



**mallery  
green**

WORK WELL. LIVE WELL.

3401 Mallory Lane, Franklin, TN  
[mallorygreen.info](http://mallorygreen.info)





**Building Features**

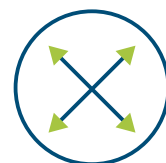
Class A Office  
Five Stories  
178,000 SF



### Wired Certified

Meet your critical and ever-evolving technology needs at Mallory Green.

We are the first office building in Tennessee to be Wired Certified and among the 1,500 buildings world-wide. Wired certified buildings offer best-in-class connectivity infrastructure that provide tenants with superior tech capabilities.



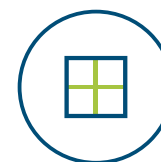
### Large Open And Efficient Floor Plates

Highly efficient space planning with 37,500 SF floor plates.



### 5:1,000 Parking With 84 Covered Underground Parking Spaces

Ample parking options including the ability to park underground accessing the building directly from the parking garage.



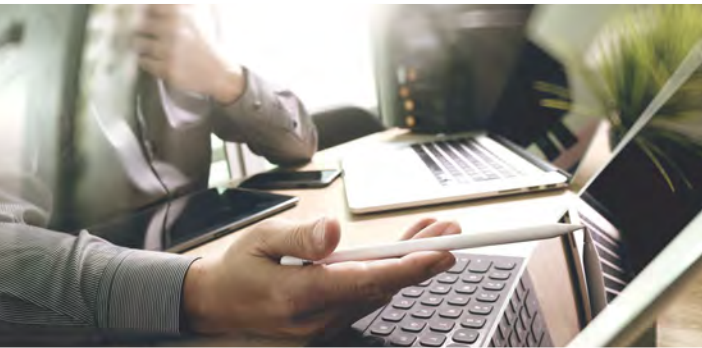
### Floor-To-Ceiling Glass Windows

Large open floor plates, slab-to-slab heights of at least 14 feet and floor-to-ceiling windows give tenants plenty of natural light throughout all areas of the building.



## Amenities

Best in class amenities create a work environment that yields happier, motivated and productive employees.



## Indoor:



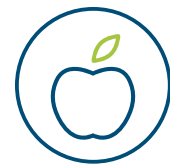
### Green Wall

Enjoy the benefits of nature inside with our Green Wall located in the WiFi enabled common area on the first floor. Indoor plants are known to improve an individual's overall wellbeing and productivity.



### Wellness Center

At Mallory Green, we encourage work-life balance with our on-site state of the art fitness center including cardio equipment, weights, showers and lockers.



### Micro Market

Giving employees a quick on-site healthy lunch option with fresh food and drinks.



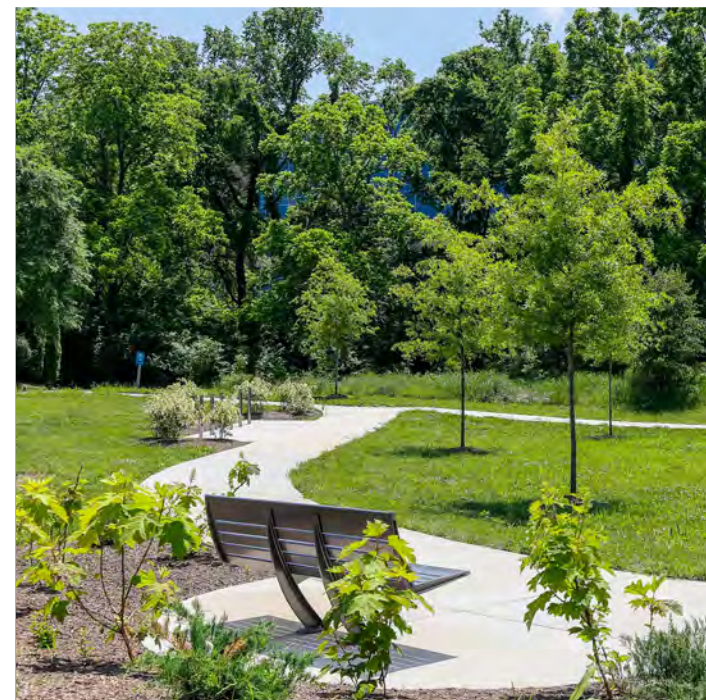
### WiFi Enabled Common Areas

Regroup, recharge and refresh in our WiFi enabled collaborative meeting spaces. The designated area is designed for tenants to expand their workspace while sharing ideas and experiences.

