

455

DUKE DRIVE

FRANKLIN, TN 37067



FOR LEASE

High Density Office Users in Heart of Cool Springs



**CBRE**

## MAJOR BUILDING RENOVATIONS AND AMENITIES DELIVERING EARLY 2020



Lobby overhaul with coffee bar, wifi, tv wall, new seating and finishes



On-site conference space  
to accommodate 20-60 people  
*coming soon*



Renovated fitness center with updated  
finishes in locker room, fitness class  
space and new equipment



Social Area to include kitchen space for Fooda, wifi, lounge seating,  
televisions, and grab and go market. Indoor walking track and gym  
with showers and lockers, game room, and conference space.



OUTDOOR PATIO  
AND GREENSPACE




Outdoor Green space, game area,  
grills and seating



Renovated and covered patio area  
to include grills, outdoor televisions,  
lounge seating and tables





“Considered one of the most desirable locations in the state, Williamson County is known for its high-performing schools, pristine recreational facilities, strong business climate, and wide range of restaurants and retail choices.”

— WILLIAMSON CHAMBER

---

**#5,7,8** — BEST HIGH SCHOOLS IN TENNESSEE

**#1,3,5** — SAFEST CITIES IN TENNESSEE

**#2** — BEST SCHOOL DISTRICTS IN TENNESSEE

**#3** — BEST PLACE TO START A RESTAURANT

---

## COOL SPRINGS SUBMARKET

Cool Springs, predominately located in Williamson County, is adjacent to the southern boundary of the Nashville Metropolitan Market in Davidson County. This affluent, amenity-rich area has experienced explosive development over the past decade with 12 of the top 25 public companies calling Williamson County home. 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, and some of the highest home values and average household incomes in the state. Convenient and ready interstate access is available from the site at Moores Lane and Cool Springs Boulevard interchanges off I-65 and just a short drive to one of the largest malls in the region, Cool Springs Galleria.



Today, Williamson County ranks as the fastest-growing county and its adding jobs faster than any county in the nation according to the latest federal data.

— Nashville Business Journal

# AREA AMENITIES

## RESTAURANTS

- 1 Garcia's Mexican Restaurant
- 2 Chuy's
- 3 J. Alexanders
- 4 Buca di Beppo
- 5 Wild Ginger
- 6 Stoney River
- 7 Romano's Macaroni Grill
- 8 Red Lobster
- 9 The Honeysuckle

## HOTELS

- 10 Sleep Inn
- 11 Holiday Inn
- 12 Holiday Inn
- 13 Hilton Garden Inn
- 14 Extended Stay America
- 15 Hyatt Place
- 16 Courtyard by Marriott
- 17 Embassy Suites by Hilton
- 18 Drury Plaza Hotel

## CORPORATE HQ

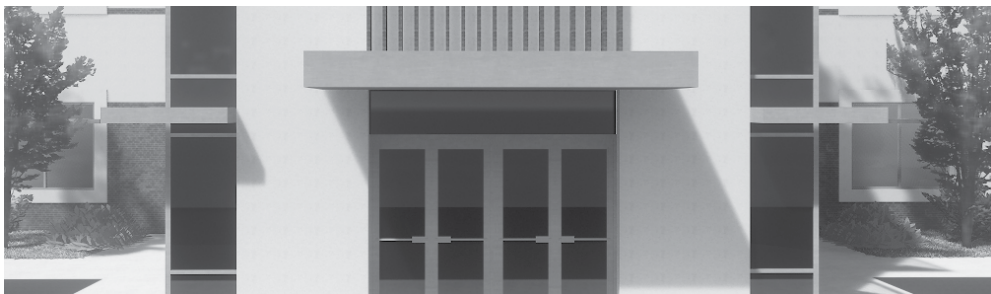
- 19 Nissan
- 20 Mars Petcare
- 21 Jackson National Life Insurance Co.
- 22 Healthways
- 23 Community Health Systems

## RETAILERS

- 24 Whole Foods
- 25 Target
- 26 Best Buy
- 27 Costco
- 28 Cool Springs Galleria
- 29 Ulta Beauty
- 30 Publix
- 31 Home Depot

