



**FOR LEASE**

301,697 SF OF OFFICE & RETAIL ON 23 ACRES

# COOL SPRINGS COMMONS

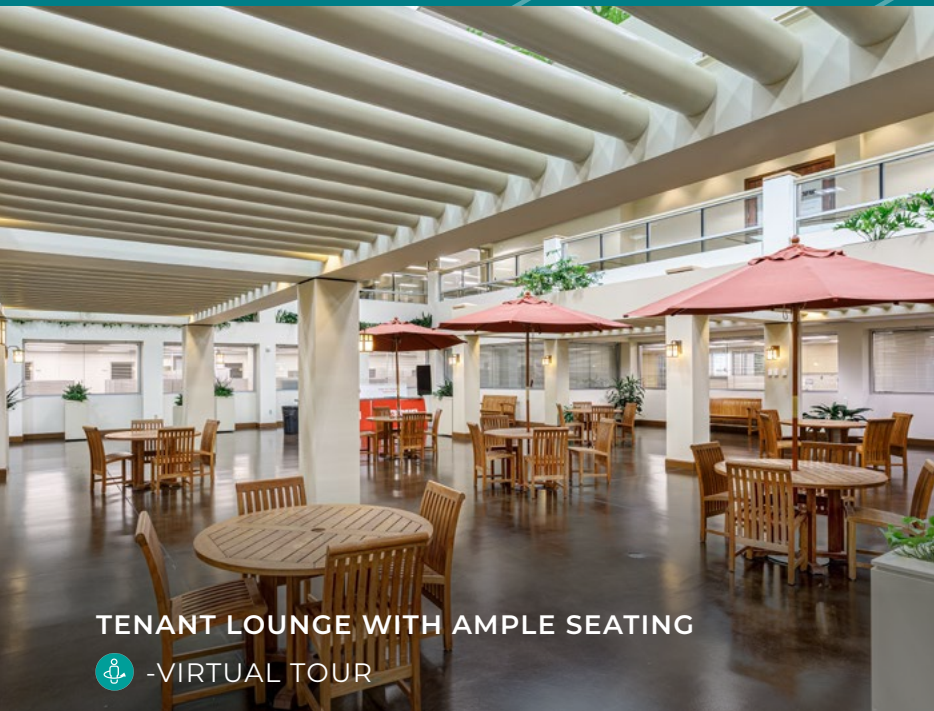
7100 COMMERCE WAY, BRENTWOOD, TN

50,000 SF BUILD-TO-SUIT  
OFFICE OR RETAIL OPPORTUNITY



RECENTLY RENOVATED LOBBY

[-VIRTUAL TOUR](#)



TENANT LOUNGE WITH AMPLE SEATING

[-VIRTUAL TOUR](#)



# BUILDING HIGHLIGHTS

5-6/1,000 Parking ratio

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3 Story multi-tenant office building

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23 Acre campus, zoned C-3 (Brentwood)

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

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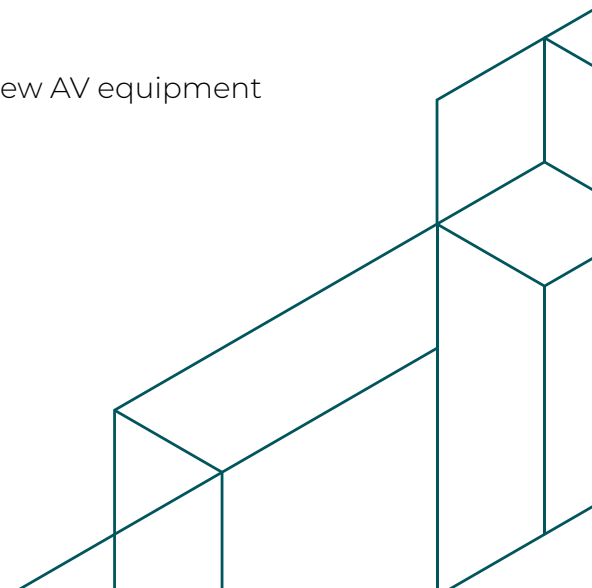
Flexible zoning to allow for office, retail, & industrial use

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Exterior building signage available to larger user tenant

