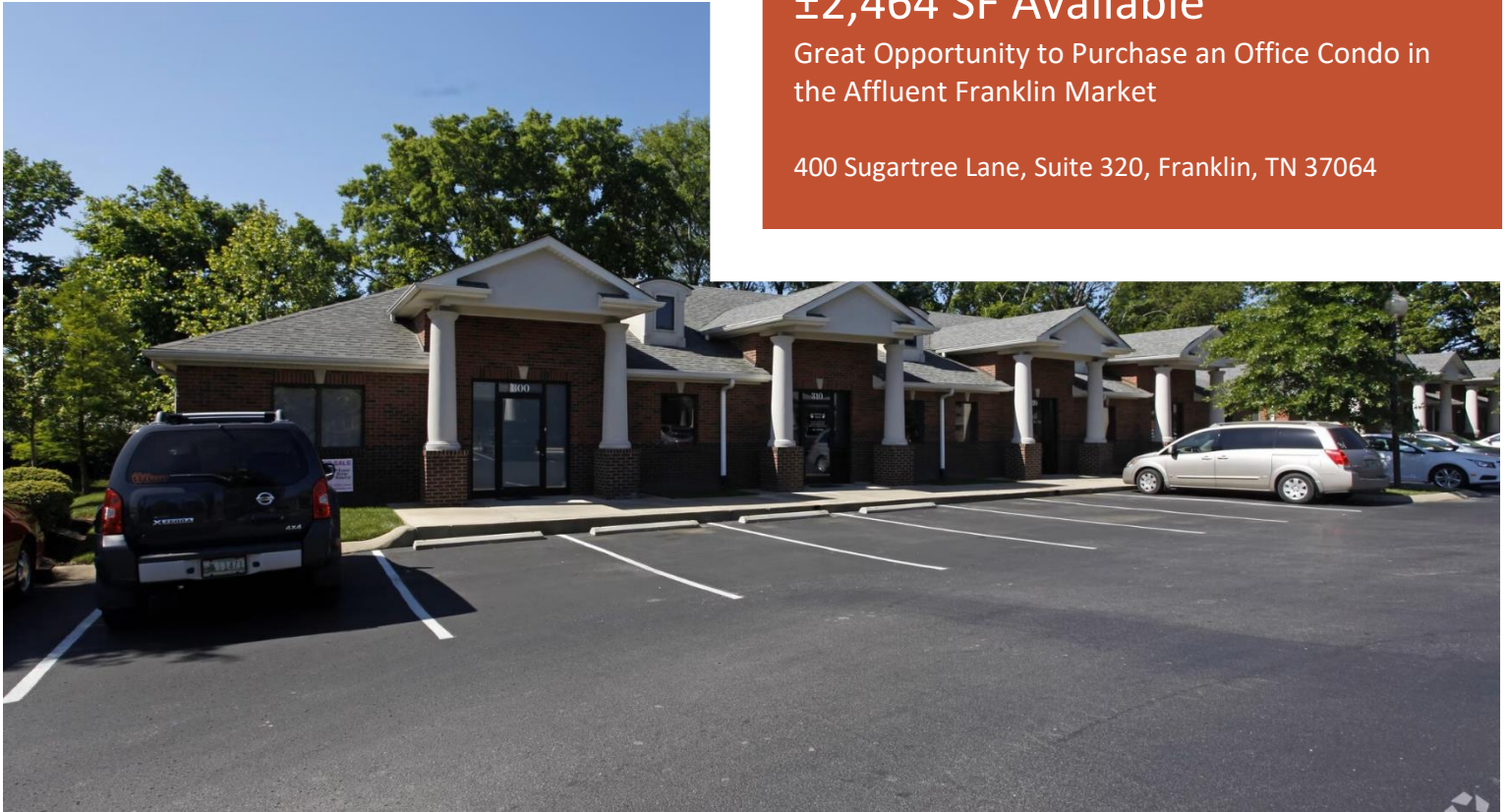


FOR SALE

±2,464 SF Available

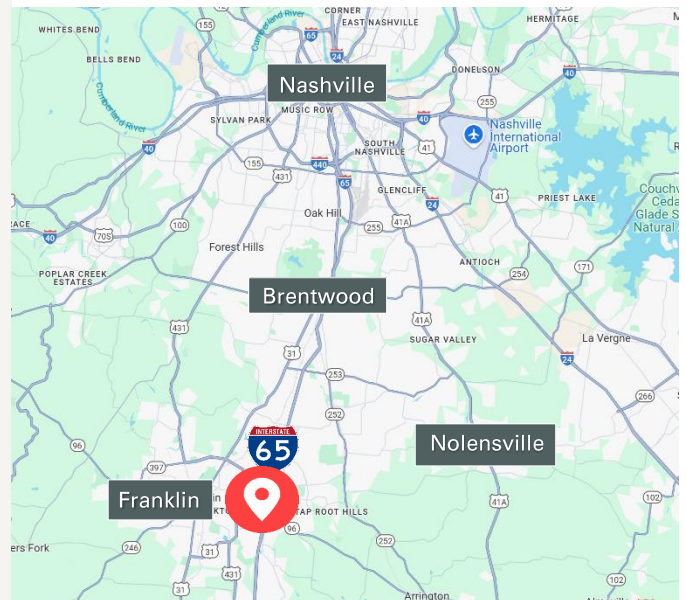
Great Opportunity to Purchase an Office Condo in
the Affluent Franklin Market

400 Sugartree Lane, Suite 320, Franklin, TN 37064



HIGHLIGHTS

- ±2,464 SF Office Condo
- Sale Price: \$1,100,000
- High-end finishes
- 3 Private, windowed offices
- Kitchen
- Large conference room
- 3 Restrooms
- 4 Modular offices available (or can be removed to create open area)