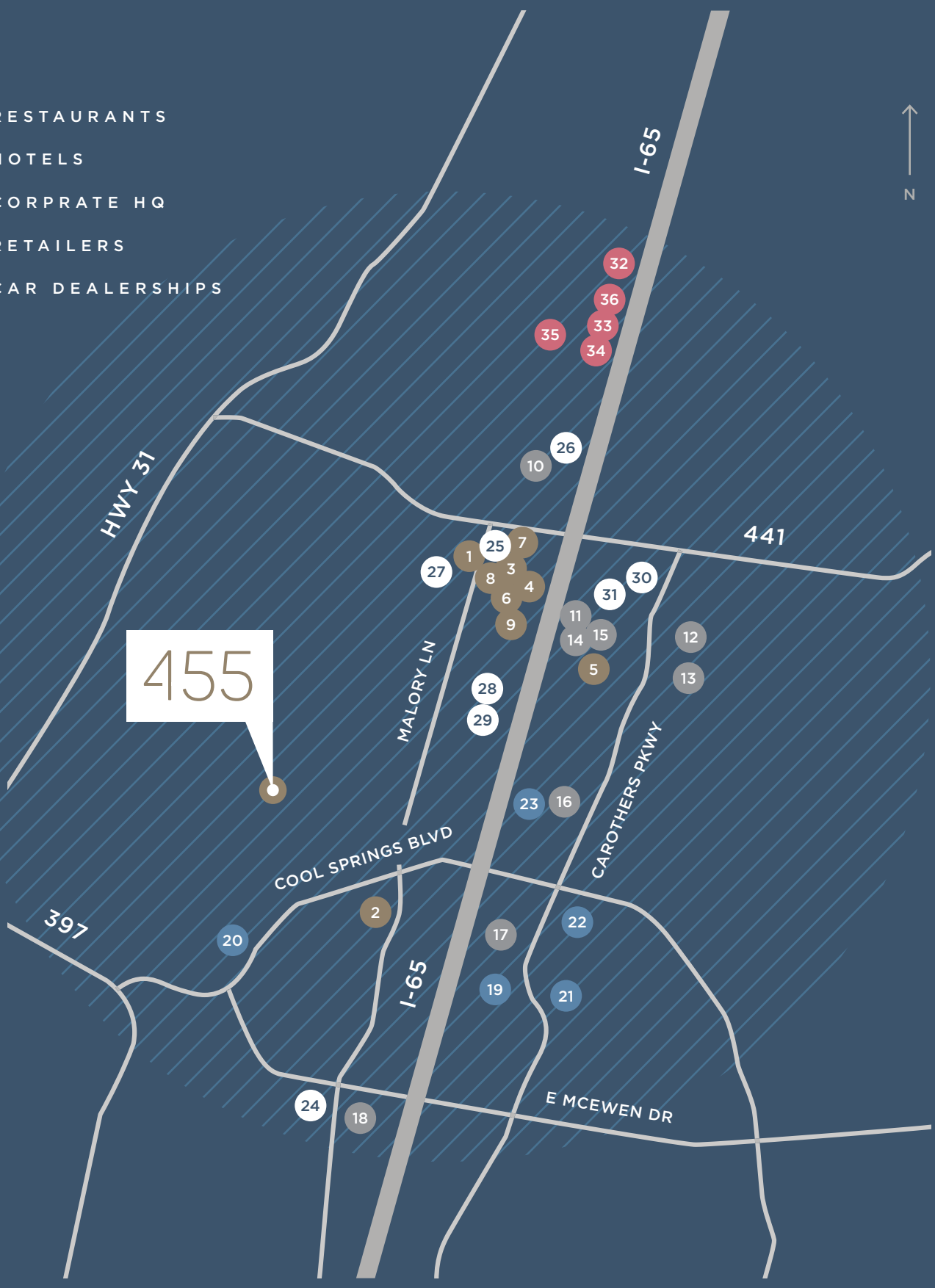
## CAR DEALERSHIPS

- 32 BMW
- 33 Audie
- 34 Porsche
- 35 Carlock Motorcars
- 36 Mini





- RESTAURANTS
- HOTELS
- CORPRATE HQ
- RETAILERS
- CAR DEALERSHIPS



# BUILDING HIGHLIGHTS



**Building renovations and amenities  
delivering early 2020**



**High Density parking at 7/1000**

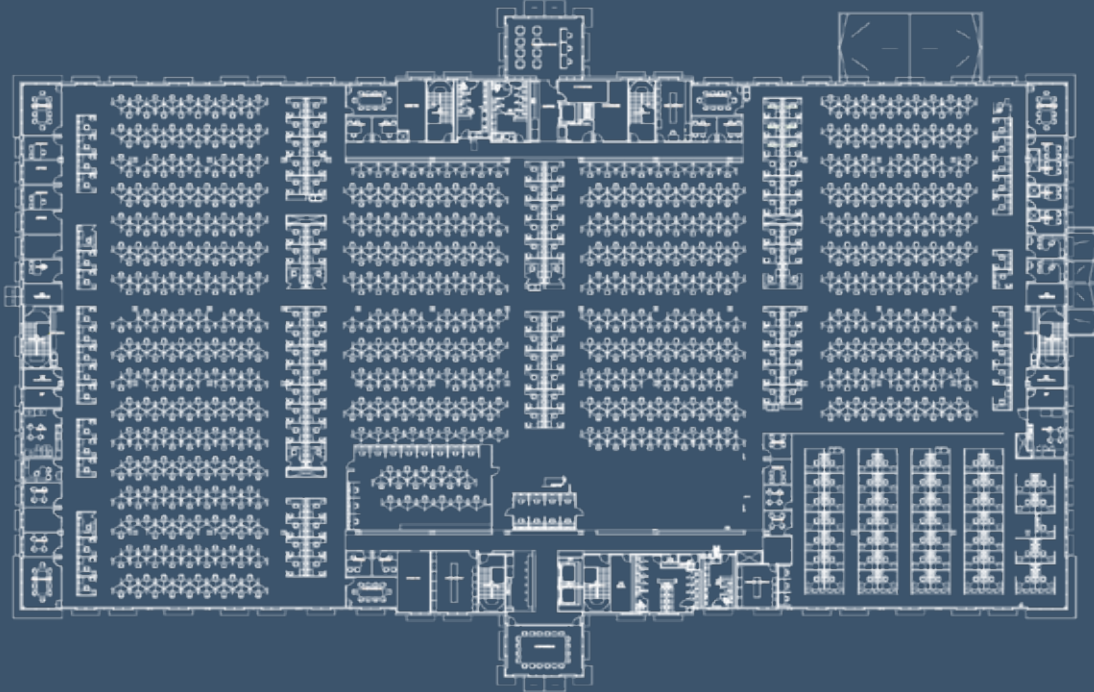


