



# BOWERS PARK

AT COOL SPRINGS



**6640 & 6550**

CAROTHERS PARKWAY

**KBS CBRE**



# PROPERTY OVERVIEW

6640 and 6550 Carothers Parkway is a two-building, Class A workplace community located in Franklin's Cool Springs executive growth corridor. Home to more than a dozen diverse national and global businesses, the campus offers professionals the ability to work where others retreat.



**Bowers Park I**  
6640 Carothers Parkway

**Bowers Park II**  
6550 Carothers Parkway

## BUILDING OVERVIEW

- > Two Five Story Class A Buildings
- > LEED EB Gold Certified with U.S. Green Building Council
- > Built in 2006-2007
- > Beautiful Stone Lobby with 22' Ceilings
- > Spacious Floor Plates at ±32,500 SF
- > 4.00/1,000 Parking
- > Secure building access
- > Campus Security
- > Outdoor seating area
- > Nissan Loop - 2 mile walking path located across the street
- > Fitness Center with state of the art machines, locker rooms and showers
- > On-Site Building Management





# A brief look inside the design process

## Amenities designed to break [away from] routine

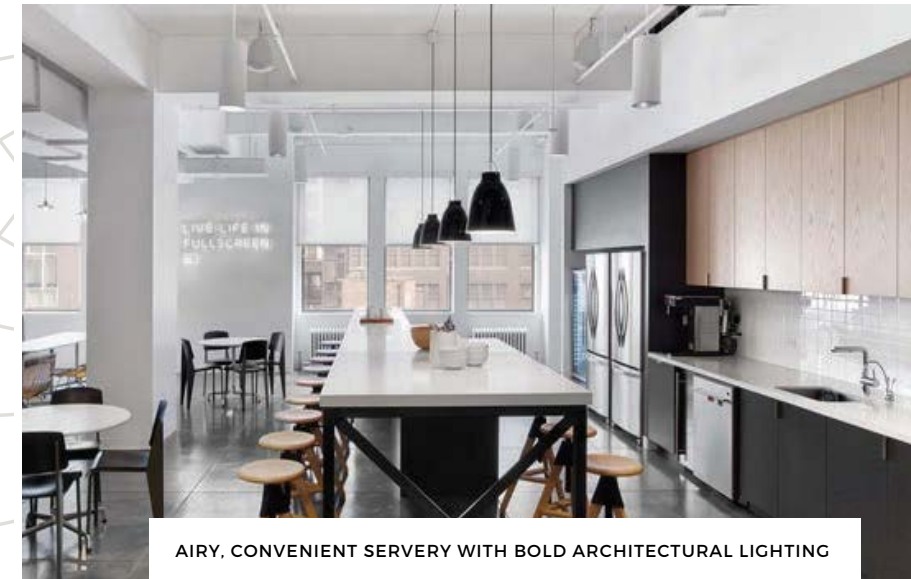
The social hub at Bowers Park is designed with today's employee in mind. Delivering convenience, accessibility, and variety destined to elevate the average workday (...and save time from those singular errand commutes).



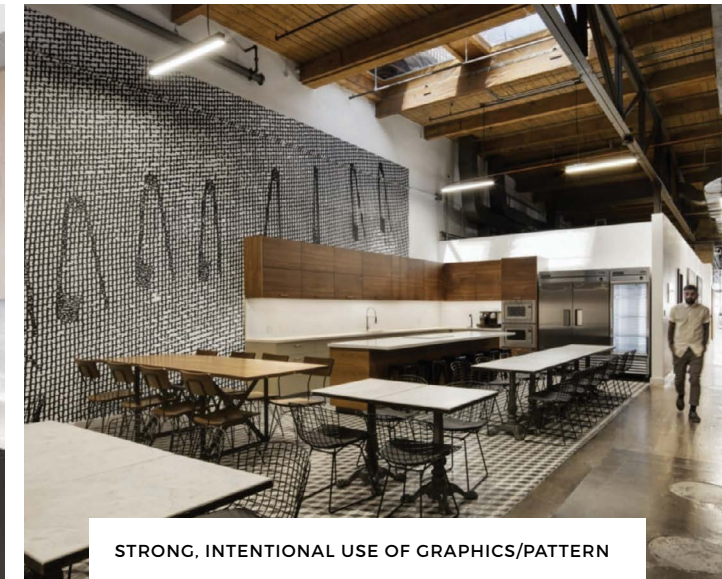
- Fuel up with a cup of coffee and plug-in for morning email catch-up at the adjoining open lounge.
- Stop back for a quick lunch from the tried-and-true local restaurant hosting today's Fooda.
- Snag a reservation for your team in one of two meeting rooms for a brainstorming charette.
- Grab an afternoon beverage from the honesty market and step out onto the private patio for your 4p conference call, surrounded by nature vs. walls.
- End your work day with a yoga class on-demand with colleagues in the Bowers Park private studio room, all while avoiding rush hour traffic.

