



# ASPEN GROVE OFFICE CENTER II

315 COOL SPRINGS BOULEVARD  
FRANKLIN, TN



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## EXECUTIVE SUMMARY

Located at the southwest corner of Cool Springs Boulevard and Aspen Grove Drive, Aspen Grove Office Center II offers an efficient and attractive workplace environment. The building is four levels with floor plates ranging from 21,482 SF to 30,415 SF. Built in 1999, the building sits on a beautifully landscaped ten acre campus. There are two ingress/egress points to the campus with parking available at a ratio of 4.5/1,000 RSF.

# Campus Features

- » Site Area: 9.69 AC
  - » Year Built: 1999
  - » Ceiling Heights: 9-10 feet finished
  - » Telecom Providers: XO Communications, Level 3 Communications, Comcast
  - » Parking: 4.5 per 1,000 RSF
  - » Modern, efficient floorplates ranging from 21,482 to 30,415 SF
- » Additional Features:
    - Beautifully landscaped park with outdoor seating
    - Ease of access
    - Quality finishes
    - Peaceful setting
    - Signage available\*

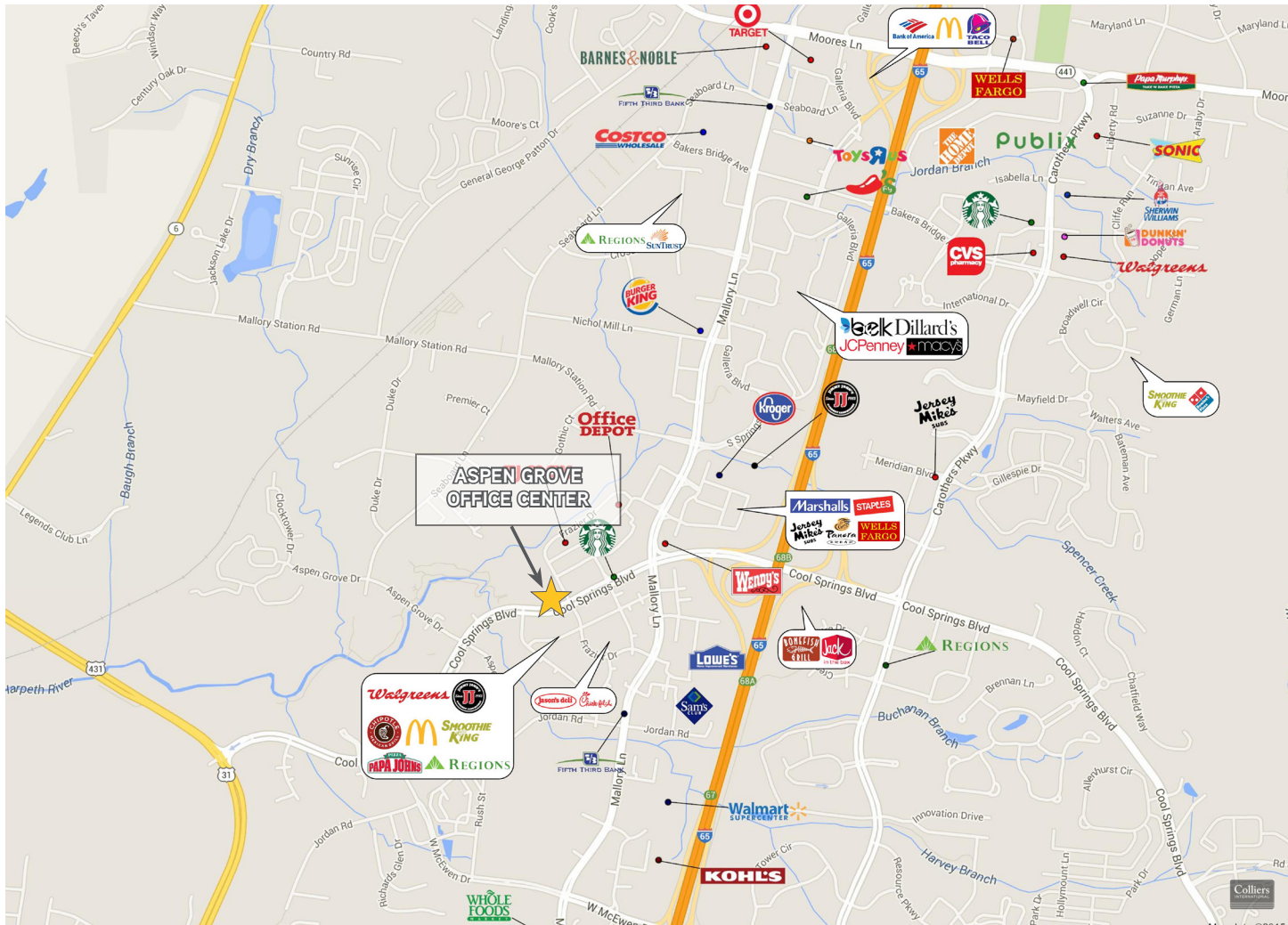


# Market Overview

## COOL SPRINGS

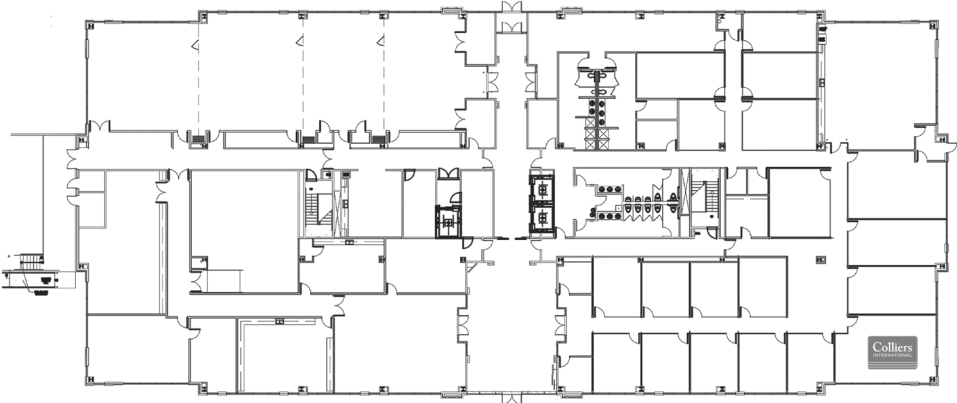
The city of Franklin, in which Cool Springs resides, is located approximately 20 miles south of downtown Nashville and 15 miles southwest of the Nashville International Airport. It is located in the heart of Middle Tennessee, a scenic and cultural treasure of beautiful rolling countryside, woven intricately with quaint small towns, metropolitan landscapes and a rich heritage of traditions. Located in Williamson County, Franklin is one of the wealthiest suburbs in Tennessee and includes households with significant amounts of disposable income. Consumer index spending in Williamson County is higher than the national average as well as in the region, ranked at 151 with the U.S. index at 100. Immediate interstate access, convenient eateries, quality hotel and conference facilities, healthcare, superior schools and low crime rate further enhance its desirability and add to the area's high quality of life. Residents can live, work, shop, play and thrive in this community, making Franklin one of the most desirable suburbs in Middle Tennessee.

The Cool Springs area houses over 8.8 million square feet of office space and 9.5 million square feet of retail space. Cool Springs has experienced significant growth since 1991 when the Cool Springs Galleria opened. Upscale development expanded to encompass land on both sides of Interstate 65 and includes business parks, office buildings, over 600 restaurants, low-rise apartments and condominiums, big box retail apartments, and multiple high end car dealerships. The labor pool is highly-educated, working in professional, healthcare and management jobs. According to EMSI data released by the Williamson County Chamber of Commerce, Williamson County will experience a projected growth of over 30% across the education and health services, and professional and business services industries through 2023.



