



341
CSB

FRANKLIN, TN





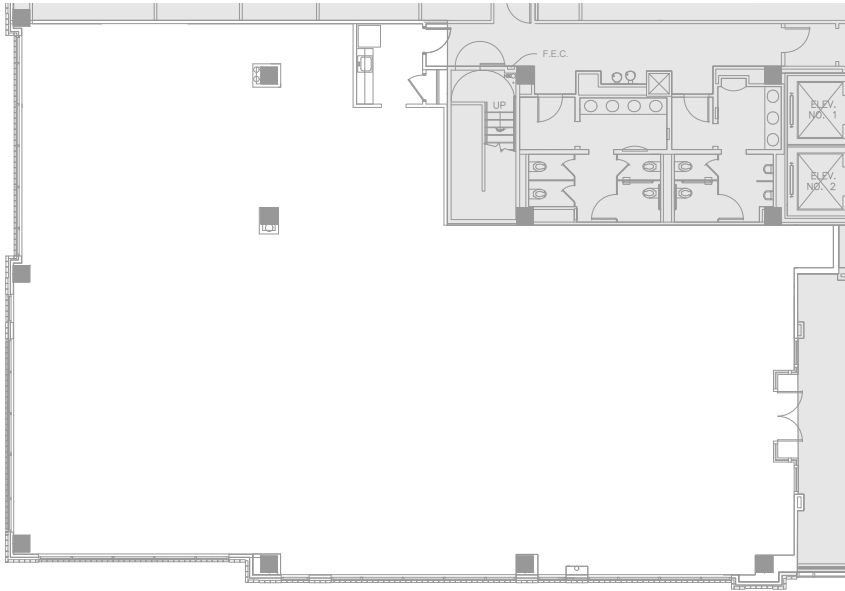
Building Features



Green Space	9.69 Acre Campus (beautifully landscaped)
Year Built/Renovated	1999 / 2019
Slab-to-Slab Height	12 ft
Size	86,000± Total SF
Floorplate	21,500± SF
Parking	4/1,000 RSF
Telecom Providers	XO Communications, Level 3 Communications, Comcast
Amenities	• New Amenity Center (see page 10 for details) • Private park • Large windows + abundant light • Numerous access options • Walking trails to Aspen Grove • Park and restaurants • Efficient construction • Excellent location

