

the  
McEwen  
BUILDING

a **KBS** property



# An Iconic Destination *for* Success

 1550 West McEwen Drive, Franklin, TN

The McEwen Building is an elite Class A 175,262-square-foot mixed-use asset boasting the best views and interstate access of any office building in Cool Springs

# An Iconic Destination *for Success*

▶ Take Virtual Tour

📍 1550 West McEwen Drive, Franklin, TN 37067



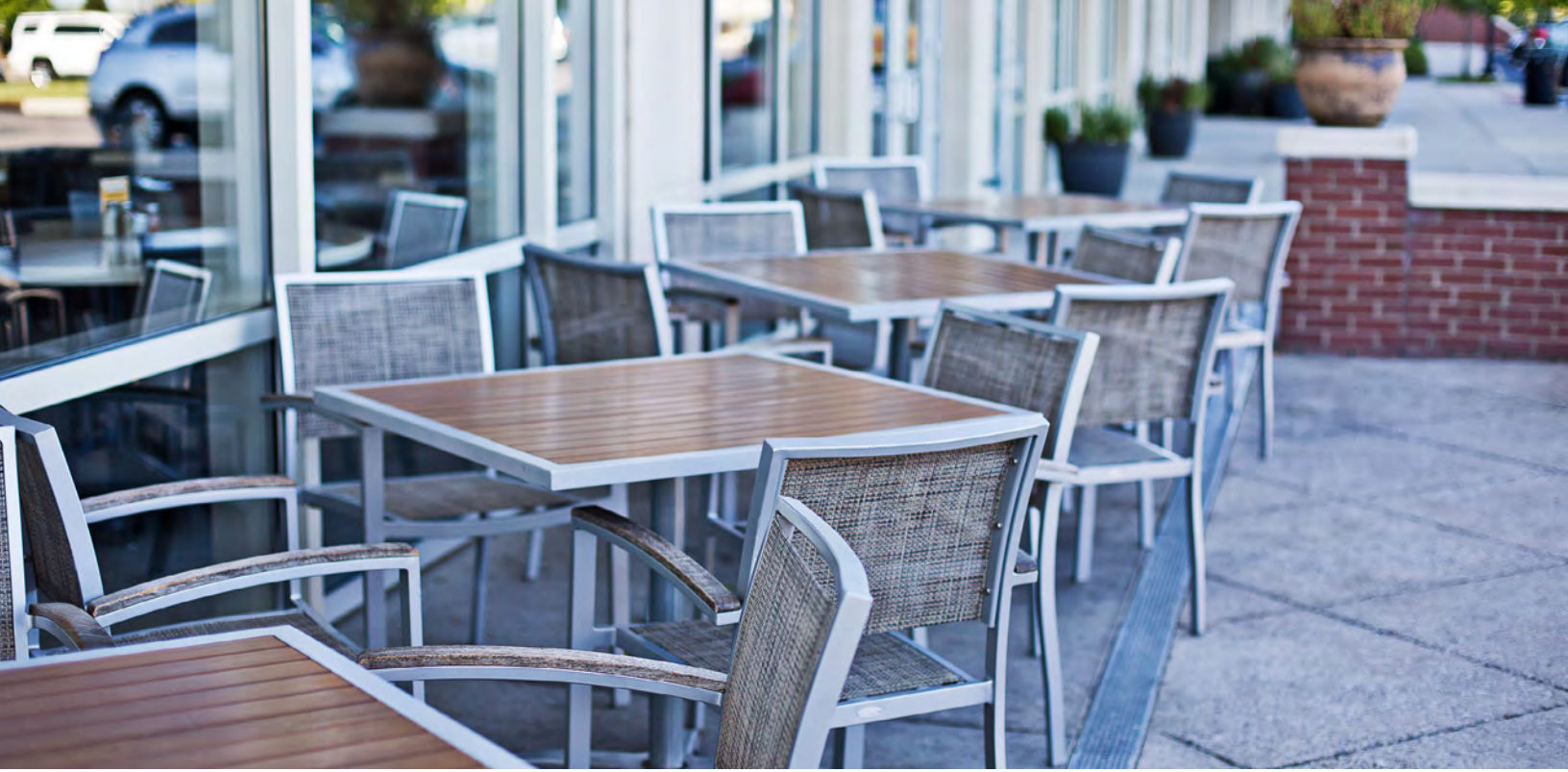
The McEwen Building is part of the Southside at McEwen planned development which includes amenities such as Whole Foods, BrickTop's, Lululemon and other nationally branded retail shops.

