

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background. Below the text are three horizontal stripes in red, yellow, and blue.The top half of the image shows a large, two-story commercial building with a tan and brown brick facade. Large windows are visible along the ground floor. The address "325" is mounted on the upper right corner of the building. In the foreground, there are white flowering bushes and a young tree. A dark asphalt parking lot is to the right of the building.

Aspen Grove Corporate Center

325 Seaboard Ln + 405+415 Duke Dr | Franklin, TN 37067

FOR LEASE | Office & 100% Air-Conditioned Industrial Flex



Property Profile

46,079 ^{sf}
415 Duke Drive

46,200 ^{sf}
405 Duke Drive

47,236 ^{sf}
325 Seaboard Lane



HIGHLIGHTS

- High quality construction
- All suites 100% Air-Conditioned
- Beautifully landscaped campus
- 4 per 1,000 parking ratio
- 9-10' finished ceiling height
- 14'+ clear from slab to roof beams

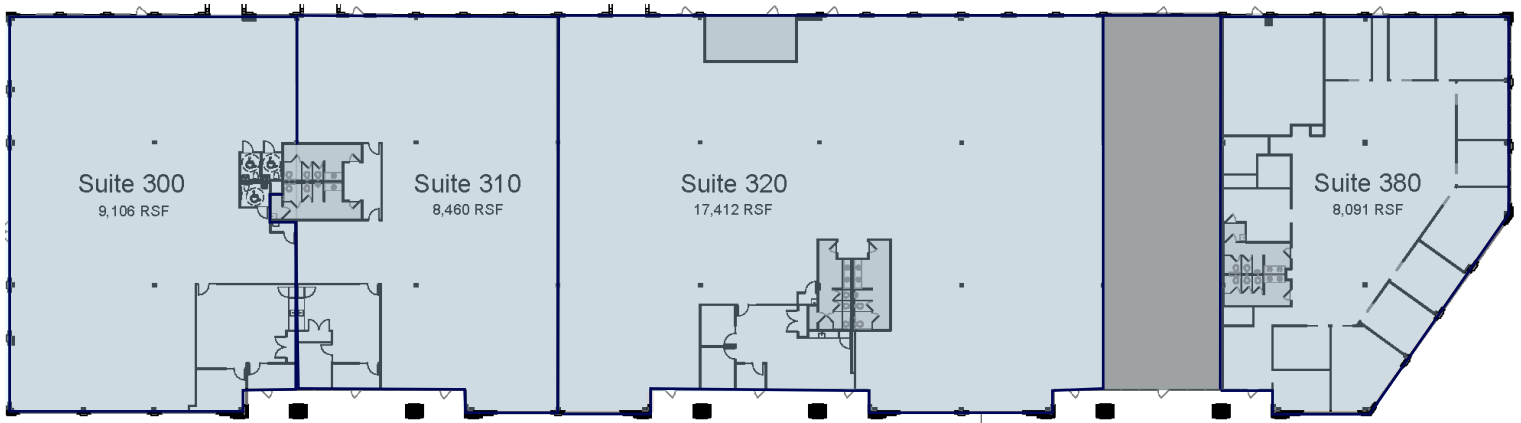
Located at the intersection of Aspen Grove Drive and Seaboard Lane, Aspen Grove Corporate Center contains four 1-story office and industrial flex buildings. Expansive glass allows an abundance of natural light in each suite, all of which have direct exterior access. Each building sits on approximately 6 acres, offering ample parking, lush landscaping, and easy access. 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 users in the service industries, healthcare or technology.