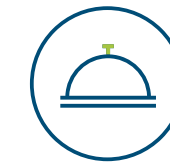


### Barista

Available on the first floor to building tenants, located in Spaces.

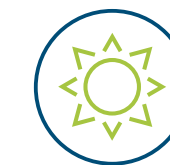


## Outdoor:



### Two Hotels Under Construction On Site

Enjoy the convenience of having two hotels located on-site. This allows easy access for clients traveling for meetings, conferences, etc. Construction to be completed by late 2019.



### Patio Seating Area

Enjoy the tranquility of our outdoor terrace with seating that overlooks a beautiful backdrop of tall oak and hickory trees.



### Outdoor Walking Trails

Providing a unique amenity in Cool Springs, Mallory Green gives you the ability to explore the outdoors with our walking trails, winding through 4 acres of protected green space.

## Surrounding Amenities

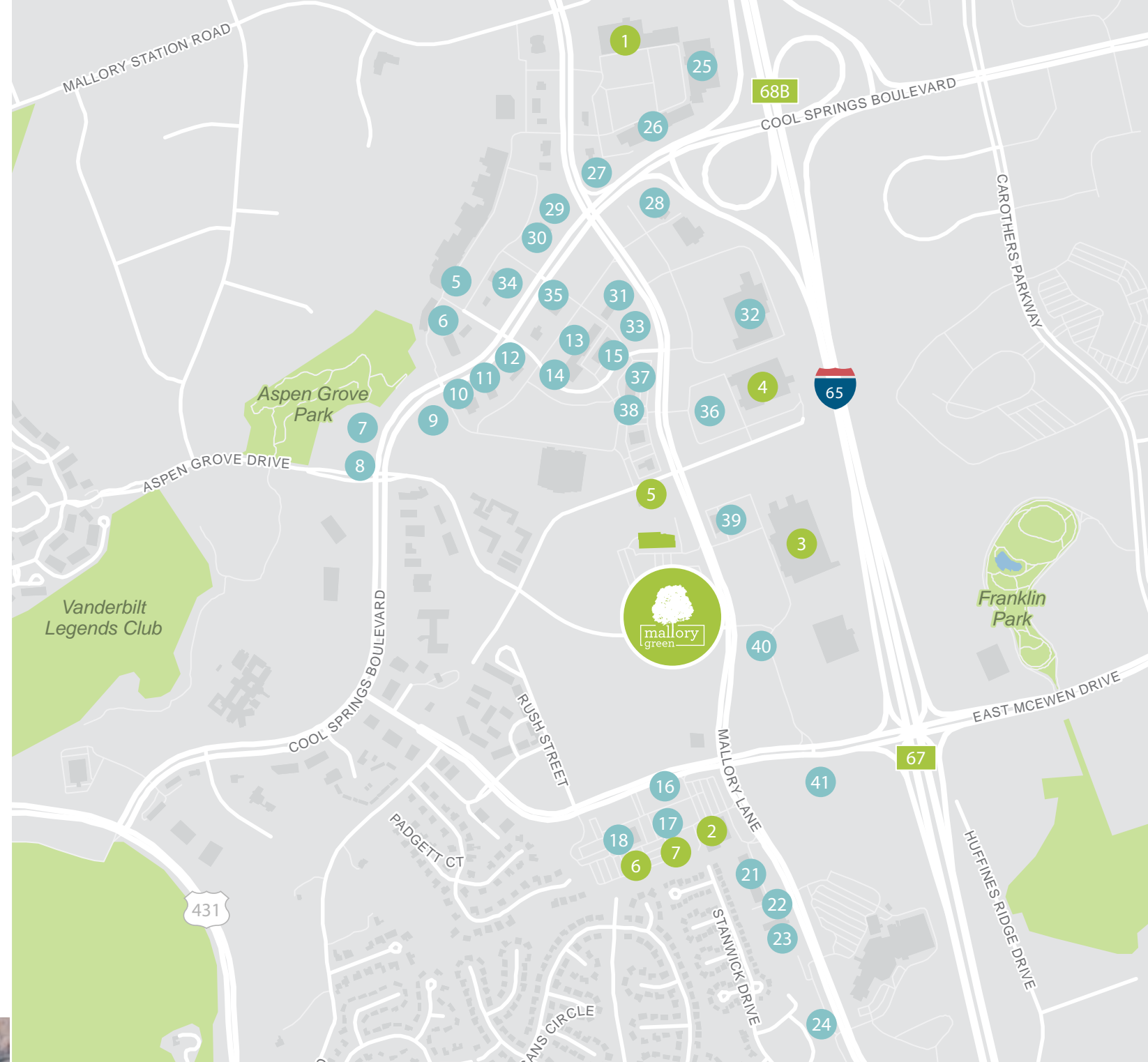
Mallory Green sits in the middle of over 50 restaurant options and major retailers all within a 10 minute walk from campus.

