

**AVISON
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Intelligent
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Solutions



101

COOL SPRINGS

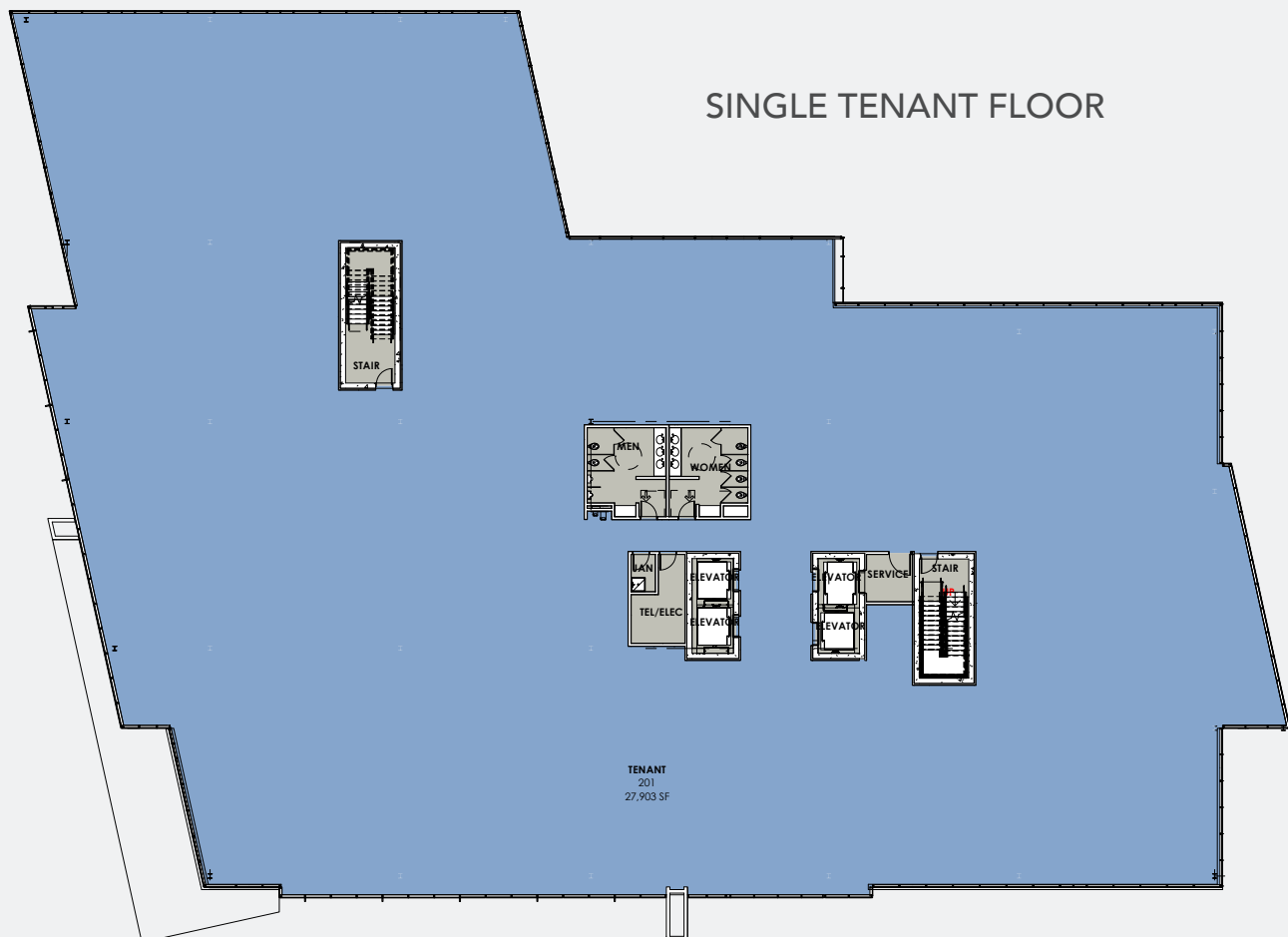
**150,000-SF CLASS A
OFFICE BUILDING**

**101 COOL SPRINGS BOULEVARD
FRANKLIN, TN**

OVERVIEW

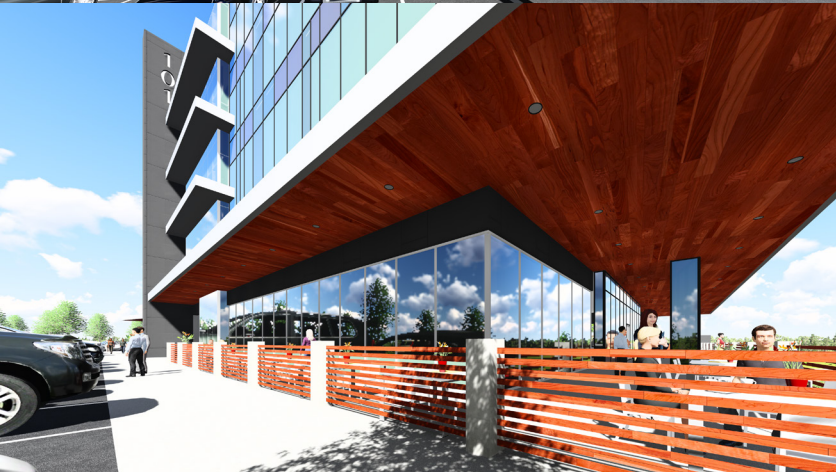
- 150,000-sf Class A office building
- Five-story steel and glass plus two levels of structured parking
- Spectacular visibility at the Franklin "Entrance" to Cool Springs
- Superb location at the corner of Mack Hatcher Pkwy and Cool Springs Blvd
- 30,000-sf floorplates
- Casual fine dining
- Restaurant and retail
- Fitness Center
- 6,500-sf amenity patio
- LEED certified

