

ASPEN GROVE TECH CENTER

**OFFICE AND WAREHOUSE
SPACE FOR LEASE**



318 SEABOARD LANE FRANKLIN, TN 37067

ABOUT ASPEN GROVE TECH CENTER

Aspen Grove Tech Center includes four pristine landscaped office and flex buildings totaling 127,322 square feet. The park is centrally located in the heart of Cool Springs with convenient access to downtown Franklin, major thoroughfares including Seaboard Lane, Cool Springs Boulevard, Mallory Lane, and I-65. Aspen Grove Tech Center offers rare single story office and flex product in a historically challenging submarket.

ABOUT OLEN PROPERTIES



Olen is a private family-owned and operated enterprise. The company is fully funded through its own operations with no outside equity sources.

Over the past 49 years, the company has developed, acquired and owns more than 30 million square feet in prime locations from coast to coast.



PROPERTY HIGHLIGHTS



4/1,000 PARKING RATIO



SINGLE STORY DIRECT
ACCESS SUITES



FRONT AND REAR
ACCESSIBILITY



LARGE WINDOWS



ADJACENT TO ASPEN GROVE PARK OFFERING
½ MILE WALKING TRAIL

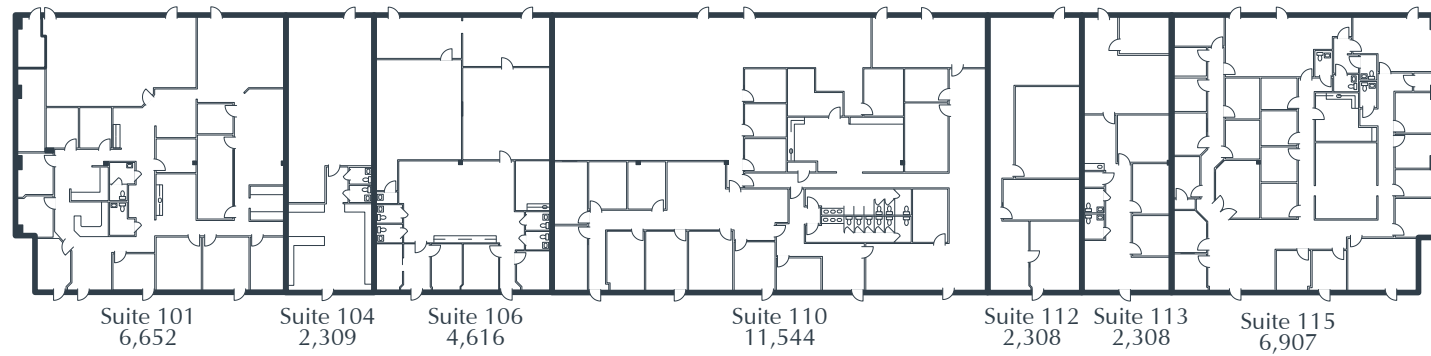


AMENITY RICH NEIGHBORHOOD WITH
RETAIL AND RESTAURANTS

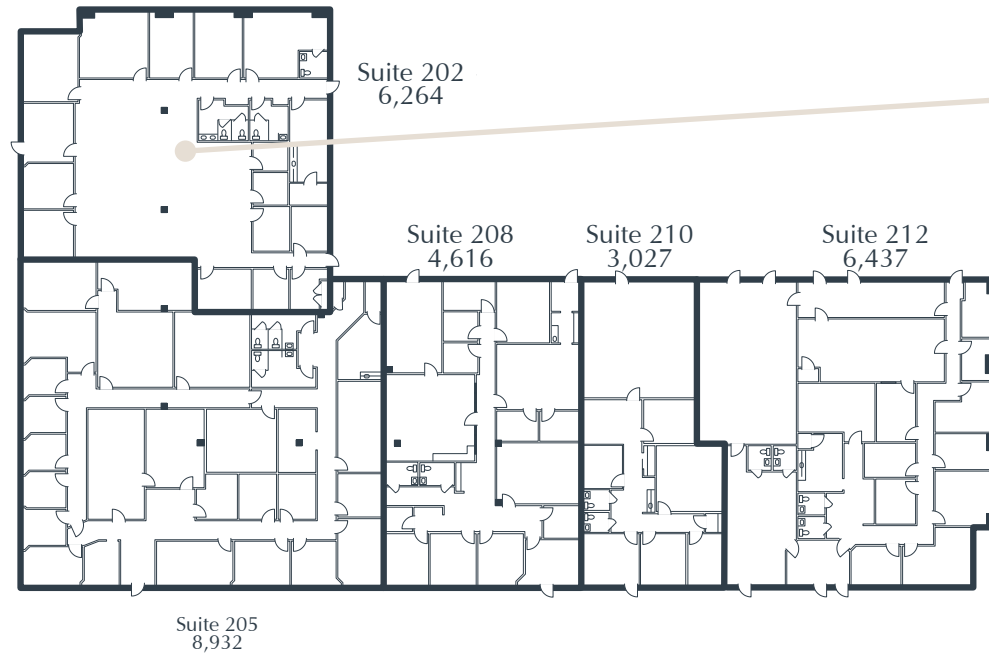


FLOOR PLANS

AGTC 1



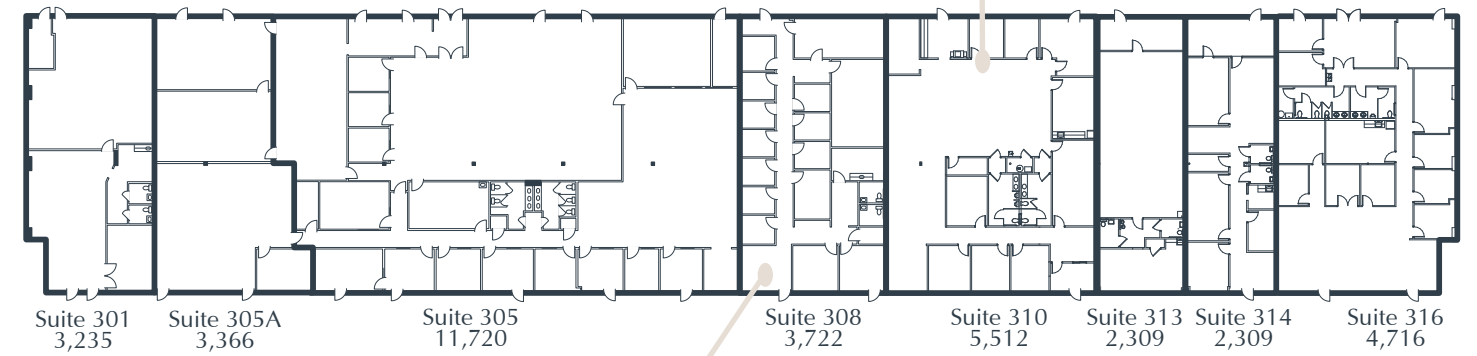
AGTC 2



Suite 202 Highlights

- 6,264 SF
- Rear Drive in door
- Available now
- \$19.00/sf NNN
- 100% HVAC

AGTC 3



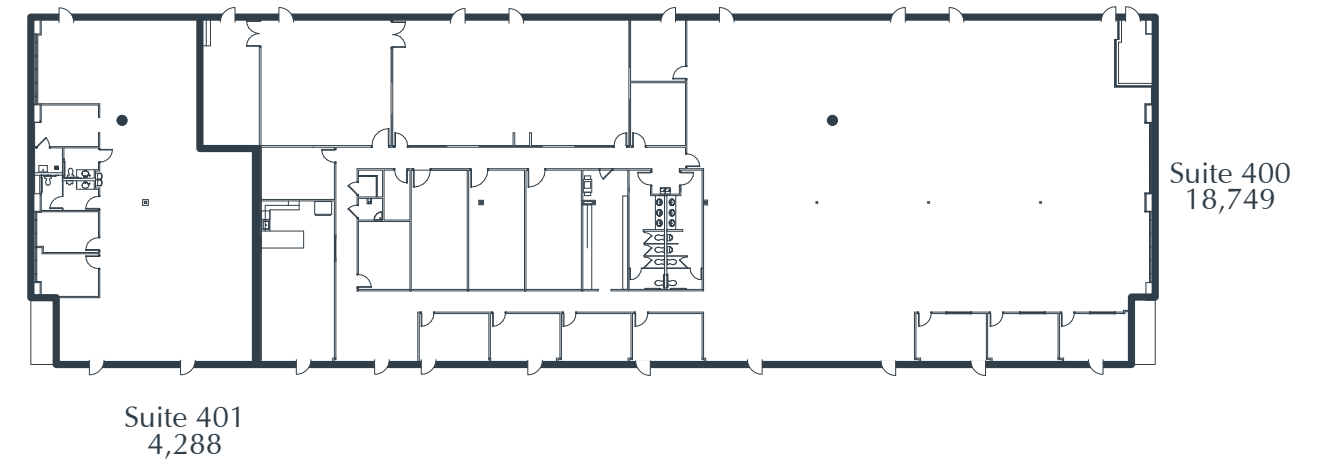
Suite 310 Highlights

- 5,512 SF
- Rear Drive in door
- Available now
- \$19.00/sf NNN
- 100% HVAC

Suite 308 Highlights

- 3,722 SF
- Rear Drive in door
- Available now
- \$19.00/sf NNN
- 100% HVAC

AGTC 4



BUILDING LOCATION





ASPEN GROVE

TECH CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

MADISON WENZLER

+1 615 301 2821

madison.wenzler@cushwake.com

MICHAEL HAVENS, CCIM

+1 615 301 2813

michael.havens@cushwake.com