### ● Retail

- 1 Kroger
- 2 Whole Foods
- 3 Walmart
- 4 Sam's Club
- 5 Orange Theory
- 6 Pure Barre
- 7 Lululemon

### ● Food And Drinks

- |   |                                    |                                 |
|---|------------------------------------|---------------------------------|
| 5 Which Wich Superior Sandwiches        | 17 Bricktop's                      | 30 Starbucks                    |
| 6 P.F. Changs                           | 18 Pei Wei                         | 31 Five Guys, Papa John's Pizza |
| 7 Burger Up, Pie Five Pizza & Co.       | 19 Brixx Wood Fired Pizza          | 32 Panda Express, Zoes Kitchen  |
| 8 Moe's Southwest Grill                 | 20 Little Ceasars                  | 33 Chuy's                       |
| 9 Subway                                | 21 Subway                          | 34 Newk's Eatery                |
| 10 Chipotle Mexican Grill               | 22 Sonic                           | 35 TGI Friday's                 |
| 11 Old Chicago Pizza & Taproom          | 23 Marco's Pizza                   | 36 Jim 'N Nick's Bar-B-Q        |
| 12 Mcdonald's                           | 24 Panera Bread                    | 37 Chick-Fil-A                  |
| 13 Smoothing King                       | 25 Las Palmas                      | 38 Jason's Deli                 |
| 14 J. Christopher's Breakfast & Lunch   | 26 Jersey Mike's Subs              | 39 Culver's                     |
| 15 Genghis Grill The Mongolian Stir Fry | 27 Wendy's                         | 40 Buffalo Wild Wings           |
| 16 Rooster's Hot Chicken                | 28 Jack In The Box, Bonefish Grill | 41 Firehouse Subs               |
|   | 29 Carrabba's Italian Grill        |                                 |



Cool Springs Galleria, a 1.35 million-square-foot regional shopping center within 1.5 miles of Mallory Green, provides five upscale department stores, over 165 specialty shops and a 500 seat food court. In addition, numerous retail shopping centers are located within minutes of the property, including the 235,000-square-foot Brentwood Place Shopping Center and the 166,000-square-foot Shoppes of Brentwood Hills anchored by Target. Restaurants located in the area include First Watch, Brentwood Grill, Chili's, Mère Bulles, Moe's Southeast Grill, O'Charley's, Pei Wei Asian Dinner, Panera, Ruby Tuesdays, Wild Iris as well as prominent hotels including Hampton Inn, Hilton, Hilton Suites, Holiday Inn, Marriott Courtyard, Comfort Inn and Steeplechase Inn.

## Nearby Fitness Studios

Studio Novo, Pure Barre, Hot Yoga Plus, OrangeTheory, Anytime Fitness and Cycle Bar are all within 5 minutes of Mallory Green. Working out is a part of many daily routines and the location of Mallory Green brings a convenience to tenants that you cannot find downtown. It allows employees to workout before, during or after work without having to travel far.

