



FOR LEASE

206 BRIDGE STREET

FRANKLIN, TENNESSEE

HAVENS
COMMERCIAL

206 Bridge Street FRANKLIN, TN

Property Details

Price: \$5,500 a month + taxes + insurance
Price includes 6 parking spaces

Address: 206 Bridge Street
Franklin, TN 37064

Existing Improvements: 1,694 SF Office

Site Size: 206 Bridge Street: +/- .22 Acres

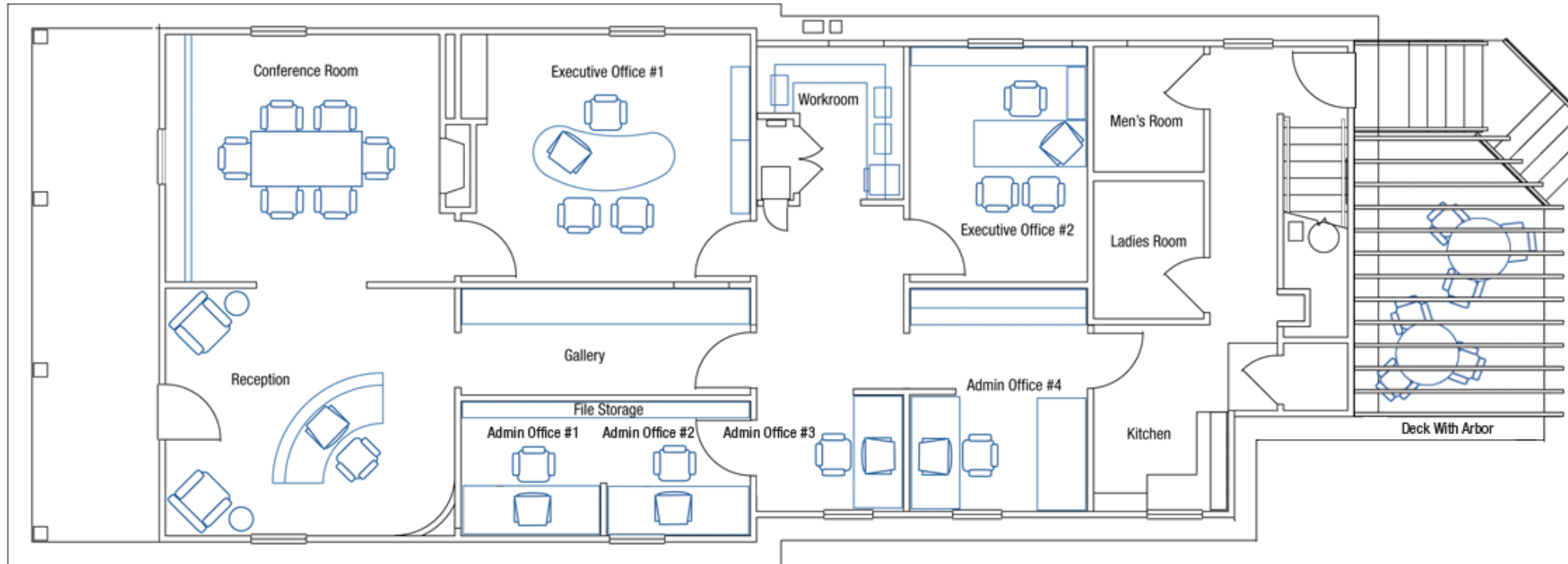
Submarket: Downtown Franklin



Why Lease This Space?

- **Prime Downtown Franklin Location** - Move your practice, business, or firm into the heart of historic downtown Franklin with walkable access to restaurants, retail, shops, and the courthouse square. Perfect for visibility and client accessibility.
- **Strong Market Fundamentals** - Located in one of Middle Tennessee's most supply-constrained and high-demand submarkets with growing professional services demand. Your location choice will position you in a premium address.
- **Ideal for Professional Tenants** - Specifically designed for legal offices, financial services, boutique professional firms, and corporate offices. Built-in workstations, conference rooms, executive offices, and IT infrastructure are already in place.
- **Move-In Ready with Built-In Infrastructure** - The space features custom built-out offices, executive areas, conference room with built-in cabinets and workstations with storage, and full IT closet. Minimal buildout costs -ready to occupy.
- **Excellent Amenities & Layout** - 10' high ceilings, hardwood floors, large reception area, two executive offices, four custom workstations, wired conference room, kitchen, two restrooms, and extensive built-in storage throughout.
- **Abundant Parking Asset** - Includes 6 marked, on-site parking spaces - a rare and valuable benefit in downtown Franklin where parking is extremely limited. Convenient client and employee parking.

