



Corporate Headquarters Facility

210 Gothic Court, Franklin, Tennessee 37067

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01

Executive Summary



Executive Summary

NAI Nashville Stanton Group presents a unique opportunity to acquire 210 Gothic Court, a premier $\pm 24,494$ square foot Class A office property in the heart of Cool Springs in Franklin, Tennessee. Ideally suited as a corporate headquarters facility, this move-in ready property boasts modern finishes, expansive work areas, and abundant amenities.

The $\pm 20,864$ square foot two-floor layout of Suite 100 (vacant) features conference rooms, private offices, and collaborative co-working spaces to accommodate diverse work styles. Additional amenities include break rooms, fully equipped kitchen areas, and an outdoor patio with a bocce ball court and chess. The single floor, $\pm 3,630$ square foot Suite 200 is leased to Franklin Brentwood Arts Academy.

With convenient access to area shops and dining, and easy access to I-65, this property offers a prime location for businesses serving the Nashville metropolitan area.

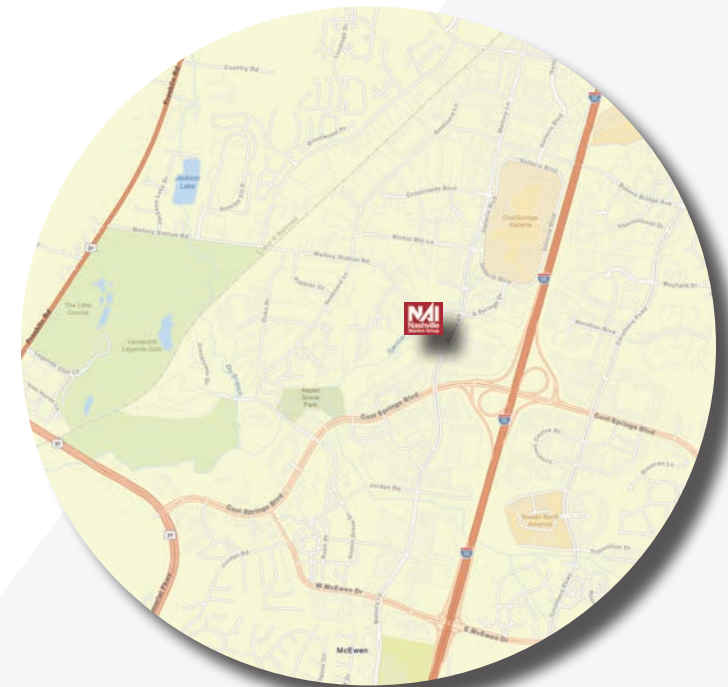
Offered at \$8,200,000, 210 Gothic Court presents a rare chance to own a high-quality, easily accessible office property with immediate occupancy potential and existing rental income.



Property Details

List Price: \$8,200,000

Address	210 Gothic Court, Franklin, TN
County	Williamson
Parcel #	053 118.11 000
Total Square Feet	± 24,494 SF
Lot Size	± 2.37 acres
Year Built	2002 Converted/Renovated to office use 2015-2016
Zoning	Light Industrial
Telecom Providers	AT&T, Comcast, and other CLECs
Parking	109 spaces



02

Investment Summary

Investment Highlights

Suite 100 (vacant – 2 floors) – ±20,864 square feet

- » Large, central company gathering and break area
- » 2 State-of-the-art conference rooms with seating for 20+
- » 5 Traditional conference rooms
- » 2 Large co-working spaces
- » 85+ private offices
- » Multiple casual meeting spaces, phone booths, and drop-in offices
- » Spacious break rooms and kitchens
- » Expansive outdoor area
- » Dedicated electric vehicle charging station

Suite 200 (leased – 1 floor) – ±3,630 square feet

- » Currently leased to Franklin Brentwood Arts Academy
- » Lease expires 12.31.2030
- » No renewal options

Additional financial information available with signed Confidentiality Agreement.