## North View



## South View

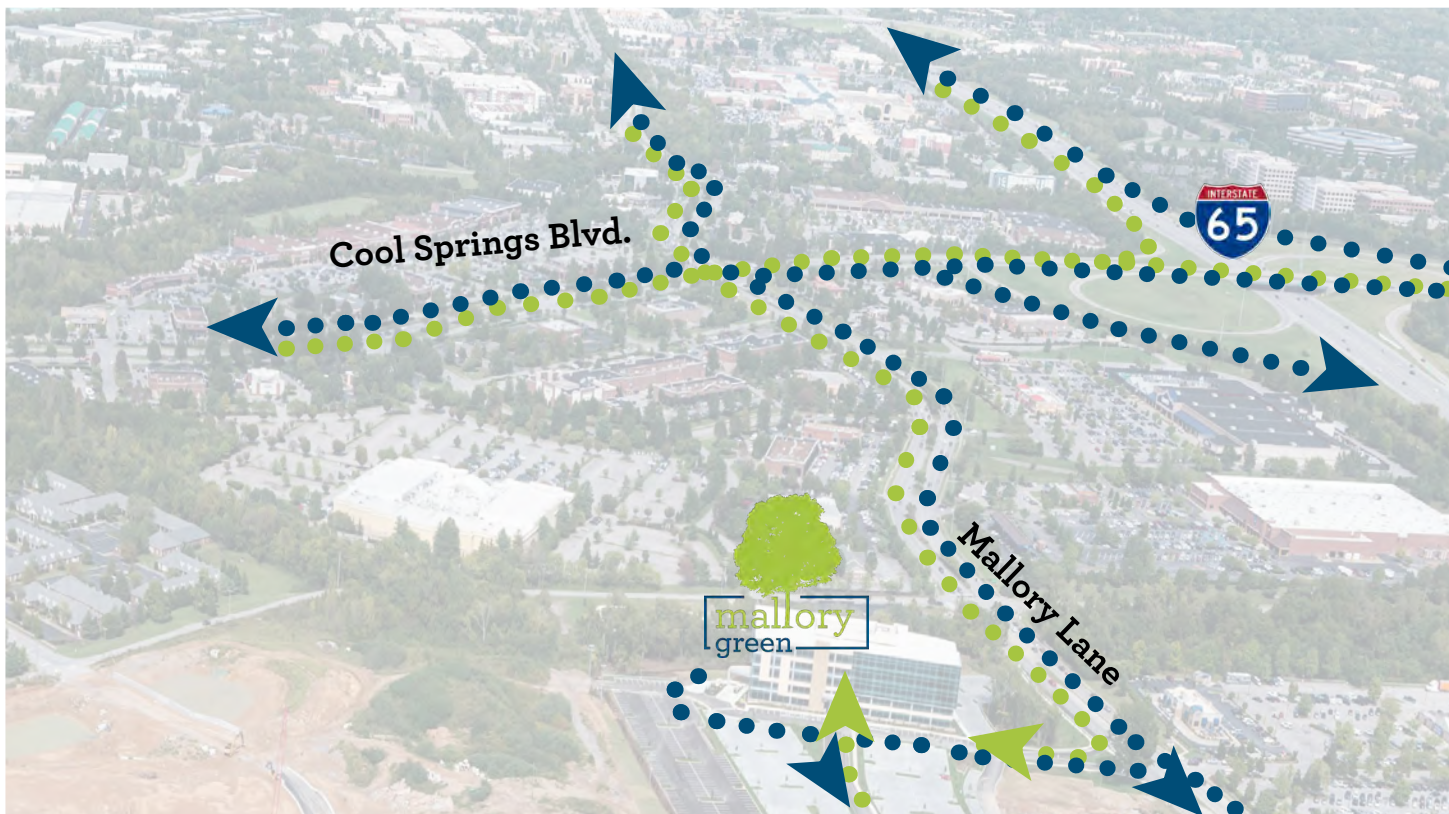


**Get to Work Faster and Save Time with Multiple Points of Ingress and Egress**

Mallory Green is located just west of I-65 and strategically placed in the middle of 3 major transit roads; I-65 (2 exit access), Cool Springs Blvd, and West McEwen Drive.