Aspen Grove Corporate Center
325 Seaboard Ln + 405+415 Duke Dr

Availability

415 Duke Drive

Flex Spec Suites & Offices

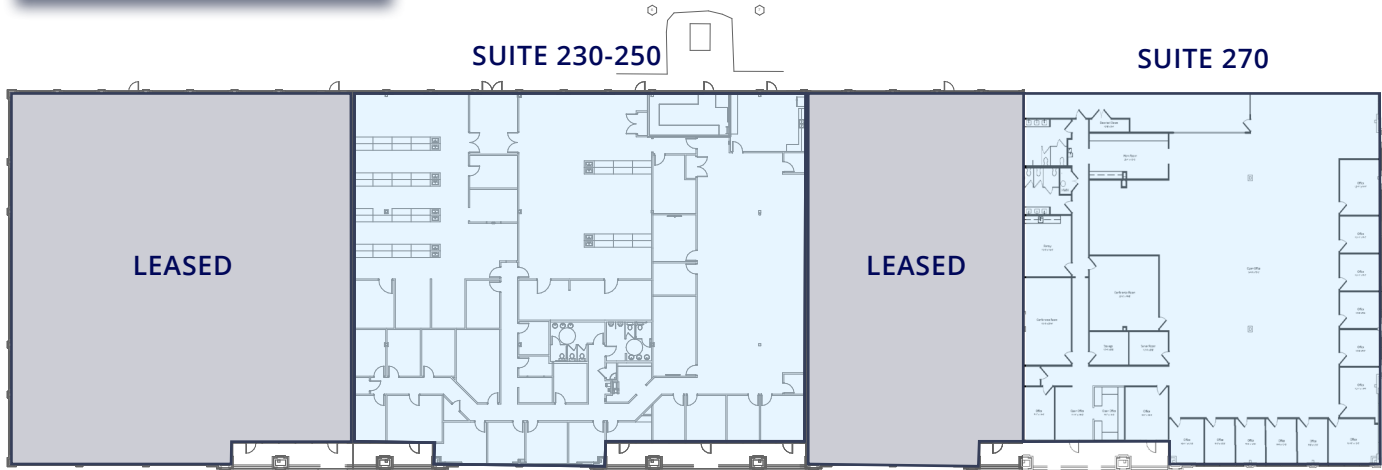


SUITE	TOTAL RSF	WAREHOUSE RSF	OFFICE RSF	AVAILABILITY	FLOORPLAN	TYPE
Suite 300	9,106 RSF	8,052 RSF	1,054 RSF	Available Now	View Floor Plan	Flex Spec Suite
Suite 310	8,460 RSF	7,580 RSF	880 RSF	Available Now	View Floor Plan	Flex Spec Suite
Suite 320	17,412 RSF	16,137 RSF	1,275 RSF	Available Now	Coming Soon	Flex Spec Suite
Suite 380	8,091 RSF	TBD	8,091 RSF	Available Now	View Floor Plan	Office

All suites 100% Air-Conditioned

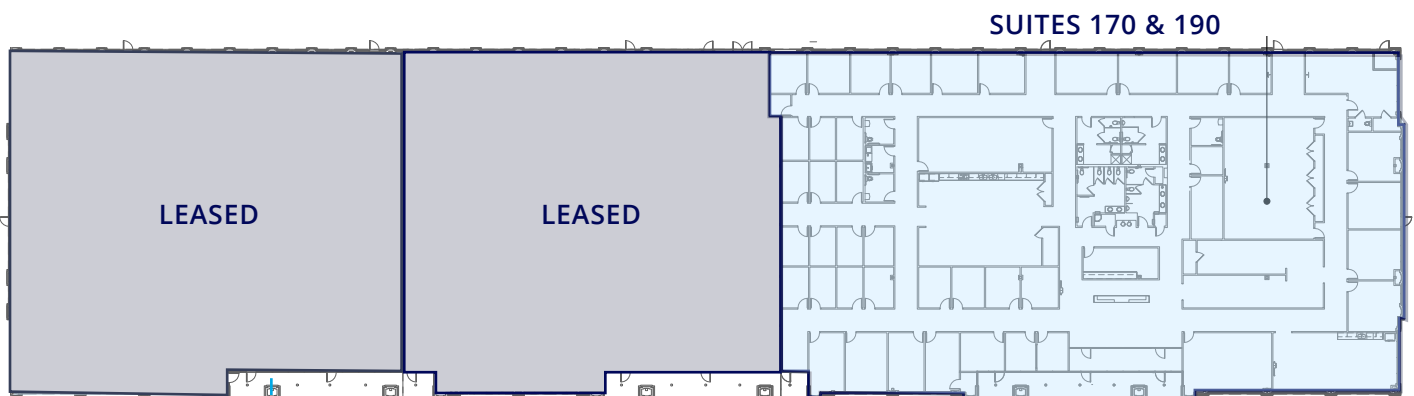
Availability

405 Duke Drive



Suite 230-250	15,232 RSF	Available Now	View Floorplan	Lab and general office space
Suite 270	13,037 RSF	Available Now	View Floorplan	End-cap office with abundant natural light