FLOOR PLAN

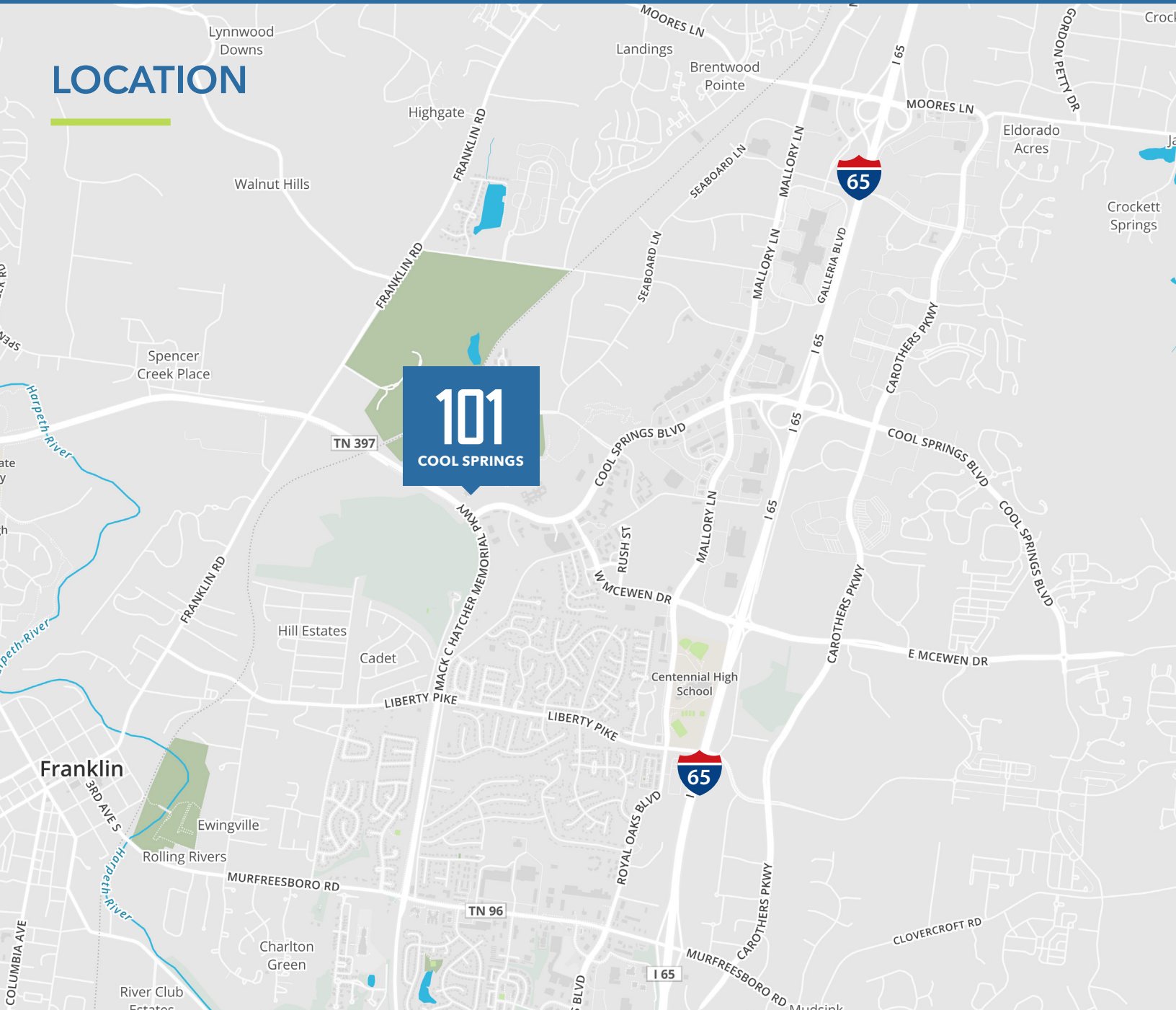


101 COOL SPRINGS

101 is a five story, 150,000-sf Class A office building located at 101 Cool Springs Boulevard within the Cool Springs submarket of Nashville, Tennessee. At the corner of Cool Springs Boulevard and Mack Hatcher Parkway, away from the congested mall traffic corridor, 101 has ease of accessibility to I-65, all areas of Cool Springs and downtown Franklin. Once completed, the building will deliver spectacular views as the the site offers one of the highest elevations in the area. With proximity to the Nashville CBD, International Airport and Middle Tennessee's most affluent neighborhoods, 101 Cool Springs is ideal for regional, national, and international headquarters. The street level will house a casual fine dining restaurant and retail opportunities. A 6,500-sf outdoor patio suitable for a multitude of entertainment options will be available for tenant use along with a fitness facility and structured parking.



LOCATION



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