

EXCEEDING
EXPECTATIONS




corporatecentres.com



LEED CERTIFIED

Corporate Centre is Cool Springs' market leading Class A master-planned office park and is one of the most prominent multi-tenant corporate parks in Nashville.

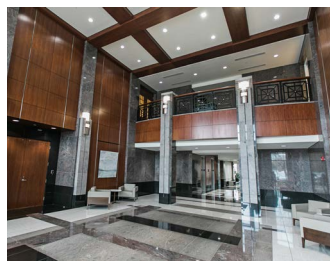
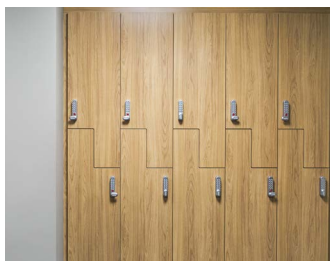
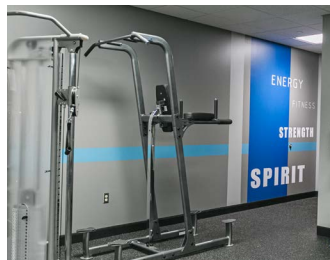
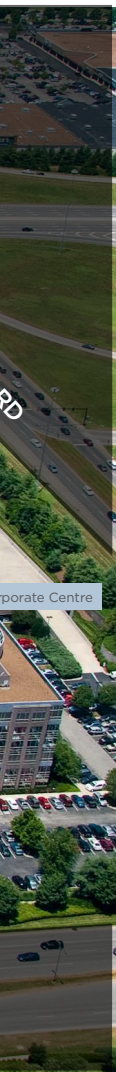


-  1 LAP = .55 MI
2 LAPS = 1.1 MI
-  1 LAP = .5 MI
2 LAPS = 1 MI
-  1 LAP = .25 MI
4 LAPS = 1 MI

Set on an expansive 48-acre site, the Property consists of five highly attractive, Class A, six-story office buildings. Access to the campus is well positioned via Carothers Parkway with excellent circulation within the park provided by Crescent Centre Drive.

AVAILABLE SPACE

1,482 - 73,397 SF



corporate
CENTRE



HIGHLIGHTS

- 5 Building Class A office park
- Prestigious Cool Springs location with immediate access to I-65
- LEED Certified and Energy Star rated buildings
- Minutes to Cool Springs Galleria and region's largest retail area
- 4.0-5.5/1,000 Parking ratio
- Built 1998-2001
- Full height glass windows offering excellent views of Cool Springs
- On-site amenities include fitness centers in each building, after hours security services, and access to a 2.3 mile greenway
- Embassy Suites hotel located within the park

RECENT UPGRADES

- New monument signage throughout the project
- Updated fitness centers, lockers, and showers
- Installation of new lobby seating and artwork

SPACE FOR LEASE

THREE CORPORATE CENTRE

- SUITE 100 / 4,377 SF
- SUITE 120 / 4,075 SF
- SUITE 130 / 4,593 SF
- SUITE 140 / 5,329 SF / Availability negotiable
- SUITE 200 / 21,910 SF
- SUITE 400 / 23,319 SF
- SUITE 600 / 9,794 SF / Availability negotiable
- **Suites can be combined for up to 73,397 SF**

FOUR CORPORATE CENTRE

- SUITE 100 / 2,477 SF
- SUITE 180 / 2,246 SF / Available 8/1/20
- SUITE 260 / 5,953 SF / Available 8/1/20
- SUITE 500 / 6,891 SF / Availability negotiable

