTY HIGHLIGHTS

- Two office suites available with the ability to lease contiguously
- Maximum contiguous size of $\pm 2,080$ usable square feet
- Flexible layouts with private offices, reception/ waiting areas, and open workspace
- Suitable for professional services, therapy or wellness users, and general office
- Common area restrooms
- Convenient Cool Springs location with easy access to I-65
- On-site parking
- Offered at \$33.00/SF/NNN

IDEAL USES

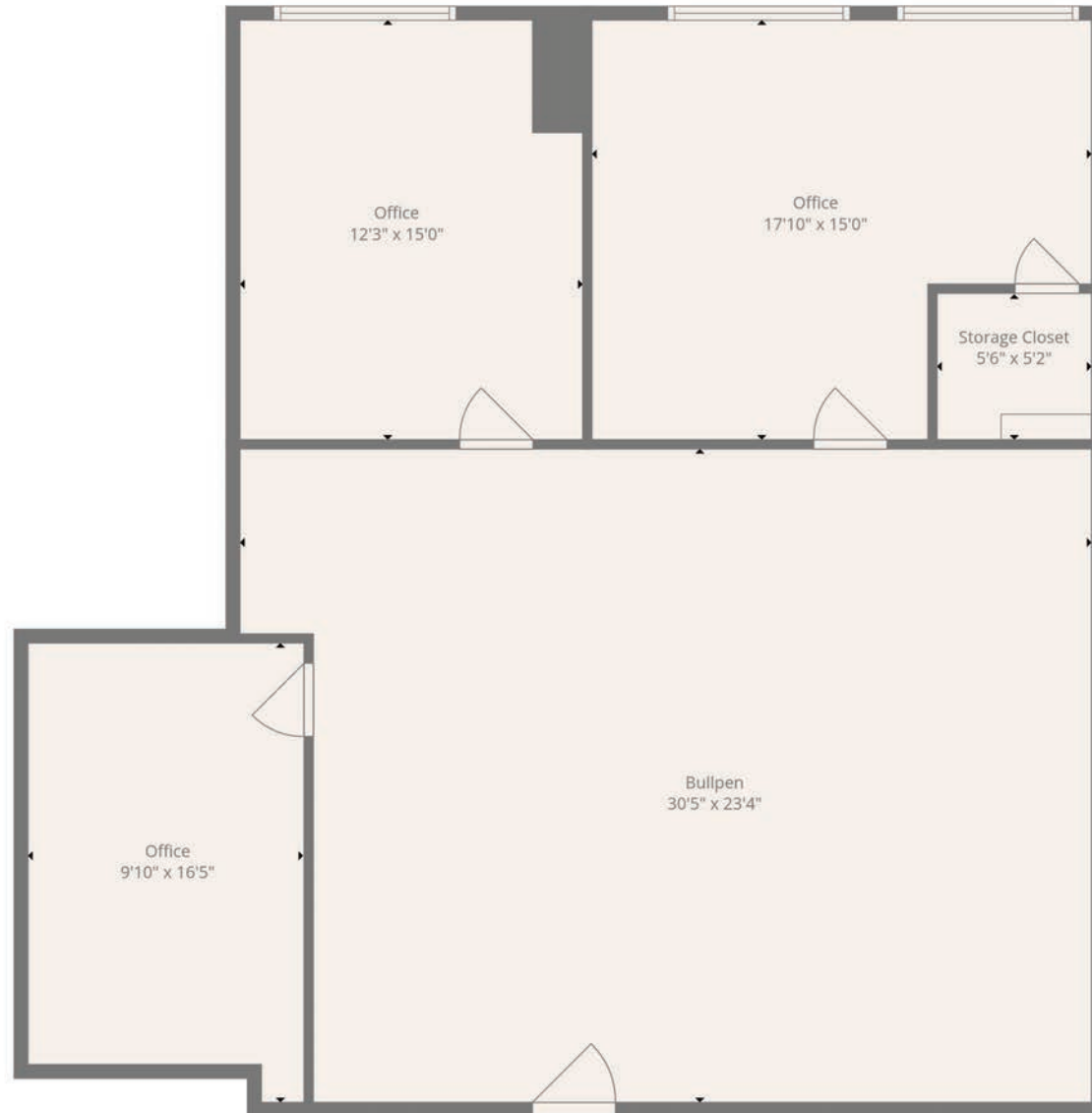
- Professional or Administrative Office
- Therapy, Counseling, or Behavioral Health
- Physical Therapy or Wellness (non-plumbed)
- Medical or Specialty Office (without water-intensive buildout)
- Consulting, Financial, or Legal Office
- Training or Client-Facing Office Users



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FLOOR PLAN | SUITE D (1,300 SF)



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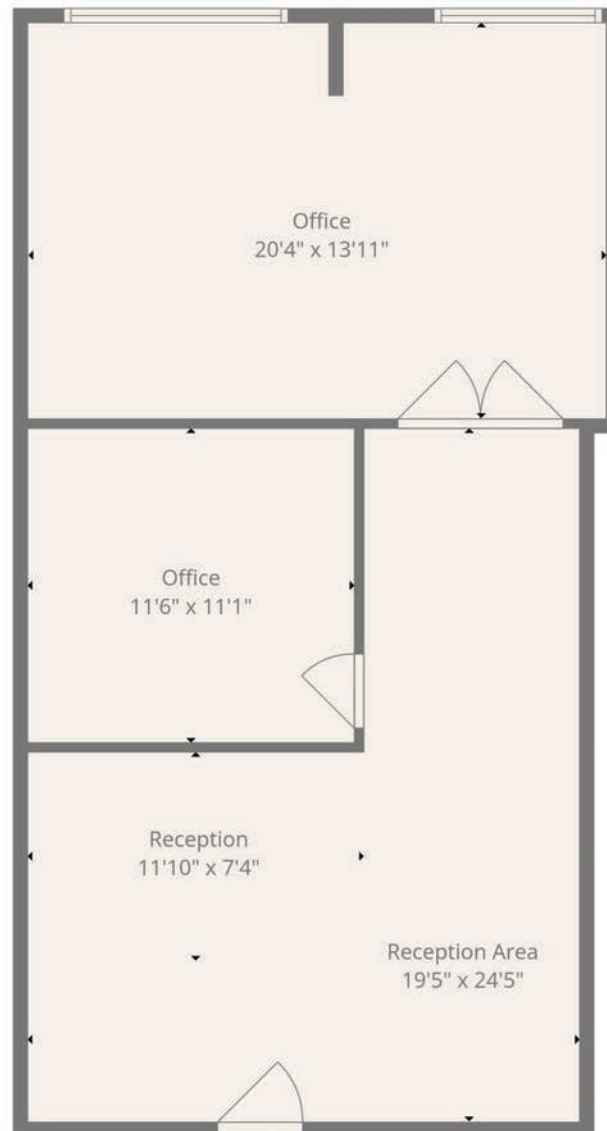
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FLOOR PLAN | SUITE D.5 (780 SF)



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