Floor Plan

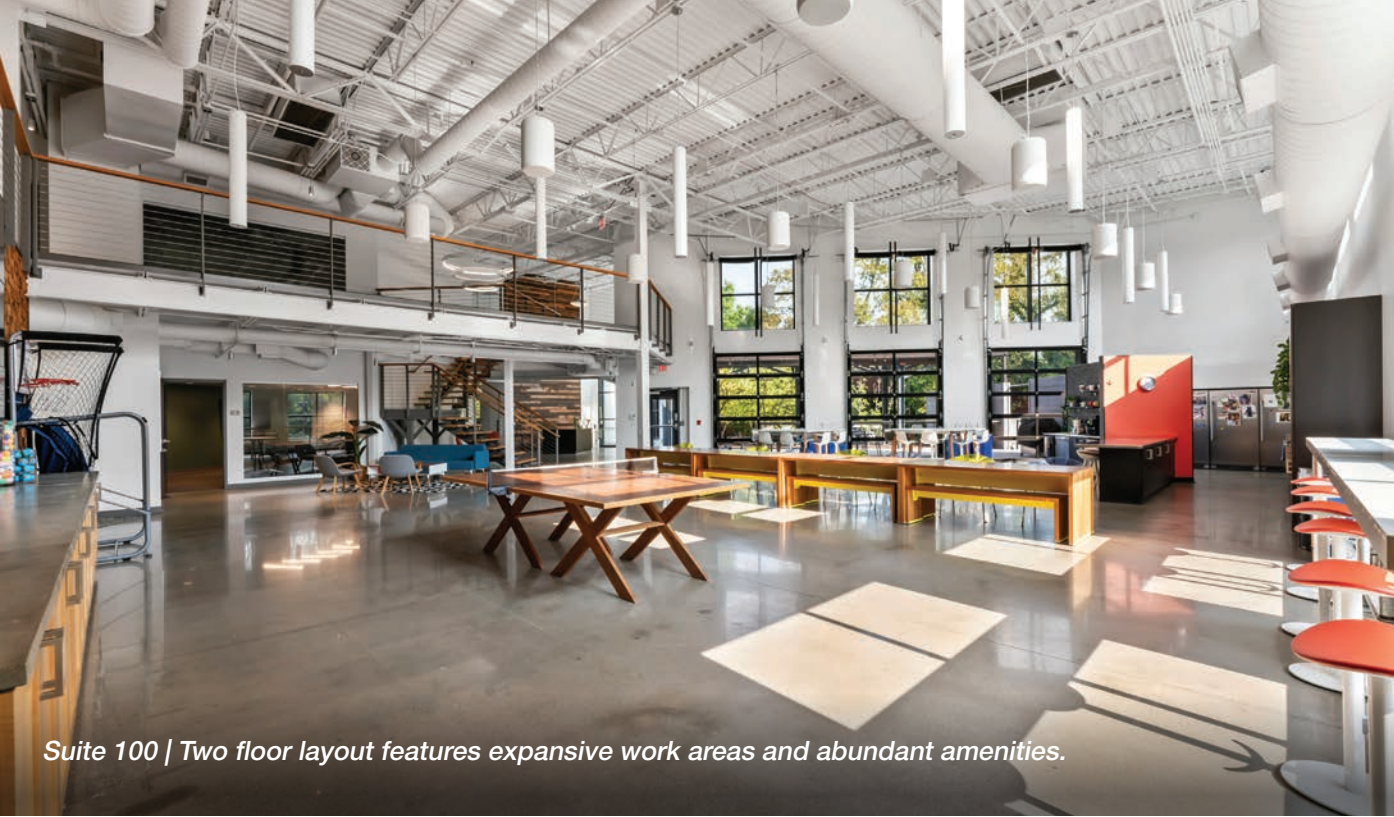
Suite 100
1st Floor Plan
±11,435 USF



Floor Plan

Suite 100
2nd Floor Plan
±9,431 USF

