

FOR LEASE | FIRST FLOOR OFFICE SUITE

# 660 Bakers Bridge Avenue

FRANKLIN, TENNESSEE 37067



STRATEGICALLY LOCATED OFFICE SPACE IN THE HEART OF COOL SPRINGS

Jamie Brandenburg, SIOR  
Commercial Real Estate Advisor  
jamie@realequitycre.com  
615.487.2100

Wes Wray  
Leasing Advisor  
wes@realequitycre.com  
270.320.7522

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## PROPERTY DESCRIPTION

660 Bakers Bridge Ave is a three-story Class A commercial office building located in Cool Springs East — one of Tennessee's most dynamic submarkets. Constructed in 2005, the property offers modern office amenities, surface parking, and excellent visibility along a primary mixed-use corridor. The building is multi-tenant, with controlled access and ample parking included.

## SPACE HIGHLIGHTS

- First Floor — ±6,623 SF
- Open, flexible layout
- Private offices + conference rooms
- Reception area opportunity
- Abundant natural light
- Corridor frontage



## AVAILABILITY & LEASE TERMS

Suite #	100
Lease Rate	\$32.50/SF/YR
Lease Type	NNN
Availability Date	Immediate

## PROPERTY FACTS

Address	660 Bakers Bridge Ave, Franklin, TN 37067
Year Built	2005
Total SF	19,622 SF
Available SF	6,623 SF
Stories	3
Parking Ratio	3.31/1,000 SF
Construction Type	Masonry

## PROPERTY HIGHLIGHTS

- High-Profile Cool Springs Location with strong daytime population growth and business demographics
- Ample on-site surface parking with easy ingress/egress
- Accessible to major arterials and interstates — connecting Franklin, Brentwood, and Nashville
- Functional office floor plan supporting professional, creative, or service-oriented tenants
- Offered at \$32.50/SF/YR NNN

## IDEAL USES

- Professional services (legal, financial, engineering)
- Healthcare support services / medical office
- Creative or tech firms
- Administrative headquarters
- Insurance, consulting, and design practices



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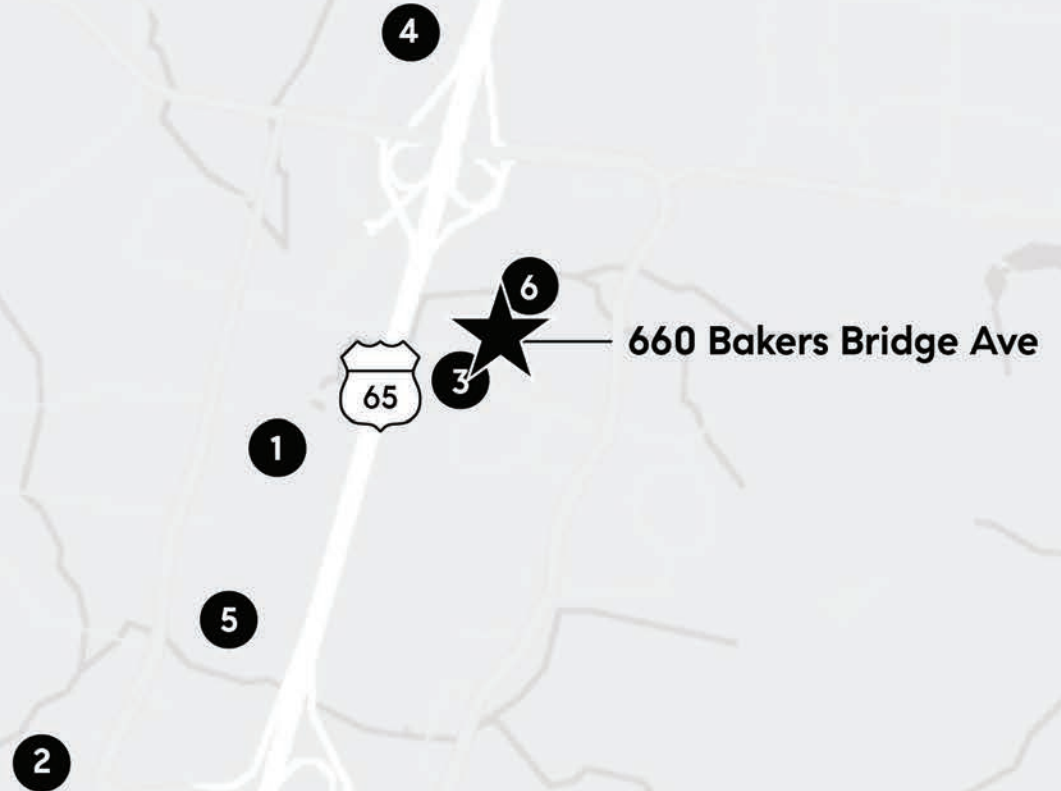
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### LOCATION ADVANTAGES

