



mallory green

W O R K W E L L . L I V E W E L L .



3401 Mallory Lane, Franklin, TN





Building Features

Class A Office
Five Stories
178,000 SF



Wired Certified

Meet your critical and ever-evolving technology needs at Mallory Green.



We are the first office building in Tennessee to be Wired Certified and among the 1,500 buildings world-wide. Wired certified buildings offer best-in-class connectivity infrastructure that provide tenants with superior tech capabilities.



Large Open And Efficient Floor Plates

Highly efficient space planning with 37,500 SF floor plates.



5:1,000 Parking With 84 Covered Underground Parking Spaces

Ample parking options including the ability to park underground accessing the building directly from the parking garage.



Floor-To-Ceiling Glass Windows

Large open floor plates, slab-to-slab heights of at least 14 feet and floor-to-ceiling windows give tenants plenty of natural light throughout all areas of the building.



Amenities

Best in class amenities create a work environment that yields happier, motivated and productive employees.



Indoor:

Green Wall



Enjoy the benefits of nature inside with our Green Wall located in the WiFi enabled common area on the first floor. Indoor plants are known to improve an individual's overall wellbeing and productivity.

Wellness Center



At Mallory Green, we encourage work-life balance with our on-site state of the art fitness center. Tenants will have access to two Peloton bikes, cardio equipment, weights, and showers stocked with Paul Mitchell products.

Micro Market



Giving employees a quick on-site healthy lunch option with fresh food and drinks.

WiFi Enabled Common Areas

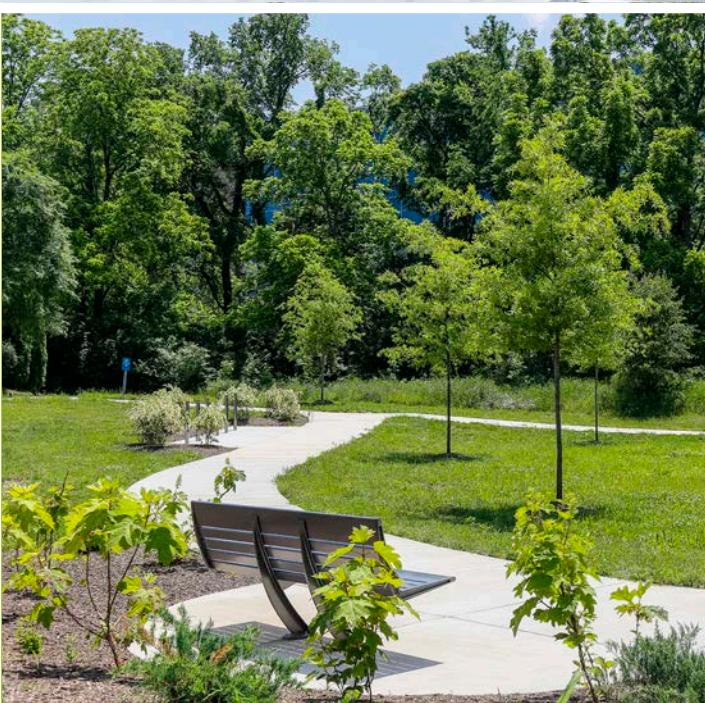


Regroup, recharge and refresh in our WiFi enabled collaborative meeting spaces. The designated area is designed for tenants to expand their workspace while sharing ideas and experiences.

Barista



Available on the first floor to building tenants, located in Spaces.



Outdoor:

Two Hotels On Site



Enjoy the convenience of having two hotels located on-site. This allows easy access for clients traveling for meetings, conferences, etc.



Patio Seating Area

Enjoy the tranquility of our outdoor terrace with seating that overlooks a beautiful backdrop of tall oak and hickory trees.



Outdoor Walking Trails

Providing a unique amenity in Cool Springs, Mallory Green gives you the ability to explore the outdoors with our walking trails, winding through 4 acres of protected green space.

Surrounding Amenities

Mallory Green sits in the middle of over 50 restaurant options and major retailers all within a 10 minute walk from campus.

