

# COOL SPRINGS COMMONS

7100 COMMERCE WAY / BRENTWOOD, TENNESSEE



# CLASS A AMENITIES

AT CLASS B RATES



360° VIRTUAL TOURS

LOBBY

CONFERENCE ROOM

TRAINING ROOM

light filled

LOBBY

# class a

ENTRANCE



# no excuses

ON-SITE FITNESS CENTER



# tenant

# improvements

RECENT EXAMPLE

# ping

# pong

ROOM



# COOL SPRINGS COMMONS

## 3 STORY

MULTI-TENANT OFFICE BUILDING

## COMPETITIVE

LEASE TERMS

SHARED FACILITIES

## CONFERENCE AND TRAINING ROOMS

## BUILDING SIGNAGE

FOR LARGE USER TENANT

## 4.5/1,000\*

EFFECTIVE PARKING RATIO

*\*4.5/1,000 Parking Included. Higher parking ratios available for a cost.*

## ON-SITE AMENITIES

FITNESS CENTER, WALKING TRAIL  
AND OUTDOOR BASKETBALL COURT

## REDUNDANT POWER SUPPLY

DATA CENTERS AND FIBER CARRIERS ON-SITE

planned  
improvements  
TO COMMON AREAS

Courtyard



Bldg 1 - Main Lobby



Exterior Amenity Space



health  
& SAFETY

