



**HAMILTON YOUNG** CO.  
Brokerage • Management • Development

**3359 Aspen Grove Dr.**

**FRANKLIN • TENNESSEE • 37067**



**FOR LEASE**

**Office Space**

**4,625 t to 9,350 Square Feet**







**HAMILTON YOUNG** LLC  
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**FOR LEASE**

3359 ASPEN GROVE DR.











## 3359 Aspen Grove Dr.

Located in the highly sought-after Aspen Grove/Carothers Parkway business district, 3359 Aspen Grove Drive offers a modern, professionally maintained office setting with exceptional convenience and amenities. Just one mile from I-65, downtown Nashville is accessible in 20 minutes, while the vibrant Cool Springs corridor places shops, dining, and services within easy reach. Tenants benefit from ample on-site parking and proximity to Aspen Grove Park with its walking trails—perfect for outdoor meetings or a midday break. This office space combines accessibility, efficiency, and lifestyle appeal in one of the region's most desirable commercial locations.



## FLOOR PLAN



## BUILDING DETAILS

9,350 Square Feet - Divisible

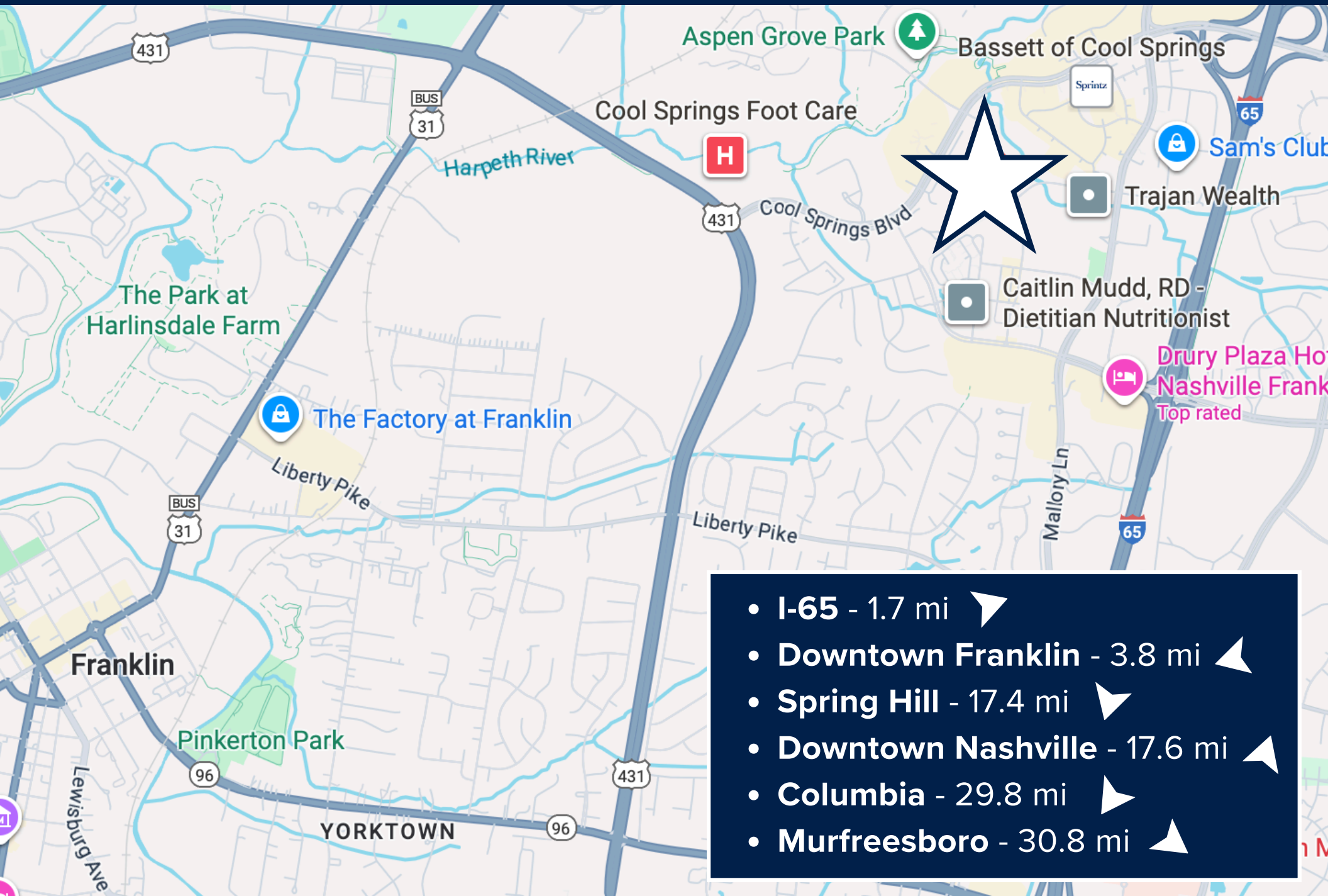
- 21 Parking Spaces
- Drive Through
- Single Story
- Term: 10 years with options
- **Base Rent:** \$35/NNN (\$6/psf)
- **Property Tax:** \$3.35/psf
- **Insurance:** \$0.15/psf
- **OPEX:** \$2.50/psf



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- I-65 - 1.7 mi ➤
- Downtown Franklin - 3.8 mi ⬅
- Spring Hill - 17.4 mi ➤
- Downtown Nashville - 17.6 mi ⬅
- Columbia - 29.8 mi ➤
- Murfreesboro - 30.8 mi ⬅



**HAMILTONYOUNG**<sup>LLC</sup>  
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**Russ Haynes**

Partner

C: 251.767.9877

[russ@hamiltonyoung.com](mailto:russ@hamiltonyoung.com)



**Hamilton Young, LLC**

198 E Main St. Ste 101 Franklin, TN 37064

[hamiltonyoung.com](http://hamiltonyoung.com)