- ● ● ● ● ● Ingress
- ● ● ● ● ● Egress

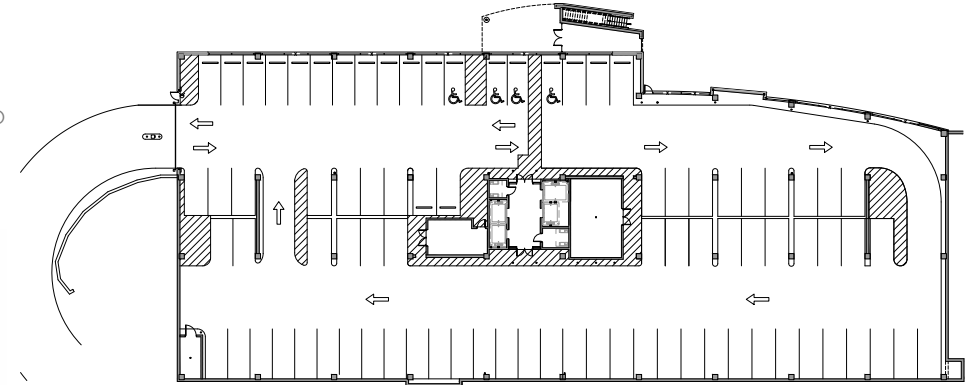
**mallory green**



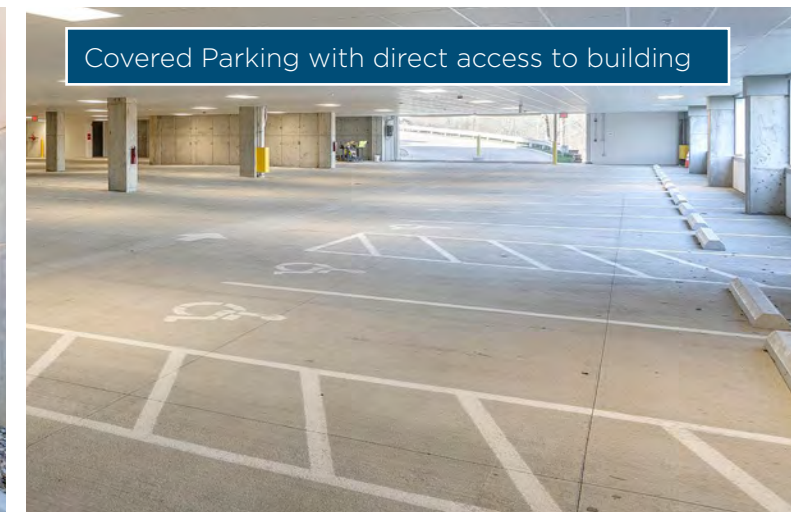
**Parking Options**

**Parking Garage**

84 covered spaces  
5:1,000 parking ratio



Parking Garage Entrance



Covered Parking with direct access to building



“Young families are ditching the traffic and skyrocketing housing prices of Nashville for a suburb where they can get a little more breathing room, shorter drives to offices in Cool Springs and access to the state’s best school districts” - [The Tennessean](#)

<p><b>#1</b></p> <p>Best Nashville Suburb to live in - <a href="#">Movoto</a></p>	<p><b>#1</b></p> <p>Fastest Growing Job Market in the US - <a href="#">Niche Rankings</a></p>
<p><b>#1</b></p> <p>Best Public Schools in TN - <a href="#">Niche Rankings</a></p>	<p><b>#1</b></p> <p>Healthiest County in TN - <a href="#">University of Wisconsin Research</a></p>

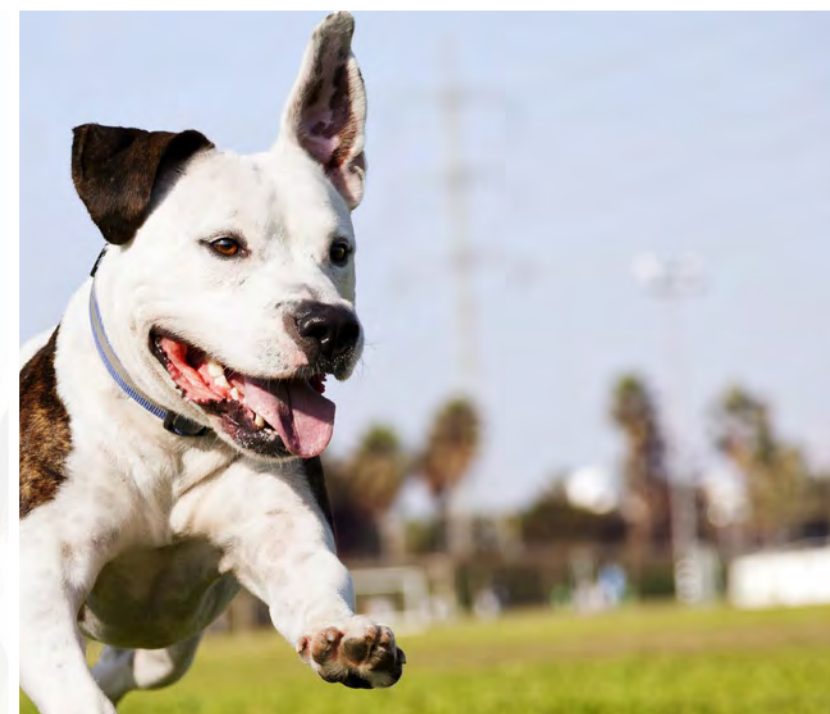


“Williamson County continues to lead the state in population growth and is among the leaders in job growth nationwide. There are several factors fueling the growth and success of our companies. Among these are the high quality business leadership, the excellence of our public and independent schools, a skilled and highly educated workforce, some of the lowest property tax rates in the state, a low crime rate, and an incredible quality of life”  
- [Matt Largen, Williamson, Inc. President and CEO](#)



Williamson County is located immediately south of Nashville - Davidson County and is part of the 13-county Nashville Metropolitan Statistical Area (MSA) which has a population of over 1.8 million.

