



341
CSB

FRANKLIN, TN



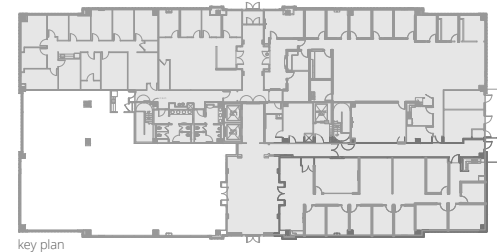
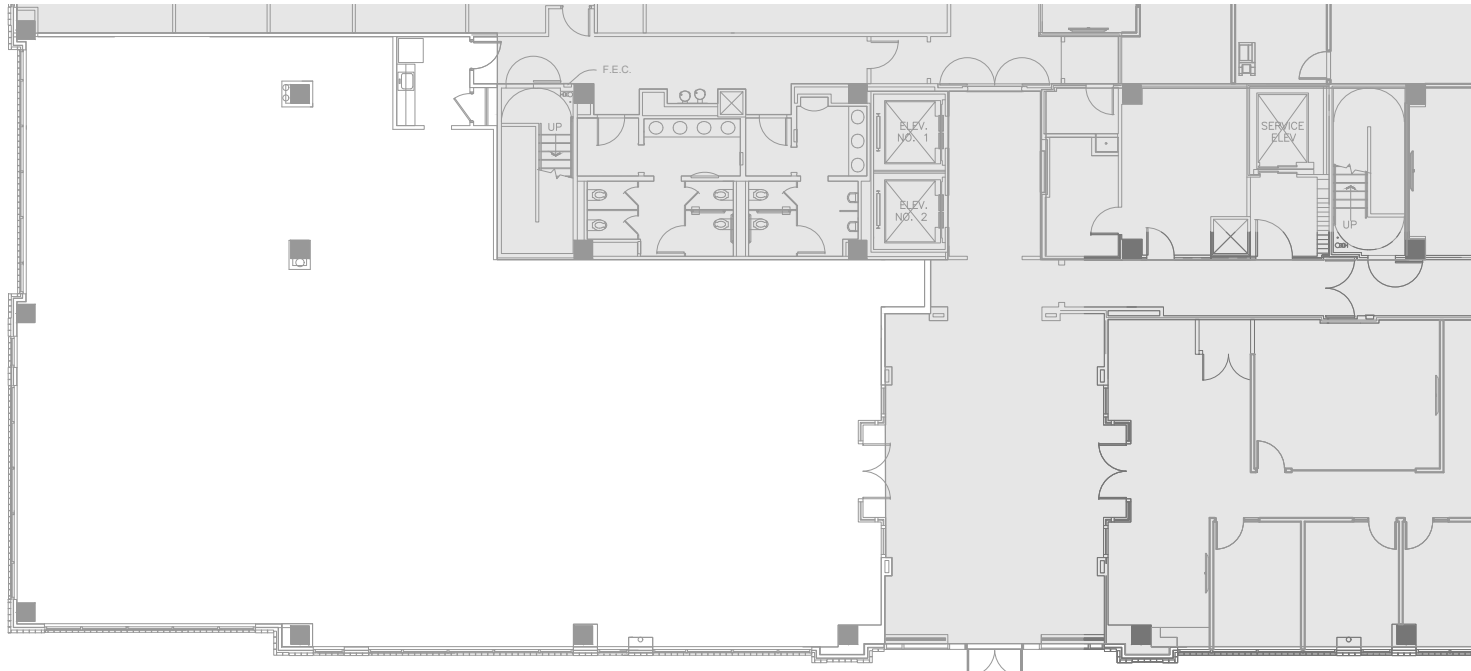