Suburban low-rise building with large  
stairwells and multiple points of entry

ENHANCED HVAC  
STANDARDS, INCLUDING UV  
LIGHTS, FOR HIGH QUALITY  
AIR CIRCULATION

AMPLIFIED  
CLEANING  
PROTOCOLS

TOUCHLESS  
FAUCETS AND  
SOAP DISPENSERS

HAND SANITIZER  
STATIONS  
THROUGHOUT  
BUILDING

# LOCATION

highly visible  
signage  
opportunities

immediate  
interstate  
access

outdoor  
courtyard

4.5/1,000 sf  
parking

**20** Minute Drive  
to Nashville (16 Miles)



WATCH OUR VIDEO



COOL SPRINGS  
COMMONS



premium  
signage  
opportunity

I-65 FRONTAGE



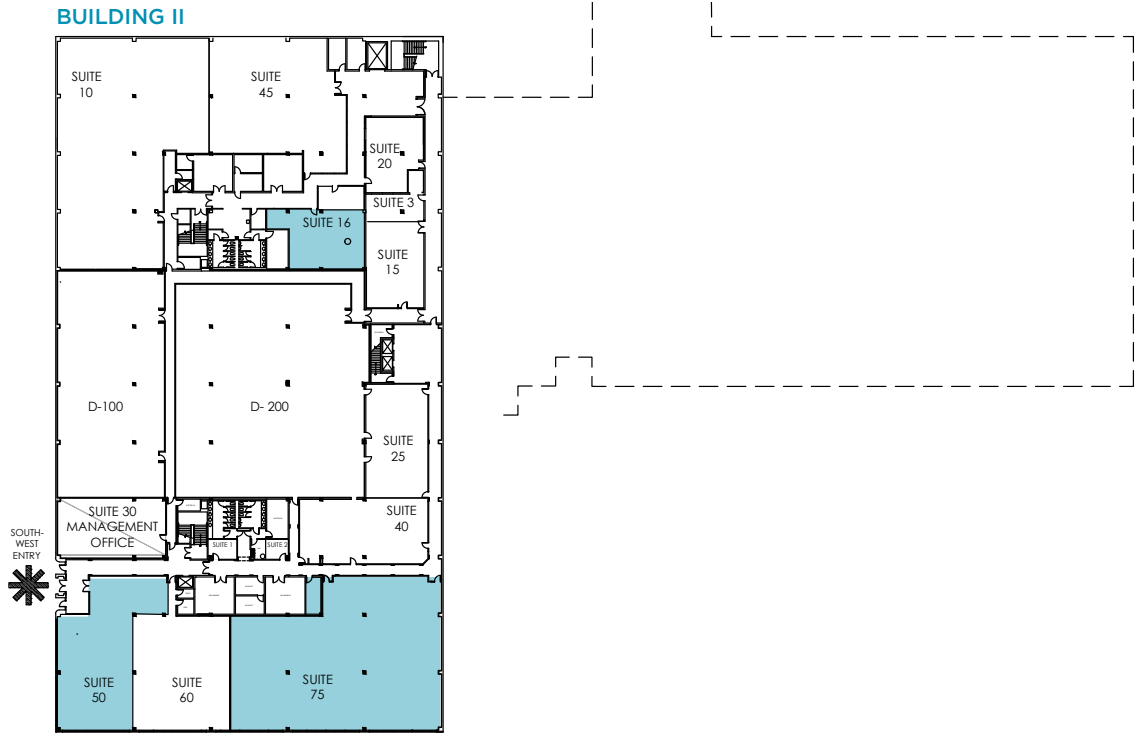
# AVAILABLE SUITES 1,590 - 107,705 SF+

## BUILDING II CURRENTLY AVAILABLE

SUITE 75 - 9,241 sf  
SUITE 12 - 1,590 sf

SUITE 50 - 4,594 sf

Ground Floor



## BUILDING II CURRENTLY AVAILABLE

SUITE 170 - 3,021 sf  
SUITE 175 - 9,057 sf

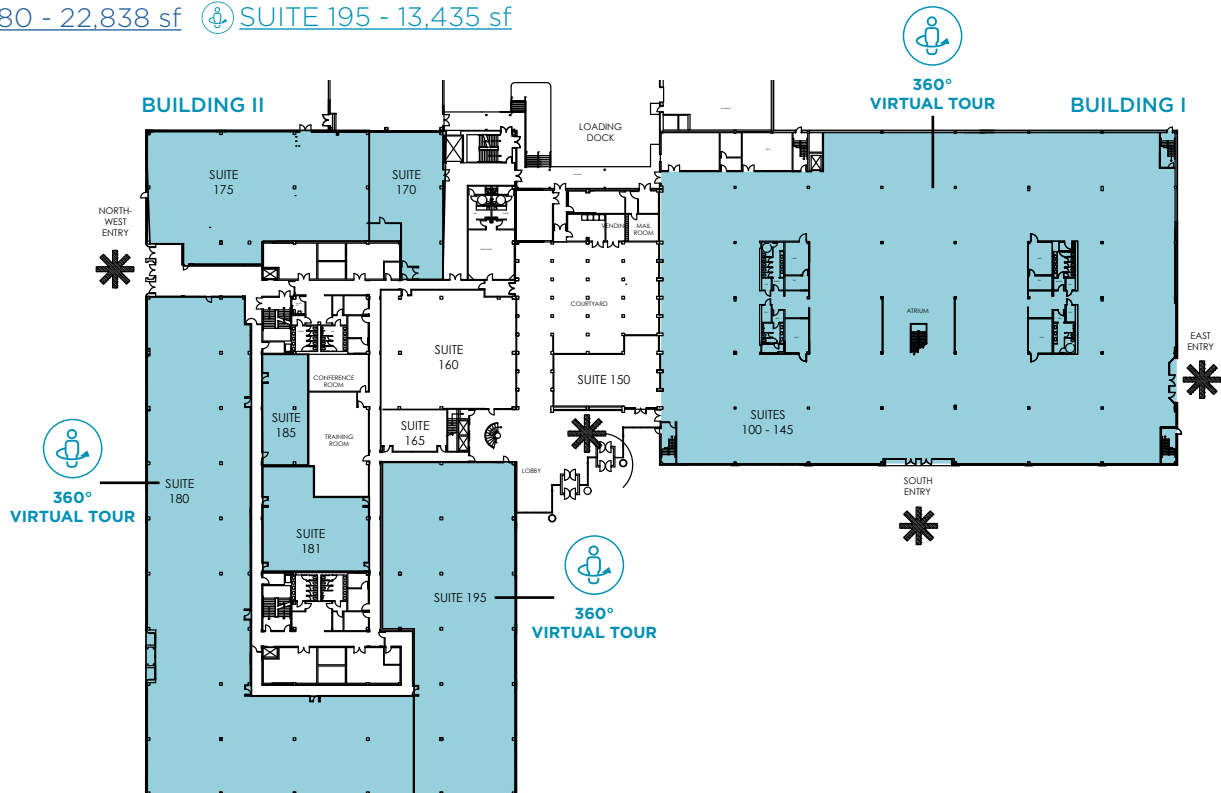
SUITE 181 - 3,251 sf  
SUITE 185 - 1,730 sf