Within minutes of Cool Springs Galleria, less than 20-minute drive to downtown Nashville, and 10 minute drive to downtown Franklin.



## Williamson County

One of the most dynamic suburbs in the country. Rich with office space, top employers and high quality retail, Williamson County is amenity abundant and affluent. This desirable location has attracted a vibrant community that takes advantage of close proximity to top employers, great schools and plentiful amenities.

## Unbeatable Submarket Demographics

The high quality of life and quick access to Nashville has shaped this area into the most desirable submarket in the state with top public schools, top notch shopping and dining. Cool Springs is one of the most active submarkets in Nashville and draws in large corporations in financial, tech and healthcare sectors.

# Williamson County - Where The Talent Is

## #1

Fastest county job growth in the country



## #1

Best suburb for millennials



Millennial population will grow by

## 25%

over the next decade in Williamson County



## LIVING

### +2,891

Apartment units since 2012

### \$1,228

Average apartment rent

### \$92,123

Median household income

More than **800**

Units under construction

“Today Williamson County ranks as the fastest-growing county in the state and is adding jobs faster than any county in the nation, according to the latest federal data.”  
– Nashville Business Journal







Live music  
- anytime, anywhere



Expansive  
and ever-changing  
food scene



Watering  
hole mecca



Festivals  
every weekend



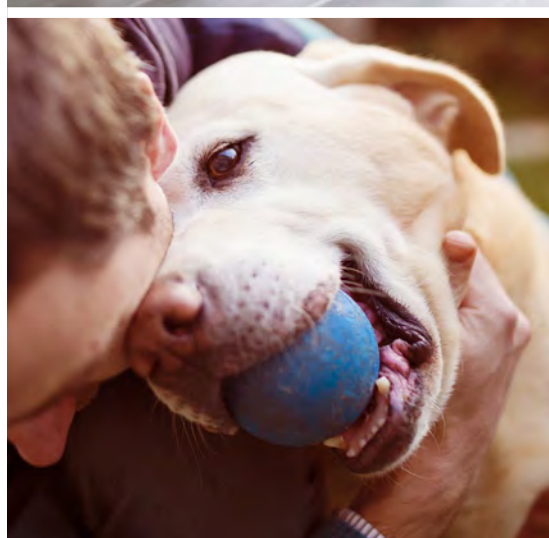
Each neighborhood is  
cooler than the next



## Millennial Haven

Attracting and keeping the millennial workforce is front of mind for Williamson County. Reports show that millennials want a different lifestyle than its Generation X and Baby Boomer counterparts. Brentwood and Cool Springs will continue to work on providing these needs.

Reports showing an average growth of about 100 people a day are moving to Nashville and its surrounding areas. A good portion of that growth is from millennials - those between the ages of 23-35. Many reasons factor into why Nashville as a whole attracts this young and vibrant crowd but based on a recent Thought Catalog article - here are the top ten reasons why.



