



Colliers

FOR LEASE

315
CSB

FRANKLIN, TN

6,000 - 72,500 RSF
CLASS A OFFICE
SPACE AVAILABLE

WELCOME TO 315CSB

Offering an efficient and inviting office center on a beautifully landscaped 10-acre campus.

Located at the southwest corner of Cool Springs Boulevard and Aspen Grove Drive, 315 CSB is four stories of 30,000+ SF floorplates totalling over 120,000 RSF. Prominent location and signage opportunities make 315 CSB an ideal corporate headquarters. There are three ingress/egress points to the campus with parking available at a ratio of 4 per 1,000 RSF.

This is a unique opportunity for full-floor users to personalize final upgrades to the lobbies and common areas on the 3rd floor.



**Visit Property
Website**



**Take a
Virtual Tour**

BUILDING FEATURES

Green Space	9.69 Acre Campus (beautifully landscaped)
Year Built/ Renovated	2007/ 2022
Slab-To-Slab Height	12 FT
Floorplate	30,000± SF
Parking	4 /1,000 RSF
Telecom Providers	XO Communications, Level 3 Communications, Comcast
Amenities	• New Onsite Fitness Center • Conference Center • Tenant Lounge • Outdoor Terrace • Walking Trails to Aspen Grove Park and restaurants • Signage Available

315CSB AMENITIES



On-site
fitness center



Outdoor
Patio



Walking Trails to
Aspen Grove Park and
restaurants



Signage
Opportunity

315**CSB**

This lush landscaped campus provides access to a private park and walking trails through

Aspen Grove Park





[VIEW VIDEO](#)

ACCESS

Two ingress and egress points onto Cool Springs Boulevard and one onto Aspen Grove Drive provide excellent connectivity.