No matter your routine, discover endless possibilities inside one dynamic hub.

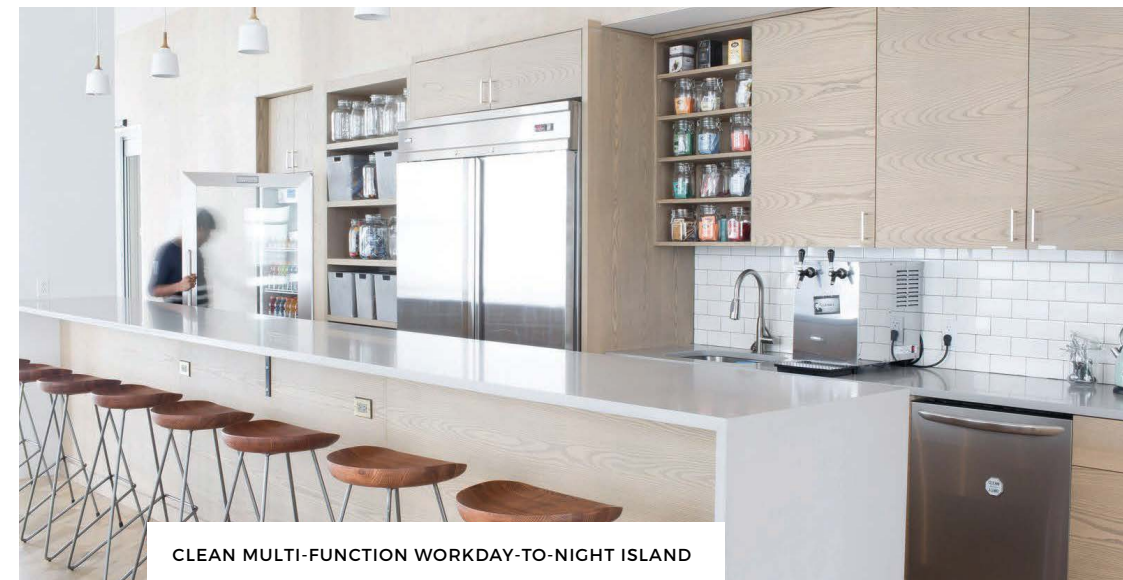
Debuting early 2019



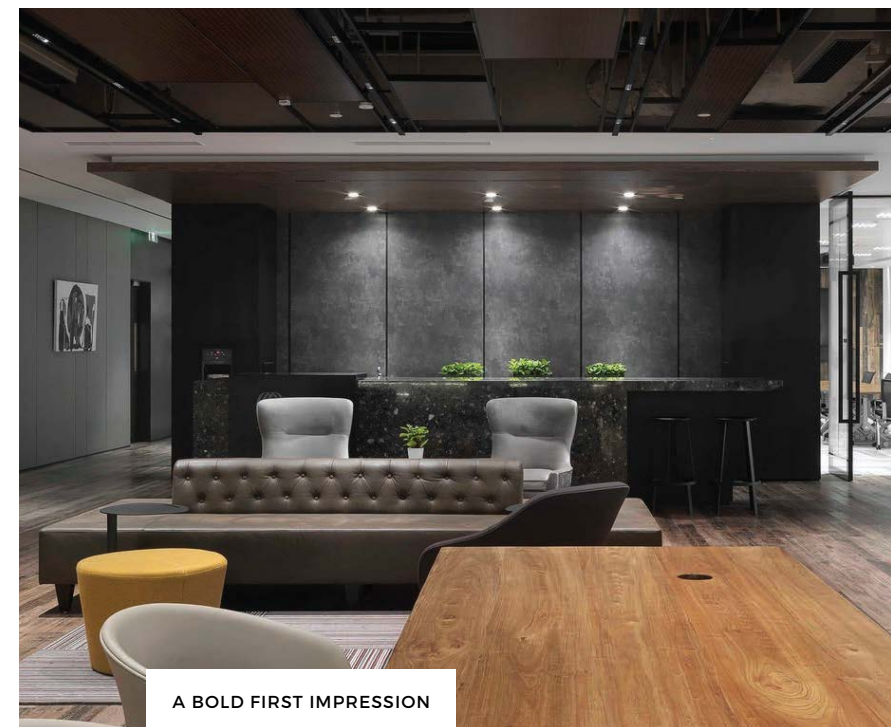
AIRY, CONVENIENT SERVERY WITH BOLD ARCHITECTURAL LIGHTING



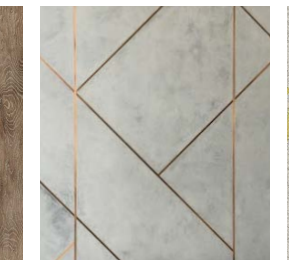