Abundant  
job scene



Easy to get  
(and stay) in shape



Central to other  
great cities



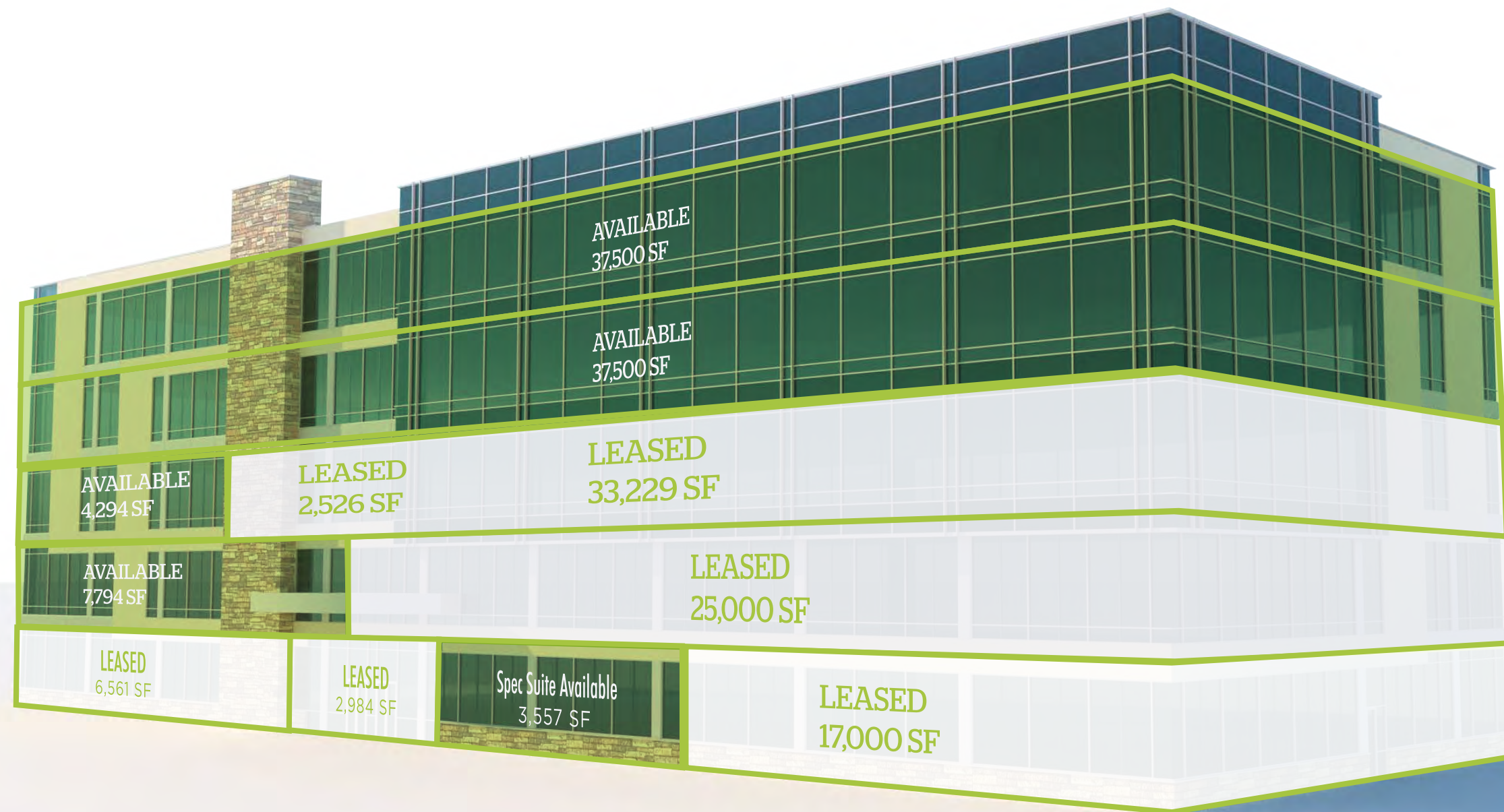
Friendly  
people



Affordable for  
a "big city"

# Building Availability And Floorplans

Up to ±80,000 SF contiguous available.