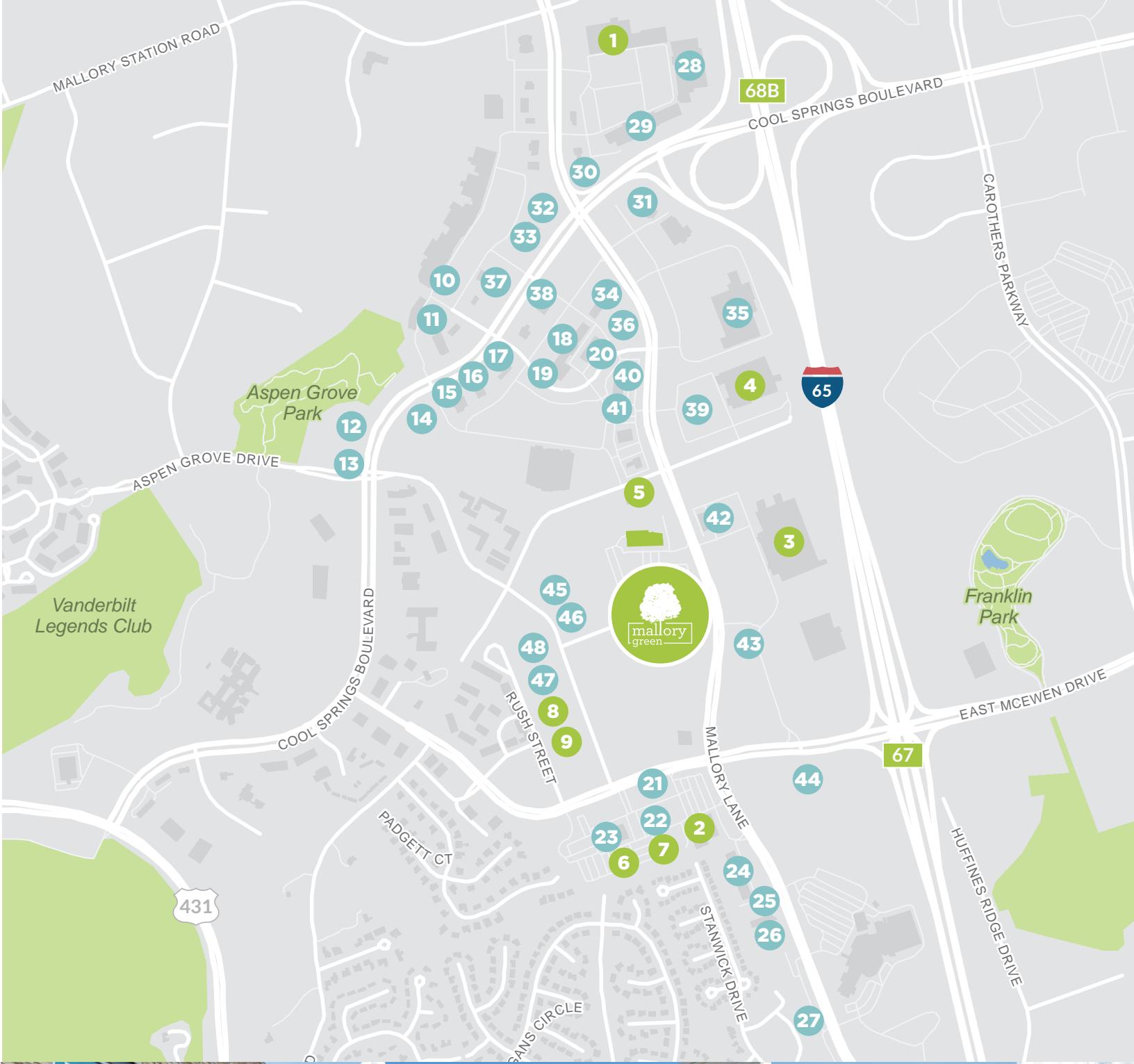
● Retail

- 1 Kroger
- 2 Whole Foods
- 3 Walmart
- 4 Sam's Club
- 5 Orange Theory
- 6 Pure Barre
- 7 Lululemon
- 8 Prose
- 9 Club Pilates