First Floor Availability

*Click Graphic To View
Full Floorplan*



SUITE 100

AVAILABLE NOW

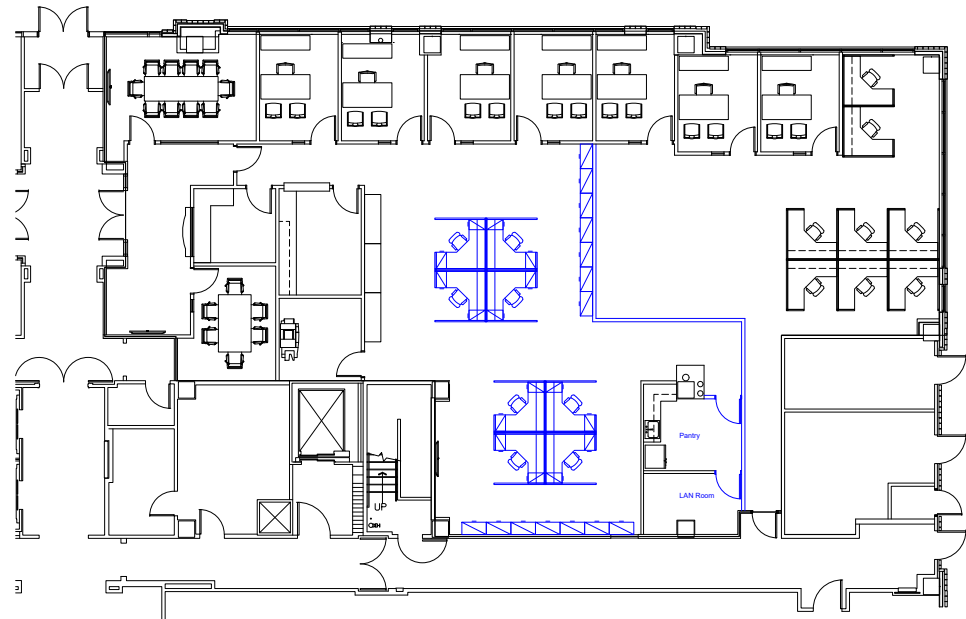
6,089 RSF

- Main Lobby Exposure
- White Box Condition

SUITE 130

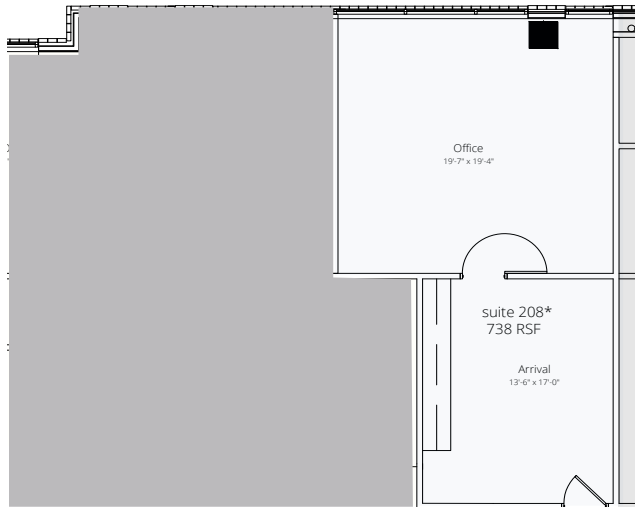
AVAILABLE NOW

5,675 RSF

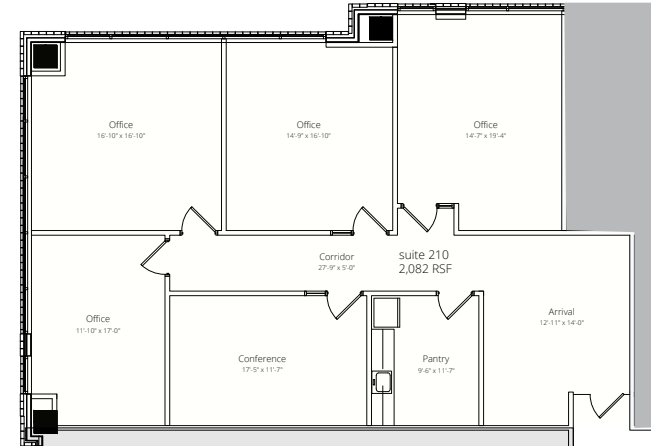


Second Floor Availability

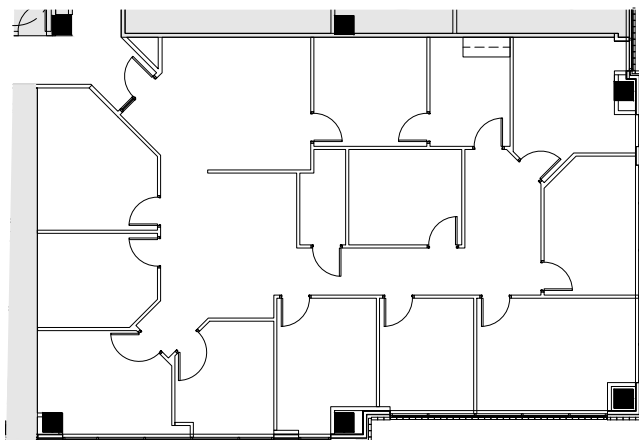
*Click Graphic To View
Full Floorplan*



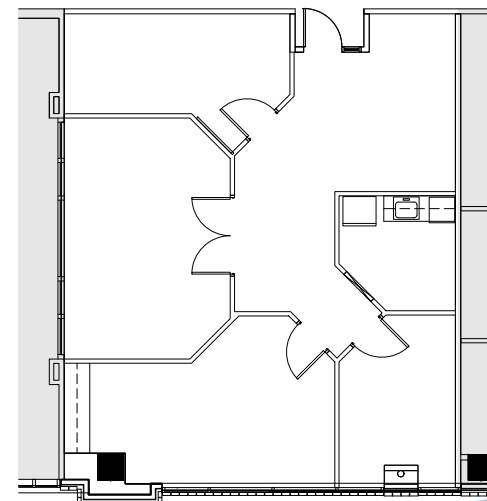