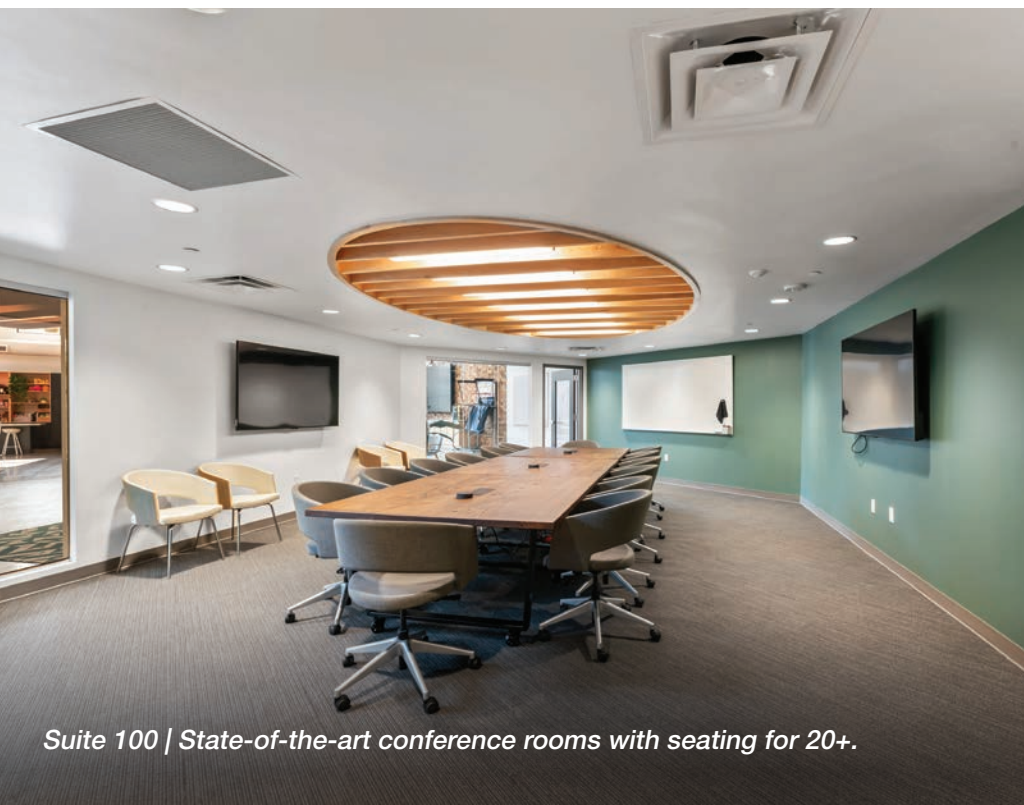




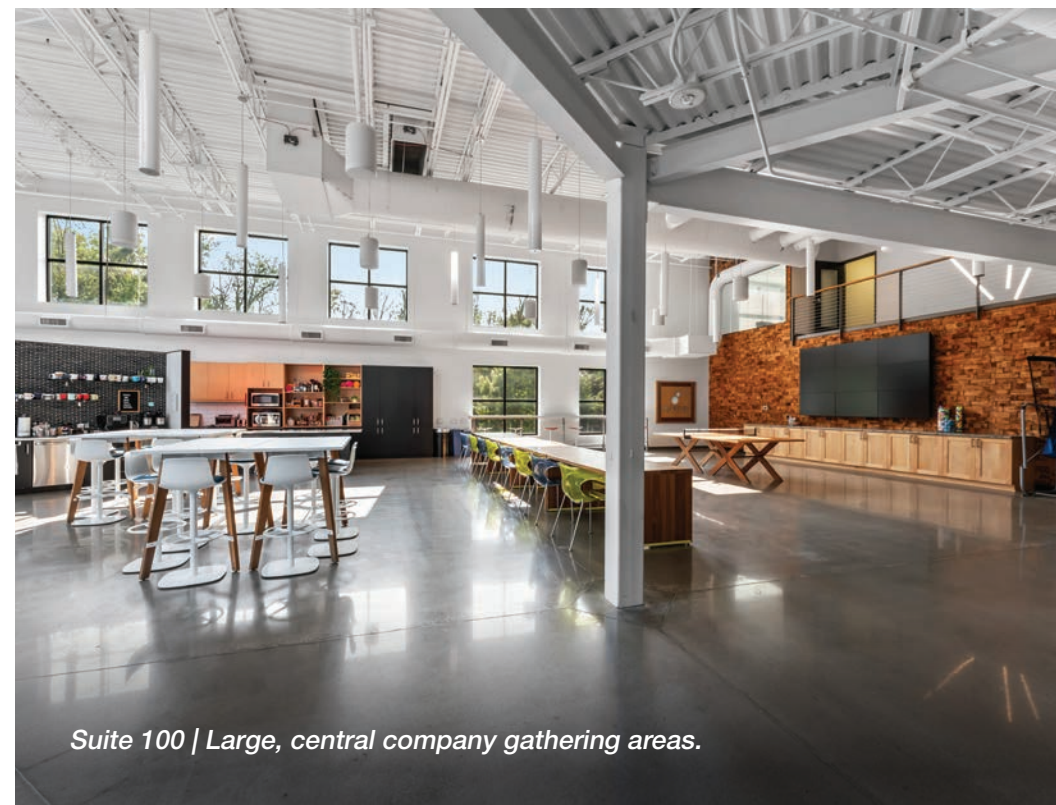
Suite 100 | Two floor layout features expansive work areas and abundant amenities.