● Food And Drinks

- 10 Which Wich Superior Sandwiches
- 11 P.F. Changs
- 12 Burger Up, Pie Five Pizza & Co.
- 13 Moe's Southwest Grill
- 14 Subway
- 15 Chipotle Mexican Grill
- 16 Old Chicago Pizza & Taproom
- 17 Mcdonald's
- 18 Smoothing King
- 19 J. Christopher's Breakfast & Lunch
- 20 Genghis Grill The Mongolian Stir Fry
- 21 Rooster's Hot Chicken
- 22 Bricktop's
- 23 Pei Wei
- 24 Subway
- 25 Sonic
- 26 Marco's Pizza
- 27 Panera Bread
- 28 Las Palmas
- 29 Jersey Mike's Subs
- 30 Wendy's
- 31 Jack In The Box, Bonefish Grill
- 32 Carrabba's Italian Grill
- 33 Starbucks
- 34 Five Guys, Papa John's Pizza
- 35 Panda Express, Zoes Kitchen
- 36 Chuy's
- 37 Newk's Eatery
- 38 TGI Friday's
- 39 Jim 'N Nick's Bar-B-Q
- 40 Chick-Fil-A
- 41 Jason's Deli
- 42 Culver's
- 43 Buffalo Wild Wings
- 44 Firehouse Subs
- 45 Perry's Steakhouse & Grill
- 46 Jeni's Splendid Ice Cream
- 47 Just Love Coffee
- 48 Tiff's Treats





Cool Springs Galleria, a 1.35 million-square-foot regional shopping center within 1.5 miles of Mallory Green, provides five upscale department stores, over 165 specialty shops and a 500 seat food court. In addition, numerous retail shopping centers are located within minutes of the property, including the 235,000-square-foot Brentwood Place Shopping Center and the 166,000-square-foot Shoppes of Brentwood Hills anchored by Target. Restaurants located in the area include First Watch, Brentwood Grill, Chili's, Mère Bulles, Moe's Southeast Grill, O'Charley's, Pei Wei Asian Dinner, Panera, Ruby Tuesdays, Wild Iris as well as prominent hotels including Hampton Inn, Hilton, Hilton Suites, Holiday Inn, Marriott Courtyard, Comfort Inn and Steeplechase Inn.

Walkability to McEwen Northside

Mallory Green is within immediate walking access via Spring Creek Drive to McEwen Northside a new 45-acre mixed-use development with Class A office space, 150-room hotel, luxury apartments and restaurant and retail space.

North View



Nearby Fitness Studios

Studio Novo, Pure Barre, Hot Yoga Plus, OrangeTheory, Anytime Fitness and Cycle Bar are all within 5 minutes of Mallory Green. Working out is a part of many daily routines and the location of Mallory Green brings a convenience to tenants that you cannot find downtown. It allows employees to workout before, during or after work without having to travel far.

