


UP TO 53,500 RSF  
CLASS A OFFICE + R&D  
TECHNOLOGY CAMPUS

OAK  
POINT



ip innovationpark

A COOL SPRINGS REDEVELOPMENT PROJECT  
389 & 393 NICHOL MILL LANE, FRANKLIN, TN

An aerial architectural rendering of a modern university courtyard. The central feature is a circular garden bed with a raised concrete edge, containing several trees with vibrant purple blossoms and low-lying green plants. This garden is surrounded by a paved walkway that branches out in four directions. In the background, a large brick building with a grand entrance featuring several tall white columns and large glass windows is visible. People are scattered throughout the courtyard, walking on the paths and standing near the building. The overall atmosphere is bright and open, with a mix of greenery and modern architecture.

**A world class environment  
for business, technology,  
and industry collaboration.**

[www.theinnovationpark.com](http://www.theinnovationpark.com)



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Address:

**BUILDINGS A & C  
389 & 393  
NICHOL MILL LANE  
FRANKLIN, TN 37067**

For Lease:

**946 RSF - 53,500 RSF  
19,284 RSF CONTIGUOUS**

Parking:

**4 / 1,000 RATIO AVAILABLE  
403 EXISTING SPACES WITH  
EXPANSION POSSIBILITIES**

Rental Rate:

**CALL FOR RENTAL QUOTE**

Property Highlights

- Outstanding location in the Cool Springs sub-market
- Close access to I-65/Cool Springs interchange
- Surrounded by 11 million square feet of retail and restaurant amenities
- Seismically stabilized building
- 1000 Kw backup generator and UPS system to ensure continuous power service
- Numerous building renovations and landscape projects in the works

Property Description

Innovation Park is a 10 acre campus, consisting of two existing buildings along with a pad site for a third structure.

Innovation Park offers unprecedented lease opportunities for Class A office space combined with state-of-the-art technology facilities.

With above standard ceiling heights reaching up to 10' or higher, and excellent window lines with full-height glass, Building C is ideal for standard or creative office users.





WALMART

SAM'S CLUB

LOWES

CARMIKE

Cool Springs Boulevard

Cool Springs Boulevard

STARBUCKS

BED BATH & BEYOND

KROGER

Mallory Station Road



South Springs Drive

Mallory Lane

SPRINTZ

ACADEMY SPORTS



Nichol Mill Lane

COOL SPRINGS GALLERIA

363 UNIT LUXURY APARTMENTS UNDER CONSTRUCTION

PRIME COOL SPRINGS LOCATION

Address:

**BUILDING C**  
**393 NICHOL MILL LANE**  
**FRANKLIN, TN 37067**

Building Size:

**90,282 SF TOTAL**  
**3 STORIES**

Date Constructed:

**BUILT IN 2010**  
**CENTRIC ARCHITECTURE**

Renovations:

**2016 - 2017**  
**CENTRIC ARCHITECTURE**

Slab to Slab Height	Lower Level: 14 feet 0 inches First Floor: 16 feet 0 inches Second Floor: 14 feet 0 inches, and 25 feet 6 inches in the pop-up roof / mezzanine area
Floor to Ceiling Height	Varies but 9 feet 11 inches in most drop ceiling locations
HVAC System	4 pipe system of chillers/boilers/air handlers providing 200 tons per floor
Energy Management	Trane Tracer SC
Safety Features	Fire alarms, some rooms have FM2000 fire suppression system in them, labs have safety showers
Access and Security	Keyscan System VII version 7.0.12
Backup Power	Caterpillar Generator 1000 Kw; lower level has Liebert NX 490 V 12kVA UPS
Communications / Data	Fiber from Level 3 Communications, Internet from Comcast, copper from AT&T