STRONG, INTENTIONAL USE OF GRAPHICS/PATTERN



CLEAN MULTI-FUNCTION WORKDAY-TO-NIGHT ISLAND

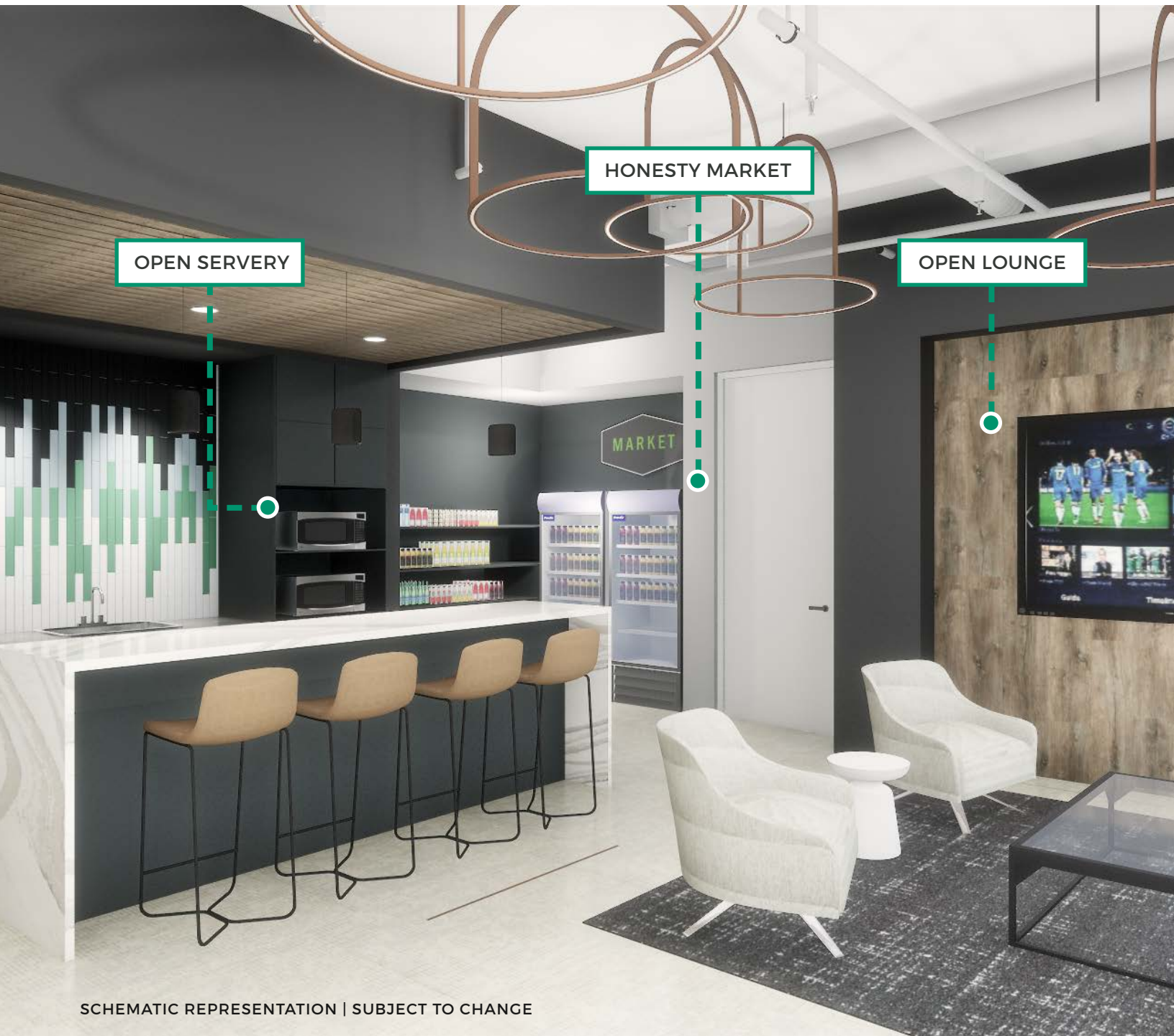


A BOLD FIRST IMPRESSION





# A 'first look' inside the social hub



Designed for reprieve,  
fueled by conversation.

From am coffee to  
pm happy hour.



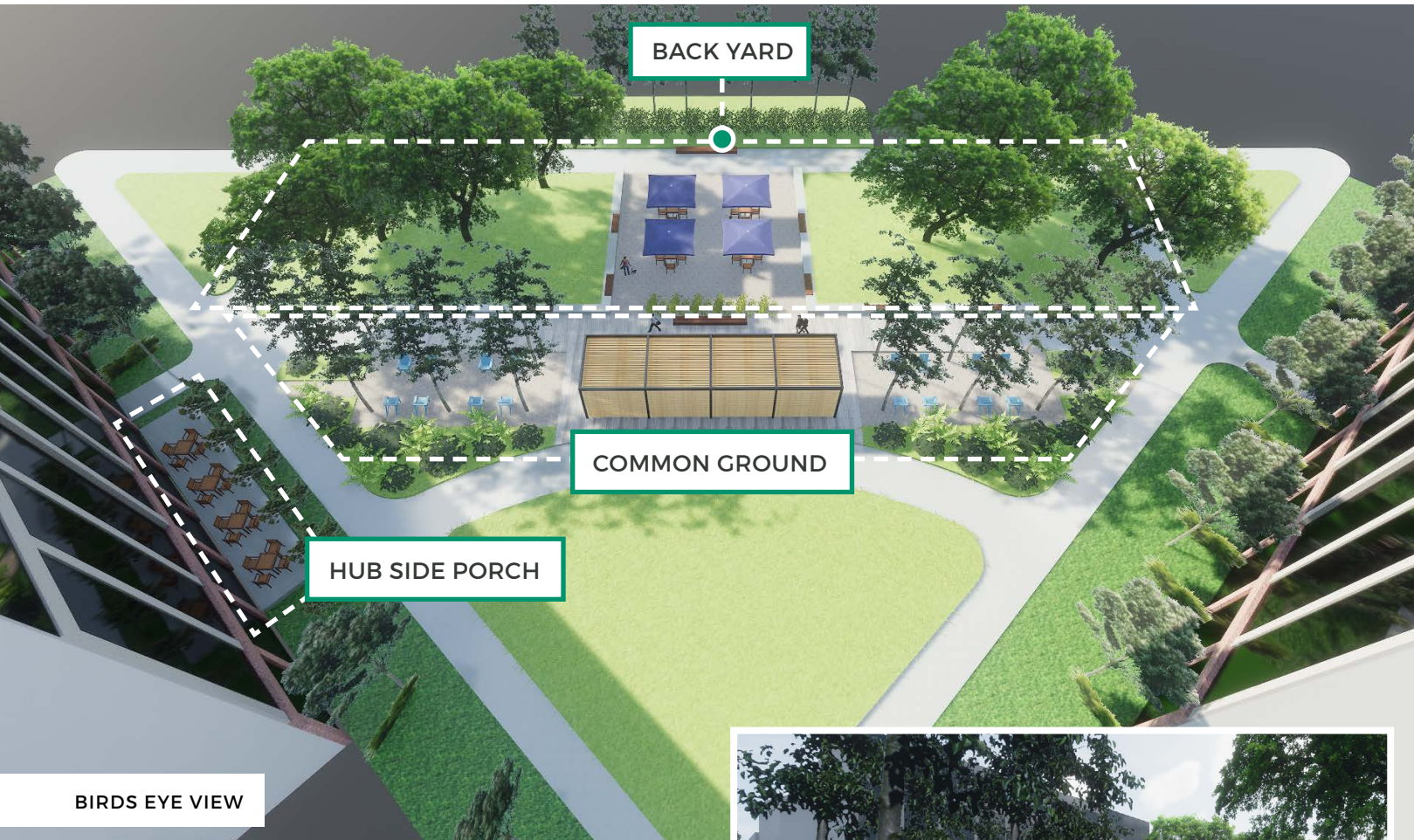
# GREENSPACE MEETS WORKPLACE

COMING SOON: Q1 2019

United by a soon to come, Wi-Fi equipped communal pocket park on impeccably maintained grounds with access to a six-mile natural jogging trail, this workplace community is intelligently built for lifestyle, efficiency and longevity.



