

2000 MERIDIAN BLVD, SUITE 285 FRANKLIN, TENNESSEE

1,265 SF MOVE-IN-READY OFFICE SPACE FOR SUBLEASE



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PROPERTY OVERVIEW

Move-In-Ready Office Sublease in Franklin

Suite 285 at 2000 Meridian Boulevard offers 1,265 square feet of recently updated office space available for sublease through April 2033. The suite features one private office, a kitchenette, an IT closet, and a large open bullpen area.

Brand-new hardwood flooring, freshly painted walls, and office furniture that largely conveys create a move-in-ready opportunity for a tenant seeking a long-term presence in an established Franklin office location.

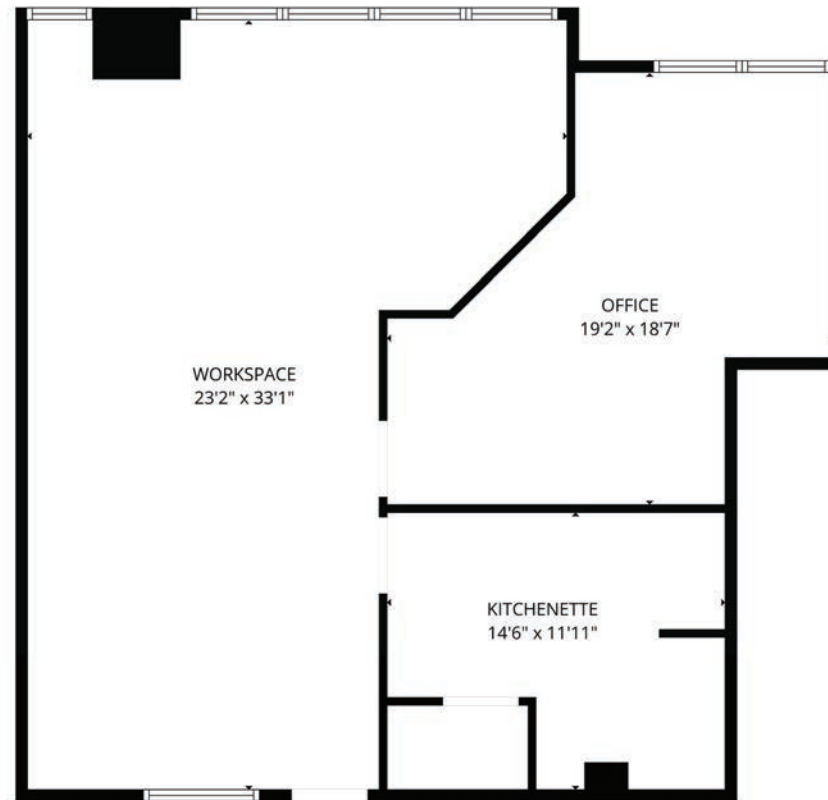
OFFERING DETAILS	
Available Suite	Suite 285
Rentable Area	1,265 SF
Lease Type	Sublease
Sublease Term	Through April 2033
Lease Rate	\$40.00/SF
Rate Structure	Full Service
Condition	Move-In Ready
Furniture	Most office furniture conveys



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FLOOR PLAN | SUITE 285 | 1,265 SF



SUITE 285 HIGHLIGHTS

- One private office
- Large open bullpen
- Kitchenette
- Dedicated IT closet
- Brand-new hardwood flooring
- Freshly painted walls
- Most office furniture conveys
- Move-in-ready condition

Disclaimer: Floor plan is for general informational purposes only and is not drawn to scale. Prospective tenants should independently verify all measurements and space configurations.

LOCATION & AMENITIES

Located within the 60-acre Meridian Cool Springs mixed-use development, 2000 Meridian Boulevard offers a pedestrian-friendly office setting surrounded by restaurants, retail, hotels and everyday services. Tenants can walk to Little Hats Italian Market, Eastern Peak, Cajun Steamer, Handel's Homemade Ice Cream and additional dining options throughout the development.

The property also offers convenient access to Carothers Parkway, McEwen Drive and Interstate 65, connecting tenants to Downtown Franklin, Brentwood and Nashville.

LOCATION HIGHLIGHTS

- Walkable to restaurants, retail and health and wellness amenities
- Near Little Hats Italian Market, Eastern Peak, Cajun Steamer and Handel's Homemade Ice Cream
- Three hotels located within the development
- Free on-site parking
- Convenient access to Carothers Parkway and McEwen Drive
- Easy connectivity to Interstate 65
- Central to Downtown Franklin, Brentwood and Nashville
- Established Cool Springs corporate and employment center



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