**BUILDING A**

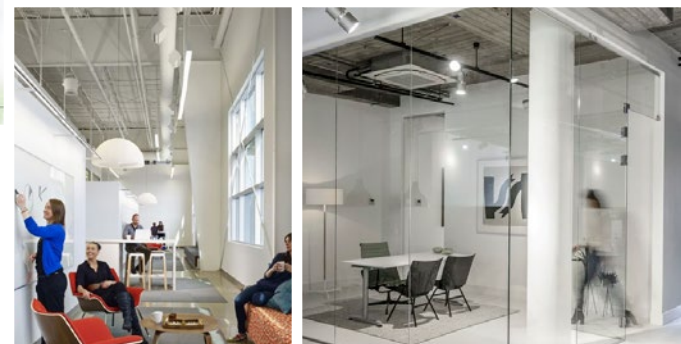
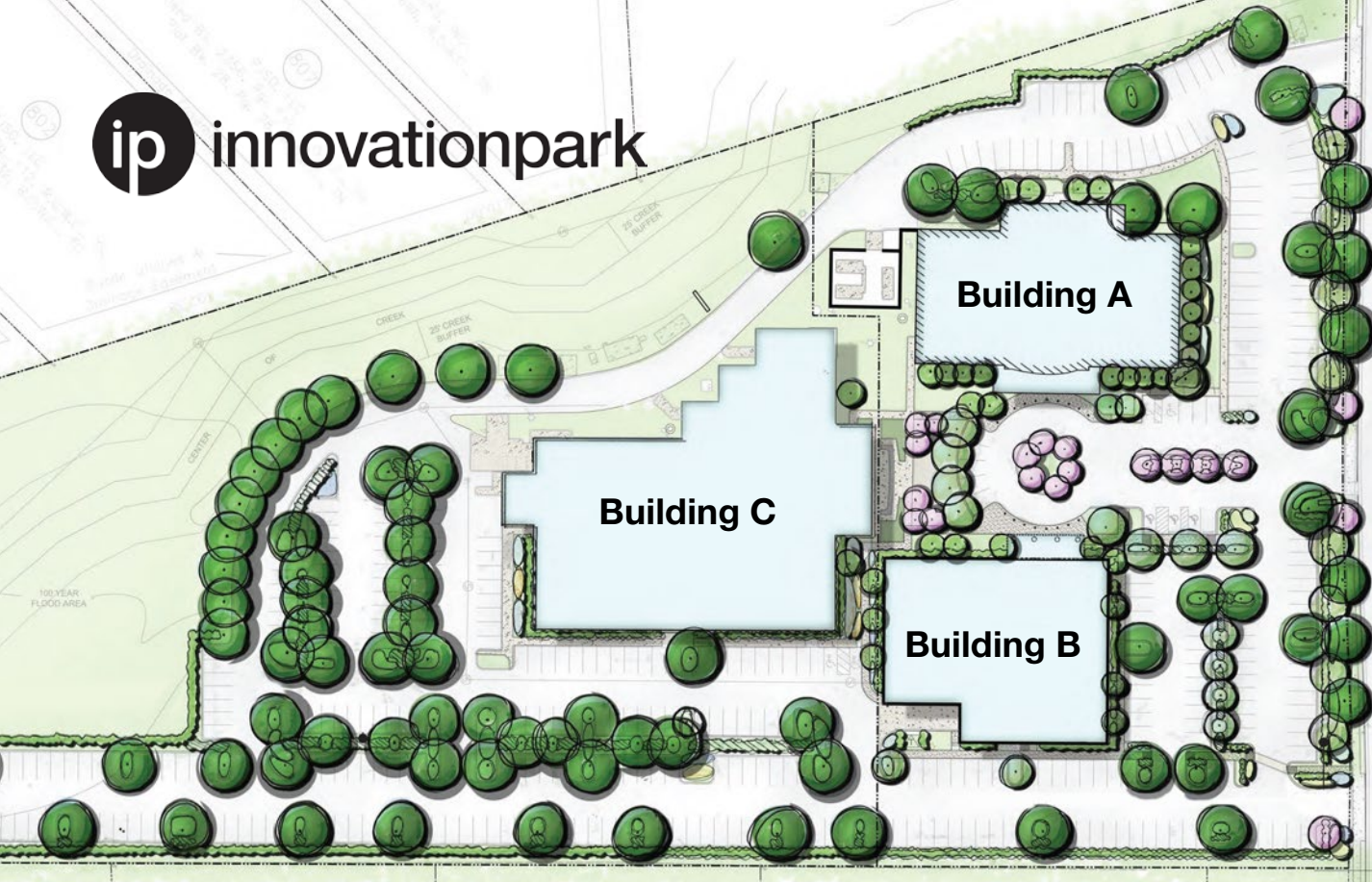
Built in 2004, Building A is a traditional Class A two-story office building totaling 32,000 SF.

**BUILDING B PAD SITE**

This 1.8 acre vacant pad site allows for the future expansion of Innovation Park to accommodate growth of existing and new tenants alike.

Originally envisioned to be a Class A office building, the pad site can also be developed to provide additional parking infrastructure.





Exterior Renovation

### REDEVELOPMENT PROJECT

- New landscaping and hardscaping by KV+D will dramatically improve the visual impression when approaching the campus
- New monument signage is planned for Nichol Mill Lane, and will offer identification for anchor tenants
- Parking lot resurfacing and completion will increase the number of parking spaces significantly with additional expansion possibilities
- A future Building B development will complete the Innovation Park campus

Interior Renovation

### INTERIOR BUILD OUT

OakPoint is partnering with Centric Architecture for the build out of the common areas of Building C.