--- Aspen Grove Park walking trail connection off Aspen Grove Drive

315CSB

LOCAL 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

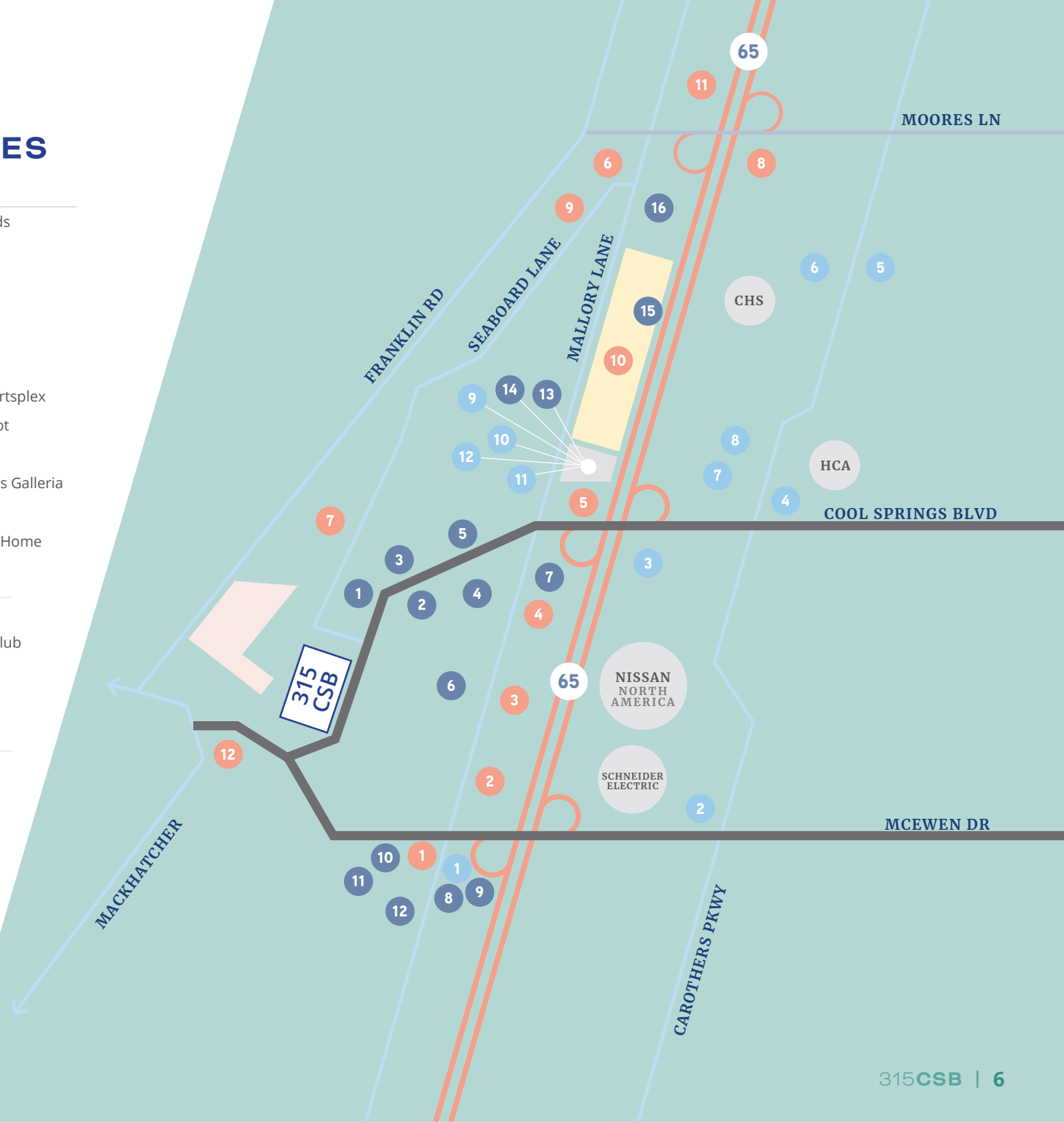
HOTELS