Suite 208
738 RSF



Suite 210
2,082 RSF

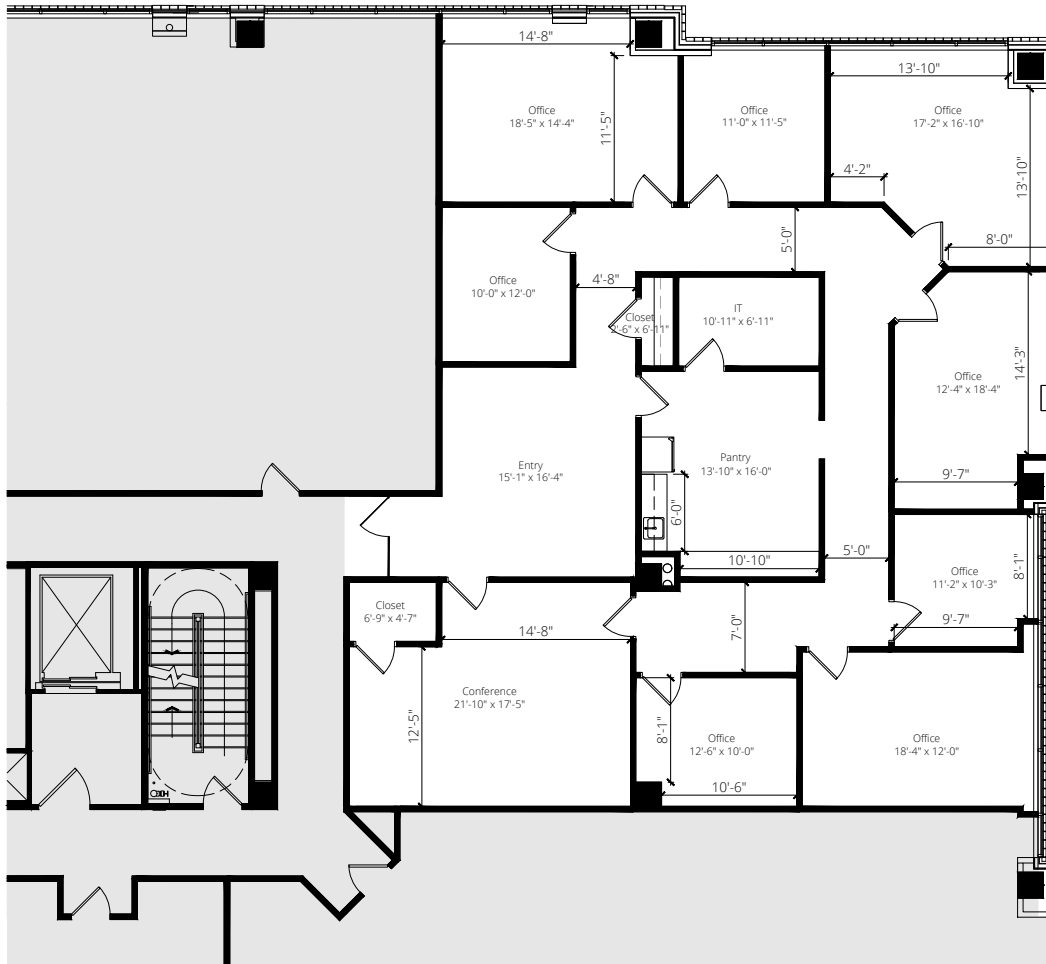


Suite 260
3,008 RSF



Suite 280
1,327 RSF

Second Floor Availability



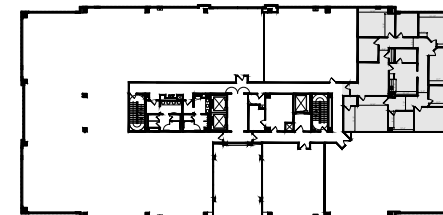
SUITE 230

AVAILABLE NOW

3,486 RSF

- Move-in Ready Condition

LEASE RATE:
\$34.50/SF FSG

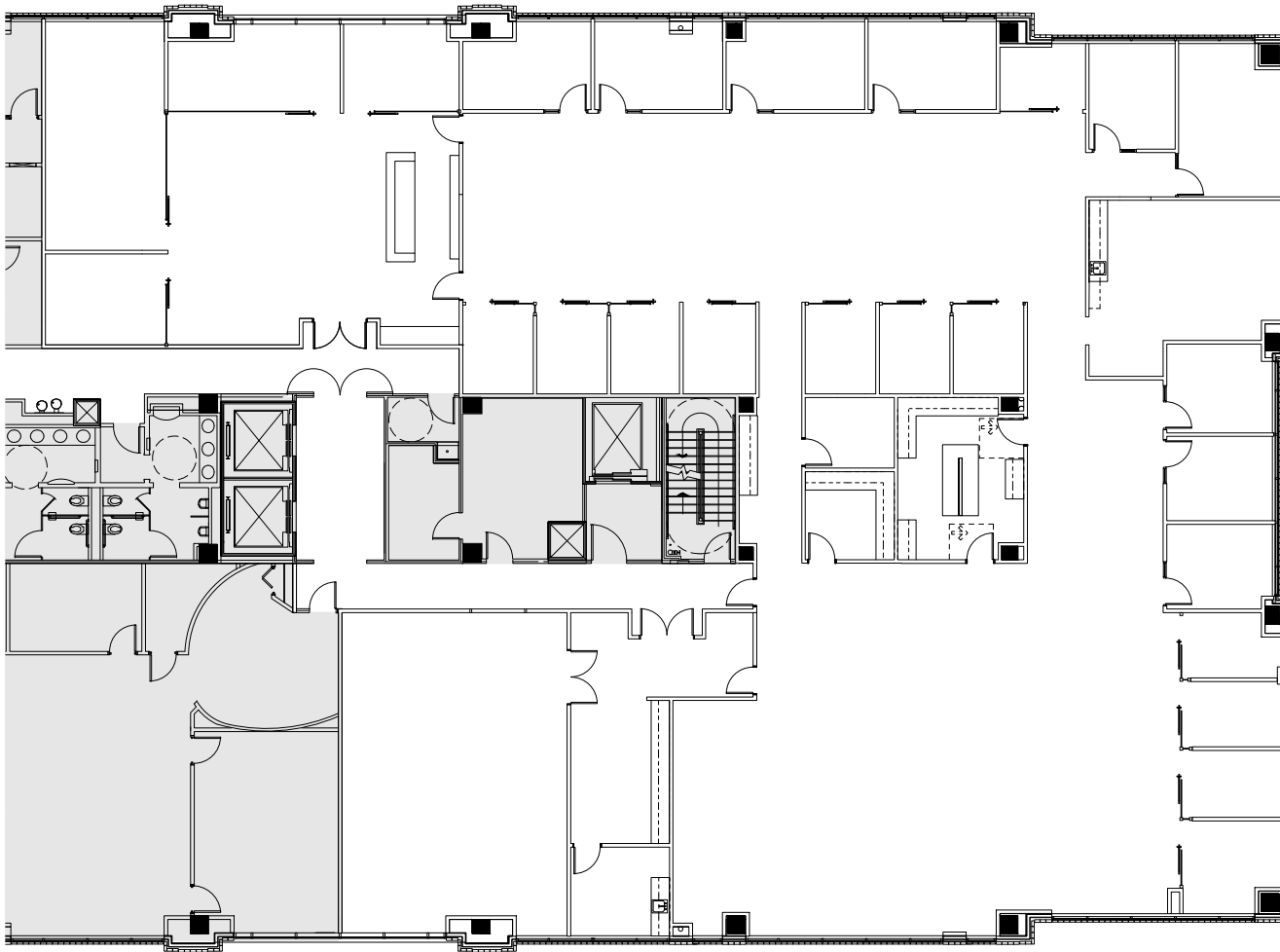


key plan

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Third Floor Availability