South View

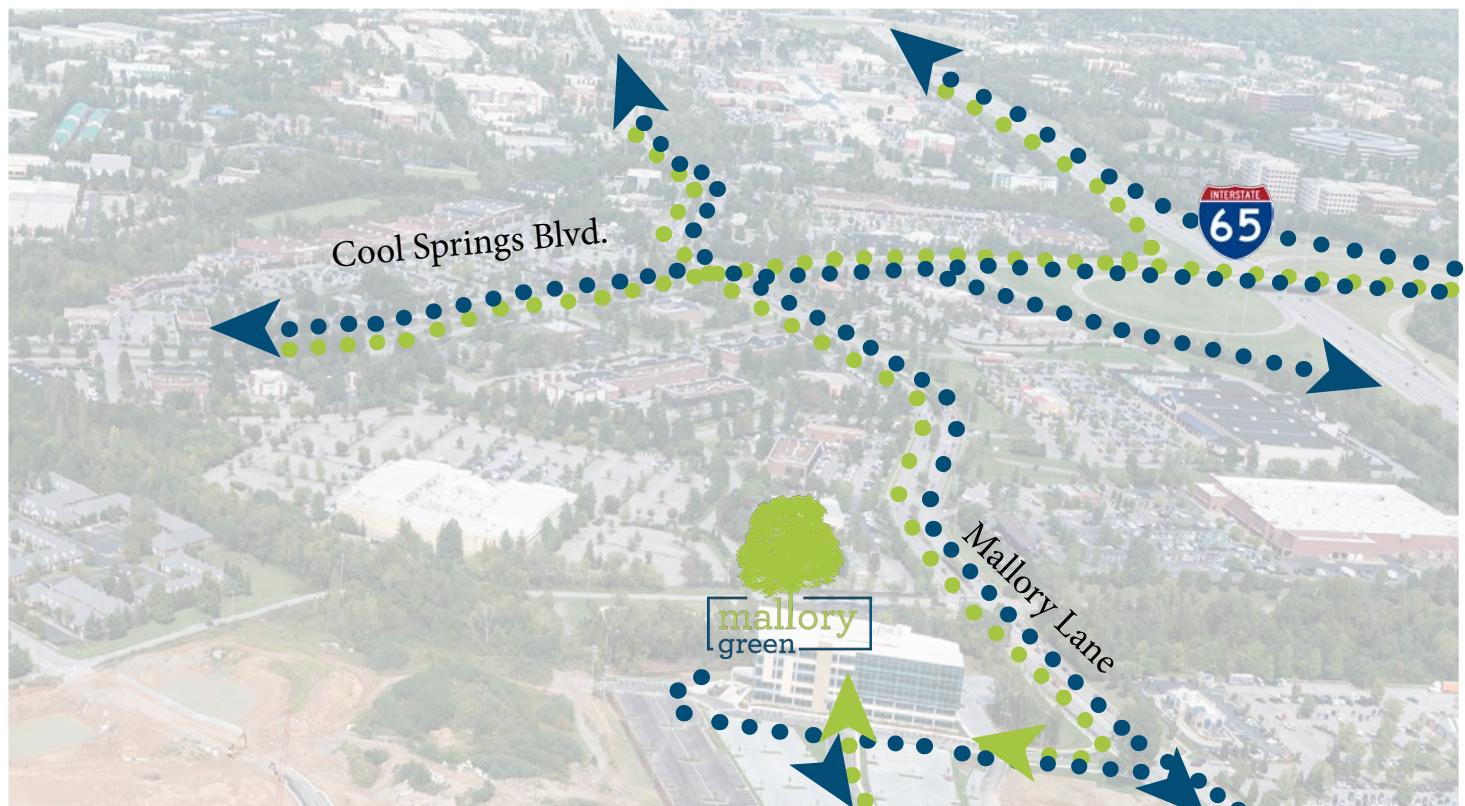


Get to Work Faster and Save Time with Multiple Points of Ingress and Egress

Mallory Green is located just west of I-65 and strategically placed in the middle of 3 major transit roads; I-65 (2 exit access), Cool Springs Blvd, and West McEwen Drive.