- 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

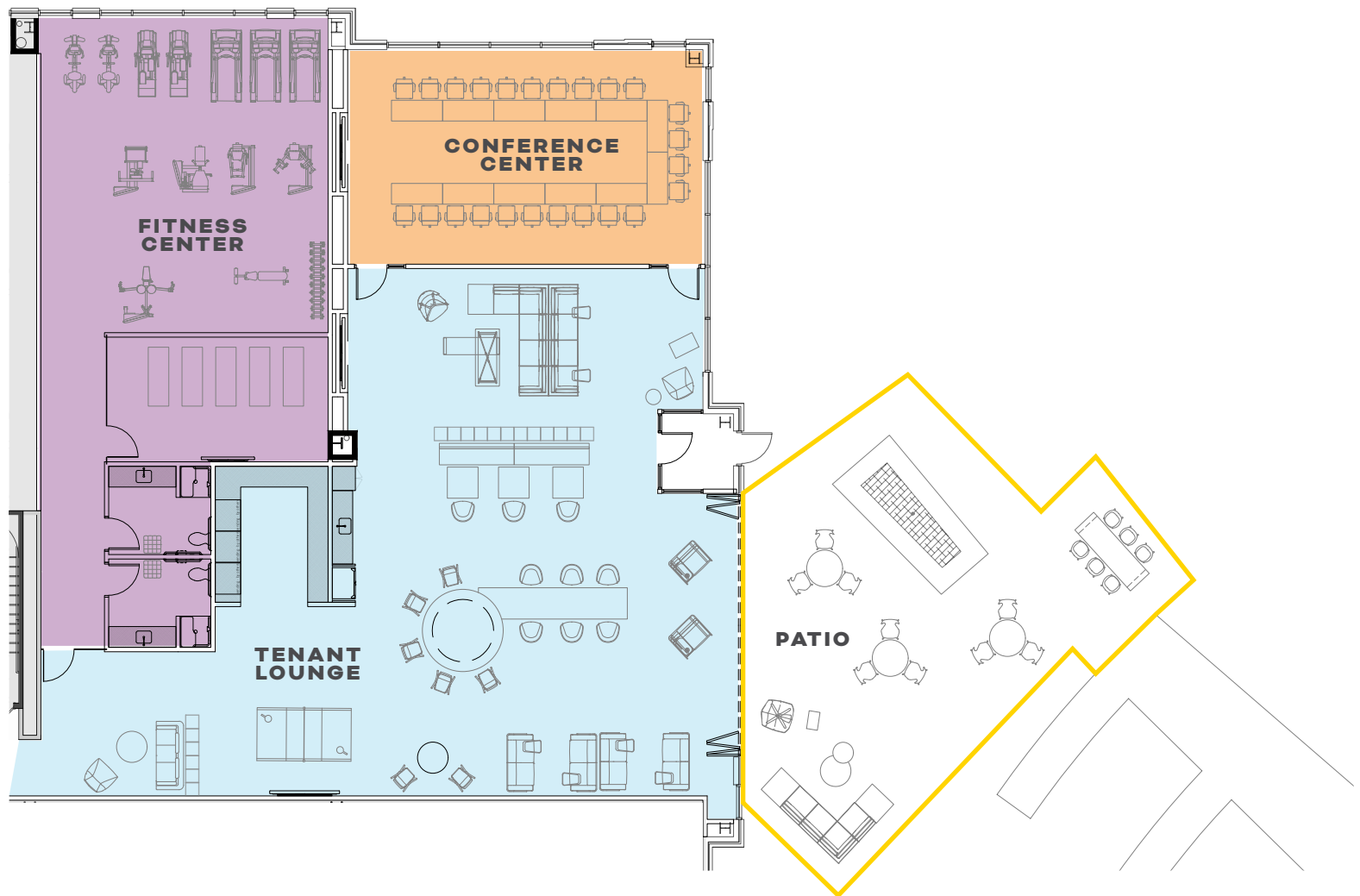
RETAIL

- 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



AMENITY CENTER

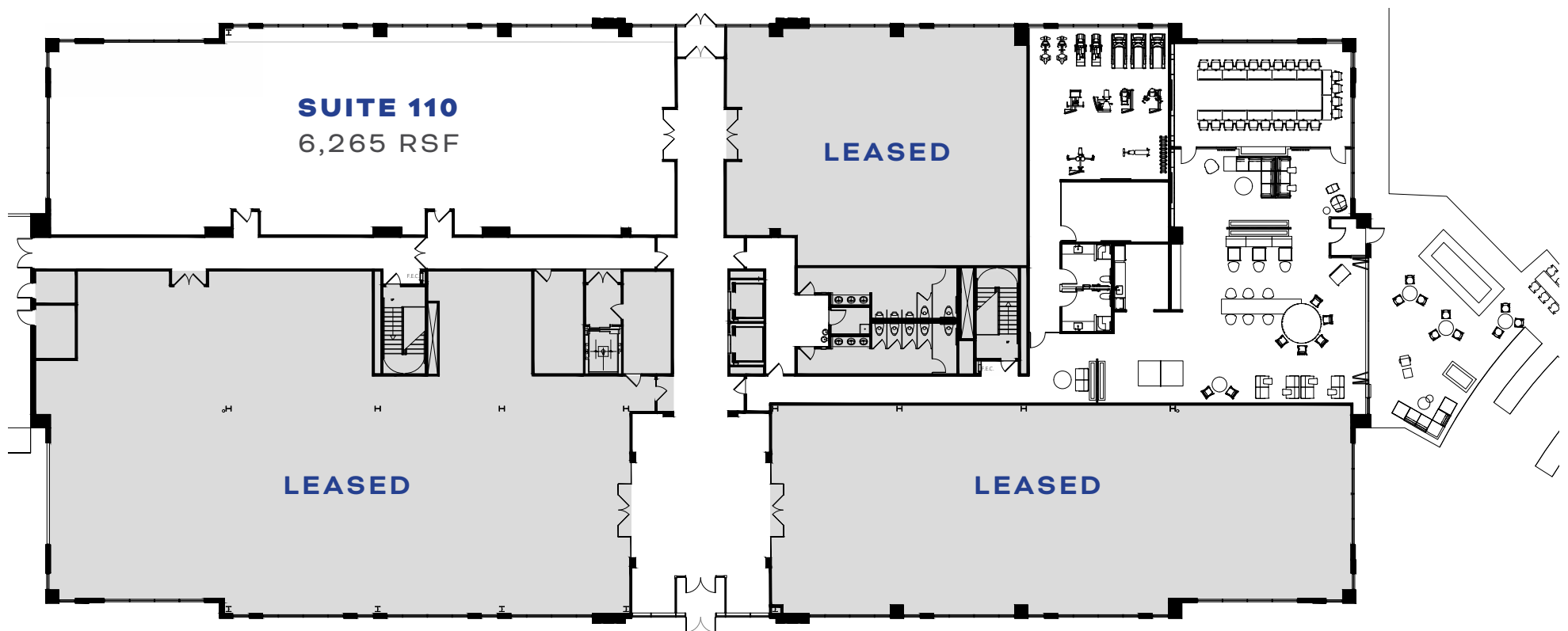