Suite 100 | Spacious reception area.



Suite 100 | State-of-the-art conference rooms with seating for 20+.



Suite 100 | Large, central company gathering areas.



Suite 100 | Move-in ready with top of the line technology solutions.



Suite 100 | Modern finishes throughout.



Suite 100 | Large co-working spaces.



Suite 100 | Spacious break rooms with kitchens.



Suite 100 | Multiple casual meeting spaces.



Suite 100 | Expansive outdoor area.



Suite 100 | Private outdoor space.



Suite 100 | The outdoor patio features bocce ball and chess.

03

Financial



Financial Summary

210 Gothic Court property presents a strategic investment in Franklin, Tennessee. Suite 100, with approximately 20,864 square feet, is currently vacant, offering immediate lease potential at \$30.00 per square foot Triple Net. Two years of expense history are included in this package.

Suite 200, comprising of approximately 3,630 square feet, is leased to Franklin Brentwood Arts Academy, with the lease expiring December 31, 2030, and no renewal options.

Comprehensive financial details are available upon execution of a confidentiality agreement.

Expenses

CAM & Premises Expenses	2023	
Elevator	\$1,713	
HVAC PM	\$4,326	
Management Fees	\$17,721	
Pest Control	\$1,579	
Electrical R&M	\$469	
Vent Repairs	\$626	
General Building	\$6,272	
Janitorial	\$15,065	
Landscaping	\$8,537	
Plumbing	\$360	
Fire Life Safety	\$1,822	
R&M Supplies	\$904	
Trash Collection	\$2,583	
Administrative	\$499	
	<u>\$64,500</u>	\$3.09/SF
Real Estate Taxes	\$29,598	
Insurance	\$4,910	
	<u>\$34,508</u>	\$1.65/SF
Utilities		
Electricity	\$40,134	
Natural Gas	\$594	
Water & Sewer	\$4,616	
	<u>\$45,344</u>	\$2.17/SF
TOTAL COMBINED EXPENSES		\$6.92/SF

CAM & Premises Expenses	2024	
Elevator	\$1,555	
HVAC PM	\$1,187*	
Management Fees	\$18,778	
Pest Control	\$166*	
Electrical R&M	\$810	
Vent Repairs	\$-	
General Building	\$1,280	
Janitorial	\$2,200*	
Landscaping	\$7,400	
Plumbing	\$960	
Fire Life Safety	\$3,612	
R&M Supplies	\$2,341	
Trash Collection	\$480*	
Administrative	\$668	
	<u>\$43,461</u>	\$2.08/SF
Real Estate Taxes	\$28,205	
Insurance	\$6,592	
	<u>\$34,797</u>	\$1.67/SF
Utilities		
Electricity	\$1,388*	
Natural Gas	\$90*	
Water & Sewer	\$4,968	
	<u>\$6,447</u>	\$0.31/SF
TOTAL COMBINED EXPENSES		\$4.06/SF

NOTE: Items marked with an * were partially or fully taken over directly by tenant.

04

Market Analysis



Market Summary

Nashville is a thriving metropolitan area and economic hub of Tennessee, boasting a diverse business environment, a highly educated workforce, and renowned hospitality. The Nashville MSA, comprising 10 counties and a population of over 2 million, has become an attractive location for corporate relocations, expansions, and start-ups.

With over 60,000 businesses and growing, Nashville's varied economic drivers include healthcare, tourism and hospitality, advanced manufacturing, music and entertainment, and technology. With low unemployment and a strong labor force, the area is well-positioned for continued growth and expansion in the years to come.

#7

Hottest Job Market in the U.S.

(Wall Street Journal, 2024)



Submarket Overview

Williamson County is a thriving retail and business hub, boasting a unique blend of historic charm and modern amenities. As one of the nation's fastest-growing counties, it is home to numerous major companies, offering unparalleled economic growth. The Cool Springs area has emerged as a desirable submarket, rivaling Downtown Nashville with its expansive and growing commercial, office, and mixed-use spaces. With its neighboring upscale suburbs, top-rated schools, and ample amenities, this area attracts professionals, entrepreneurs, and Fortune 500 companies, making it a prime destination for corporate relocations.