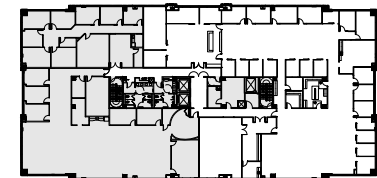
SUITE 340

AVAILABLE NOW

12,789 RSF

- Move-in Ready Condition
- High-end Finishes
- 40 person training room with separate kitchen

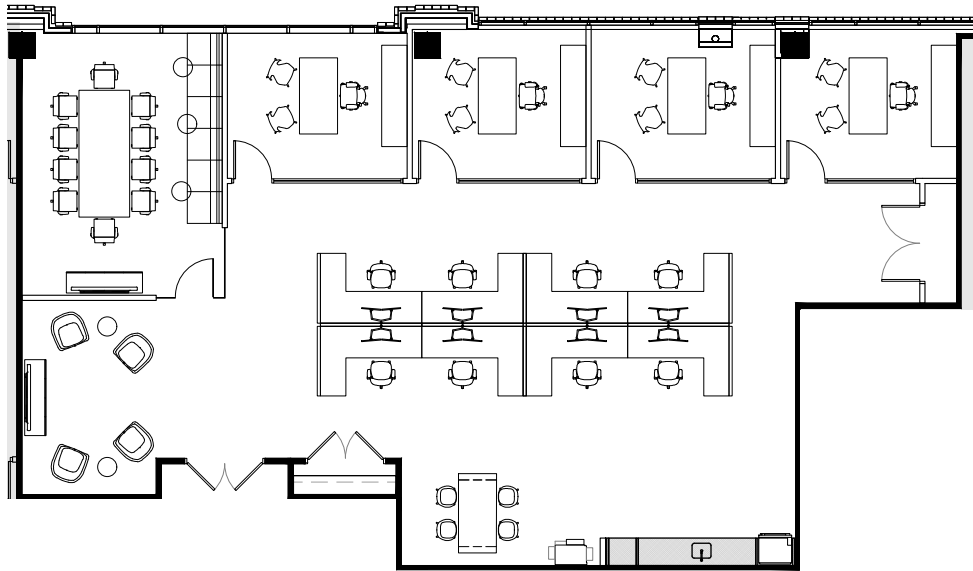
LEASE RATE:
\$34.50/SF FSG



key plan

Fourth Floor Availability

SPEC SUITE



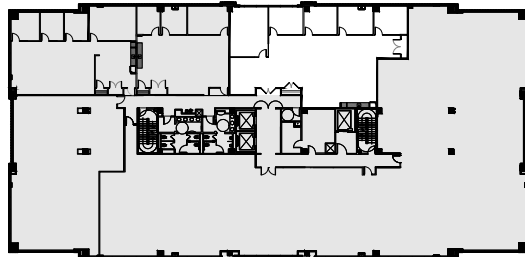
SUITE 400

AVAILABLE NOW

3,178 RSF

LEASE RATE:
\$34.50/SF FSG

Furniture shown for representation only.



