



4,000 SF Available

Property Highlights

- \$26.00/SF NNN
- 7 private offices and a conference room
- Spacious lobby with adjacent patio
- Surrounding retail and restaurants
- Cool Springs location



Demographics

	1 Mile	3 Mile	5 Mile
Population	3,796	35,725	93,078
AVG. HH Income	\$136,057	\$137,433	\$142,894
Daytime Population	28,168	78,405	128,385



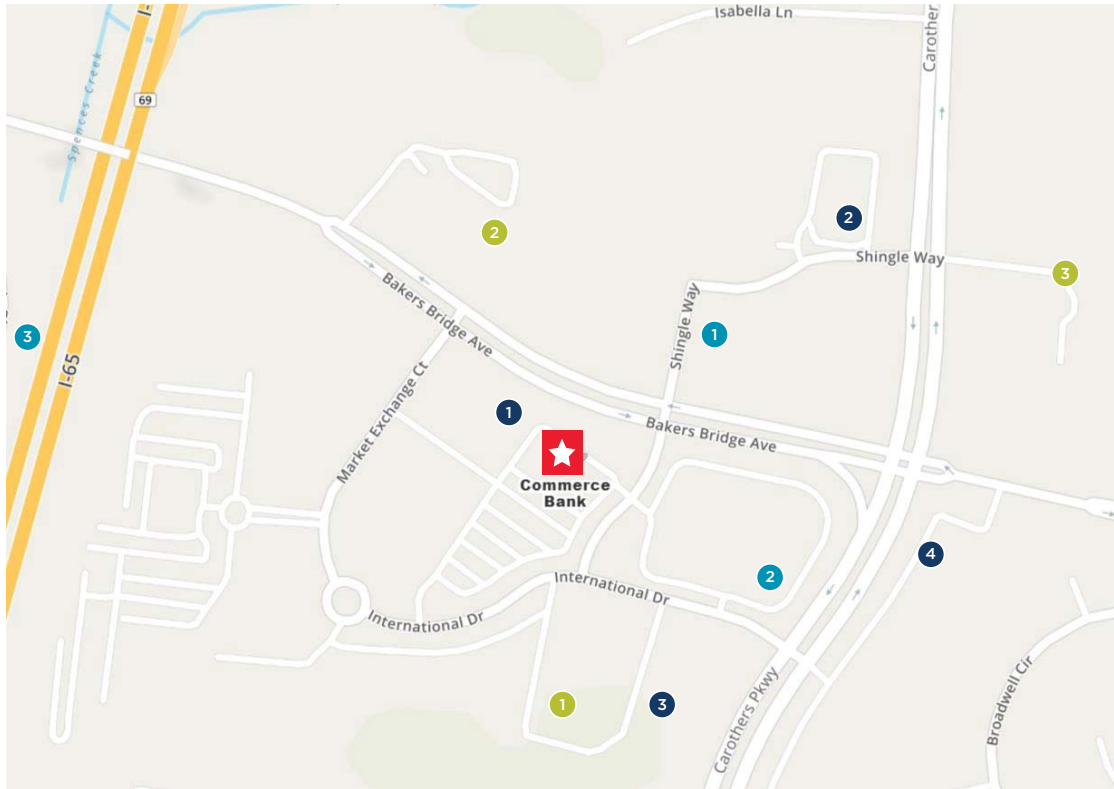
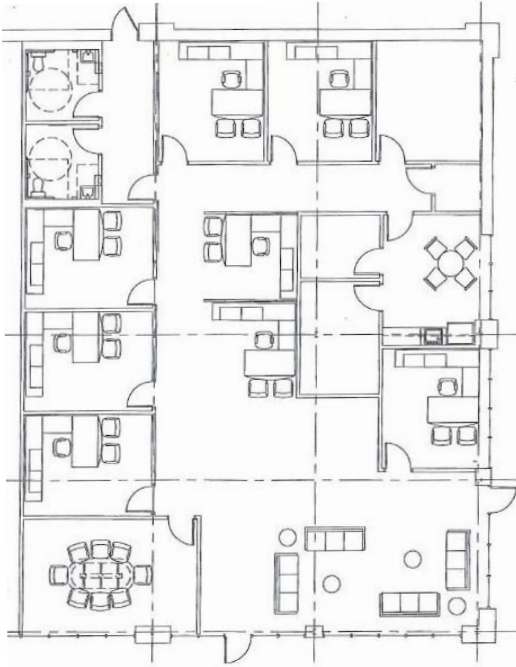
**CUSHMAN &
WAKEFIELD**

FOR LEASE

625 Bakers Bridge Avenue

Franklin, TN 37067

Floor Plan



RESTAURANTS

- 1 Wild Ginger
- 2 Starbucks
- 3 Einstein Brothers
- 4 Moe's Original BBQ

SERVICES/RETAIL

- 1 CVS
- 2 Studio Gaven
- 3 Cool Springs Galleria

HOTELS

- 1 Home2Suites by Hilton
- 2 Hyatt Place
- 3 Hilton Garden Inn

Crews Johnston

+1 615 301 2901

crews.johnston@cushwake.com

Leroy Norton

+1 615 383 2085

lnorton@ndgproperties.com

1033 Demonbreun, Suite 600

Nashville, TN 37203

main +1 615 301 2800

fax +1 615 301 2957

cushmanwakefield.com

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