

# FOR LEASE

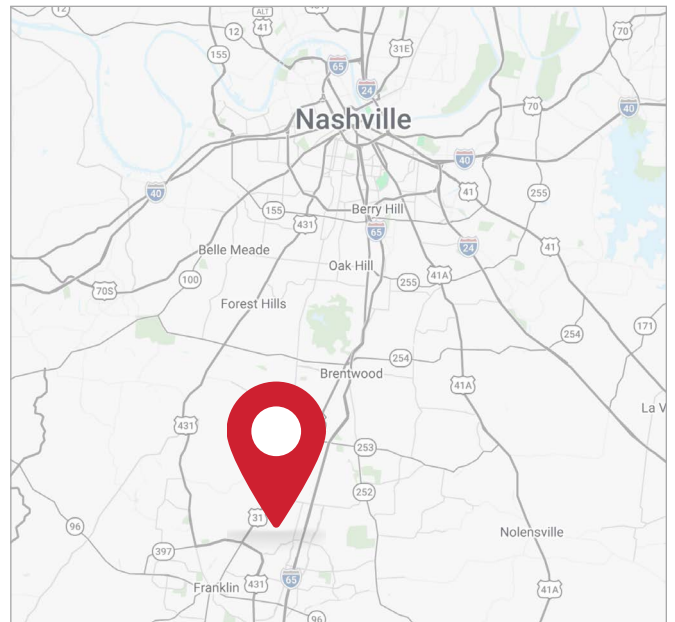
## Two 1,500 SF Cool Springs Office Suites Available



### PROPERTY SUMMARY

ADDRESS	256 Seaboard Lane Franklin, TN 37067		
SIZE	Suite A-101	1,500 SF	Available 9/1/2026
	Suite A-102	1,500 SF	Available Immediately
RATE	\$30/SF Gross		

Conveniently located just off Mallory Station Road, the property offers quick access to the high-traffic Cool Springs corridor and is within five minutes of major retail, dining, and business amenities.



**JEREMY COWARD**  
615.545.8368  
jcoward@southeastventure.com

**JON PETTY**  
615.743.9387  
jpetty@southeastventure.com

 **SOUTHEAST VENTURE**  
a proud  affiliate

INTERIOR PHOTOS | Suite A-101



**JEREMY COWARD**  
615.545.8368  
jcoward@southeastventure.com

**JON PETTY**  
615.743.9387  
jpetty@southeastventure.com

 **SOUTHEAST VENTURE**  
a proud  affiliate