Building Features



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

Availability



key plan

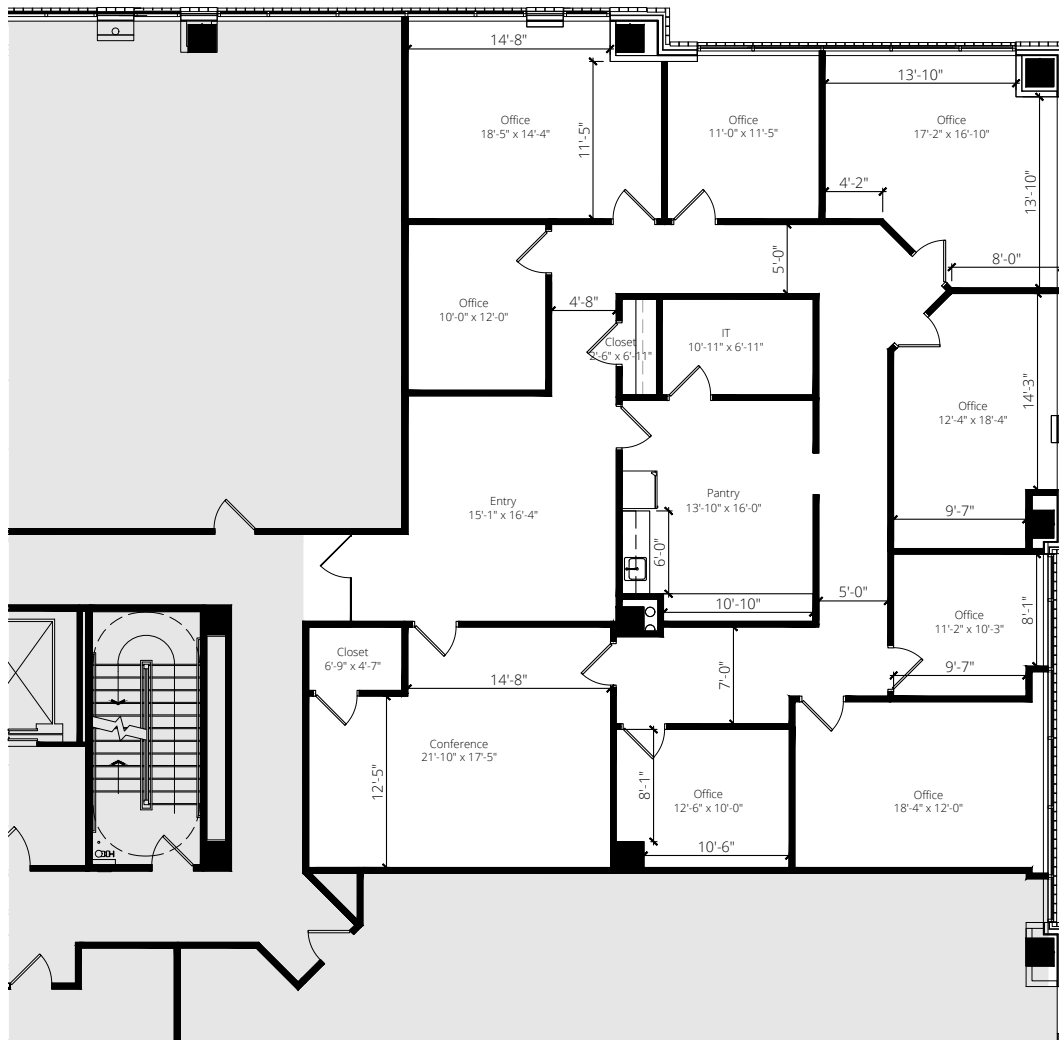
SUITE 100

AVAILABLE NOW

6,089 RSF

- Main Lobby Exposure