- Heart of Cool Springs
- 20 minutes to Nashville
- 5 minutes to I-65

### NEARBY AMENITIES

1. CoolSprings Galleria
2. Starbucks
3. Wild Ginger
4. Planet Fitness
5. D1 Training
6. Hyatt Place



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## MARKET OVERVIEW

Franklin's Cool Springs submarket is a thriving hub of economic activity within the Nashville MSA, characterized by strong population and household income growth and robust commercial development. With a diversified mix of office, retail, and service users, the market continues to attract regional and national tenants seeking a central location with access to major transportation routes, workforce talent, and quality of life amenities. Office spaces in Cool Springs benefit from high visibility, strong demand, and competitive leasing fundamentals relative to nearby Nashville and Brentwood.

### DEMOGRAPHICS

Population (2024)	89,142
Median Household Income	\$119,528
Daytime Population	108,481
Median Home Value	\$893,851



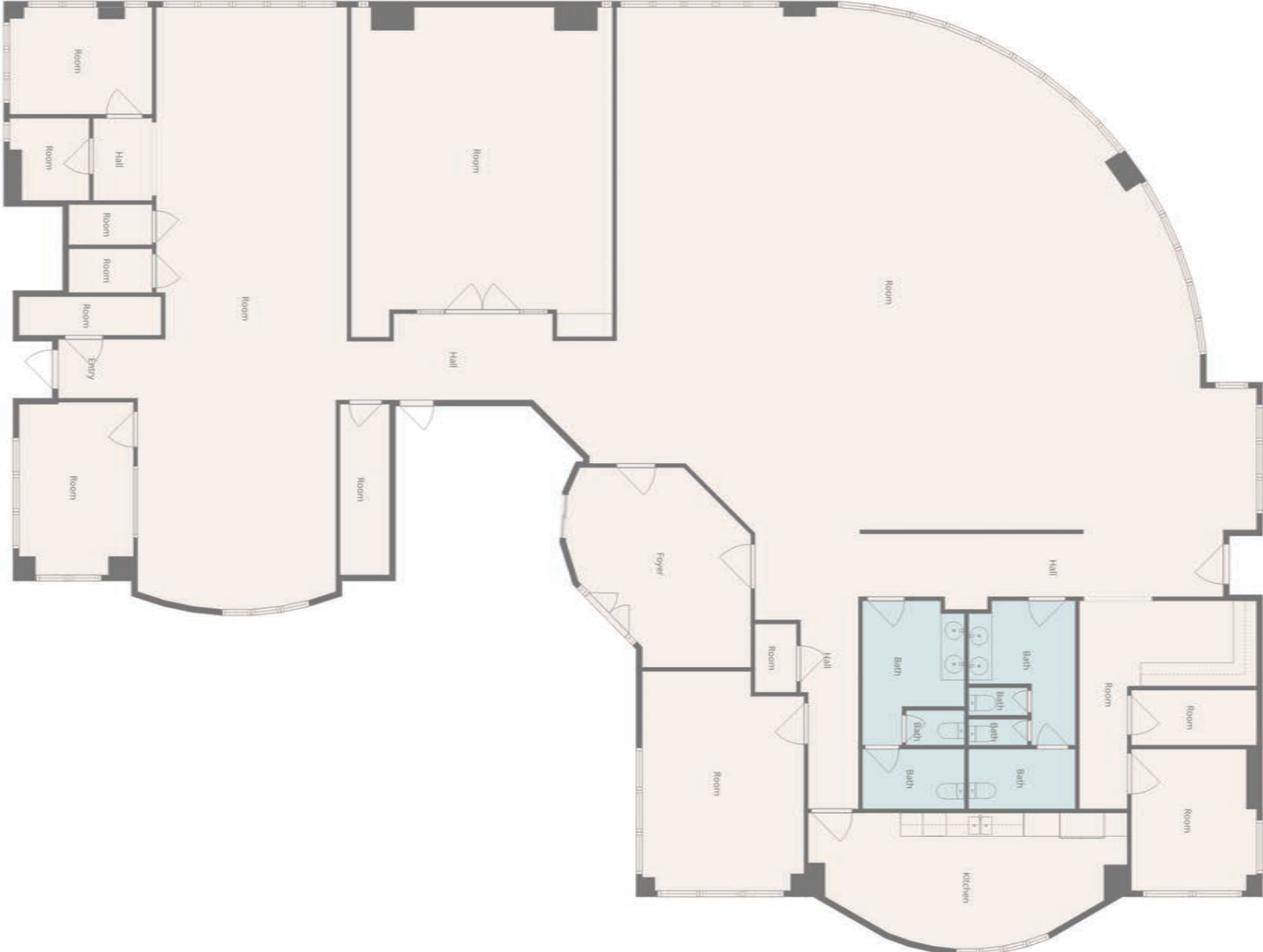
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FLOOR PLAN | 6,623 SF



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