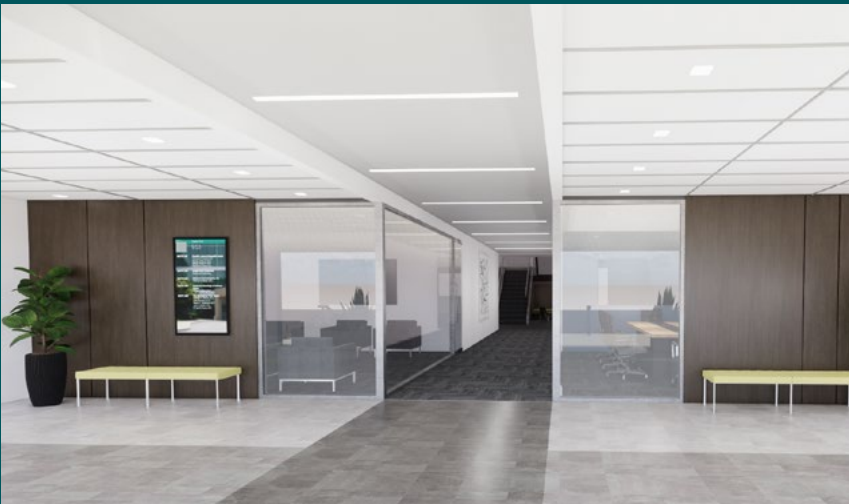
## ON SITE AMENITIES

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

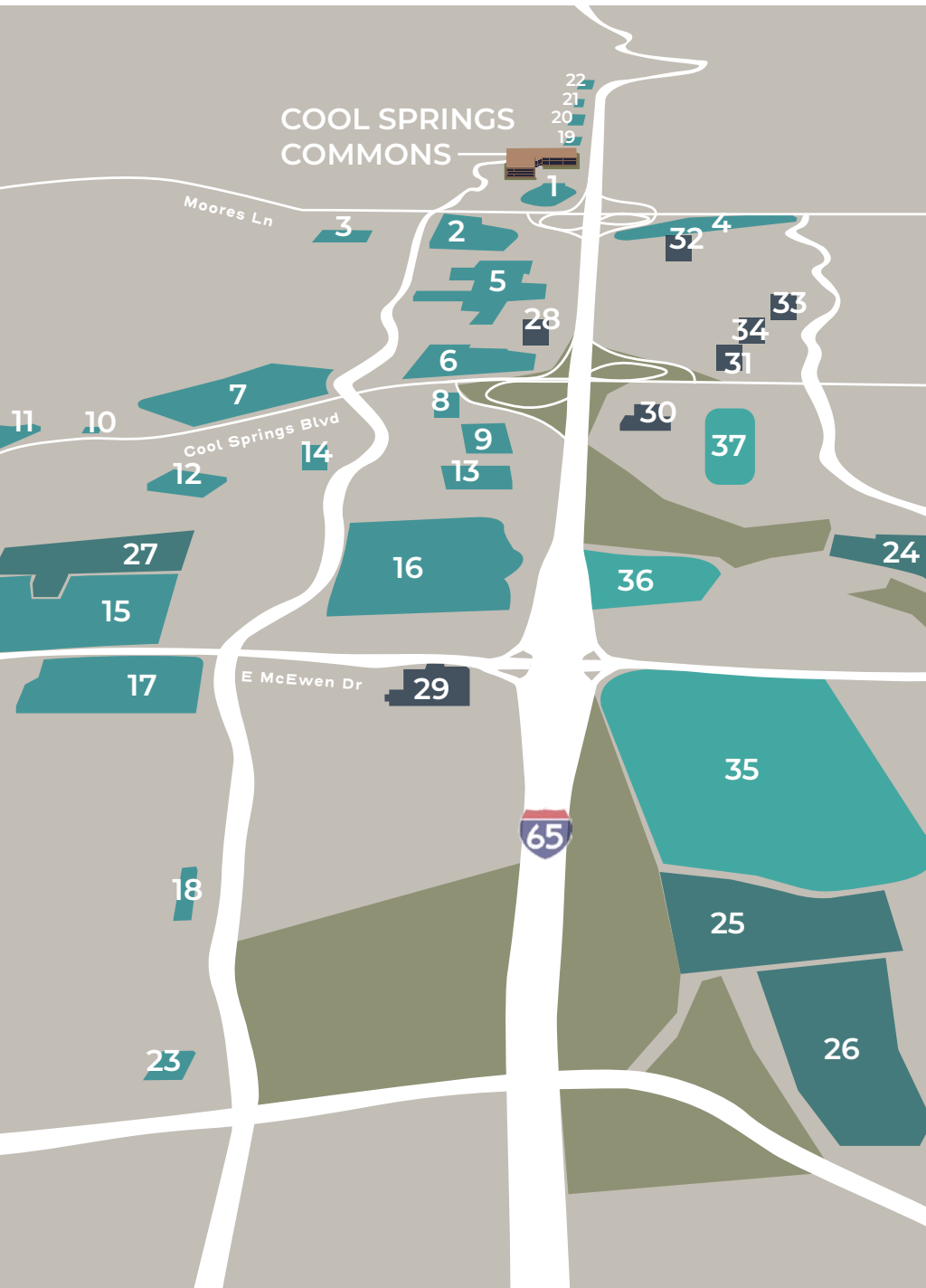


# BUILDING RENOVATIONS COMING SOON

NEW EXTERIOR AMENITY SPACE,  
TENANT LOUNGE & LOCKER ROOMS