VIRTUAL TOUR



Access

Excellent Connectivity

Two ingress and egress points
onto Cool Springs Boulevard
and one onto Aspen Grove Drive

--- Aspen Grove Park Walking Trail
Connection off Aspen Grove Drive

[VIEW VIDEO](#)

ASPEN
GROVE
PARK

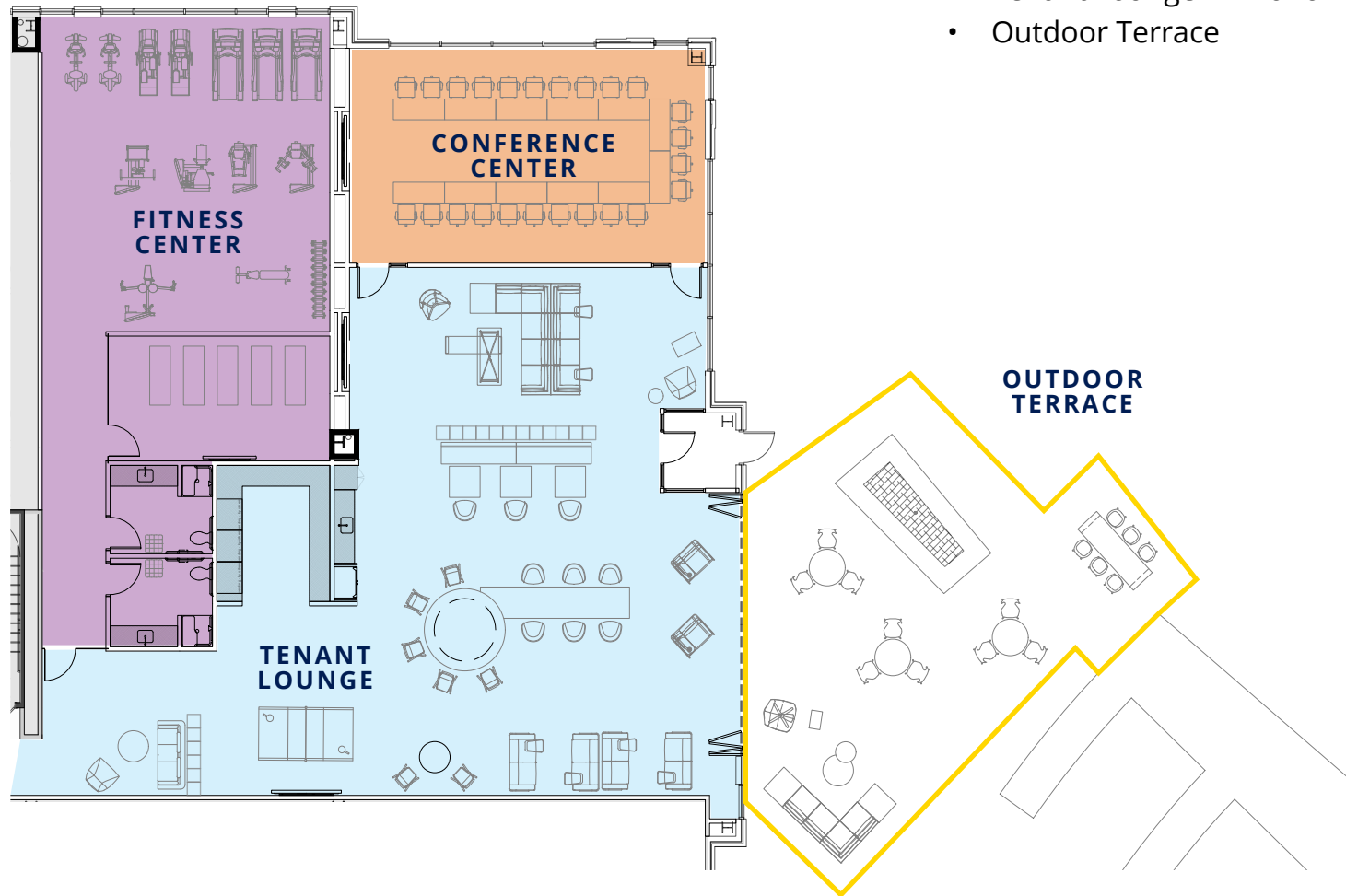