FIVE CORPORATE CENTRE

- SUITE 100 / 4,995 SF / Available 11/1/20

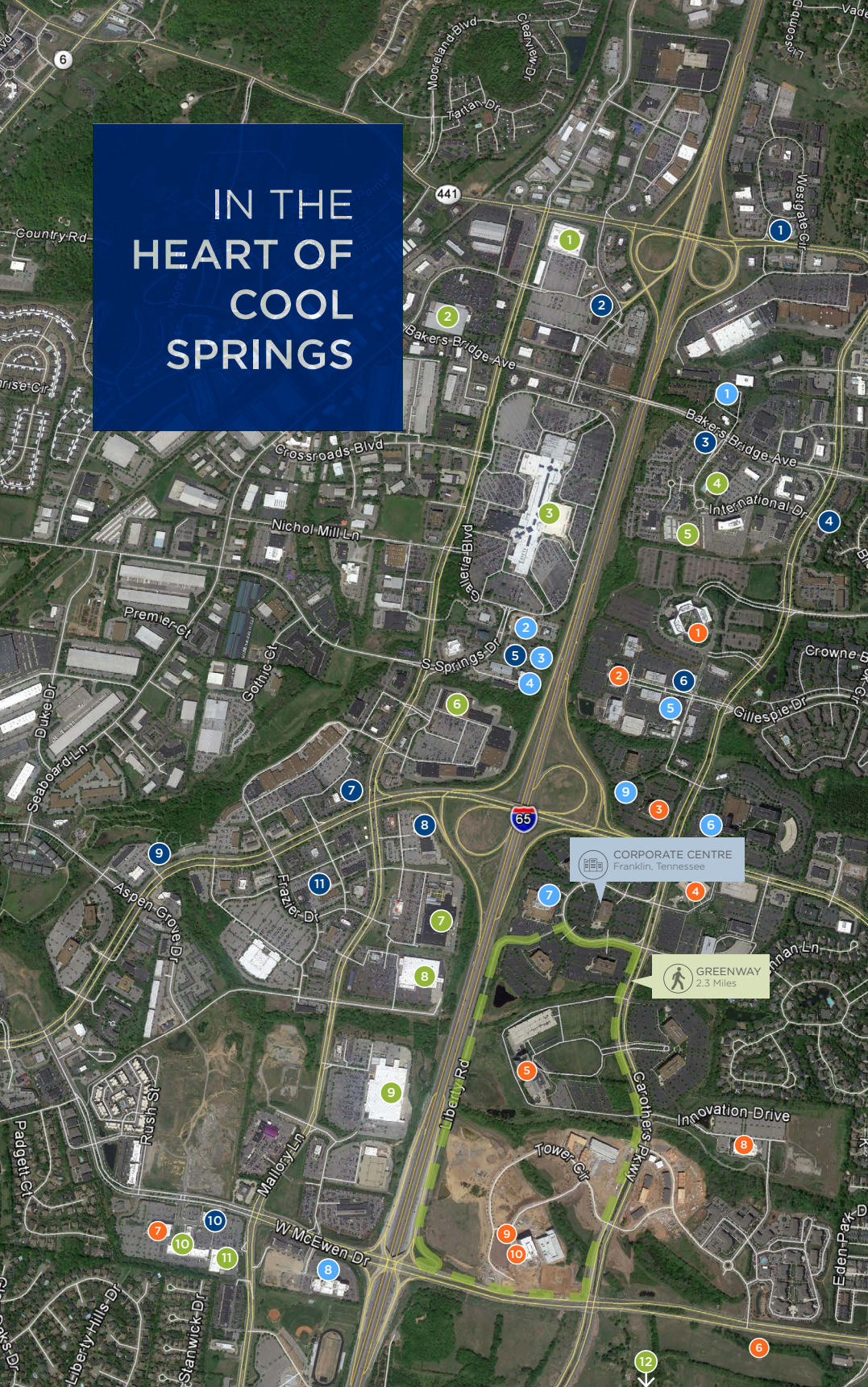
SIX CORPORATE CENTRE

- SUITE 450 / 9,863 SF / Available 8/1/20
- SUITE 610 / 11,980 SF / Available 8/1/20

SEVEN CORPORATE CENTRE

- SUITE 140 / 1,999 SF / Available 6/1/20
- SUITE 200 / 16,986 SF / Available 11/1/20
- SUITE 320 / 1,482 SF / Available 8/1/20
- SUITE 350 / 6,605 SF
- **Suites 320 & 350 are contiguous for 8,087 SF**

IN THE HEART OF COOL SPRINGS



RESTAURANTS

- 1 Amerigo
- 2 J. Alexanders
- 3 Wild Ginger
- 4 Mysore Palace
- 5 Jonathan's Grille
- 6 Tupelo Honey Cafe
- 7 Carrabba's
- 8 Bonefish Grill
- 9 Burger Up
- 10 BrickTop's
- 11 Sperry's

HOTELS

- 1 Hyatt Place
- 2 TownePlace Suites
- 3 Hampton Inn & Suites
- 4 Aloft
- 5 Courtyard Franklin/ Residence Inn
- 6 Franklin Marriott
- 7 Embassy Suites
- 8 Drury Plaza Hotel
- 9 Hilton Hotel

SERVICES/RETAIL

- 1 Target
- 2 Costco
- 3 Cool Springs Galleria
- 4 Prairie Life Fitness
- 5 The Gardner School
- 6 Kroger
- 7 Lowe's
- 8 Sam's Club
- 9 Walmart
- 10 Mountain High Outfitters
- 11 Whole Foods Market
- 12 Lifetime Fitness

CORPORATE NEIGHBORS

- 1 Ford Motor Credit
- 2 CHS
- 3 Franklin American Mortgage
- 4 Tivity Health
- 5 Nissan North America
- 6 Mars Petcare
- 7 Cisco
- 8 Jackson National Life
- 9 Schneider Electric
- 10 CKE Restaurants



STEWART LYMAN
+1 615 301 2843
stewart.lyman@cushwake.com

ROBBY DAVIS, CCIM
+1 615 301 2920
robby.davis@cushwake.com

ROB LOWE, CCIM
+1 615 301 2910
rob.lowe@cushwake.com