# FLOOR PLANS

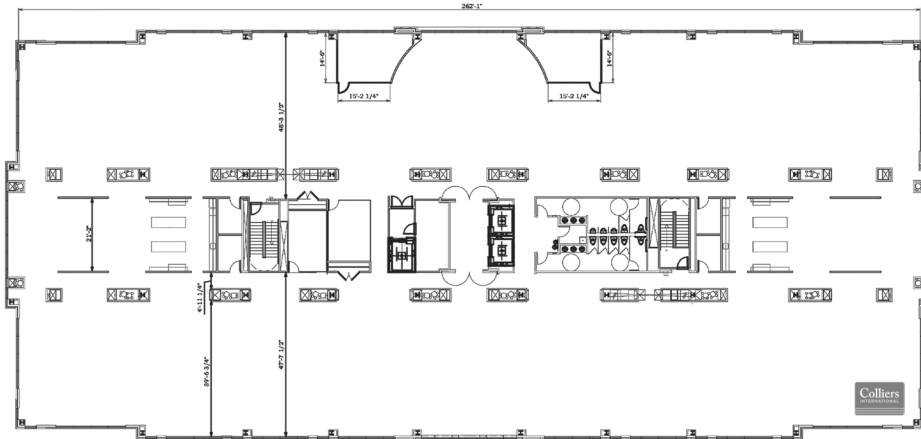
1ST FLOOR



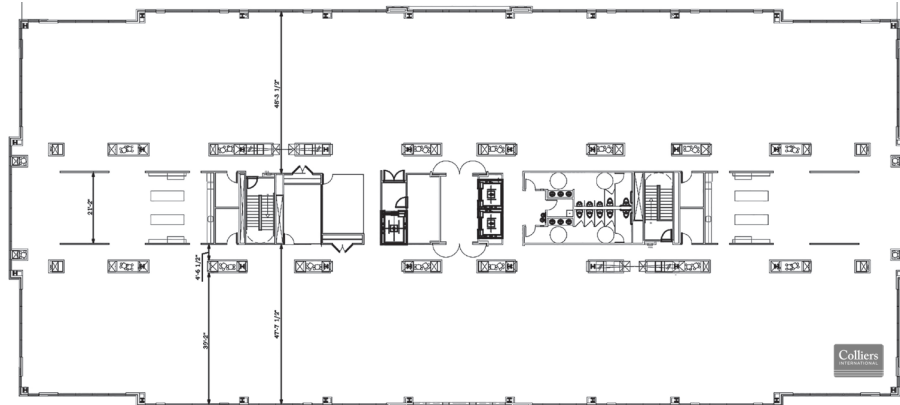
2ND FLOOR

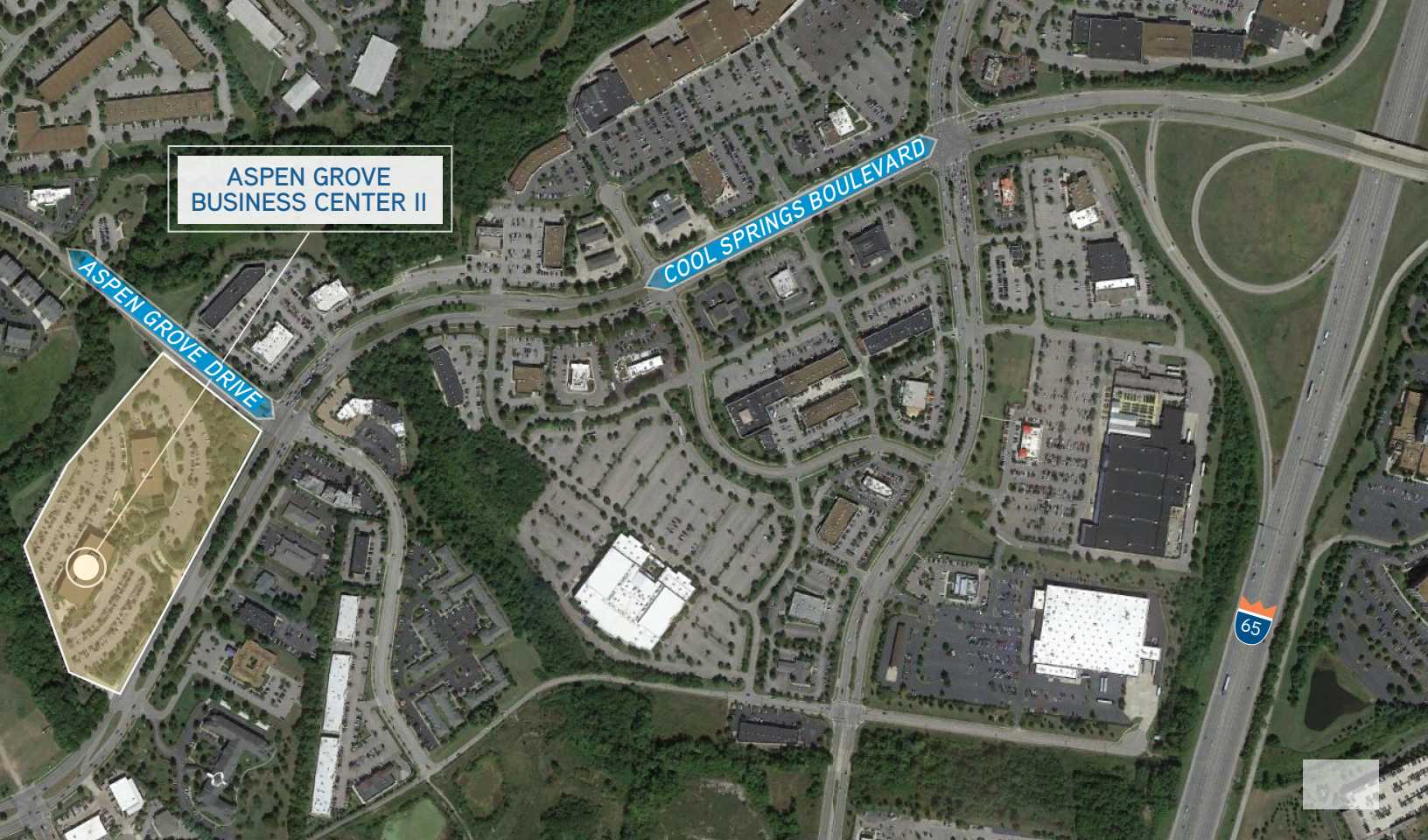


### 3RD FLOOR



### 4TH FLOOR





**ASPEN GROVE  
BUSINESS CENTER II**

**ASPEN GROVE DRIVE**

**COOL SPRINGS BOULEVARD**



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