# LOCATION

## MAJOR RETAIL AREA



## RETAIL

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

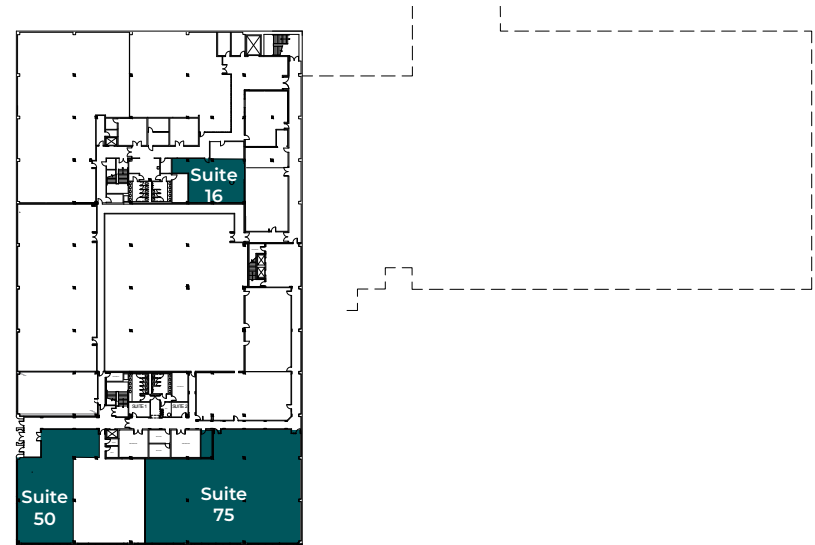
## DEVELOPMENT

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

# AVAILABILITY

LOWER LEVEL

BUILDING II

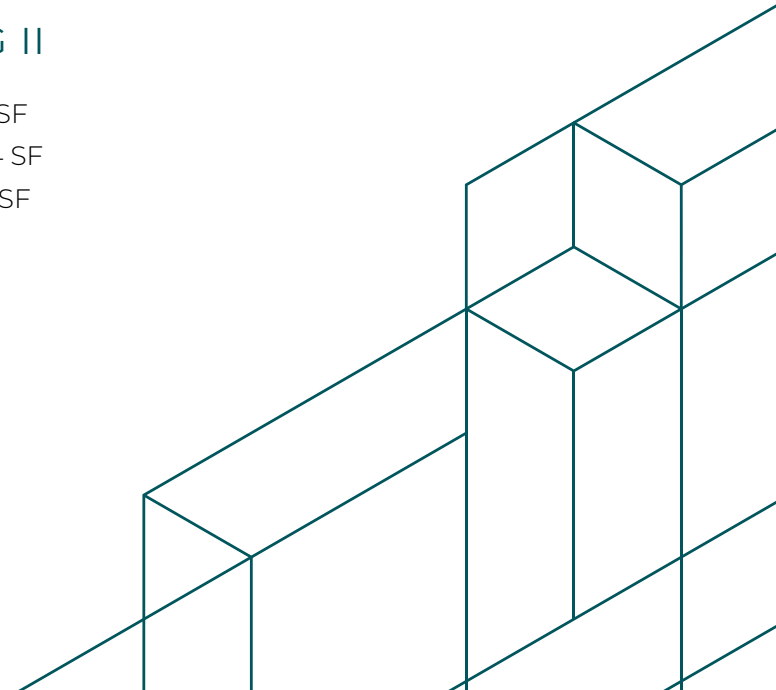


BUILDING II

Suite 16 - 1,590 SF