ASPEN GROVE DR

COOL SPRINGS BLVD



Amenity Center

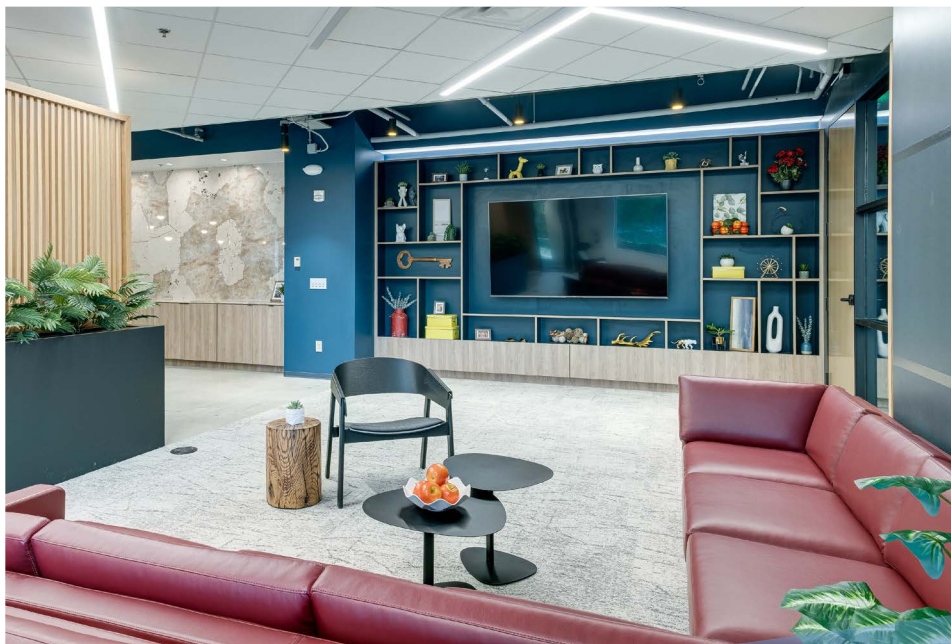
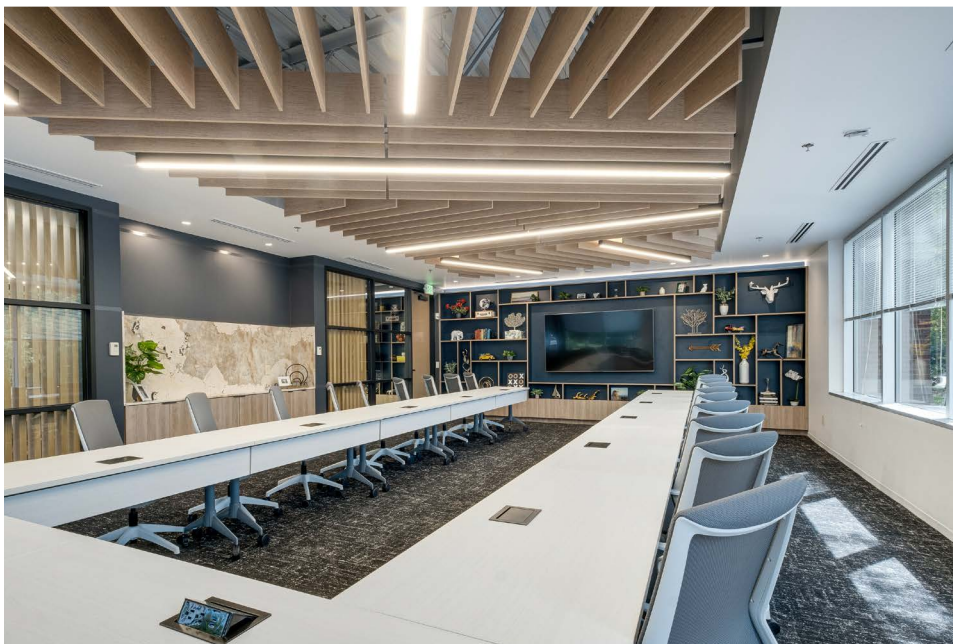
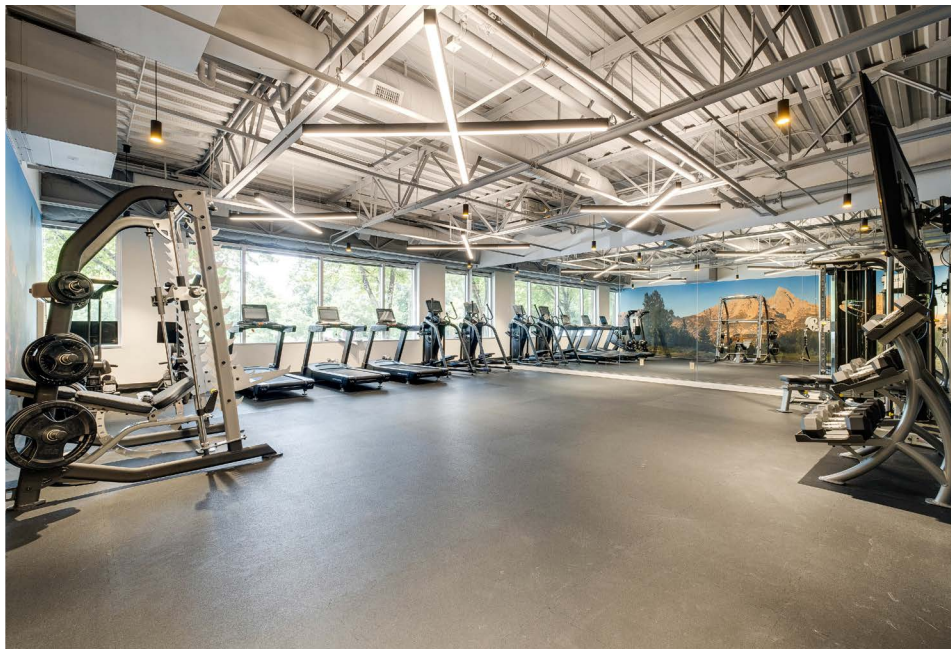
- Fitness Center w/ Showers
- Conference Center for 24+ people
- Tenant Lounge w/ Honor Market
- Outdoor Terrace