- White Box Condition

LEASE RATE:
\$34.50/SF FSG



SUITE 230

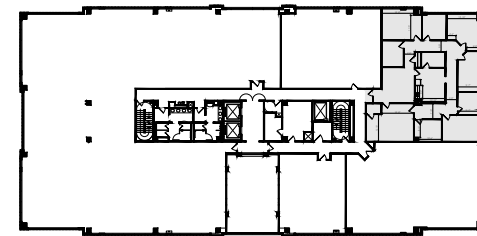
AVAILABLE NOW

3,486 RSF

• Move-in Ready Condition

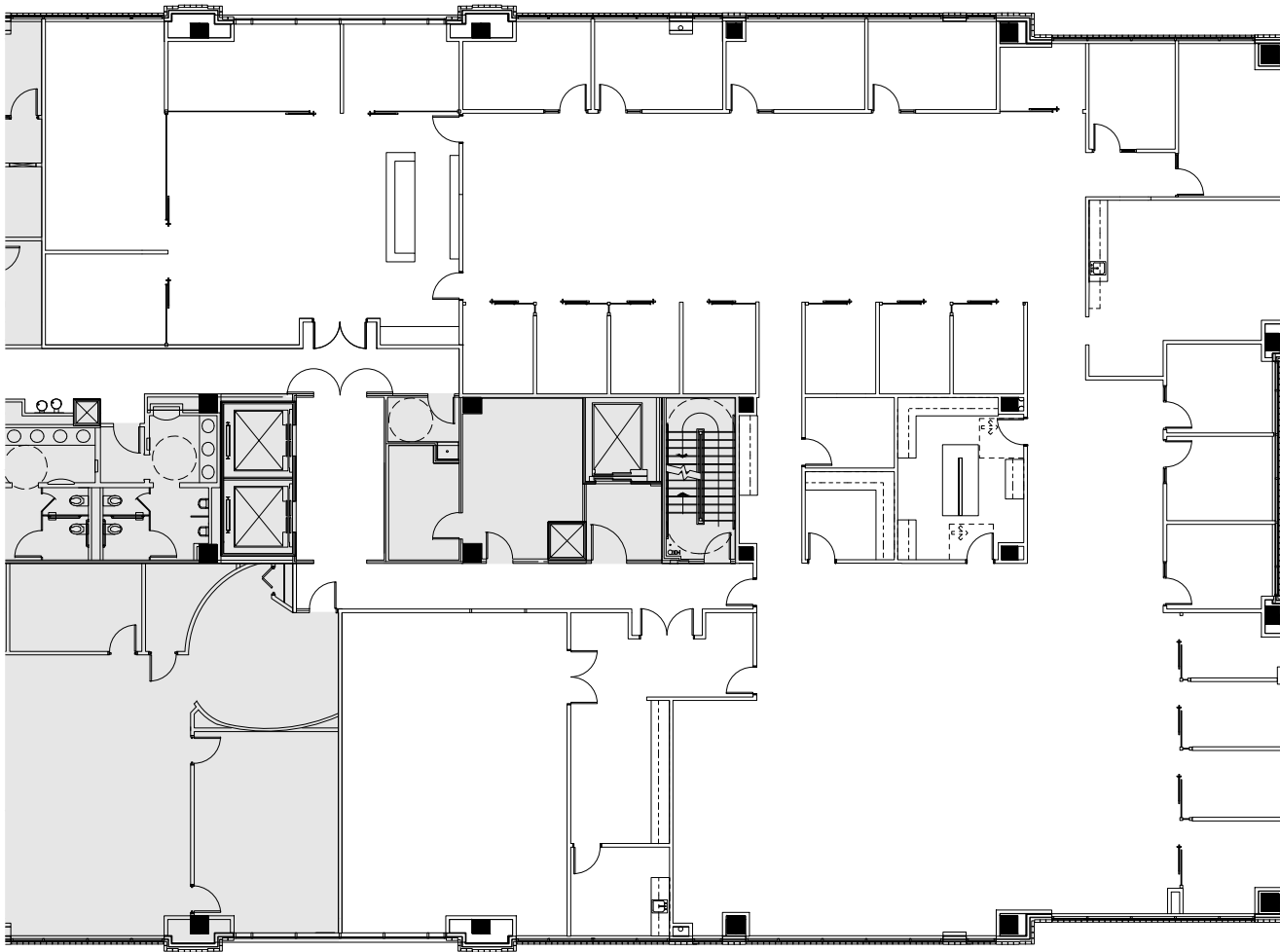
LEASE RATE:

\$34.50/SF FSG



key plan

Availability



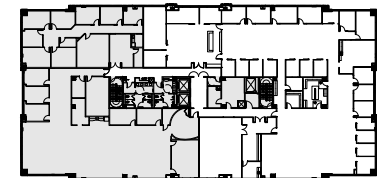
SUITE 340

AVAILABLE NOW

12,789 RSF

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

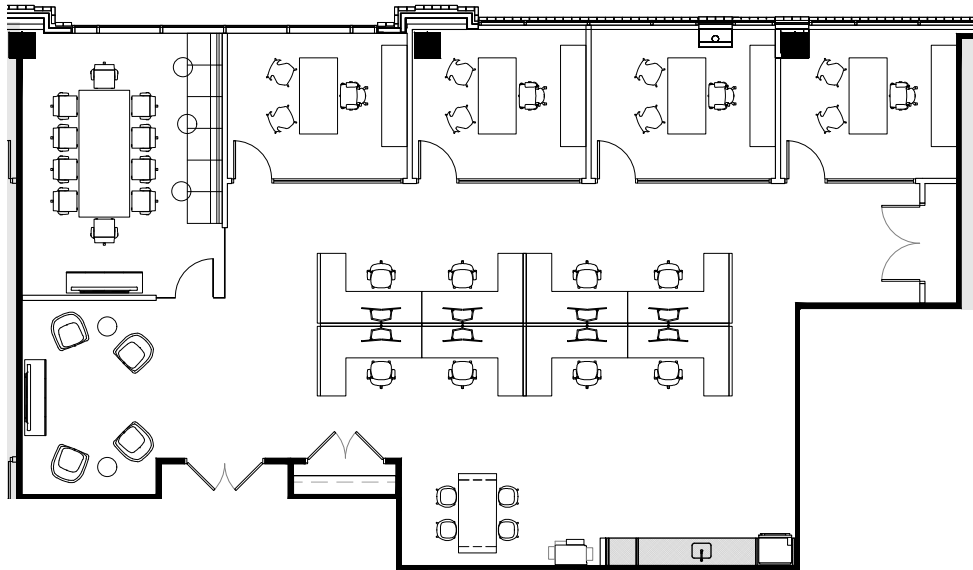
LEASE RATE:
\$34.50/SF FSG



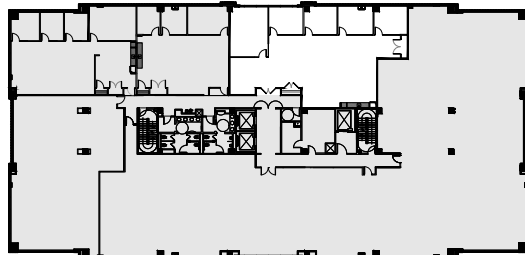
key plan

Availability

SPEC SUITE



Furniture shown for representation only.