AMENITY CENTER

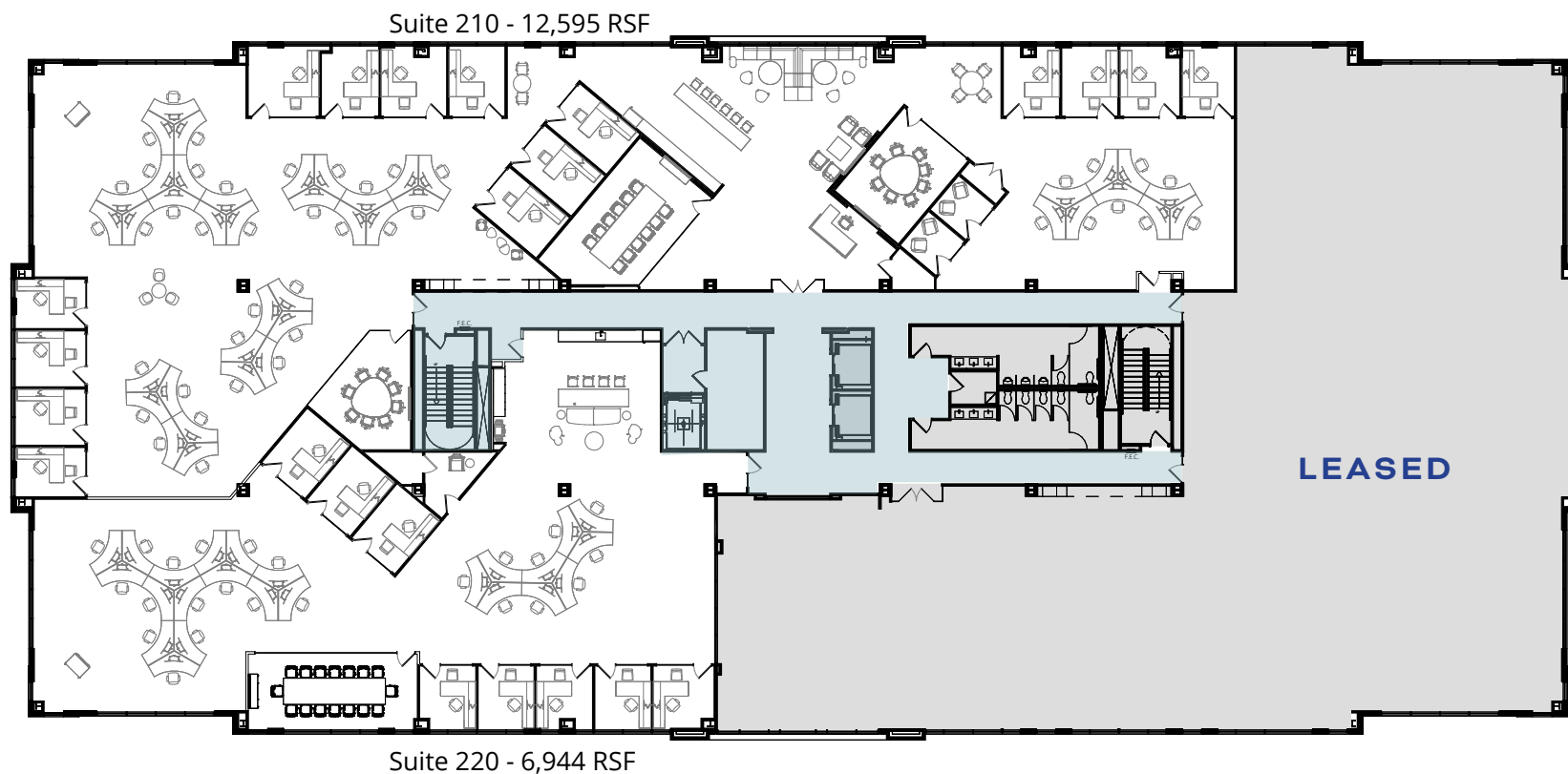


FIRST FLOOR



SECOND FLOOR SPEC SUITE

19,539 RSF

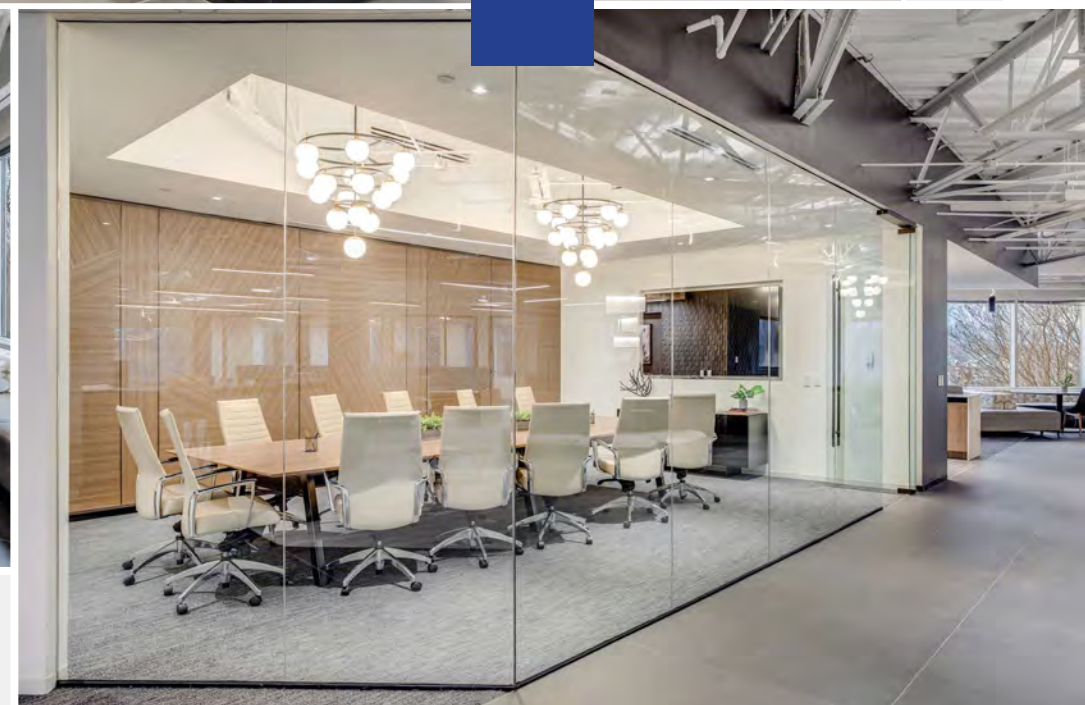


- Available Now
- Plug & Play
- Furniture included
- Options to demise
- 23 Private Offices
- 66 Cubicle desks
- Large break area
- Multiple lounge areas
- 4 Conference rooms
 - › 14 person
 - › 10 person
 - › 8 person (2)

