

ASPEN GROVE CORPORATE CENTER

325 SEABOARD LN + 405-425 DUKE DR | FRANKLIN, TN

FOR LEASE

207,423 SF | CLASS B OFFICE



615 THIRD AVE SOUTH | SUITE 500
NASHVILLE, TN 37210
615 850 2700
www.colliers.com

BROKER CONTACTS:

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Charlotte Ford [ccim](#) | Executive VP + Partner

CAMPUS FEATURES

Located at the intersection of Aspen Grove Drive and Seaboard Lane, Aspen Grove Corporate Center contains four 1 story office buildings. Expansive glass allows an abundance of natural light in each suite, all of which have direct exterior access. Each building sits on approximately 6 acres, offering ample parking and easy access to flexible office suites. Convenient access to Interstate-65 via Cool Springs Boulevard, and close proximity to restaurants, retail, and hospitality makes Aspen Grove Corporate Center an ideal location for office users in the service industries, healthcare or technology.

SITE AREA: 26 AC

PARKING: 4/1,000 SF

BUILDING SF: 207,423 RSF

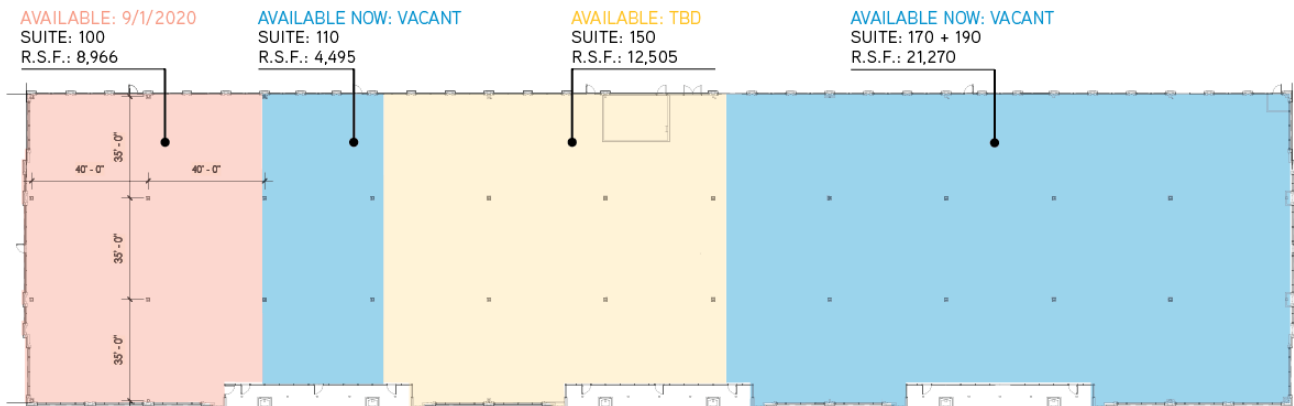
YEAR BUILT: 2004 - 2008

CEILING HEIGHT: 9-10 FT Finished
14 FT slab to roof

TELECOM PROVIDERS:
XO Communications
Telecom of TN
Level 3 Communications

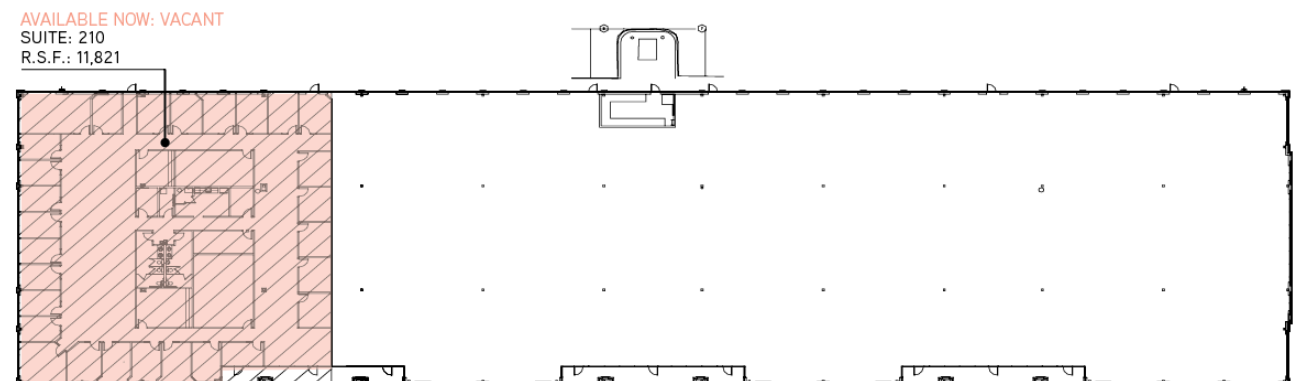
AVAILABILITY BUILDING 100:

- 8,966 - 47,236 SF (*Full Building Available*)



AVAILABILITY BUILDING 200:

- 11,821 SF



LOCAL AMENITIES



HOTELS

- 1 Drury Plaza
- 2 Homewood Suites
- 3 Embassy Suites
- 4 Franklin Marriott
- 5 Hilton Garden Inn
- 6 Hyatt Place
- 7 Residence Inn
- 8 Courtyard Marriott
- 9 Aloft
- 10 Hampton Inn & Suites
- 11 Country Inn & Suite
- 12 TownePlace Suites

EATS

- 1 Burger Up
- 2 Chipotle
- 3 P.F. Chang's
- 4 Cool Springs Brewery
- 5 Starbucks
- 6 Jim 'N Nick's
- 7 Bonefish Grill
- 8 First Watch
- 9 Jamba Juice
- 10 Brick Tops
- 11 Brixx Wood Fired Pizza
- 12 Taziki's
- 13 Johnathan's Grille
- 14 Brewhouse South
- 15 Cheesecake Factory
- 16 J. Alexander's

RETAIL

- 1 Whole Foods
- 2 Walmart
- 3 Sam's Club
- 4 Lowe's
- 5 Kroger
- 6 Target
- 7 Agame Sportsplex
- 8 Home Depot
- 9 Costco
- 10 Cool Springs Galleria
- 11 Best Buy
- 12 My Second Home

CORPORATE CENTER FRANKLIN, TN



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