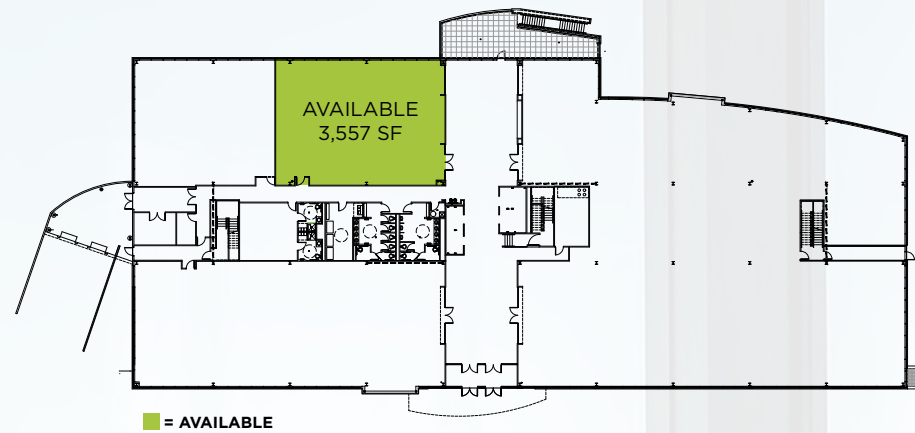


# Floorplans

Up to ±80,000 SF contiguous available

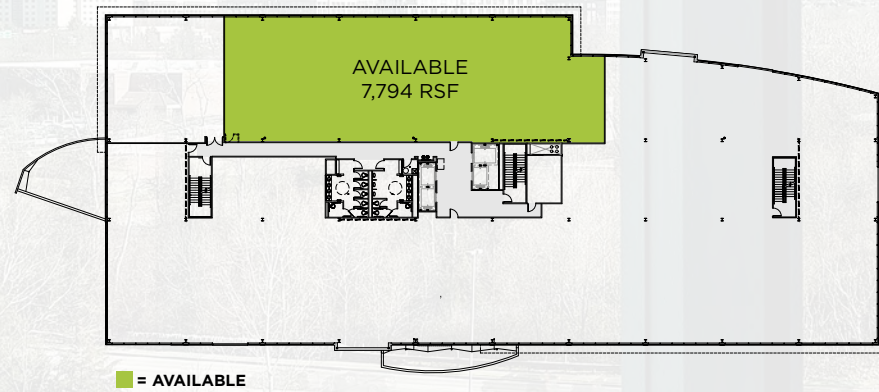
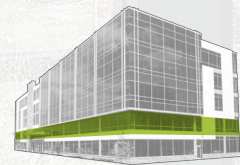
## First Floor

3,557 RSF Available  
SPEC SUITE



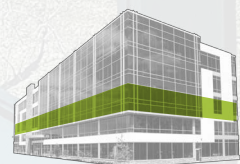
## Second Floor

7,794 RSF Available



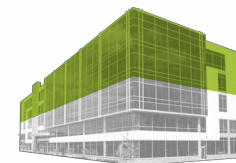
## Third Floor

4,294 RSF Available



## Floors 4, & 5

37,500 SF Available



## 1<sup>st</sup> Floor Spec Suite



Move in ready



Open floorplan



Floor to ceiling glass with open, high ceilings



Glass for increased natural light

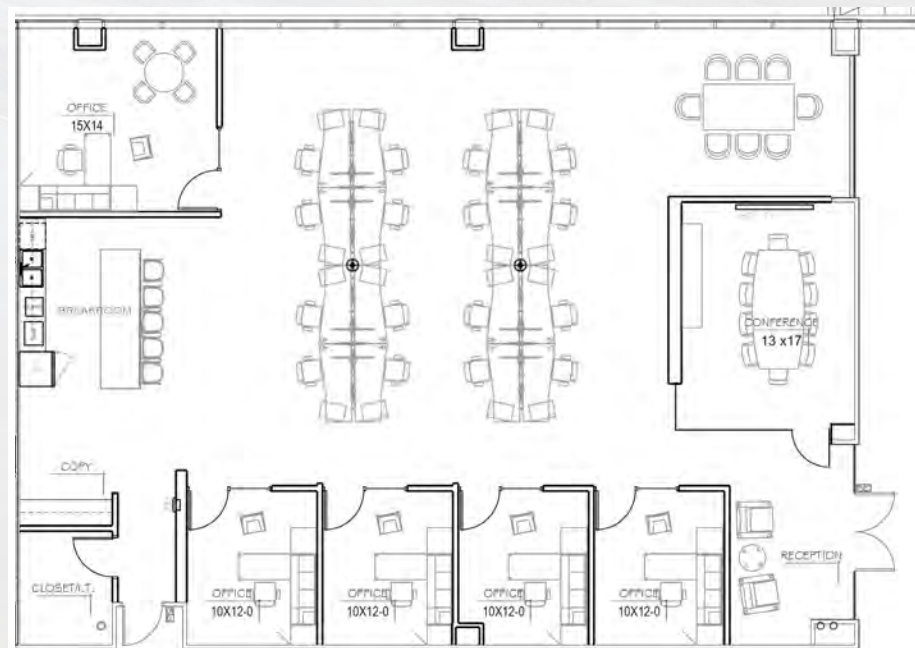


4 private offices



1st floor off the lobby with easy access to all of the building amenities

### 3,557 SF



# Live Well. Work Well.



## Contact Information

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