## Sprouting up 1Q 2019



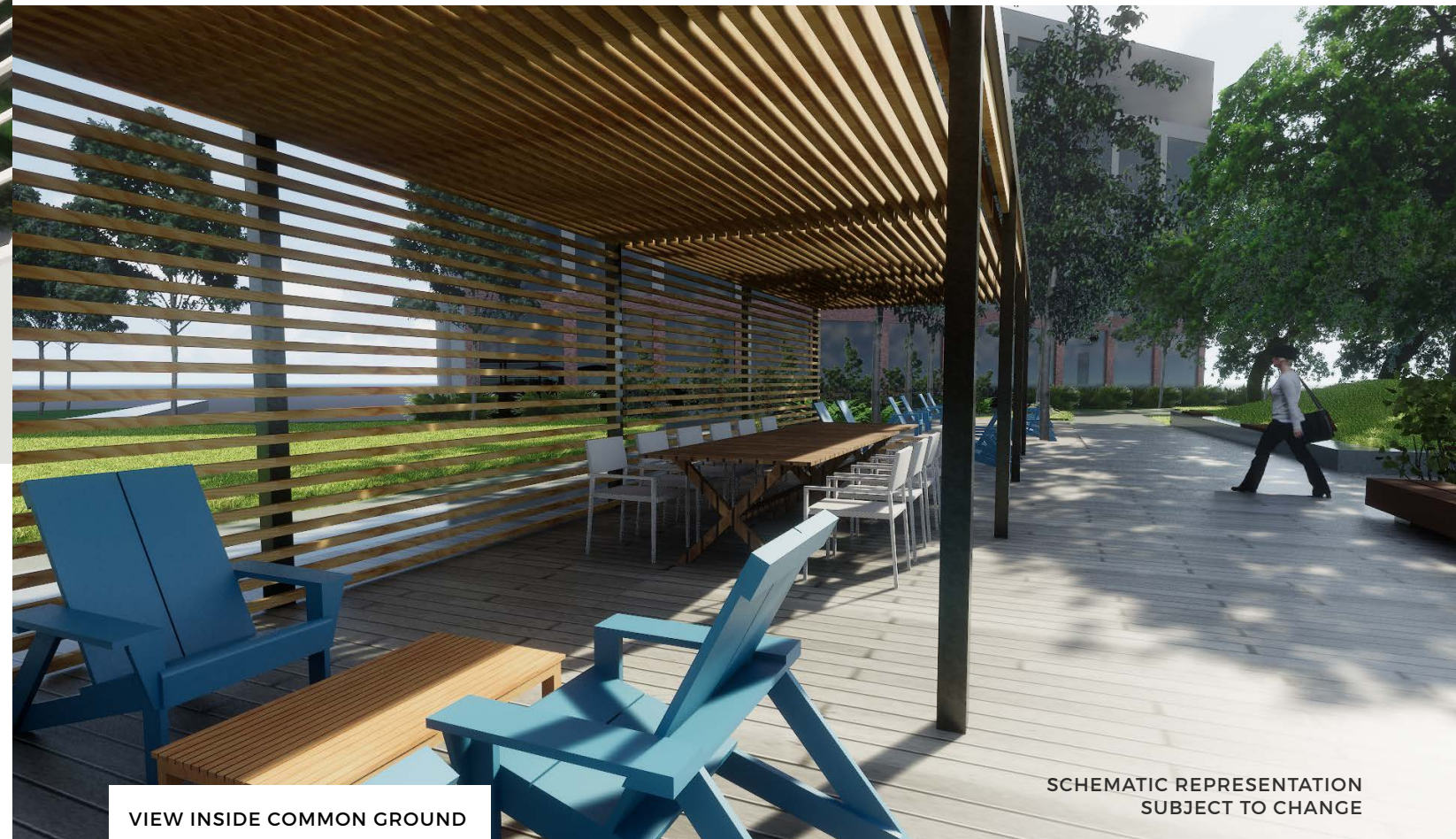
BIRDS EYE VIEW



VIEWS TOWARDS 6640



VIEW TOWARDS THE BACK YARD



VIEW INSIDE COMMON GROUND

SCHEMATIC REPRESENTATION  
SUBJECT TO CHANGE



# SITE LOCATION AND SURROUNDING AMENITIES

Strategically located five minutes from **100+** restaurants, lodging and conveniences **10 minutes** from historic downtown Franklin, Bowers Park is a welcomed retreat from urban sprawl right in the heart of prime in-town access.