• • • • • Ingress

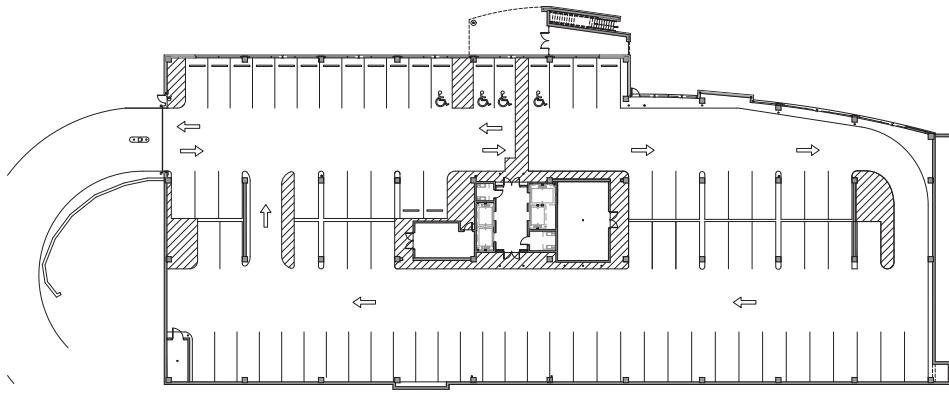
• • • • • Egress



Parking Options

Parking Garage

84 covered spaces
5:1,000 parking ratio

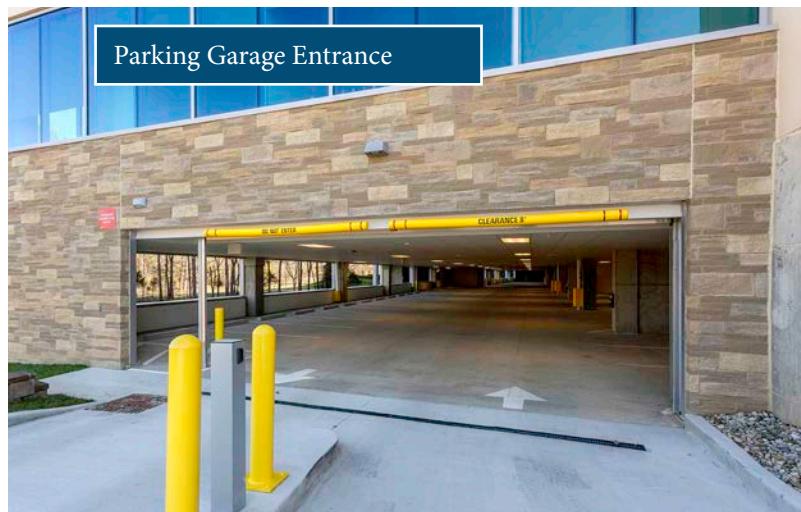


84 Covered Spaces

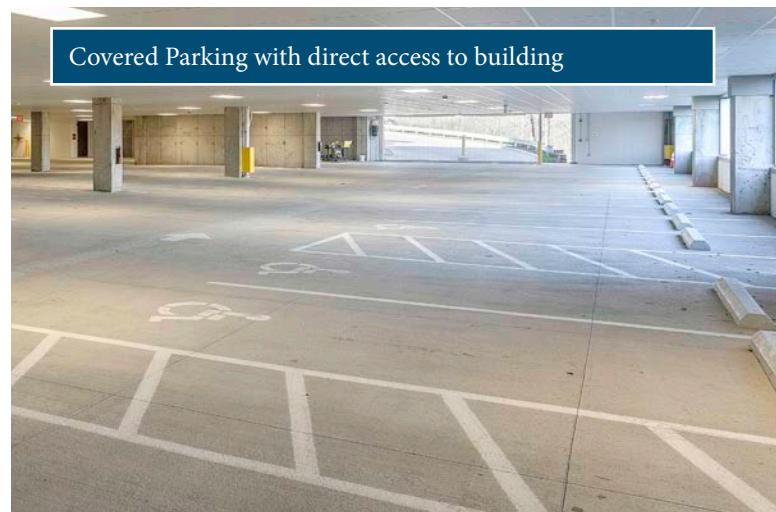
5:1,000 Parking Ratio



Parking Garage Entrance



Covered Parking with direct access to building





“Williamson County continues to lead the state in population growth and is among the leaders in job growth nationwide. There are several factors fueling the growth and success of our companies. Among these are the high quality business leadership, the excellence of our public and independent schools, a skilled and highly educated workforce, some of the lowest property tax rates in the state, a low crime rate, and an incredible quality of life”

- Matt Largen, Williamson, Inc.
President and CEO

“Young families are ditching the traffic and skyrocketing housing prices of Nashville for a suburb where they can get a little more breathing room, shorter drives to offices in Cool Springs and access to the state’s best school districts” *The Tennessean*



Williamson County

One of the most dynamic suburbs in the country. Rich with office space, top employers and high quality retail, Williamson County is amenity abundant and affluent. This desirable location has attracted a vibrant community that takes advantage of close proximity to top employers, great schools and plentiful amenities.

