

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



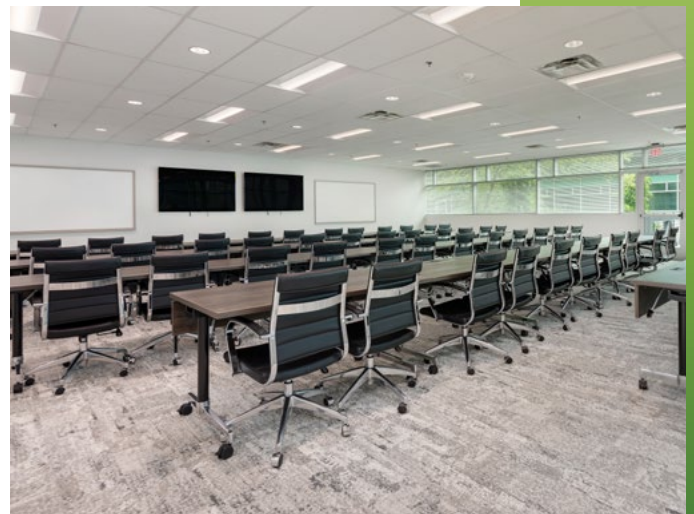
Exterior renovations completed Q4 2022



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-201
10,386 RSF
Available 2/1/26

C

SUITE C-200
8,202 RSF
Furnished

SUITE C-270
4,495 RSF
Spec Suite

D

SUITE D-200
18,417 RSF

E

SUITE E-203
2,421 RSF
Spec Suite

SUITE E-205
2,755 RSF
Spec Suite

F

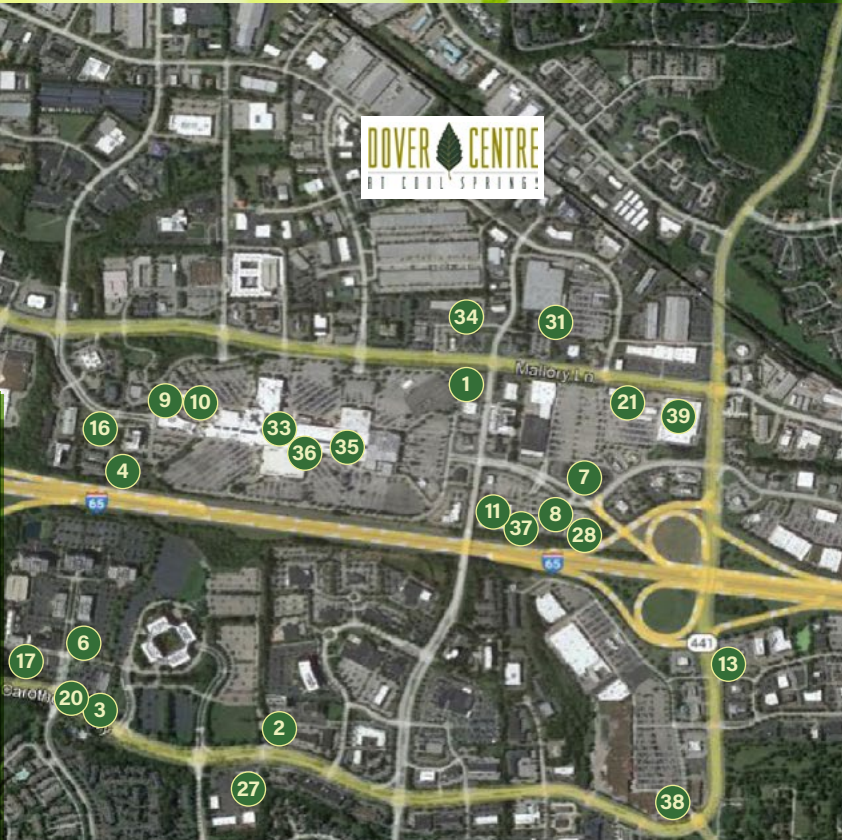
SUITE F-290
3,535 RSF





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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