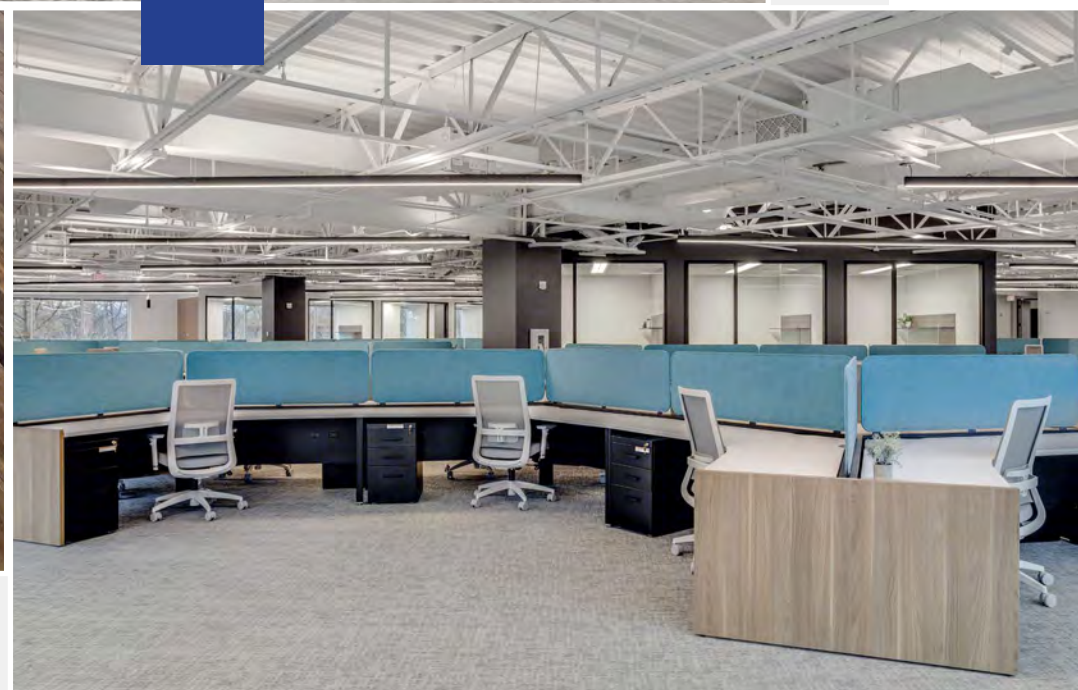
*Suites have not been demised yet, additional break area shown for location if suite is split.