#1

Best Nashville
Suburb to live in
– Movoto

#1

Fastest Growing Job Market in
the US
– Niche Rankings

#1

Best Public Schools in
TN
– Niche Rankings

#1

Healthiest County in TN
– University of
Wisconsin Research



Williamson County is located immediately south of Nashville - Davidson County and is part of the 13-county Nashville Metropolitan Statistical Area (MSA) which has a population of over 1.8 million.

Within minutes of Cool Springs Galleria, less than 20-minute drive to downtown Nashville, and 10 minute drive to downtown Franklin.



Unbeatable Submarket Demographics

The high quality of life and quick access to Nashville has shaped this area into the most desirable submarket in the state with top public schools, top notch shopping and dining. Cool Springs is one of the most active submarkets in Nashville and draws in large corporations in financial, tech and healthcare sectors.

Williamson County - Where The Talent Is

#1

Fastest county job growth in
the country



#1

Best suburb
for millennials



Millennial population
will grow by

25%

over the next decade in
Williamson County



LIVING

+2,891

Apartment units
since 2012

\$1,228

Average
apartment rent

\$92,123

Median household
income

More than
800

Units under
construction

“Today Williamson County ranks as the fastest-growing county in the state and is adding jobs faster than any county in the nation, according to the latest federal data.” – [Nashville Business Journal](#)





Live music
- anytime, anywhere



Expansive
and ever-changing
food scene



Watering
hole mecca



Festivals
every weekend



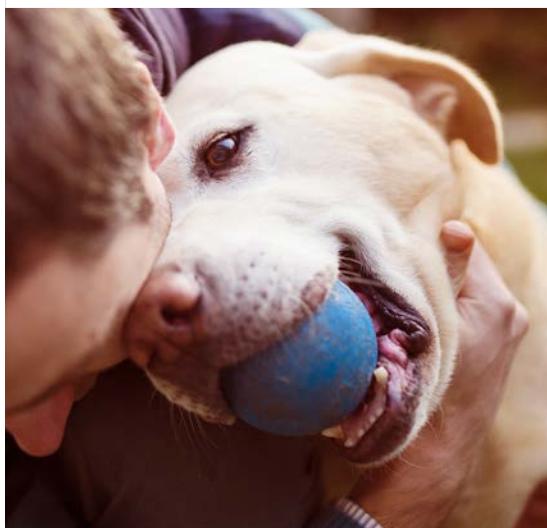
Each neighborhood is cooler
than the next



Millennial Haven

Attracting and keeping the millennial workforce is front of mind for Williamson County. Reports show that millennials want a different lifestyle than its Generation X and Baby Boomer counterparts. Brentwood and Cool Springs will continue to work on providing these needs.

Reports showing an average growth of about 100 people a day are moving to Nashville and its surrounding areas. A good portion of that growth is from millennials – those between the ages of 23-35. Many reasons factor into why Nashville as a whole attracts this young and vibrant crowd but based on a recent Thought Catalog article – here are the top ten reasons why.





Abundant job scene



Easy to get (and stay) in shape



Central to other great cities



Friendly people



Affordable for a “big city”

mallory green Work well. Live well.



HOW  IS AN
ideally designed environment
FOR THIS NEW ERA

new state-of-the-art construction



improved air quality

new MERV 13 air filters work up to 30x more effectively and 3x longer than ordinary filters



increased cleaning protocols

frequent sanitization of high-touch areas + restrooms with CDC-approved products



socially distant entry/exit and elevator staging



outdoor space and walking trails



walkable amenities



micro-transportation
bike-share service



HqO app

real-time building updates, services + goods at your fingertips



wired certified

higher internet quality for remote workplace connectivity



on-site hotels and conferencing



Live Well. Work Well.



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