The new design will incorporate modern and minimalist elements, as well as durable materials to create a workspace that will complement the innovative companies the campus was designed to accommodate.

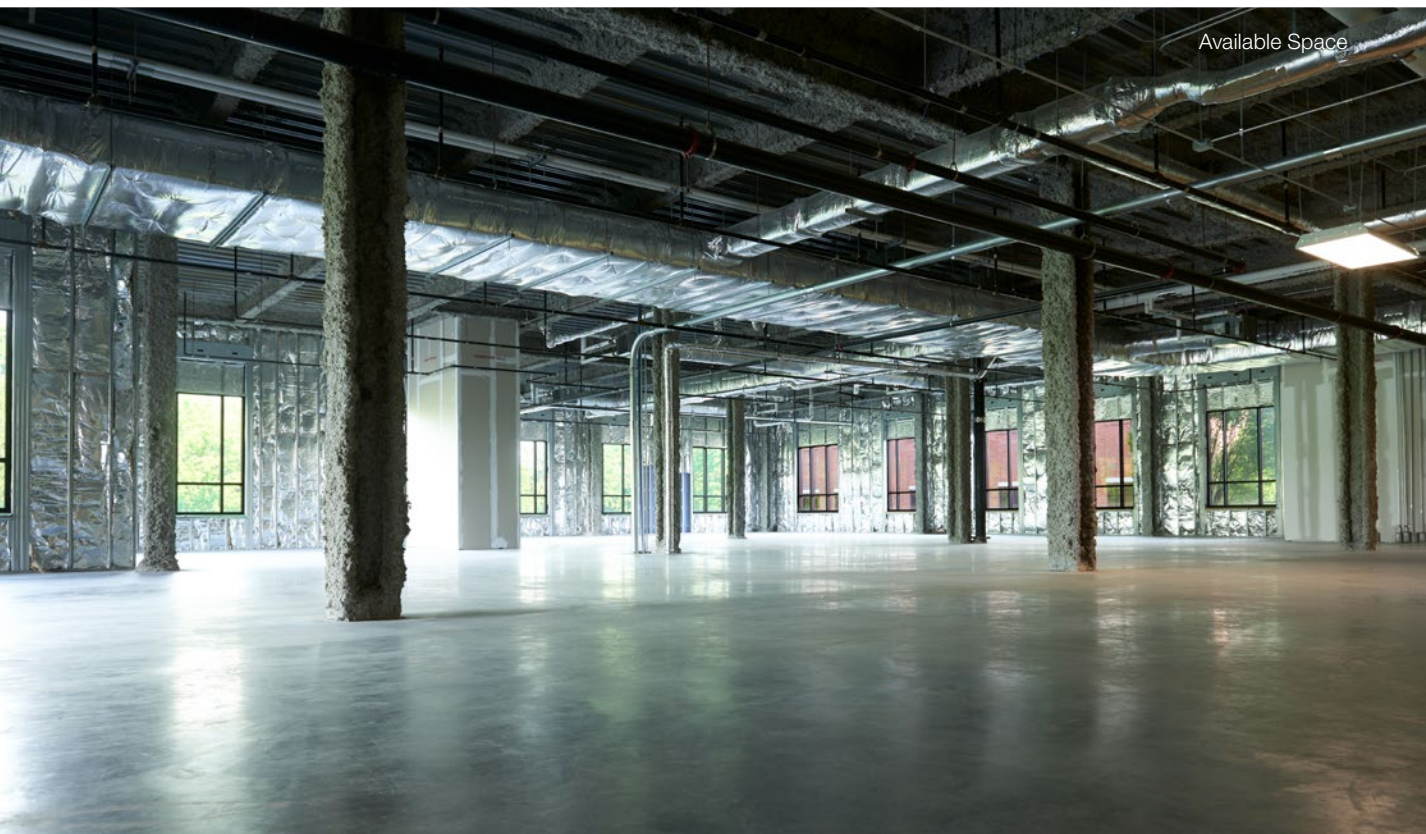
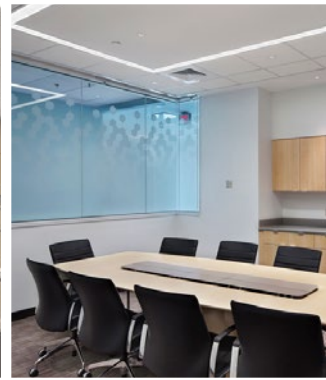
Concept images are shown to the right >

### BRANDING

Finishing touches will introduce colorful furniture, building signage and artwork to carry out the brand.



Existing Tenant Spaces



Available Space





379

# OAK POINT

ADVISORY | INVESTMENTS | REAL ESTATE



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