The McEwen Office building is an elite Class A mixed-use asset boasting the best views, interstate access, and walkability of any office building in the Cool Springs submarket. In addition to providing tenants with high-end finishes and building quality, the McEwen Office Building tenants enjoy unrivaled amenities. The building provides tenants on-site dining and fitness options and is surrounded by park like landscaping. It is conveniently positioned adjacent to the premier retailers in Cool Springs including numerous restaurants, hotels, and shopping. Walkable amenities include Bricktop's restaurant, Whole Foods market, Lululemon, and others.

|                            |   |
|----------------------------|---|
| <b>BUILDING ADDRESS:</b>   | 1550 West McEwen Drive, Franklin, TN 37067  |
| <b>OWNER:</b>              | KBS   |
| <b>YEAR BUILT:</b>         | 2009  |
| <b>BUILDING SIZE:</b>      | 7 stories; 175,262 rentable square feet   |
| <b>COMMON AREA FACTOR:</b> | 16%   |
| <b>WALK SCORE:</b>         | 53  |
| <b>BASE RENTAL RATE:</b>   | \$37.50/RSF FSG   |
| <b>BUILDING HOURS:</b>     | <b>Monday - Friday:</b> 8:00 a.m. - 6:00 p.m.<br><b>Saturday:</b> 8:00 a.m. - 1:00 p.m. |
| <b>PARKING:</b>            | 3.92/1,000 overall parking ratio  |
| <b>TELECOMMUNICATIONS:</b> | Multiple providers. Fiber available   |