Take a
Virtual Tour





SPEC SUITE DESIGN



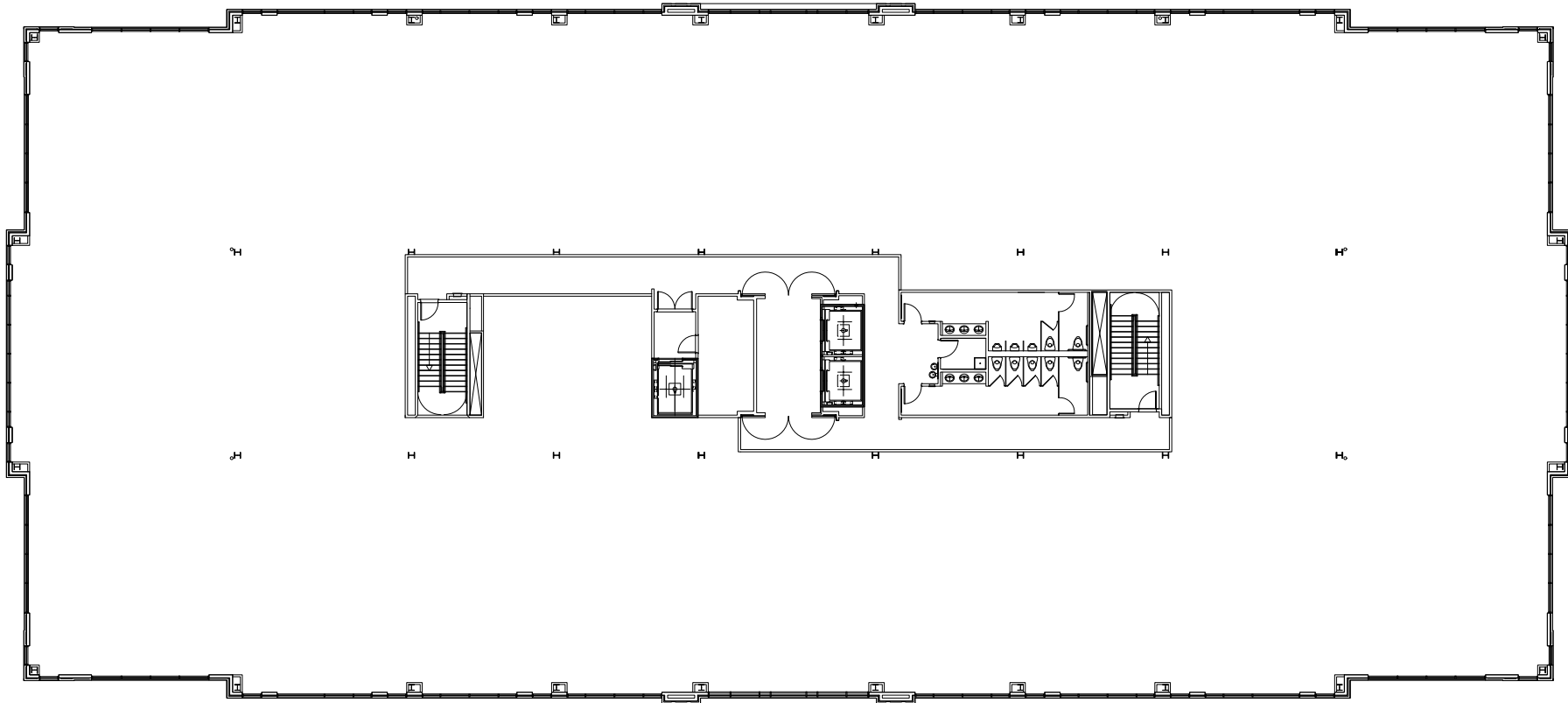
SPEC SUITE DESIGN

THIRD FLOOR

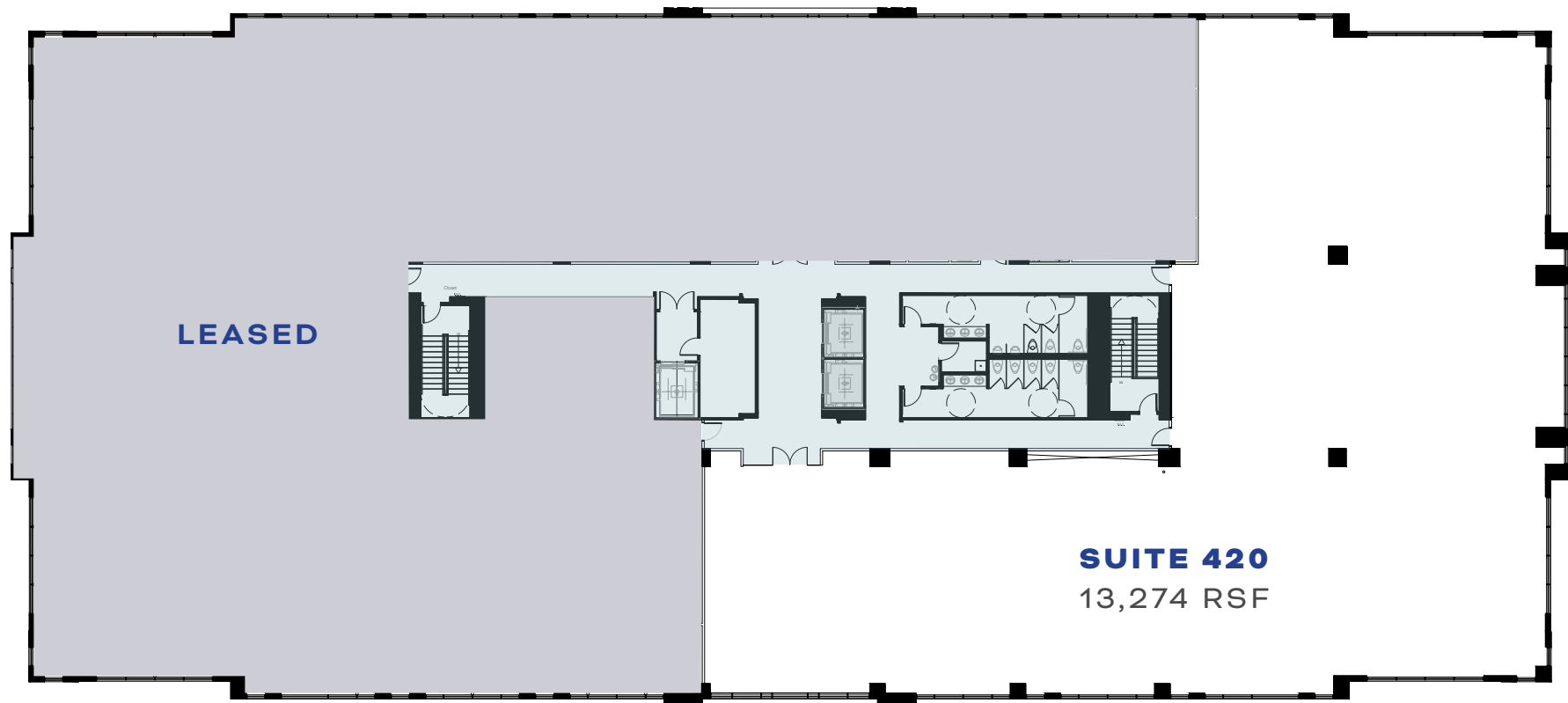
33,454 RSF

CONTIGUOUS SPACE AVAILABLE

2 & 3	52,993 RSF
2, 3 & 4	66,267 RSF
1, 2, 3 & 4	72,532 RSF



FOURTH FLOOR



315CSB

TRANSPORTATION

Cool Springs is easy to maneuver and a commuter friendly community, conveniently located between Franklin and Brentwood.

Interstate 65

Cool Springs is equipped with immediate access to Interstate 65, offering a 20 minute drive to Downtown Nashville and a 25 minute drive to the Nashville International Airport.

Walkable + Bike-Friendly Environment

315 is surrounded by it's own park and walking trail, with connection to Aspen Grove Park. The community is located just east of historic Downtown Franklin and Natchez Trace National Park, both loved by many local and visiting cyclists of all ages.

Franklin Transit

Franklin Transit connects people in the Franklin and Cool Springs Area by providing public transportation services. The service is managed and operated by The TMA Group for the Franklin Transit Authority.





COOL SPRINGS OVERVIEW

Located in Williamson County, Franklin is one of the wealthiest suburbs in Tennessee and includes households with significant amounts of disposable income. Homes in the area sell between \$400,000 to the multi-millions. Consumer index spending in Williamson County is higher than the national average as well as in the region, ranked at 151 with the U.S. index at 100. Immediate interstate access, convenient eateries, quality hotel and conference facilities, healthcare, superior schools and low crime rate further enhance its desirability and add to the area's high quality of life. Residents can live, work, shop, play and thrive in this community, making Franklin one of the most desirable suburbs in Middle Tennessee.

The labor pool is highly-educated, working in professional, healthcare and management jobs. According to EMSI data released by the Williamson County Chamber of Commerce, Williamson County will experience projected growth of over 30% across the education, and health services, as well as professional and business services industries through 2023.

Williamson County Highlights

- Leads the state in population growth and is among the leaders in job growth nationwide.
- The Nashville region has a cost of living 4.0% lower than the national average.
- A diverse economy that is not dependent on any single industry - minimizes risk for businesses and supports a balanced economy.

315 CSB

FRANKLIN, TN



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