



**HAMILTON YOUNG** LLC  
Brokerage • Management • Development

3359 Aspen Grove Dr.

FRANKLIN • TENNESSEE • 37067



**FOR LEASE**

Office Space  
3,735 Square Feet





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3359 ASPEN GROVE DR.







## 3359 Aspen Grove Dr.

Located in the highly sought-after Aspen Grove/Carothers Parkway business district, 3359 Aspen Grove Drive offers a modern, professionally maintained office setting with exceptional convenience and amenities. Just one mile from I-65, downtown Nashville is accessible in 20 minutes, while the vibrant Cool Springs corridor places shops, dining, and services within easy reach. Tenants benefit from ample on-site parking and proximity to Aspen Grove Park with its walking trails—perfect for outdoor meetings or a midday break. This office space combines accessibility, efficiency, and lifestyle appeal in one of the region’s most desirable commercial locations.



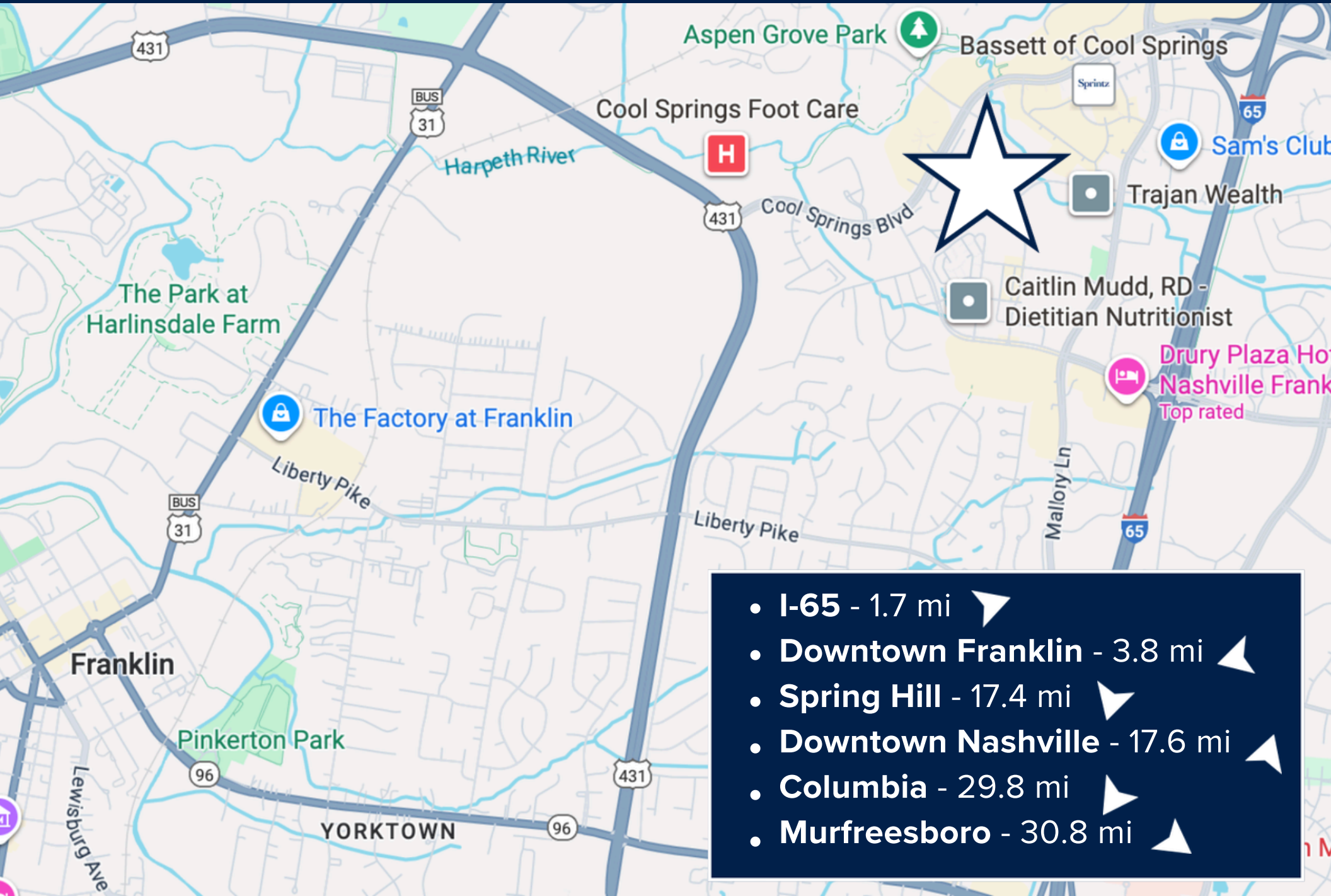
## FLOOR PLAN



## BUILDING DETAILS

3,735 Square Feet Available

- 8 Parking Spaces
- Drive Through
- Single Story
- Term: 10 years with options
- **Base Rent:** \$35/NNN (\$6/psf)
- **Property Tax:** \$3.35/psf
- **Insurance:** \$0.15/psf
- **OPEX:** \$2.50/psf



- I-65 - 1.7 mi
- Downtown Franklin - 3.8 mi
- Spring Hill - 17.4 mi
- Downtown Nashville - 17.6 mi
- Columbia - 29.8 mi
- Murfreesboro - 30.8 mi



**HAMILTONYOUNG**<sup>LLC</sup>  
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## **Russ Haynes**

CCIM and Partner/Co-Founder

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## **Hamilton Young, LLC**

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