

Historic Downtown Franklin Loft Office

For Lease | Main Street Location

Address: 414-B Main Street | Downtown Franklin, TN (Above McCreary's Pub)

Available: ±800 SF | **Lease Rate:** \$2,950 / month

Property Overview

Charming **second-level loft office** located in the heart of **Historic Downtown Franklin**, featuring a **private street entrance** and exceptional walkability to restaurants, retail, and local amenities. This rare small-office opportunity offers character, visibility, and functionality in one of Williamson County's most sought-after submarkets.

Exterior view of Historic Downtown Franklin Loft Office

Space Highlights

- ±800 SF loft-style office
- Two (2) private offices
- Open front room ideal for reception or collaborative workspace
- One (1) restroom
- Private street entrance
- Located above McCreary's Pub
- Historic character with functional layout

Interior loft office space showing open front room Private office

Property Details

- **Property Type:** Building
 - **Subtype:** Retail / Office
 - **Building Size:** ±2,200 SF
 - **Class:** B
 - **Ceiling Height:** 8 ft
 - **Tenant Improvement Allowance:** Available
 - **Parking:** Street & City parking (no dedicated parking)
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Lease Terms

- **Lease Rate:** \$2,950 / month
 - **Minimum Term:** 36 months
 - **Annual Escalations:** 3%
 - **Lease Type:** Lease
 - **Availability Status:** Open
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Ideal Users

- Professional services
 - Creative or boutique offices
 - Consultants, designers, or small firms seeking a downtown presence
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Downtown Franklin Market Advantage

Franklin, Tennessee is one of the **fastest-growing and most desirable markets in Middle Tennessee**, supported by a diverse economy including healthcare, technology, professional services, and tourism. **Historic Downtown Franklin** is especially coveted due to **limited inventory**, strong pedestrian traffic, and a vibrant mix of local businesses.

Properties in the downtown core benefit from **high demand, low vacancy, and long-term value stability**, making this an exceptional opportunity for tenants seeking visibility, prestige, and connection to a thriving community.

Contact

For additional information or to schedule a private showing, please contact:

The Loch Company

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