Suite 50 - 4,594 SF

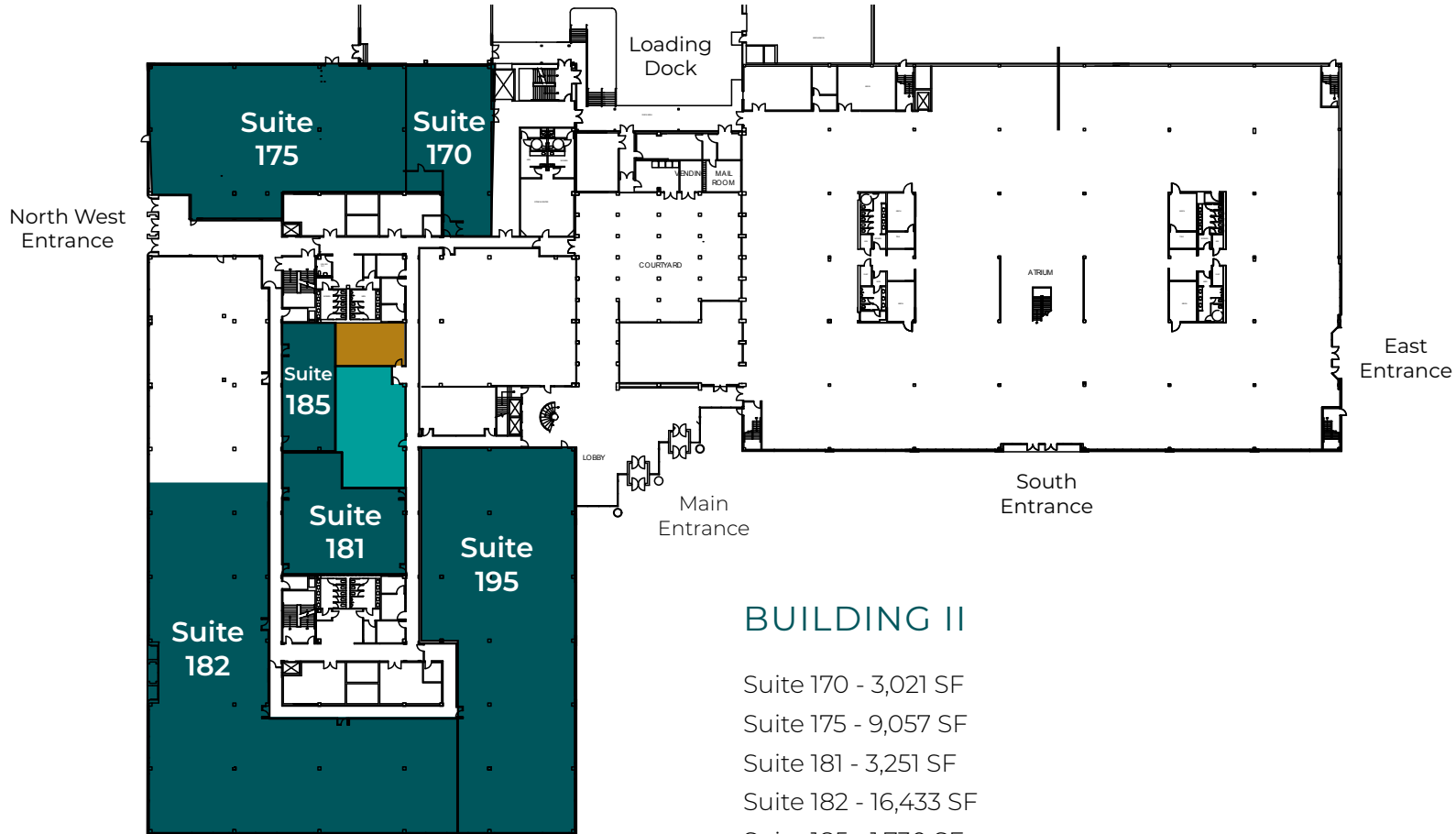
Suite 75 - 9,241 SF



# FIRST FLOOR

## BUILDING II

## BUILDING I



## BUILDING II

Suite 170 - 3,021 SF

Suite 175 - 9,057 SF

Suite 181 - 3,251 SF

Suite 182 - 16,433 SF

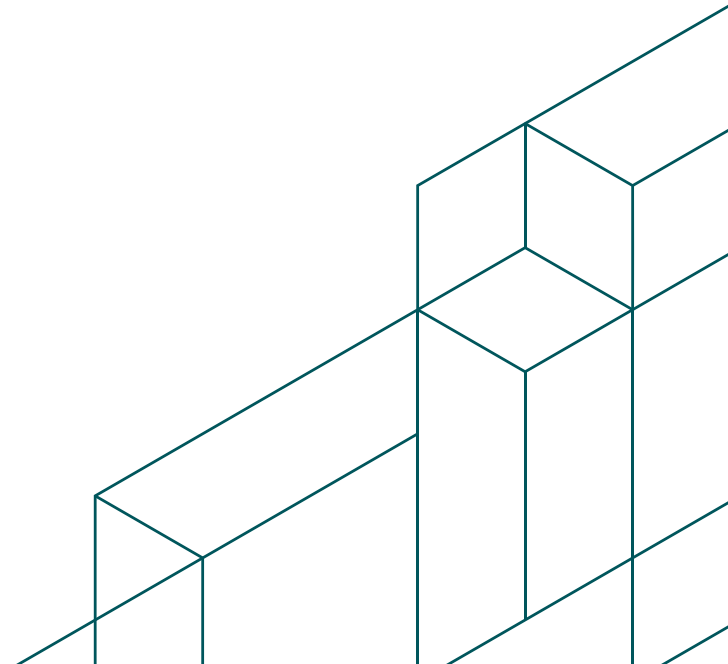
Suite 185 - 1,730 SF