**Large efficient floorplates  $\pm$  100,000 SF  
with open layout**

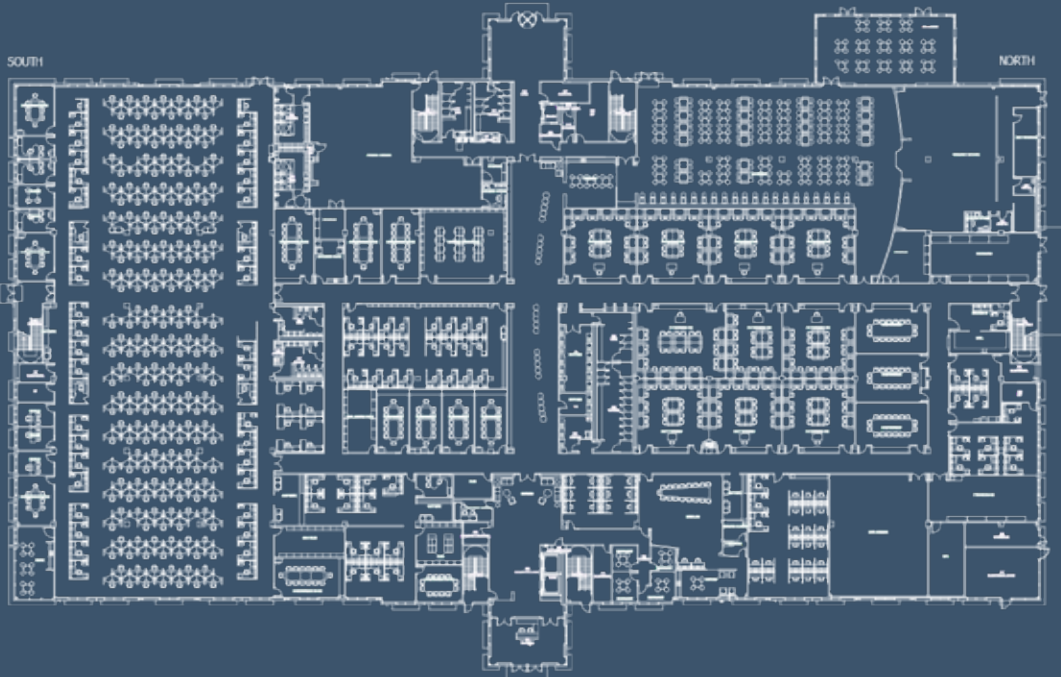


**2 floors with approximately 180,000 SF total**

FIRST FLOOR | ± 80,000 RSF

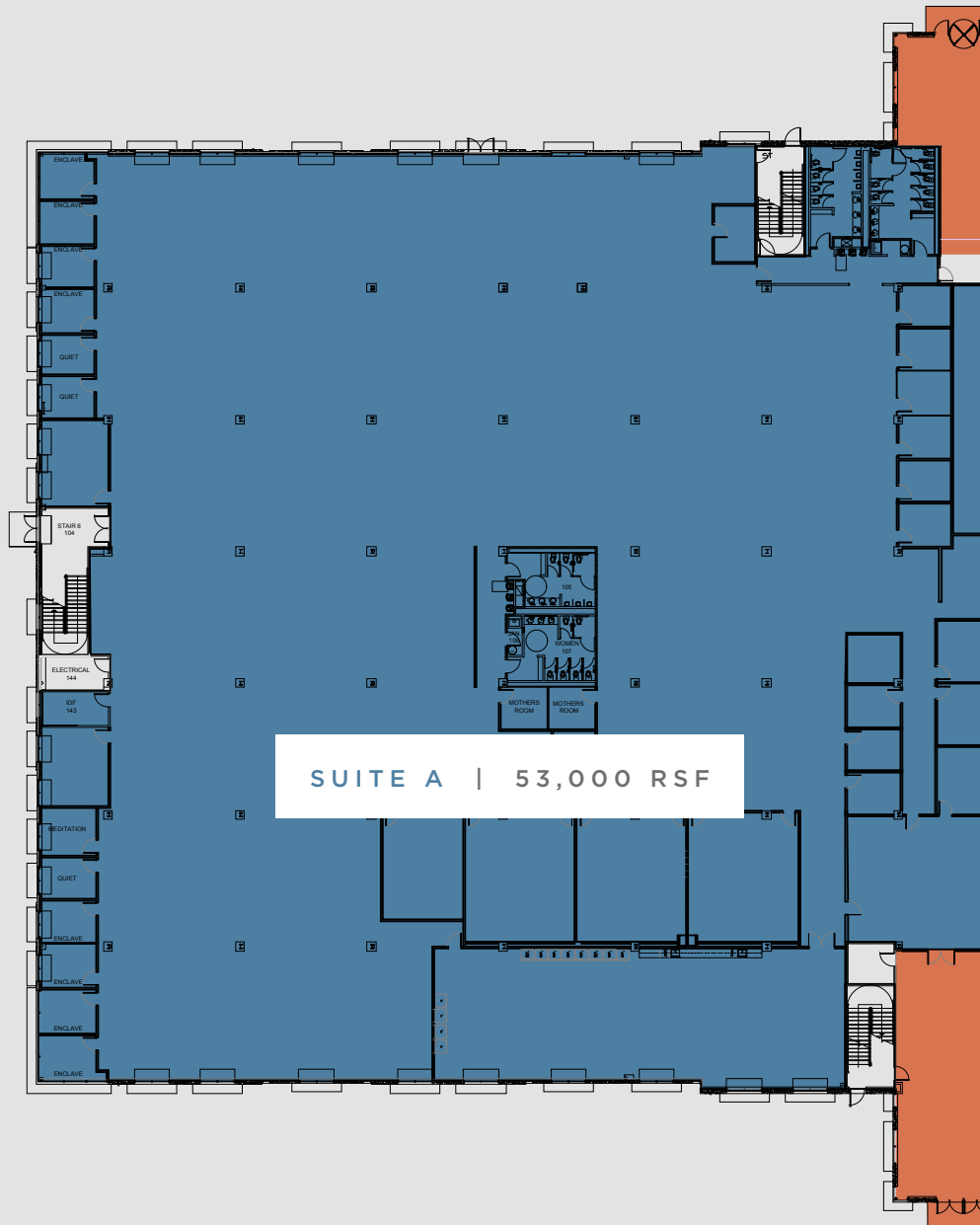


SECOND FLOOR | ± 100,000 RSF