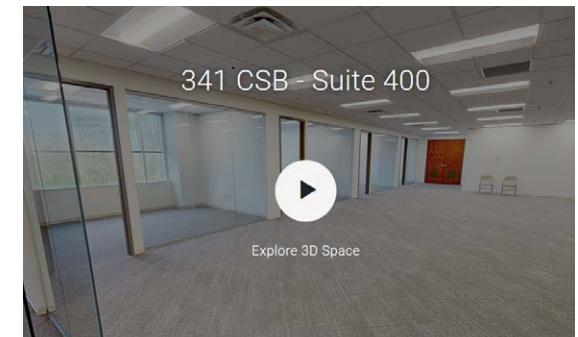
SUITE 400

AVAILABLE NOW

3,178 RSF

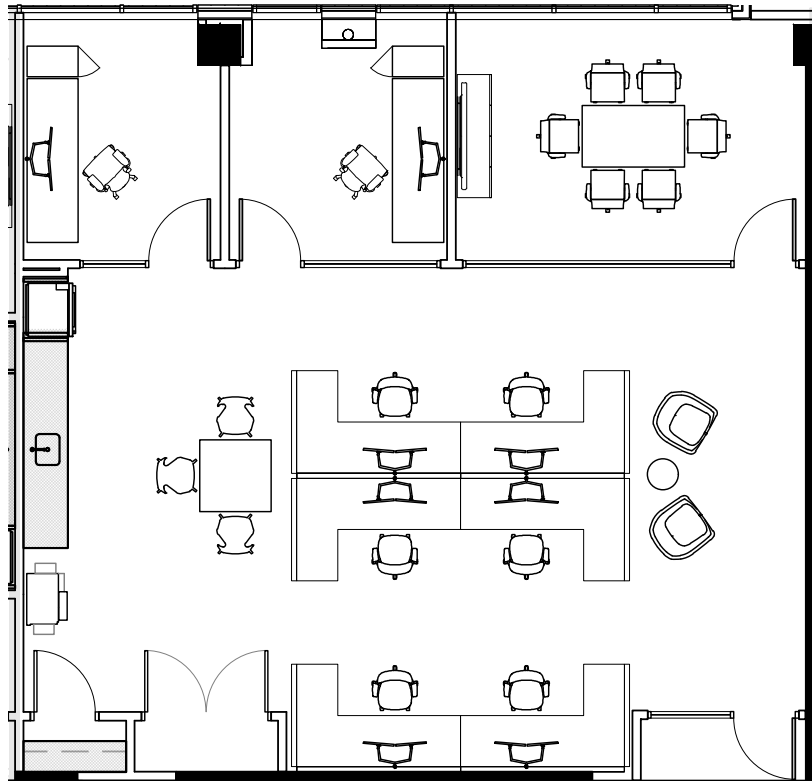
LEASE RATE:
\$34.50/SF FSG

VIRTUAL TOUR

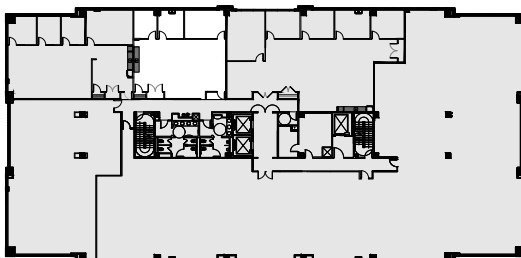


Availability

SPEC SUITE



Furniture shown for representation only.



SUITE 410

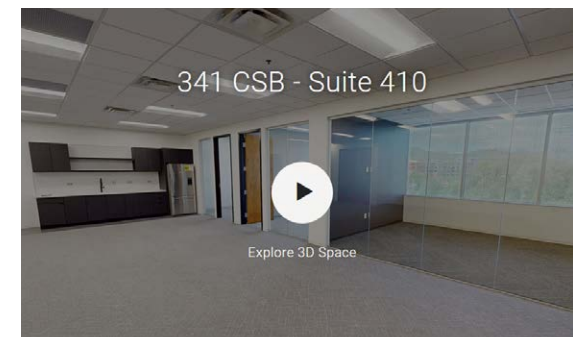
AVAILABLE NOW

1,667 RSF

LEASE RATE:

\$34.50/SF FSG

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

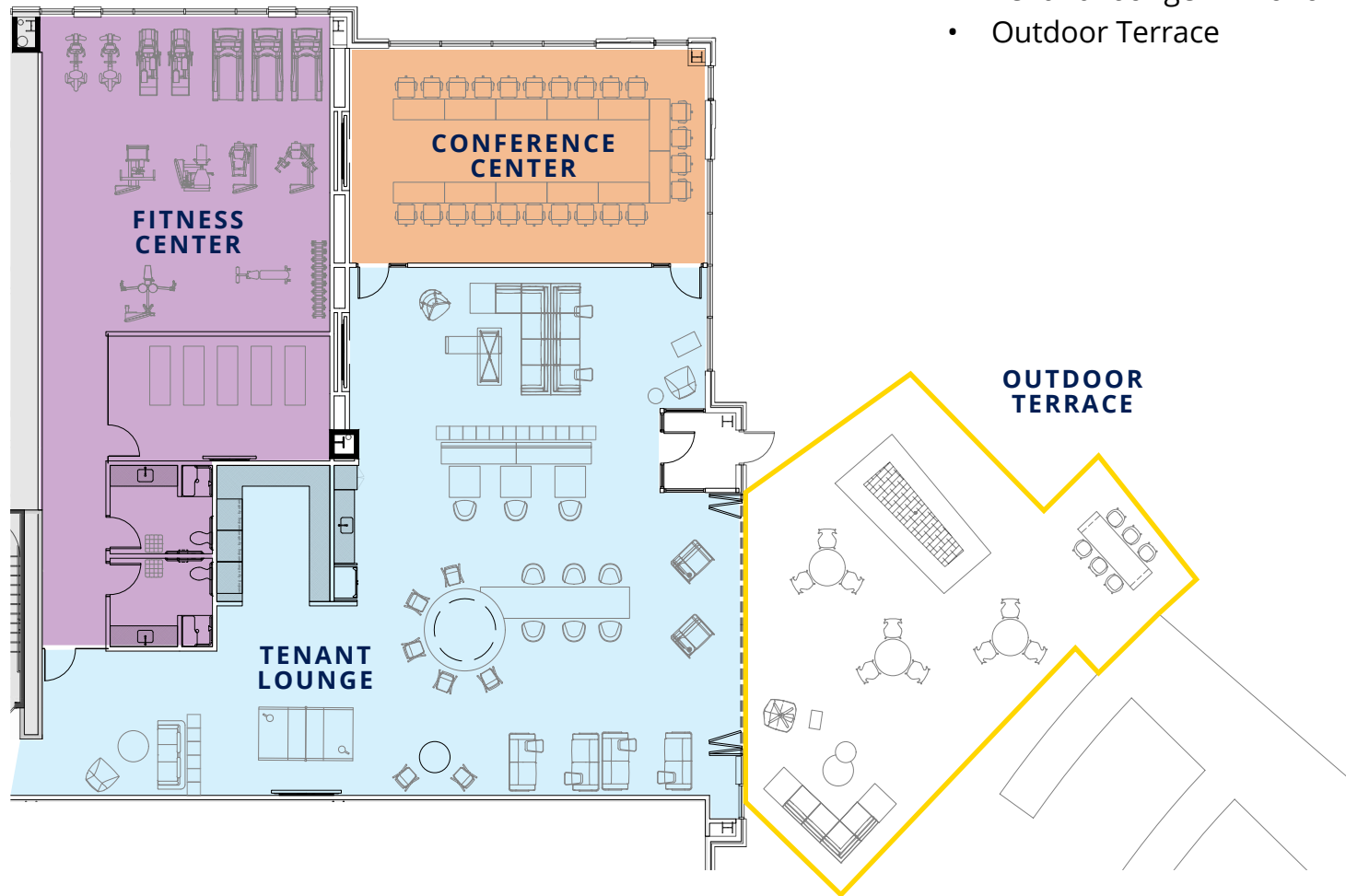
ASPEN GROVE DR

COOL SPRINGS BLVD



Amenity Center

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



341
CSB

FRANKLIN, TN

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