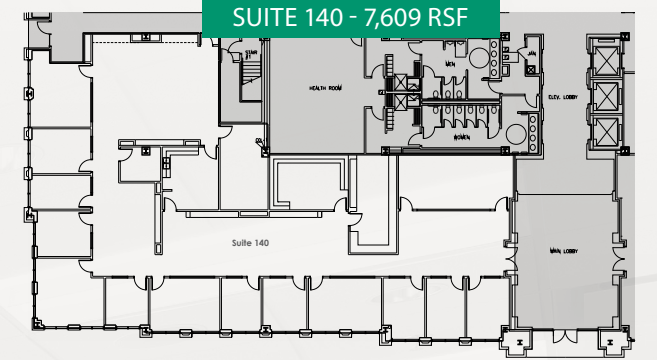
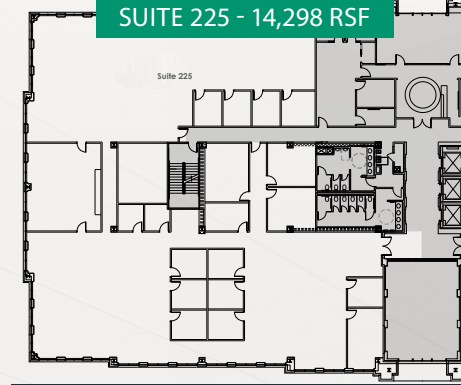
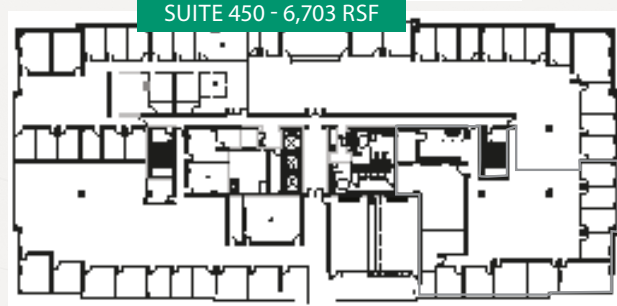
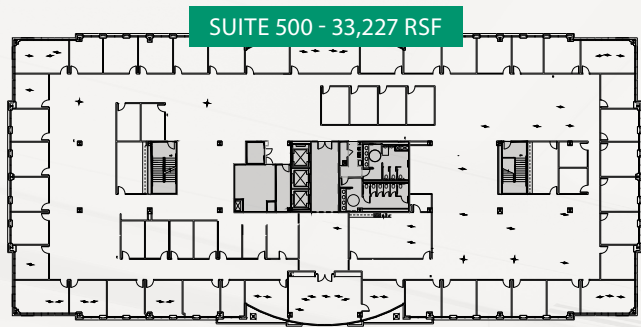