- Walkable to multiple restaurants, shopping, and other retail
- Just minutes from I-65 and downtown Franklin
- Near the corner of Murfreesboro Road and Mack Hatcher Memorial Pkwy



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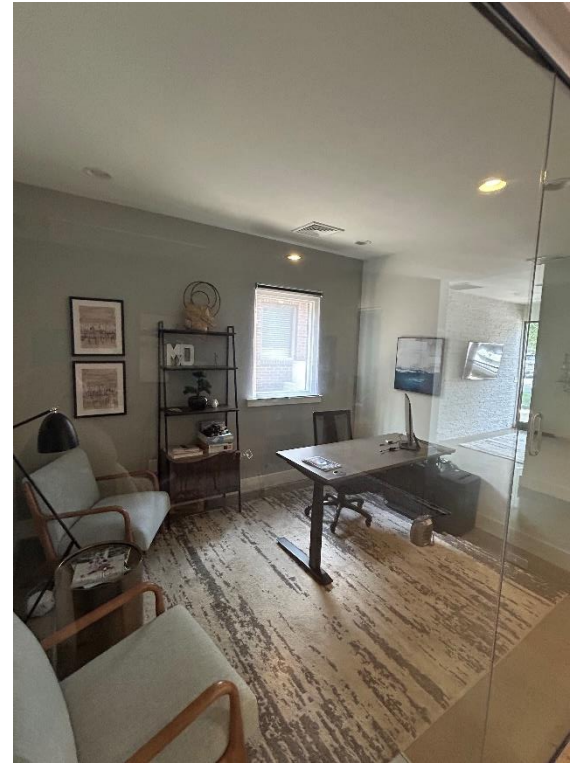
Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill D., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
±2,464 SF
Office Condo

400 Sugartree Ln, Suite 320
Franklin, TN 37064
Williamson County

CHARLES
HAWKINS CO.