325 Seaboard Lane



Suites 170 & 190	21,270 RSF	Available Now	View Floorplan	Former childhood education center, built in late 2021
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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

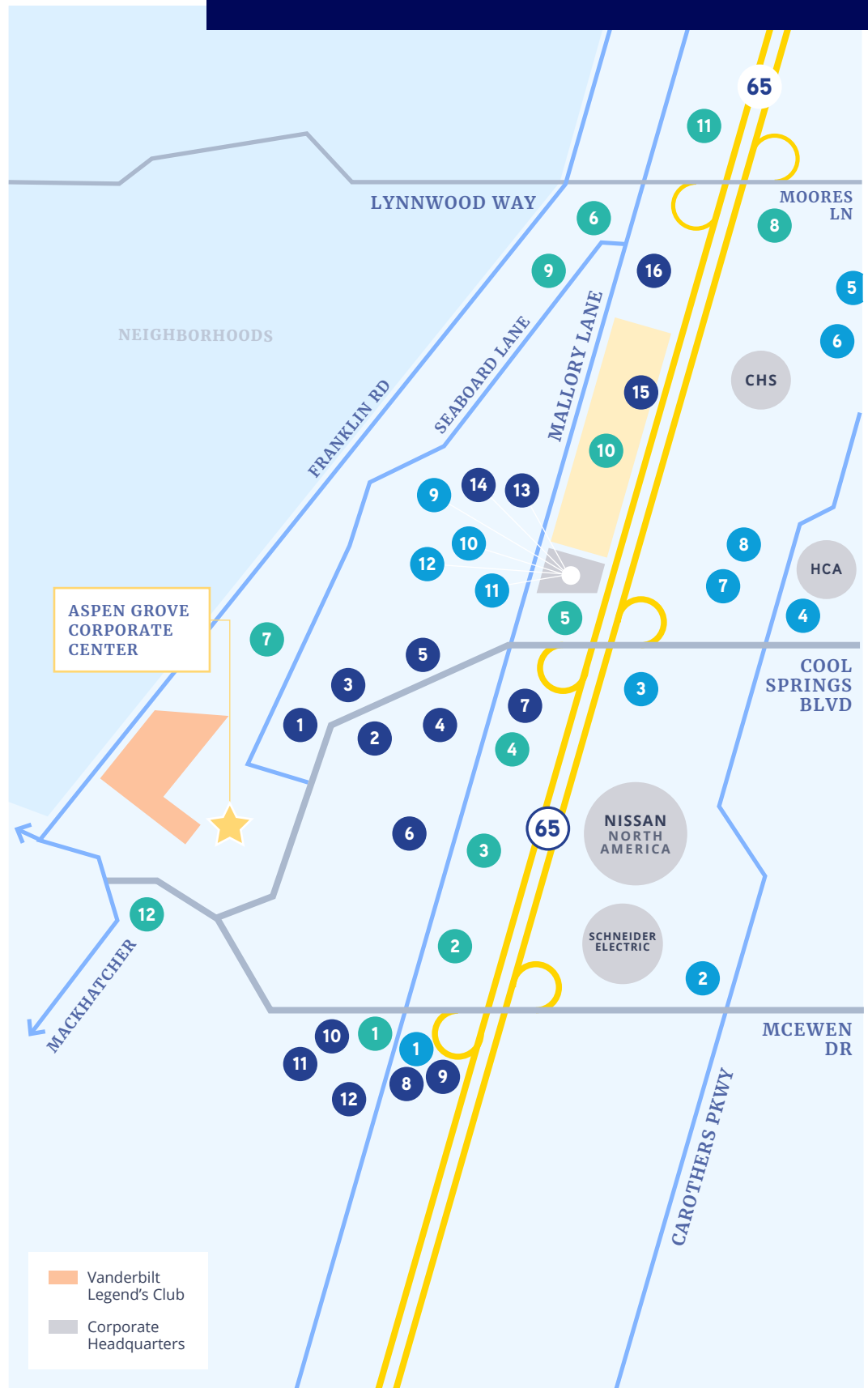
EATS

- 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 Jonathan'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

Local Amenities



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