Suite 195 - 13,435 SF 

 Conference Room 

 Training Room

 Click for virtual tour

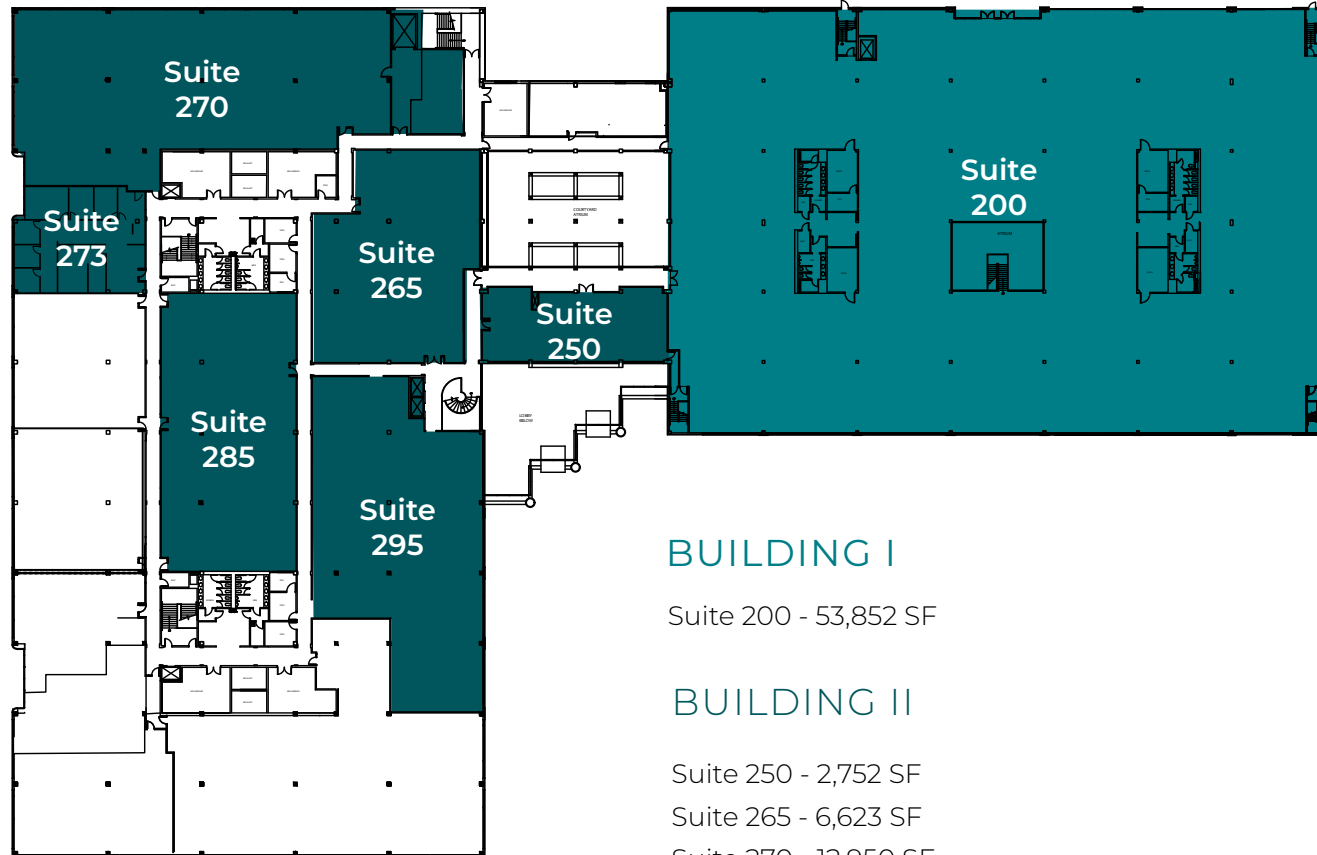




# SECOND FLOOR

BUILDING II

BUILDING I



## BUILDING I

Suite 200 - 53,852 SF

## BUILDING II

Suite 250 - 2,752 SF

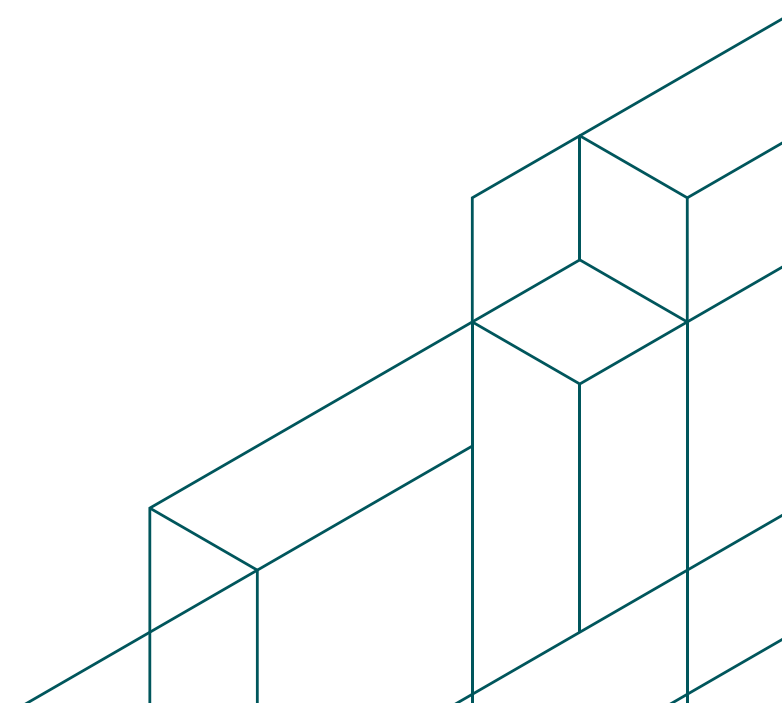
Suite 265 - 6,623 SF

Suite 270 - 12,950 SF

Suite 273 - 3,011 SF

Suite 285 - 7,860 SF

Suite 295 - 9,698 SF





# BUILD-TO-SUIT OFFICE OR RETAIL

UP TO 50,000 SF AVAILABILITY  
WITH INTERSTATE VISIBILITY



WELCOME  
COOL SPRINGS  
COMMONS



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