



AMENITIES + LOCATION



DOVER  CENTRE
AT COOL SPRINGS

FOR LEASE

113-117 SEABOARD LANE
FRANKLIN, TENNESSEE

*100% PAYMENT TO TENANT REPS
AT LEASE SIGNING*


STREAM®

PROPERTY HIGHLIGHTS

[Click link to view virtual tour](#)



6 Class A office buildings in a campus setting



Cool Springs location with close proximity to restaurants, retail and Cool Springs Galleria



On-site amenities include:

- Property management
- New conference/training center with seating for up to 50 people and full AV equipment
- Landscaped courtyard available for outdoor functions
- Wi-fi service in courtyard
- [Recently renovated deli](#)
- Outdoor area with picnic tables and pergolas
- [New tenant lounge](#)
- Locker rooms complete with showers
- Mothers rooms
- Pet friendly with pet waste stations



Accessible to I-65



Chadwick's Fitness is next door



Cool Springs houses national headquarters including Nissan, Mitsubishi, CKE and Landmark Recovery



Large windows in all suites



Corner and full floor suites available



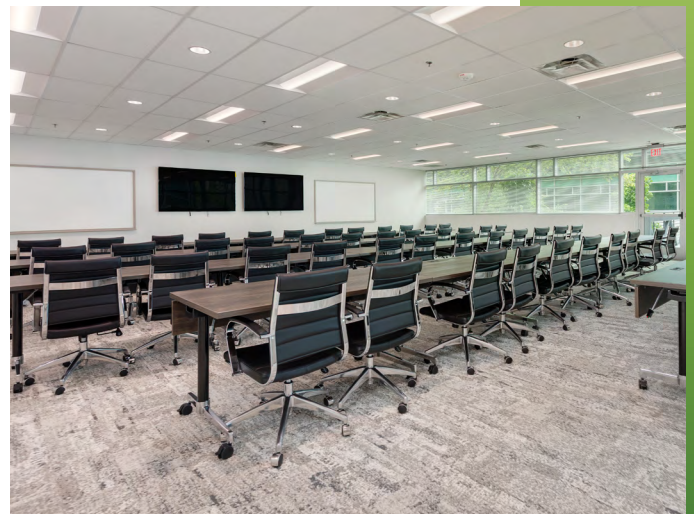
Exterior renovations completed Q4 2022



NEW CONFERENCE & TRAINING CENTER

This brand-new amenity offers a modern, flexible space designed to support a variety of needs with:

- Seating for up to 50 people
- Full AV equipment
- Modular furniture to accommodate various meeting layouts
- Perfect for client presentations, team meetings or staff training sessions





AVAILABLE SUITES

[Click link to view virtual tour](#)

A

SUITE A-190
5,457 RSF

B

SUITE B-100
11,296 RSF

SUITE B-150
3,706 RSF
Spec Suite
(available 12/1/26)

SUITE B-201
10,386 RSF
(available 12/1/26)

C

SUITE C-200
8,202 RSF
Furnished

D

LEASED

E

LEASED

F

SUITE F-290
3,535 RSF
Spec Suite



AMENITIES

- | | | |
|-------------------------------|-----------------------------|---------------------------------|
| 1 Miller's Ale House | 14 Bishop's | 27 Mineo's |
| 2 The Rutledge | 15 Drake's | 28 Buca di Beppo |
| 3 Tony's Eat and Drink | 16 Jonathan's Grille | 29 Jim 'N Nick's |
| 4 Brewhouse South | 17 Cajun Steamer | 30 J. Christopher's |
| 5 Drury Plaza Hotel | 18 Chuy's | 31 Costco Wholesale |
| 6 Tupelo Honey | 19 Burger Up | 32 Shane Co. |
| 7 J. Alexander's | 20 First Watch | 33 Cool Springs Galleria |
| 8 Stoney River | 21 Garcia's | 34 Genesis Diamonds |
| 9 Connors | 22 Brixx | 35 Apple Store |
| 10 Party Fowl | 23 BrickTop's | 36 Grogan Jewelers |
| 11 The Honeysuckle | 24 Bonefish Grill | 37 David's Bridal |
| 12 Sperry's | 25 Jason's Deli | 38 Havertys Furniture |
| 13 Amerigo | 26 First Watch | 39 Target |



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