PHOTOS



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Franklin, Tennessee: A Premier Market for Office Condo Investment

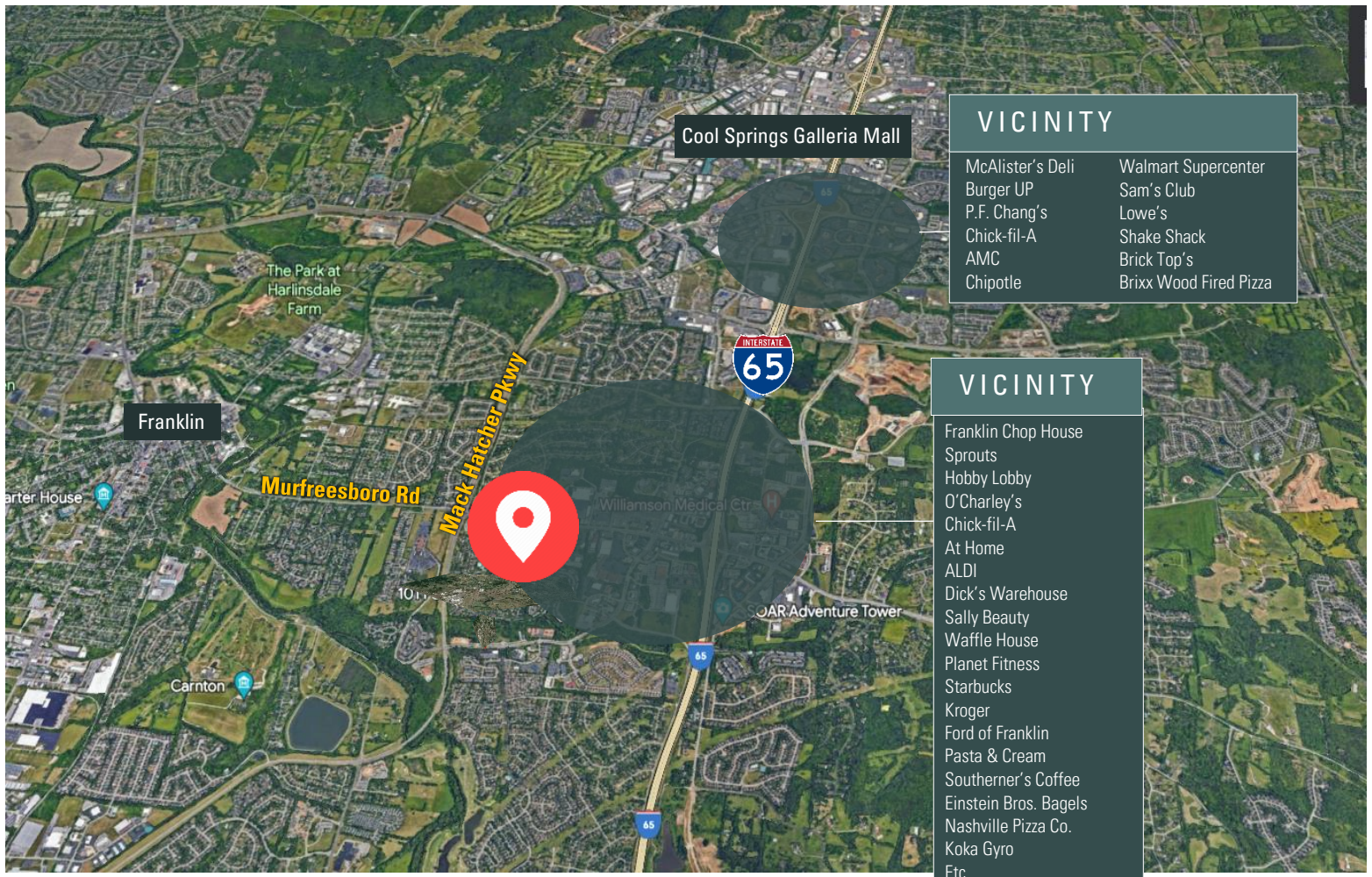
Located just south of Nashville in highly affluent Franklin, Franklin has emerged as one of the most desirable office markets in the Southeast. The city combines exceptional demographics, strong economic fundamentals, a highly educated workforce, and a prestigious business environment, making it an attractive destination for office condo investors seeking long-term value and stable demand.

Quality of Life Supports Demand

Franklin consistently ranks among the best places to live in Tennessee because of:

- Top-rated public schools
- Historic downtown district
- Extensive retail and dining options
- Parks and recreation
- Safe neighborhoods
- Strong community amenities

These factors help attract companies and employees to the market, supporting long-term office occupancy and investment performance.



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