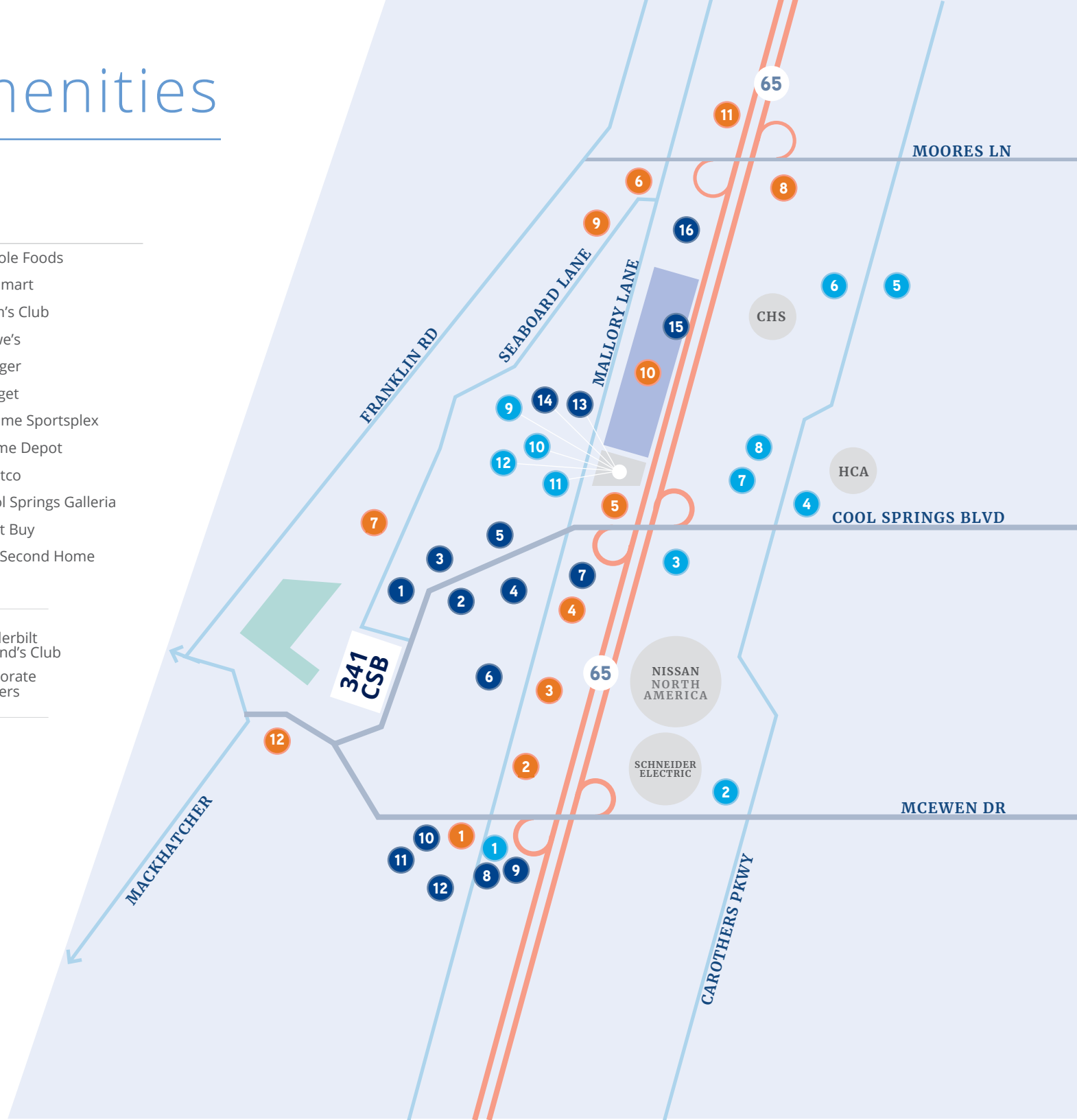
HOTELS

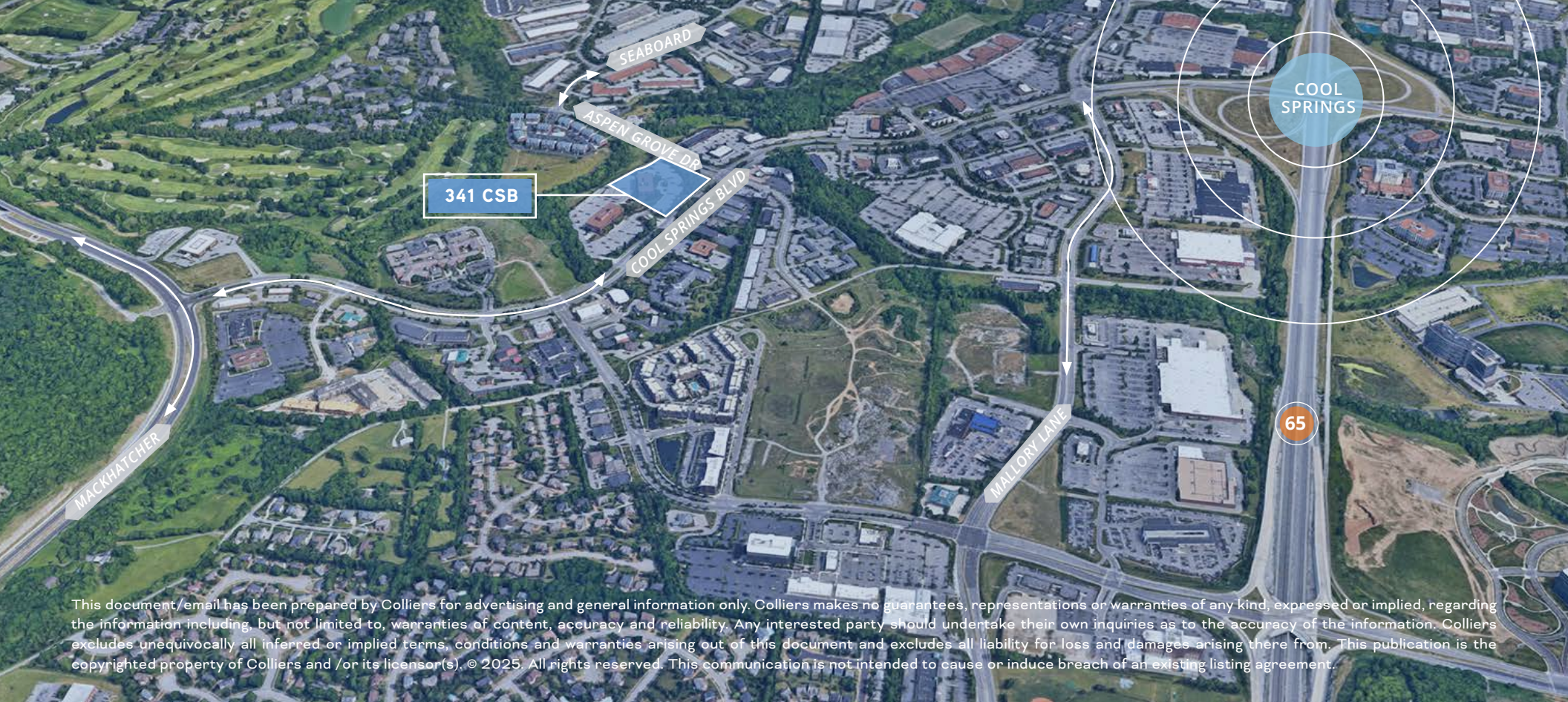
- 1 Drury Plaza
- 2 Homewood Suites
- 3 Embassy Suites
- 4 Franklin Marriott
- 5 Hilton Garden Inn
- 6 Hyatt Place
- 7 Residence Inn
- 8 Courtyard Marriott
- 9 Aloft
- 10 Hampton Inn & Suites
- 11 Country Inn & Suite
- 12 TownePlace Suites

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





This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

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

341
CSB

FRANKLIN, TN