109,219 5-MILE RADIUS
42,284 3-MILE RADIUS
5,063 1-MILE RADIUS
TOTAL POPULATION



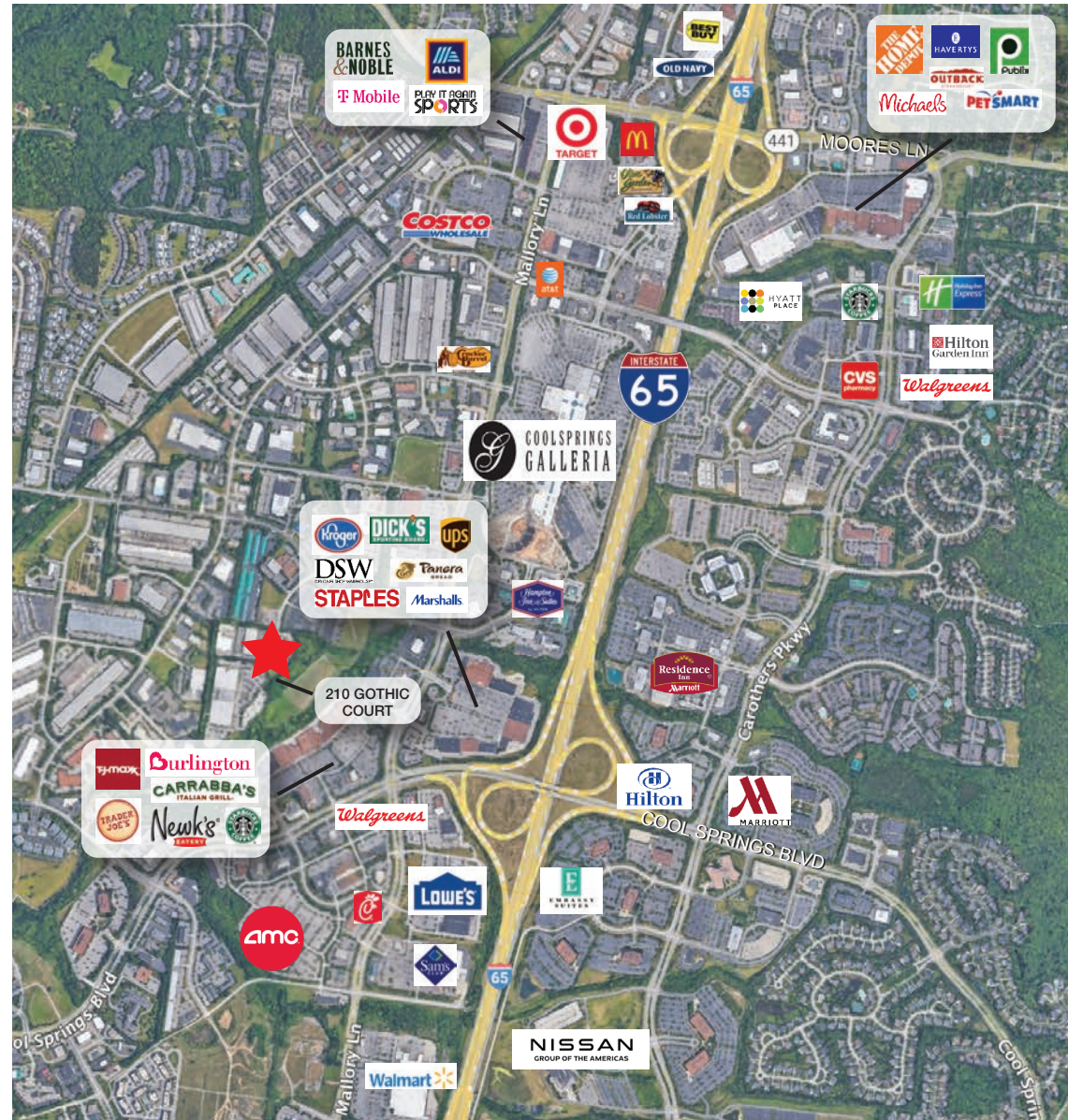
69,752 WORKERS
TOTAL DAYTIME POPULATION
3-MILE RADIUS



\$98,529
MEDIAN HOUSEHOLD INCOME
3-MILE RADIUS



5,936
TOTAL BUSINESSES
3-MILE RADIUS



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