# CURRENT AVAILABILITY



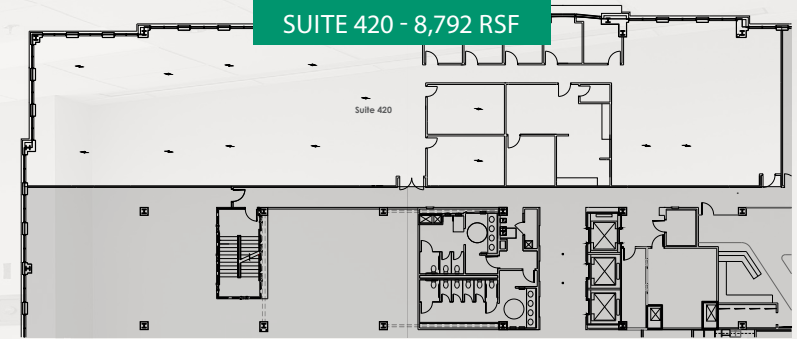
# CURRENT AVAILABILITY



SUITE 205 - 5,223 RSF

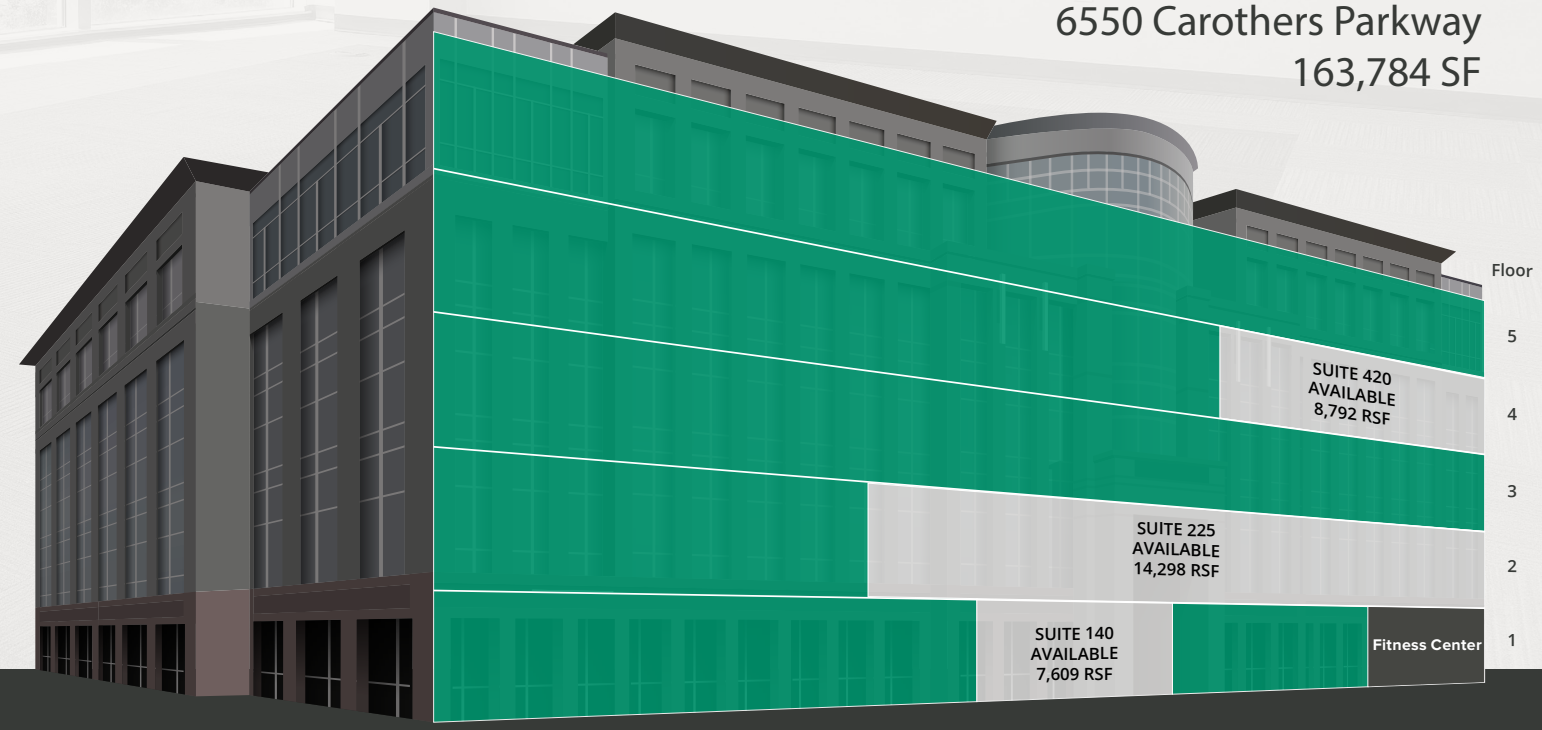
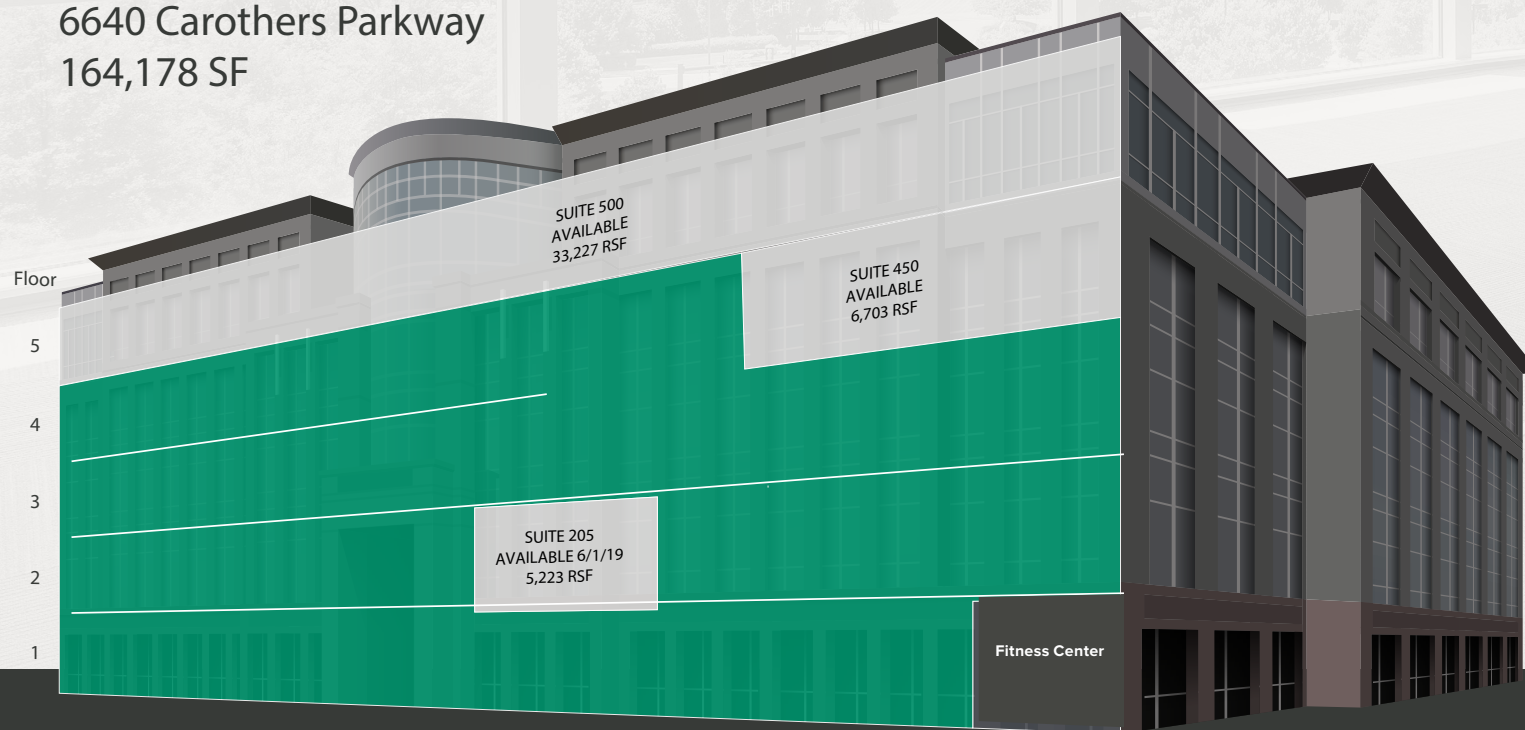


SUITE 420 - 8,792 RSF



**BOWERS PARK I**  
6640 Carothers Parkway  
164,178 SF

**BOWERS PARK II**  
6550 Carothers Parkway  
163,784 SF





# UNOBSTRUCTED VIEWS OF COOL SPRINGS

TOP FLOOR AVAILABLE NOW - Suite 500 | 33,227 RSF



Change drives growth—and we're committed to ever-evolving for the benefit of our tenants and their employees.

We personally invite you to experience the progressive vision and incomparable amenity inclusions unfolding now at Bowers Park.

Design is nearing completion and we'd love the opportunity to show you our comprehensive plans driving the next generation of workplace.



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## BOWERS PARK

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For more information, contact

**JT Martin, CCIM**  
Senior Vice President  
615.248.1112  
[jt.martin@cbre.com](mailto:jt.martin@cbre.com)

**Taylor Hillenmeyer**  
Senior Vice President  
615.248.1107  
[taylor.hillenmeyer@cbre.com](mailto:taylor.hillenmeyer@cbre.com)

**Janelle Gallagher**  
Senior Associate  
615.248.1155  
[janelle.gallagher@cbre.com](mailto:janelle.gallagher@cbre.com)

**KBS CBRE**