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Amenity Center



Nearby Amenities

RESTAURANTS

- 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 Jonathan's Grille
- 14 Brewhouse South
- 15 Cheesecake Factory
- 16 J. Alexander's

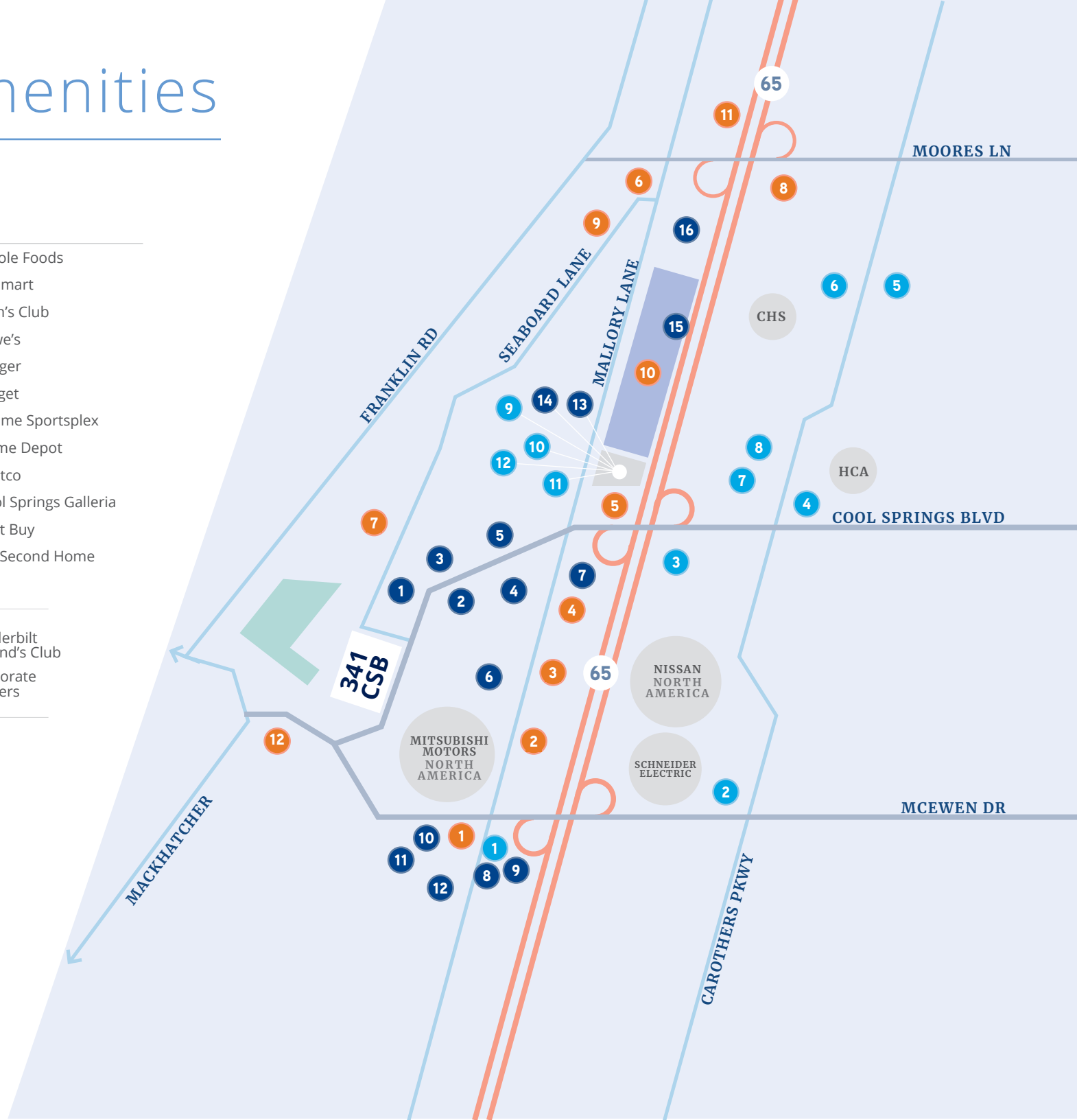
HOTELS

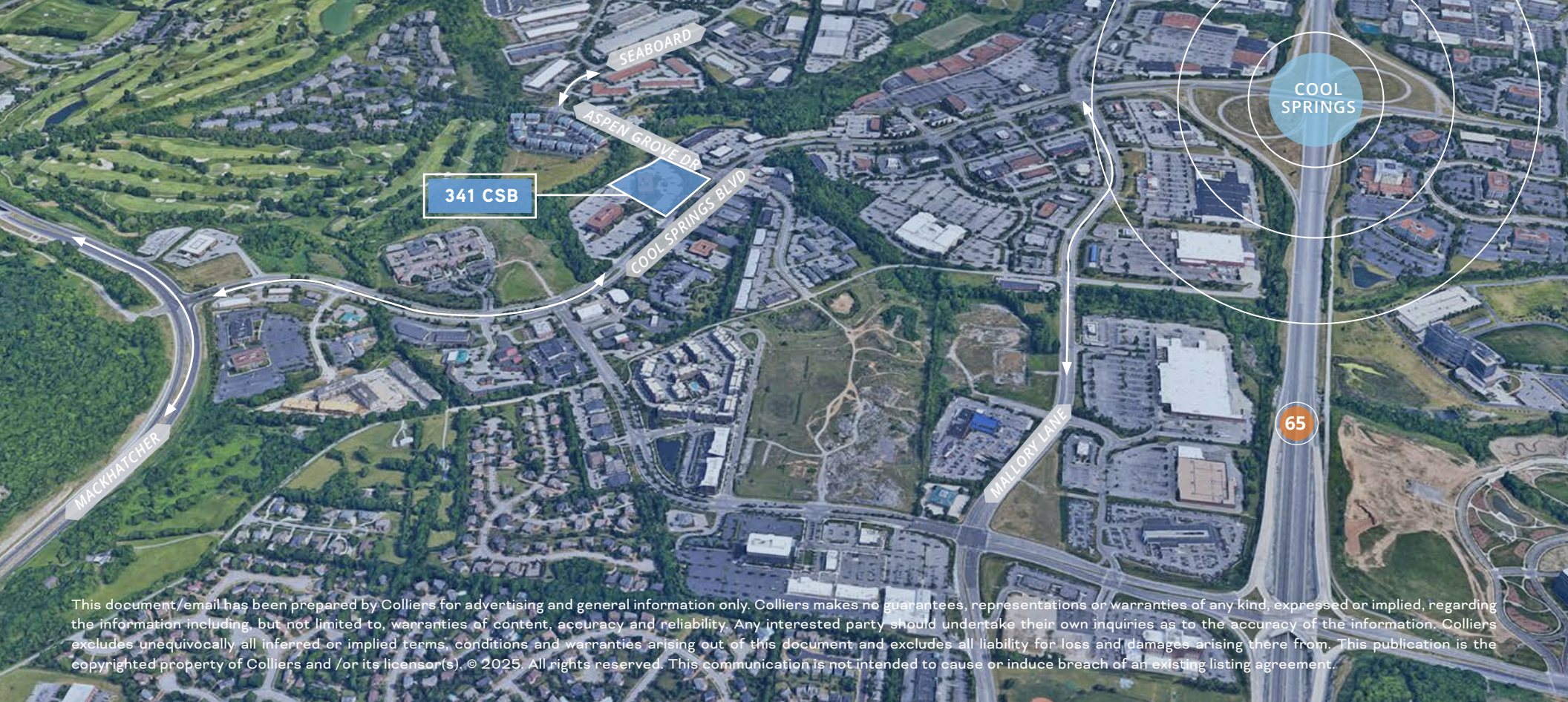
- 1 Drury Plaza
- 2 Homewood Suites
- 3 Embassy Suites
- 4 Franklin Marriott
- 5 Hilton Garden Inn
- 6 Hyatt Place
- 7 Residence Inn
- 8 Courtyard Marriott
- 9 Aloft
- 10 Hampton Inn & Suites
- 11 Country Inn & Suite
- 12 TownePlace Suites

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

-  Vanderbilt Legend's Club
-  Corporate Centers





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CHRIS GREAR CCIM, SIOR

Principal & Executive VP

615 850 2702 | chris.grear@colliers.com

CHARLOTTE FORD CCIM

Principal & Executive VP

615 850 2751 | charlotte.ford@colliers.com

MIKE DRISCOLL

Vice President

615 850 3220 | mike.driscoll@colliers.com

Property Virtual Tour



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

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