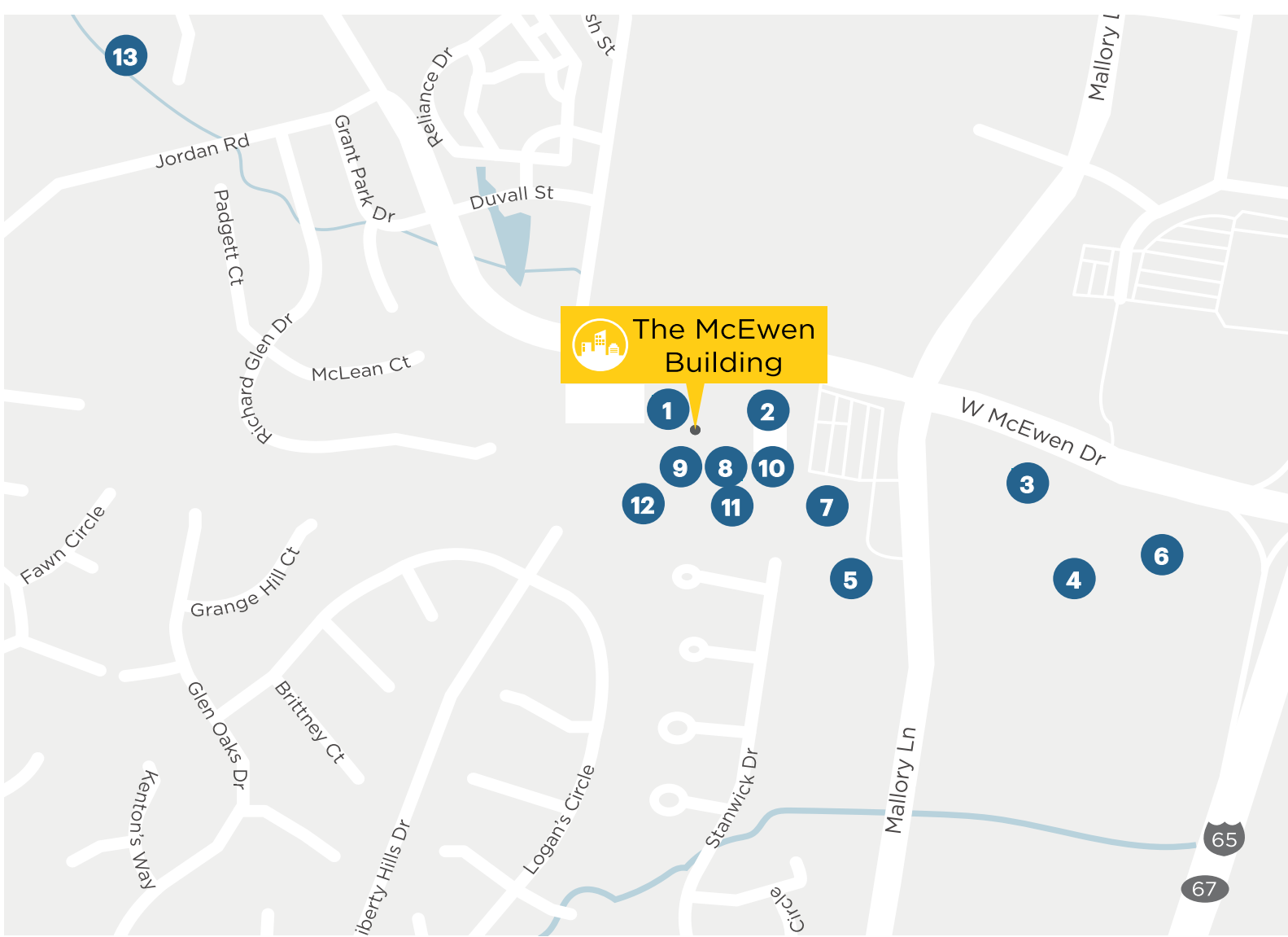





AMENITIES

Designed  
for work  
and  
after work

| PRODUCTIVITY                  | LIFESTYLE  | FOOD AND DRINK  |
|-------------------------------|--|---|
| High-Speed Internet and Fiber | In Building Fitness Option   | Brixx Restaurant On-Site  |
| Tenant Coffee Bar             | Showers and Lockers On-site  | Whole Foods Market Nearby   |
| On-Site Building Engineer     | Outdoor Patio and Courtyard  | BrickTop's Nearby   |
| Full Service Janitorial       | Hotels and Banking Nearby  | Walkable to Many Lunch Destinations   |
| 24/7 Access                   | U.S. Postal Service Nearby   |   |
|                               | Walkable to the Best Retail Amenities in Cool Springs                                |   |
| TRAVEL & TRANSPORT            | SUSTAINABILITY FEATURES  |   |
| Convenient I-65 Access        |  |                |
| On-Site Parking               |  |   |
| EV Car Charging Stations      |  |   |
|                               | LEED® registered   | Energy Star® Gold   |
|                               |  | <br>BOMA Award |



# Go from *work to play* in minutes

 1550 West McEwen Drive  
Franklin, TN 37067

## RESTAURANTS

- 01. Brixx Wood Fired Pizza
- 02. BrickTop's
- 03. First Watch
- 04. Granite City Food & Brewery
- 05. Taziki's Mediterranean Cafe

## SERVICES/RETAIL

- 06. Drury Plaza Hotel
- 07. Whole Foods Market
- 08. Lululemon
- 09. Pure Barre
- 10. e.Allen
- 11. Fab'rik
- 12. Mountain High Outfitters
- 13. Primrose School of Cool Springs



FOR LEASING INFORMATION, PLEASE CONTACT:

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# KBS