# DEMISING OPTIONS

Demisable down to approximately 20,000 SF

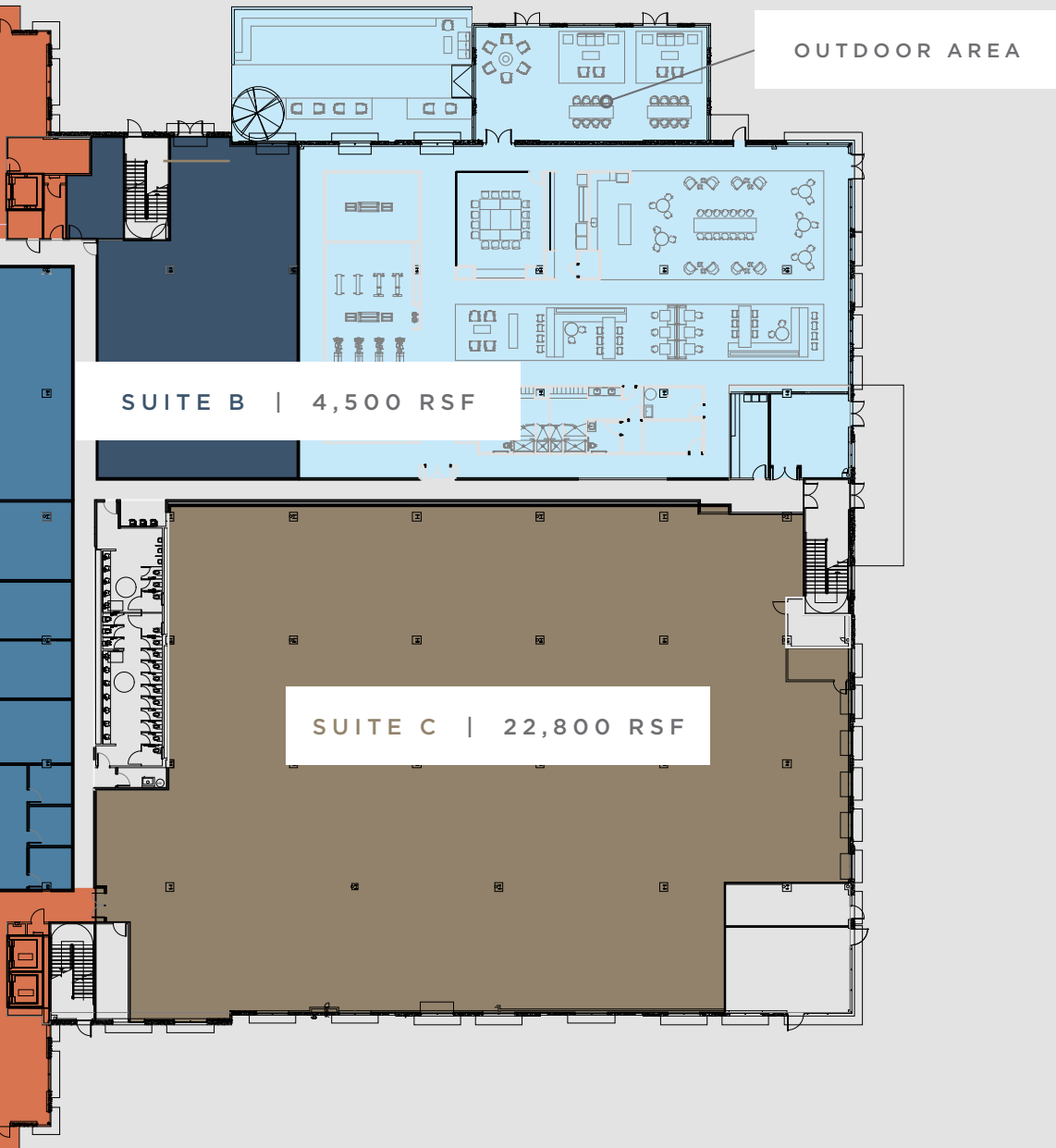




LOBBY / RECEPTION



AMENITY SPACE



OUTDOOR AREA

SUITE B | 4,500 RSF

SUITE C | 22,800 RSF





455

DUKE DRIVE

FOR MORE INFORMATION, PLEASE CONTACT:

**J.T. Martin, CCIM**

Senior Vice President

+1 615 248 1112

[jt.martin@cbre.com](mailto:jt.martin@cbre.com)

**Taylor Hillenmeyer**

Senior Vice President

+1 615 248 1107

[taylor.hillenmeyer@cbre.com](mailto:taylor.hillenmeyer@cbre.com)

**Janelle Gallagher**

Senior Associate

+1 615 248 1155

[janelle.gallagher@cbre.com](mailto:janelle.gallagher@cbre.com)

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio\_Decemberr2018