SUITE 180 - 22,838 sf SUITE 195 - 13,435 sf

## BUILDING I CURRENTLY AVAILABLE

SUITE 100 - 53,853 sf (Divisible)

First Floor



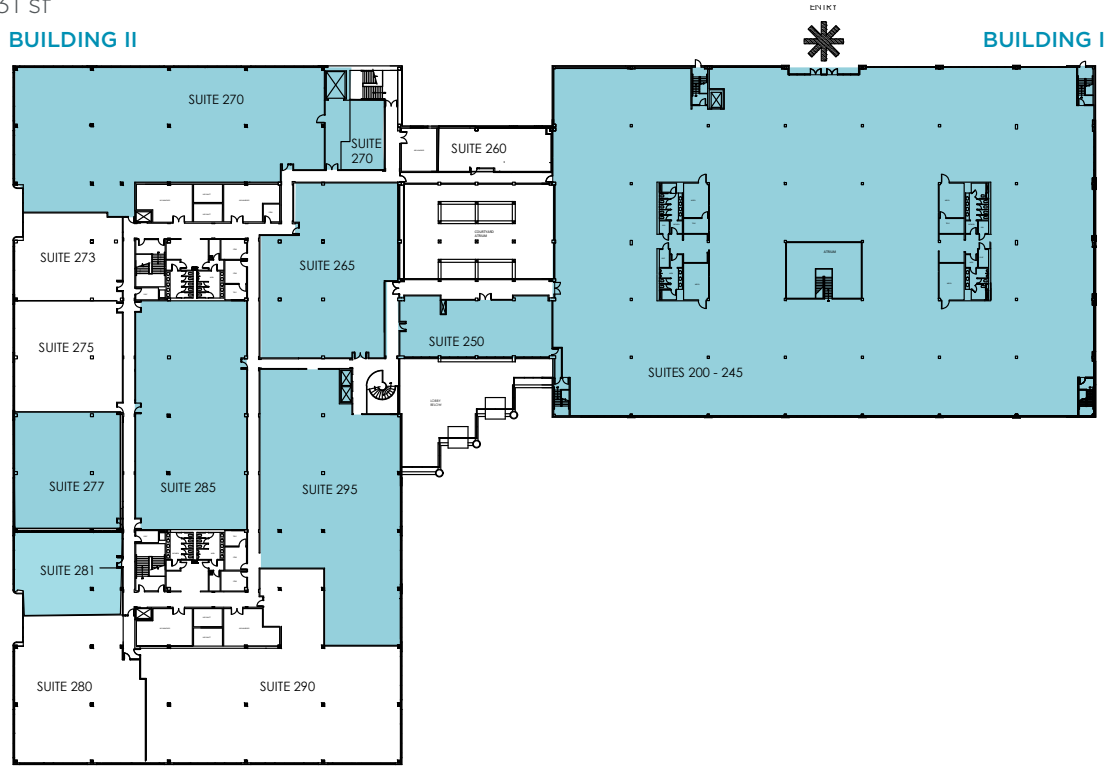
**BUILDING II** CURRENTLY AVAILABLE

- SUITE 250 - 2,752 sf
- SUITE 265 - 6,623 sf
- SUITE 270 - 12,950 sf
- SUITE 277 - 3,931 sf
- SUITE 281 - 2,869 sf
- SUITE 285 - 7,860 sf
- SUITE 295 - 9,698 sf

**BUILDING I** CURRENTLY AVAILABLE

SUITE 200 - 53,852 sf (Divisible)

Second Floor



**BUILDING I FEATURES**

**SUITE 100**

has independent building-front entrance and signage

Floors can be demised and **leased separately** if desired

Attractive centerpiece internal staircase

Built out data center and control room on the 1st floor

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