FLOOR PLAN - 1st FLOOR



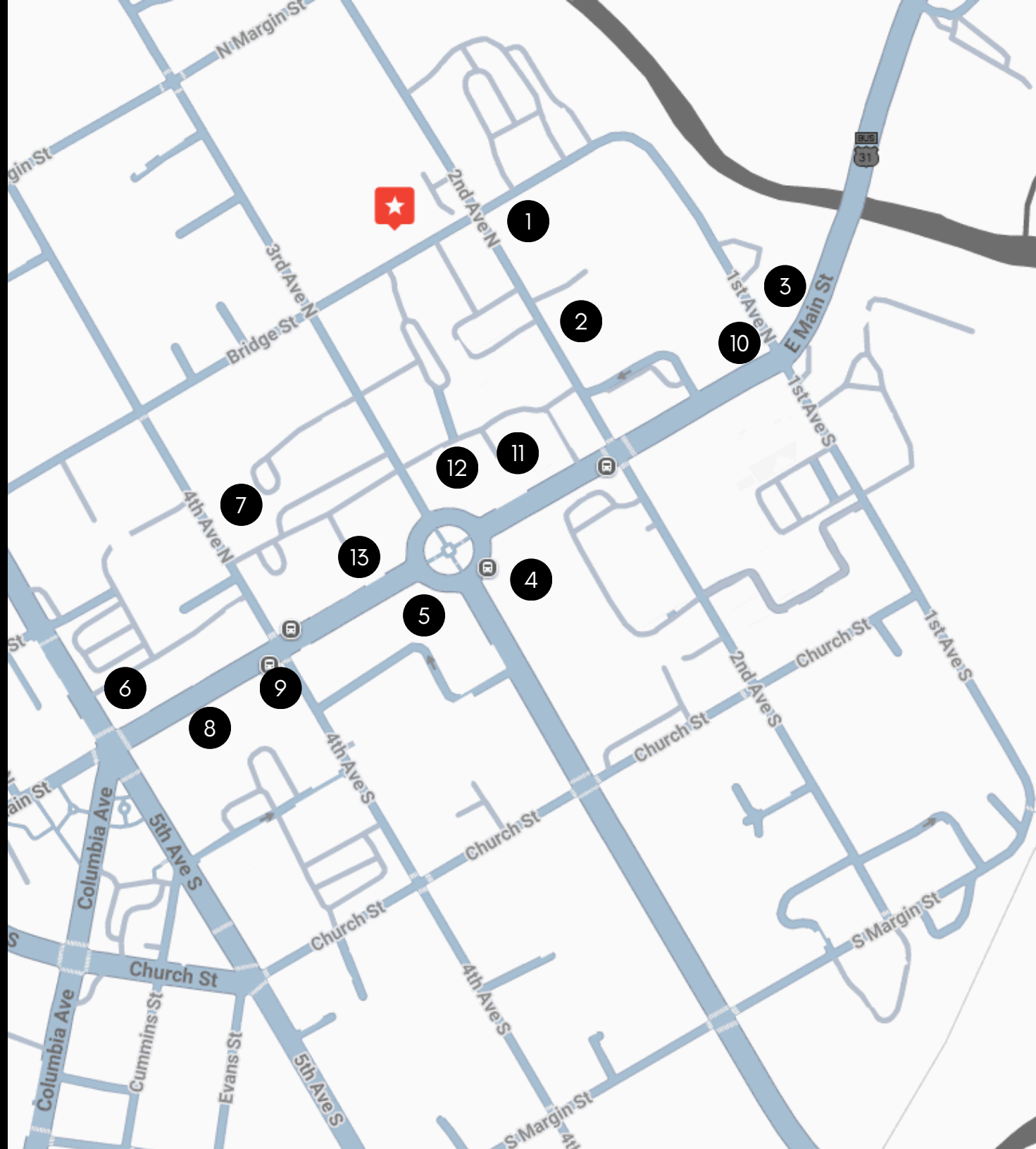
First Floor Features:

- 10' high ceilings
- Large reception area
- Two executive offices
- Four built-in custom workstations with cabinets
- 10' tall built-in shelving with rolling library ladder
- Built-in storage with extended countertop in gallery
- Workroom with built-in storage
- Kitchen
- Wired conference room with built-in cabinets and gas fireplace
- IT closet
- Two restrooms
- Hardwood floors



LOCAL ATTRACTIONS

- 1. The Coffee House**
Coffee from local roasters, scratch baked goods, breakfast and lunch
- 2. Harpeth Hotel/ 1799 Kitchen**
Curio collection by Hilton
- 3. Perenn Bakery**
Bakery and café
- 4. Franklin City Hall**
- 5. Mellow Mushroom**
Funky, art-filled pizzeria
- 6. Starbucks**
- 7. Triple Crown Bakery**
Gourmet, scratch-made bakery
- 8. The Franklin Theatre**
Historic venue for concerts and movies
- 9. 55 South**
Southern comfort eats
- 10. Culaccino Italian Restaurant**
Authentic Italian cuisine
- 11. Sweethaven**
Ice cream shop
- 12. Onyx + Alabaster**
interior design services, furniture and gifts alongside a cafe
- 13. Grays on Main**
Rustic-chic cafe offering Southern fare, craft cocktails and live music





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